

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2017-421**

**JULY 20, 2017**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2017-421.

***Location:*** 4832 & 4842 Post Street,  
between Cassat Avenue and Woodruff Avenue

***Real Estate Numbers:*** 062617-0000 & 062614-0000

***Current Zoning District:*** Commercial Office (CO) & Commercial  
Community General-2 (CCG-2)

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

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

***Planning District:*** Northwest, District 5

***Owners:*** Wen Four Jacksonville, LLC  
Stanley Black  
433 North Camden Drive  
Suite 1070  
Beverly Hills, California 90210

***Agent:*** Diettrich Planning, LLC  
Lara Kathryn Diettrich  
1332 Avondale Avenue  
Jacksonville, Florida 32205

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

**GENERAL INFORMATION**

Application for Ordinance 2017-421 seeks to rezone two parcels totaling approximately 0.53 acres of land from Commercial Office (CO) and Commercial Community General-2 (CCG-2) to Commercial Community General-1 (CCG-1) for the purpose of redeveloping the existing Wendy's with the new Wendy's fast-food restaurant model. Redevelopment of the site requires the properties to conform to current zoning code including; landscape buffers, parking and allowed uses. The site is located in the Community General Commercial (CGC) functional land

use category of the *2030 Comprehensive Plan* within the Urban Development Area of the City. The sites have frontage on Post Street, a 2-lane undivided Class II Minor Arterial roadway.

The eastern property (4832 Post Street) is currently zoned CO. The parcel is an off-street parking lot for the Wendy's, which is currently a legal non-conforming use. To bring the use into compliance the applicant is requesting to change the zoning to CCG-1 which allows off-street parking lots by right. This Zoning District still requires a ten foot landscape buffer between uncomplimentary uses and a building setback of fifteen feet. Compliance to Part 4 performance standards in Sec 656.401 (o) (2) will be required, if approved.

The western property (4842 Post Street) is currently zoned CCG-2. The parcel is currently developed as a Wendy's fast-food restaurant with a drive-thru. The Wendy's has been in existence at this location since 1974. The proposed rezoning is a decrease in intensity of allowed uses.

Wendy's also owns the adjacent parcel (RE# 062613-0000), at the corner of Post Street and Cassat Avenue. This property is zoned CCG-2 and is an off-street parking lot for the Wendy's. Off-street parking meeting performance standards in Part 4 is a use by right in this zoning district.

The original application and ordinance reads that this is a rezoning for 0.19± acres of property. The request should be amended to reflect that the size of both lots is 0.53± acres.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the *2030 Comprehensive Plan*, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the *2030 Comprehensive Plan*, as a determination of consistency entails an examination of several different factors.

#### ***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment to Zoning Code or rezoning of land*, the Planning and Development Department finds that the subject property is located in the CGC functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. The CGC land use category within the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure.

Restaurants are permitted in the CGC land use category as a principle use in the Urban Development Area. Therefore the proposed use is generally consistent with the current land use designation of the subject property.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed amendment is consistent with the following objectives and policies of the Future Land Use Element (FLUE) of the *2030 Comprehensive Plan*:

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.22** Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

**Policy 1.3.6** Access to new and redeveloped non-residential parcels with frontage along two or more roadways shall be limited to one access point per roadway. Access from the higher functional class roadway, or roadway with the higher average daily traffic inclusive of development traffic for roadways of the same functional class, shall be limited to right-turn-in/right-turn-out only, unless 1) it can be demonstrated in a traffic study submitted to the JPDD, that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation, or 2) there already exists more than one full access point on the roadway, and at least one full access points is eliminated.

**Objective 3.2** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

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

The subject site is currently an existing Wendy's originally built in 1974. Recently Wendy's has been remodeling their restaurants throughout the City to update them to a more updated, modern look. Redevelopment of the subject site would promote and sustain the viability of this existing commercial node and would offer residents and employees in the area a convenient fast-food option that has served the community for over 40 years.

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. It is the opinion of the Planning and Development Department that the proposed rezoning to CCG-1 will not be in conflict with any portion of the City's land use regulations. The proposed zoning district would be compatible with the surrounding area. Properties along Cassat Avenue majorly consists of Commercial zonings including; CO, CCG-1, and CCG-2.

The Transportation Planning Division recommends in their memo dated June 26, 2017, a triangular channelization island be installed in the Post Street driveway to allow for only right turns for ingress and egress from or to Post Street.

This Wendy's has been in existence since 1974. According to the C.A.R.E. system there has been two zoning code issues with the location in the last 10 years. Both violations regarded fencing and were rectified by the owners.

### **SURROUNDING LAND USE AND ZONING**

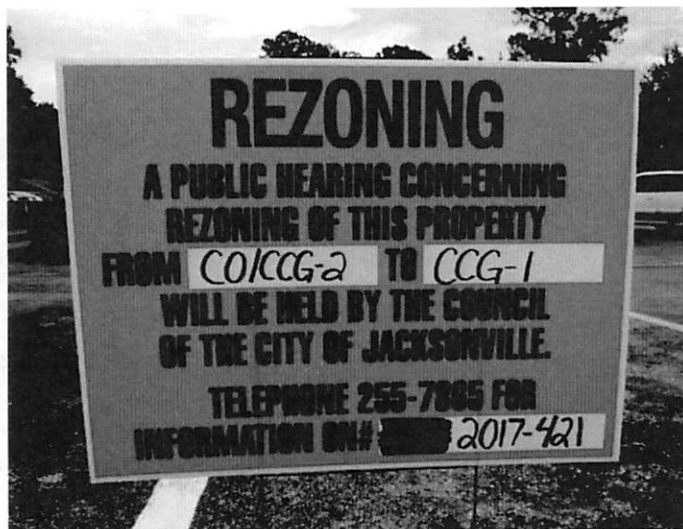
The surrounding land use categories, zoning districts, and uses are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	CGC	CCG-1	Bank
	LDR	RLD-60	Single Family Dwellings
East	LDR	RLD-60	Single Family Dwelling
South	CGC/LDR	CCG-1/RLD-60	Single Family Dwellings
West	CGC	CCG-2	Gas Station with Convenience Store

It is the opinion of the Planning & Development Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses. The rezoning will allow the eastern property to become a legal use by right and the western property will be down zoned to decrease the intensity of uses allowed on the lot.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on June 20, 2017, 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 for Rezoning Ordinance 2017-421 be APPROVED.



Aerial



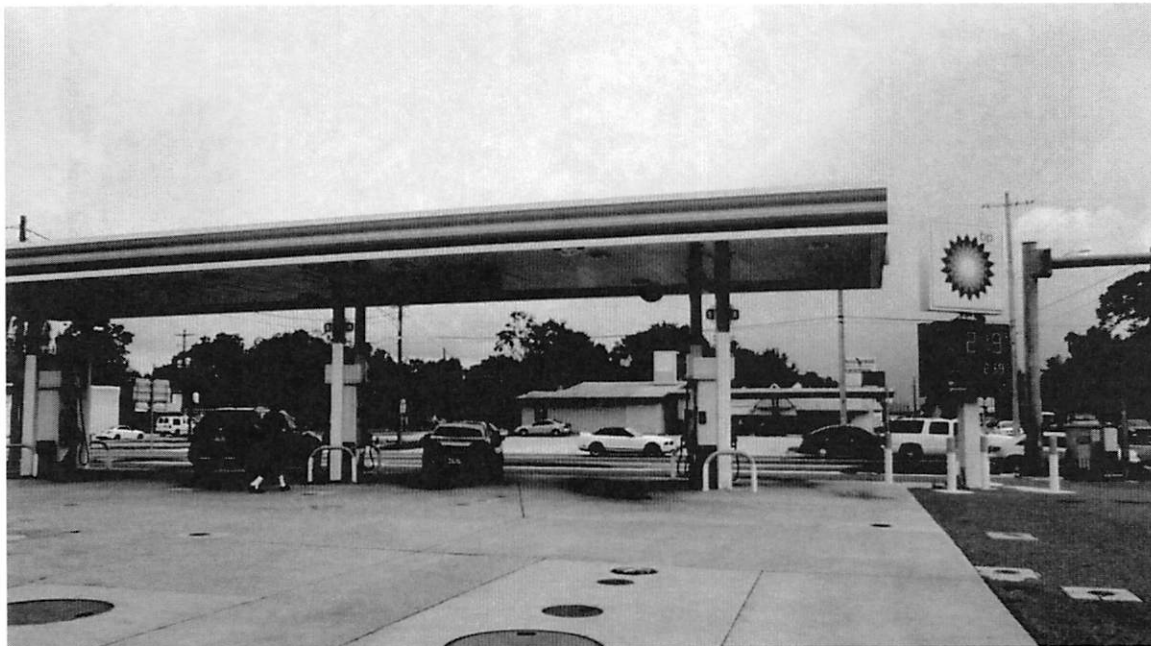
**Subject property (4842 Post Street)**

*Source: COJ, Planning and Development Department  
Date: June 20, 2017*



**Subject Property (4832 Post Street)**

*Source: COJ, Planning and Development Department  
Date: June 20, 2017*



**Property to the west: Gas Station and Convenience Store (5002 Normandy Boulevard)**

*Source: COJ, Planning and Development Department*

*Date: June 20, 2017*



**Property to the north: Vacant bank (971 Cassat Avenue)**

*Source: COJ, Planning and Development Department*

*Date: June 20, 2017*





**Property to the north: Single Family Dwelling (4837 Post Street)**

*Source: COJ, Planning and Development Department  
Date: June 20, 2017*



**Property to the north: Vacant bank (4833 Post Street)**

*Source: COJ, Planning and Development Department  
Date: June 20, 2017*

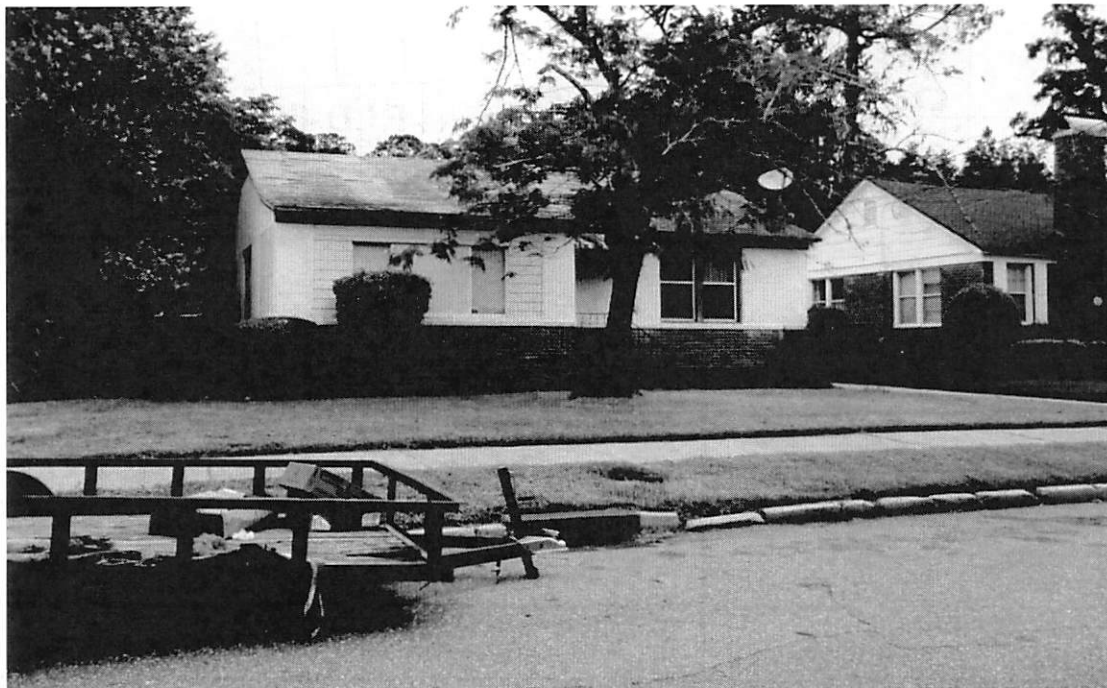




**Property to the south: Single Family Dwelling (4845 Astral Street)**

*Source: COJ, Planning and Development Department*

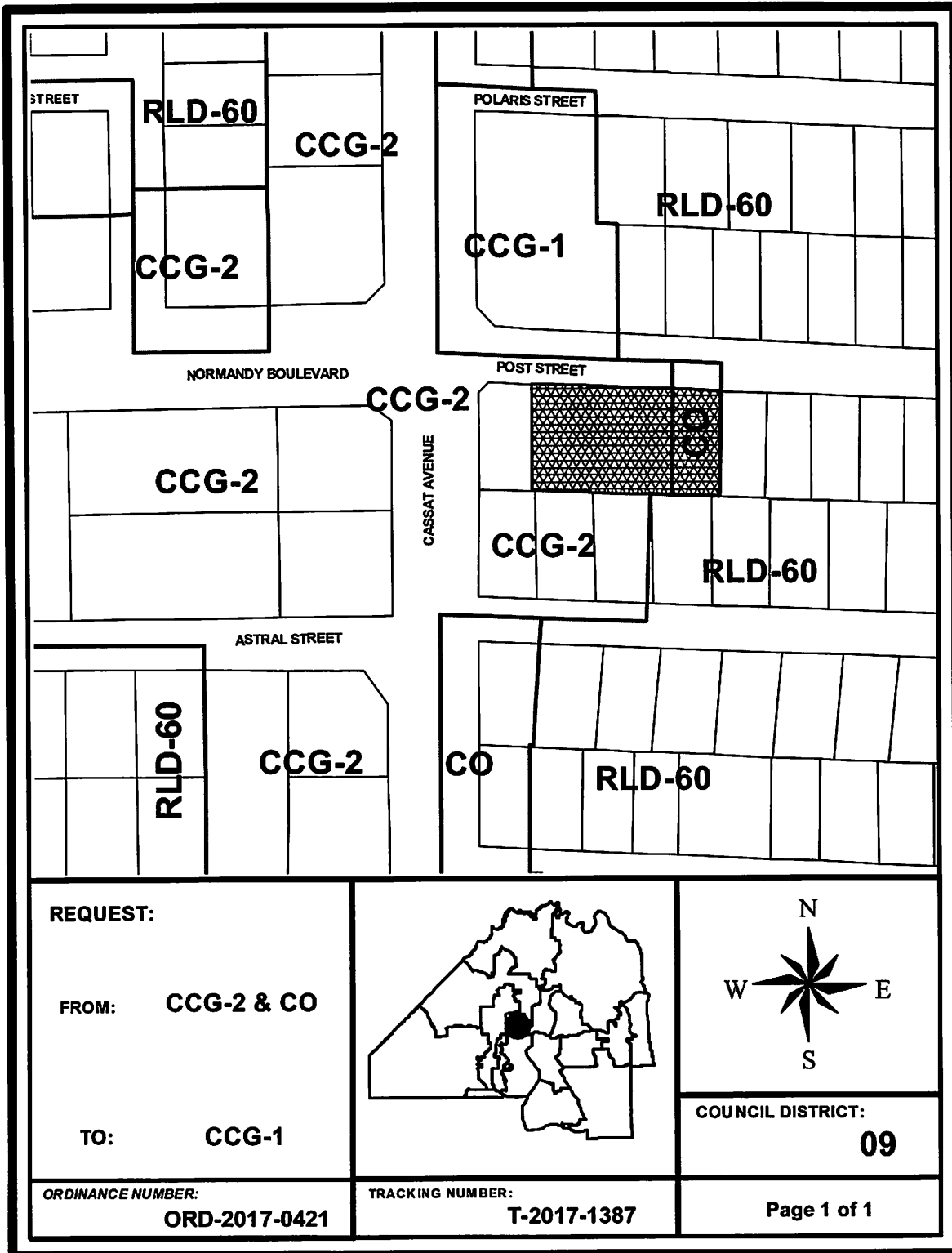
*Date: June 20, 2017*



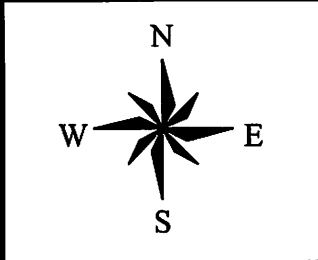
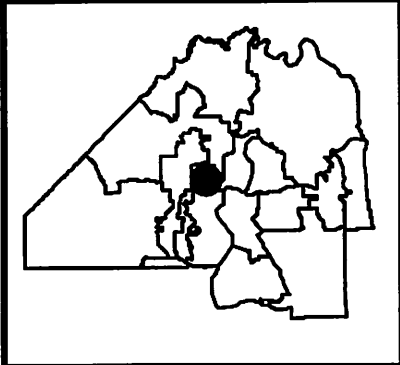
**Property to the south: Single Family Dwelling (4835 Astral Street)**

*Source: COJ, Planning and Development Department*

*Date: June 20, 2017*



**REQUEST:**  
  
**FROM: CCG-2 & CO**  
  
**TO: CCG-1**



**COUNCIL DISTRICT:**  
**09**

**ORDINANCE NUMBER:**  
**ORD-2017-0421**

**TRACKING NUMBER:**  
**T-2017-1387**

**Page 1 of 1**



# Planning and Development Department

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

## MEMORANDUM

**TO:** Connie Patterson  
**FROM:** Maurice Postal, City Planner II  
Community Planning Division  
**RE:** 2017-421  
**DATE:** June 14, 2017

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

- Application,
- Baseline review.

### Description of Proposed Rezoning Application

Current Land Use: CGC	Proposed Land Use: N/A	Acres: N/A
Current Zoning: CO, CCG-2	Proposed Zoning: CCG-1	Acres: 0.53
Development Area: Urban		

### Comprehensive Land Use Policy Analysis

**Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?**

YES

NO

### **ZONING REQUEST:**

The request is for a rezoning from Commercial Office (CO) and Commercial Community, General-2 (CCG-2) to CCG-1. The subject parcels consist of 0.53 acres of a 0.68 acre commercial site that has been operating as a Wendy's fast-food restaurant since 1974. The remaining parcel, which is not being rezoned, is a parking lot in a CCG-2 zoning district. The site is located at the southeastern corner of the intersection of Cassat Avenue and Post Street. The existing restaurant is being remodeled and current usage is inconsistent with the CO and CCG-2 zoning of the two subject parcels.

## **LAND USE CATEGORY CONSISTENCY REVIEW:**

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. A commercial retail establishment is a principal use within the CGC - Urban Area.

The subject parcel is bordered by Post Street to the north, Cassat Avenue to the west, and single family homes to the south and east. The site's primary entrance is located on Cassat Avenue, a minor arterial roadway and a major commercial thoroughfare. The site has a secondary access point on Post Street.

**The proposed zoning application should be reviewed in relation to the following goals, objectives, policies or text of the 2030 Comprehensive Plan:**

### Future Land Use Element

- Objective 1.1    Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
  
- Policy 1.1.22    Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
  
- Policy 1.3.6    Access to new and redeveloped non-residential parcels with frontage along two or more roadways shall be limited to one access point per roadway. Access from the higher functional class roadway, or roadway with the higher average daily traffic inclusive of development traffic for roadways of the same functional class, shall be limited to right-turn- in/right-turn-out only, unless 1) it can be demonstrated in a traffic study submitted to the JPDD, that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation, or 2) there already exists more than one full access point on the roadway, and at least one full access points is eliminated.
  
- Objective 3.2    Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.
  
- Policy 3.2.2    The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Recreation and Open Space Element

Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

**The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

**Airport Environment Zone**

The site is located within the 500-foot Airport Height and Hazard Restriction Zones for Cecil and Herlong Airports and NAS Jacksonville. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Additionally, the site is located within a Civilian School Regulatory Zone. No new educational facility of a public or private school, with the exception of aviation school facilities, shall be permitted within an area extending along the centerline of any runway and within the Civilian School Regulatory Zone as prohibited by Section 656.1009.



**MEMORANDUM**

**DATE:** 6/26/17

**TO:** Connie Patterson  
City Planner I

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2017-421 CONVENTIONAL  
REZONING**

Post Street (SR-228), from Cassat Avenue to McDuff Avenue, is the directly accessed functionally classified roadway. Post Street is a 2-lane undivided Class II Minor Arterial in this vicinity and is currently operating at 57.95% of capacity. This Post Street segment has a maximum daily service volume of 12,480 vpd and a 2016 daily traffic volume of 7,233 vpd.

Cassat Avenue (SR-111), from San Juan Avenue (SR-128) to Normandy Boulevard (SR-228), is the directly accessed functionally classified roadway. Cassat Avenue is a 4-lane divided Class II Minor Arterial in this vicinity and is currently operating at 65.08% of capacity. This Cassat Avenue segment has a maximum daily service volume of 33,800 vpd and a 2016 daily traffic volume of 22,000.

The land use of Community/General Commercial (CGC) with a site development potential of 35% of Floor Area Ratio, is estimated to be able to accommodate up to 8,080 square feet of ITE 934 Fast Food with Drive Thru, which would generate 4,009 vpd.

(ITE 934 Fast Food with Drive Thru – 8,080 square feet)

\*The Transportation Planning Divisions recommends that a triangular channelization island be installed in the Post Street driveway to allow for only right turns for ingress and egress from or to Post Street.



## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2017-0421 **Staff Sign-Off/Date** CMP / 06/06/2017  
**Filing Date** 06/13/2017 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 07/25/2017 **Planning Commission** 07/20/2017  
**Land Use & Zoning** 08/01/2017 **2nd City Council** 08/08/2017  
**Neighborhood Association** MURRAY HILL PRESERVATION ASSOCIATION, MURRAY HILL NEIGHBORHOOD ASSOCIATION, ROOSEVELT GARDEN HOA  
**Neighborhood Action Plan/Corridor Study** NA

### Application Info

**Tracking #** 1387 **Application Status** PENDING  
**Date Started** 03/02/2017 **Date Submitted** 03/14/2017

### General Information On Applicant

**Last Name** DIETRICH **First Name** LARA **Middle Name** KATHRYN  
**Company Name** DIETRICH PLANNING, LLC  
**Mailing Address** 1332 AVONDALE AVENUE  
**City** JACKSONVILLE **State** FL **Zip Code** 32205  
**Phone** 9045516969 **Fax** 904 **Email** LARADIETRICH@GMAIL.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** BLACK **First Name** STANLEY **Middle Name**  
**Company/Trust Name** WEN FOUR JACKSONVILLE, LLC  
**Mailing Address** 433 NORTH CAMDEN DRIVE, SUITE 1070  
**City** BEVERLY HILLS **State** CA **Zip Code** 90210  
**Phone** 3102744017 **Fax** **Email** MROJAS@BEGROUP.US

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 062617 0000	9	5	CO	CCG-1
Map 062614 0000	9	5	CCG-2	CCG-1

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

**Existing Land Use Category**

CGC

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 0.53**Justification For Rezoning Application**

THE EXISTING WENDYS DRIVE-THRU RESTAURANT IS BEING REDEVELOPED TO PROVIDE FOR THE NEW BRAND. THE SITE CONSISTS OF THREE (3) PARCELS OF WHICH ONE HAS INCONSISTENT ZONING FOR THE REDEVELOPMENT; AND ANOTHER PARCEL WHICH IS INCONSISTENT DUE TO BUFFER REQUIREMENT. THE WENDYS HAS RLD-60 ADJACENT TO THE EAST REQUIRING AN UNCOMPLIMENTARY BUFFER OF 25 FEET WHILE A 10 FOOT BUFFER CURRENTLY IS IN PLACE. CCG-1 DOES NOT REQUIRE A 25 FOOT BUFFER, ALLOWING FOR THE THE USE TO CONTINUE.

**Location Of Property****General Location**

SOUTHEAST QUADRANT OF CASSAT AVE AND POST ST

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
4832/4842	POST ST	32205

**Between Streets**

CASSAT AVENUE and WOODRUFF AVENUE

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

**Exhibit 1** ✓ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A** ✓ Property Ownership Affidavit - Notarized Letter(s).

**Exhibit B** ✓ Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

- ✓ One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan

Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

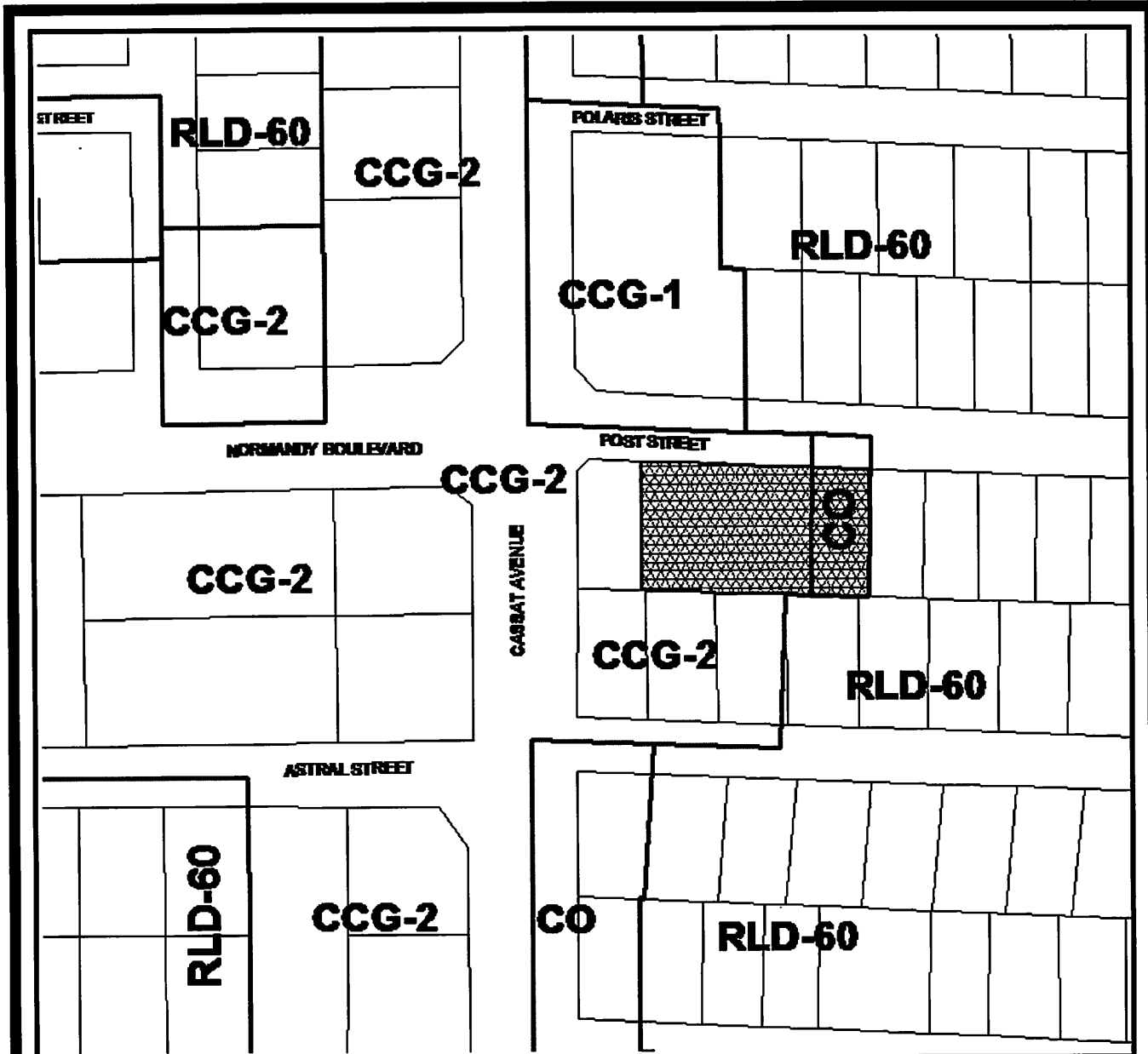
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

✓ Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
0.53 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee  
61 Notifications @ \$7.00 /each: \$427.00
- 4) Total Rezoning Application Cost: \$2,437.00

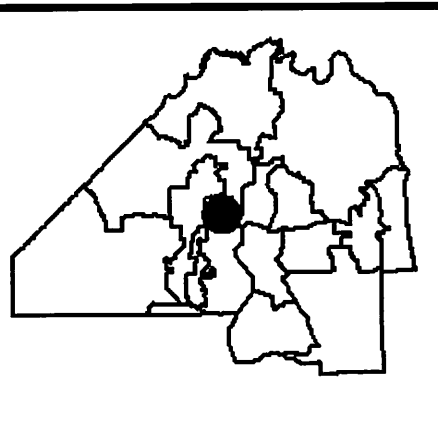
**NOTE: Advertising Costs To Be Billed to Owner/Agent**



**REQUEST:**

**FROM: CCG-2 & CO**

**TO: CCG-1**



**COUNCIL DISTRICT:**  
**09**

**ORDINANCE NUMBER:**  
**ORD-2017-0421**

**TRACKING NUMBER:**  
**T-2017-1387**

**EXHIBIT A**  
**Legal Description of the Premises**

FAST File Number: NCS-589142-1-CLE / Customer Ref: 4842 Post Street

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:


LOTS 103, 104, 105 AND 106, BLOCK 131 MURRAY HILL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGES 86 AND 86A, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

327681.DOC

Legal Description      Dated  
03/22/2017

**EXHIBIT A**

**Property Ownership Affidavit**

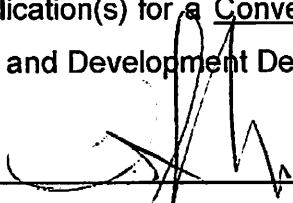
Date: 2/16/2017 

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

Re: Ownership Certification

Gentleman:

I, Four Wen Jacksonville, LLC 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 a Conventional Rezoning Application submitted to the Jacksonville Planning and Development Department.

  
\_\_\_\_\_  
(Owner's Signature) Managing member/Manager

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)

*See attached*



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

# CALIFORNIA JURAT

State of California )

County of Los Angeles )

Subscribed and sworn to (or affirmed) before me on this 11<sup>th</sup> day

of February, 20 17, by \_\_\_\_\_

Dizengof C-Shami

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]



(Seal)

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

[Empty box for description of attached document]

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Affiant(s) Thumbprint(s)     Describe: \_\_\_\_\_

# EXHIBIT B

## Agent Authorization

Date: 2/16/2017

### City of Jacksonville

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

Re: Agent Authorization for the following site location:

4832 Post Street, Jacksonville, FL 32205

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 Lara K. Diettrich, Diettrich Planning, LLC to act as agent to file application(s) for Four Wen Jacksonville, LLC 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)

[Signature]  
Managing Member / Manager

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)

*See attached LS*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

# CALIFORNIA JURAT

State of California )

County of Los Angeles )

Subscribed and sworn to (or affirmed) before me on this 16 day

of February, 20 17, by \_\_\_\_\_

Dizenguf C. Shami

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature [Handwritten Signature]

(Seal)

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

[Empty box for description of attached document]

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Affiant(s) Thumbprint(s)     Describe: \_\_\_\_\_



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

## Detail by Entity Name

Foreign Limited Liability Company  
FOUR WEN JACKSONVILLE LLC

### Filing Information

**Document Number** M13000002326  
**FEI/EIN Number** N/A  
**Date Filed** 04/11/2013  
**State** DE  
**Status** ACTIVE

### Principal Address

433 NORTH CAMDEN DRIVE  
SUITE 1070  
BEVERLY HILLS, CA 90210

### Mailing Address

433 NORTH CAMDEN DRIVE  
SUITE 1070  
BEVERLY HILLS, CA 90210

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

Name Changed: 10/31/2013

Address Changed: 10/31/2013

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SHAMI, DIZENGOF C  
9507 SANTA MONICA BLVD., SUITE 304  
BEVERLY HILLS, CA 90210

Title MGR

BLACK, STANLEY  
433 NORTH CAMDEN DRIVE, SUITE 1070  
BEVERLY HILLS, CA 90210

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2014	04/25/2014
2015	05/01/2015
2016	04/25/2016

**Document Images**

<a href="#">04/25/2016 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2015 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2014 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/31/2013 – Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2013 – Foreign Limited</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

RETURN TO: NCS-589142-1  
First American Title Insurance Company  
Skylight Office Tower  
1660 W. Second Street - Suite 700  
Cleveland, OH 44113

**THIS INSTRUMENT PREPARED BY:**  
Robert H. Potts  
Meritage Hospitality Group, Inc.  
3310 Eagle Park Drive, NE - Suite 205  
Grand Rapids, MI 49525

### LIMITED WARRANTY DEED

THIS INDENTURE, made the 15 day of April, 2013, between WEN-FOUR FLORIDA, INC., a Florida corporation, whose address is 2135 Wolbert Trail, Marietta, Georgia 30062, as party or parties of the first part, hereinafter called Grantor, and FOUR WEN JACKSONVILLE LLC, a Delaware limited liability company, whose address is 433 N. Camden Drive, Suite 1070, Beverly Hills, California 90210, as party or parties of the second part, hereinafter called Grantee.

WITNESSETH: That Grantor for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell and convey unto the said Grantee, heirs and assigns, all that tract or parcel of land described as follows:

See **Exhibit A** attached hereto and made a party hereof.  
Commonly known as: 4842 Post Street, Jacksonville, FL 32205

Being the real estate transferred to Grantor by deed recorded June 29, 1999, in Book 9336, Page 2390 (Doc # 99162244), in Duval County, Florida.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID Grantor warrants only against claims of persons claiming through Grantor, or as to claims arising during Grantor's ownership of the above described property, but not otherwise, free and clear of all liens and encumbrances; and subject to: (a) easements and restrictions of record as of March 14, 2011, or that have been consented to in writing by Grantor; (b) real estate taxes and assessments, both general and special, not yet due and payable; (c) zoning and building ordinances; (d) those matters which would be disclosed by an accurate



ALTA/ACSM Land Title Survey; and (e) Lease Agreement dated March 14, 2011 between Grantor, as Landlord, and Wen South, LLC, a Florida limited liability company, as Tenant.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

WITNESSES:

WEN-FOUR FLORIDA, INC., a Florida corporation

[Signature]  
Print Name: L. Ann Broadaway

By: [Signature]  
Joseph M. Gillette, CEO & CFO

[Signature]  
Print Name: Shanna Wallace

By: [Signature]  
Pam D. Gillette, Secretary

[Corporate Seal]

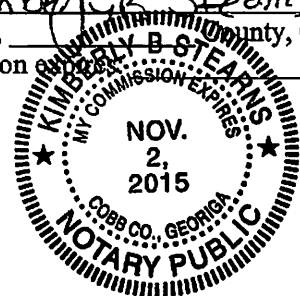
STATE OF GEORGIA )  
COUNTY OF Cherokee )

The foregoing instrument was acknowledged before me on the 15 day of April, 2013 by Joseph M. Gillette, the CEO and CFO, and by Pam D. Gillette, the Secretary, of Wen-Four Florida, Inc., a Florida corporation, as the authorized and voluntary act and deed of said company. That said persons are either personally known to me or produced their respective drivers license as identification.

[Notarial Seal]

[Signature]  
Name: Kimberly B Stearns  
Notary Public, \_\_\_\_\_ County, GA  
My Commission Expires \_\_\_\_\_

**This Instrument Drafted By:**  
Robert Potts, Esq.  
Meritage Hospitality Group  
3310 Eagle Park Drive, NE, Suite #205  
Grand Rapids, MI 49525  
616-776-2600





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Lara K. Diettrich  
Diettrich Planning, LLC  
1332 Avondale Avenue  
Jacksonville, Florida, 32205

March 24, 2017

Project Name: Wendy's on Post Street  
Availability#: 2017-0559

Dear Mr/Mrs Lara K. Diettrich,

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

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

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

**Reservation of Capacity:**

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

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

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

Mollie Price  
Water/Wastewater System Planning  
(904) 904-665-7710



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC                      WATER                      SEWER                      RECLAIMED

Availability#: 2017-0559  
Request Received On: 3/22/2017  
Availability Response: 3/24/2017  
Prepared by: Mollie Price

**Project Information**

Name: Wendy's on Post Street  
Type: Restaurant  
Requested Flow: 2,200 gpd  
Location: 4832 Post Street, Jacksonville, Florida 32205, SE quadrant of Cassat Avenue and Post Street  
Parcel ID No.: 062617 0000,062613 0000,062614 0000  
Description: Redevelopment of the existing Wendy's drive-thru restaurant to build new brand of structure

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing water connection can be used  
Connection Point #2: NA  
Special Conditions:

**Sewer Connection**

Sewer Treatment Plant: SOUTHWEST  
Connection Point #1: Existing sanitary sewer connection can be used  
Connection Point #2: NA  
Special Conditions:

**Reclaimed Water Connection**

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

**General Comments:**

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

# Checklist / Baseline Review

Print Form

Address/Area

Agent / Owner

Planner

Pre-application meeting

New information received

Application submitted

Application reviewed

Date sufficient / insufficient

Planning District

Existing Land Use

Council District

Development Area

Council District

Existing Zoning

Neighborhood Association(s)

NAP / Town Center / Corridor Study

Downtown Overlay

Aquatic Preserve

Civilian Notice Zone

DRI

Septic Tank Failure Area

Civilian School Zone

Springfield Historic District

Boat Facility Siting Zone

Civilian Height Zone

Riverside Historic District

Coastal High Hazard Zone

Military Notice Zone

Riverside Overlay

Wellhead Protection Zone

Military School Zone

Lake Marco Overlay

State Road

Military Height Zone

San Marco Overlay

Outside Suburban Boundry

Noise Contour Zone

Mandarin Height Overlay

Industrial Sanctuary

NAS Jax APZ

Mandarin Road Overlay

Industrial Compatibility

Whitehouse OLF APZ

Mayport

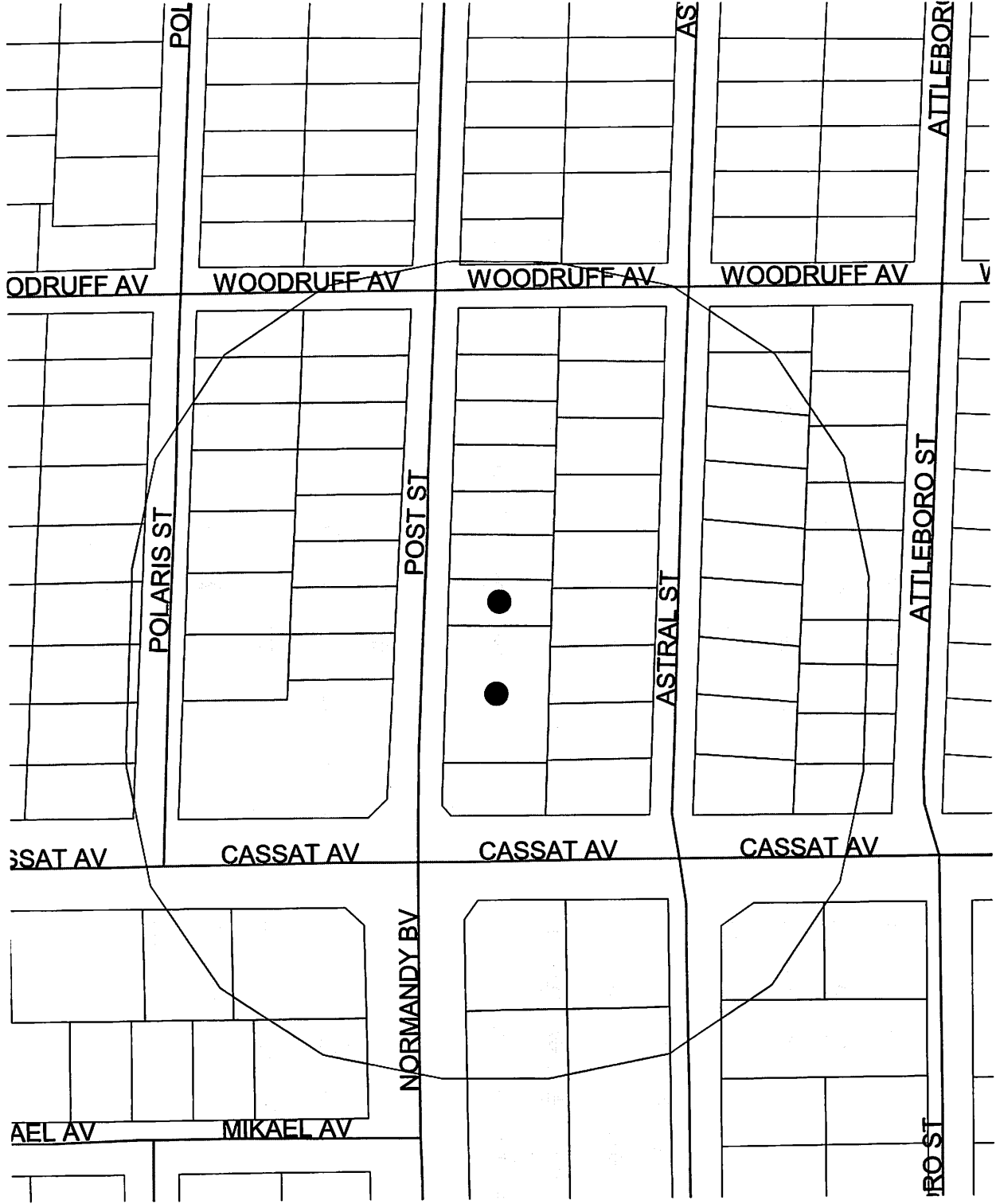
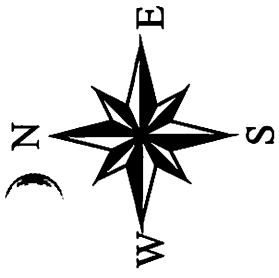
Listed Species Report > 50 acres

Whitehouse OLF Light Restriction Zone

Planner's Comments

Wetland-NA

# 4832 & 4842 POST STREET



- Major Highways (with Functional Class)
- Street Text
- Streets
- Parcels - March 2017
- Municipal Boundaries 20150428

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2		V MAIL_CITY	M/MAIL_ZIP	
2	062634 0000	4817 POST STREET LAND TRUST		7775A PALMO FISH CAMP RD			ST AUGUSTINE	FL 32092	
3	062624 0000	AMSOUTH BANK		250 RIVERCHASE PKWY STE 600			BIRMINGHAM	AL 35244	
4	062630 0010	BELLACOOP FUND R1 L L C		7563 PHILIPS HWY STE 109			JACKSONVILLE	FL 32256	
5	059759 0000	BROWN HURSEL C SR TRUST		5016 ASTRAL AV			JACKSONVILLE	FL 32205	
6	062945 0000	BROWNL EE KEITH E		4809 ASTRAL ST			JACKSONVILLE	FL 32205-5034	
7	062618 0000	BRUNELLE HENRY		517 MCDUFF AVE S			JACKSONVILLE	FL 32254	
8	062703 0000	CUMMINGS ALISON M		4847 POLARIS ST			JACKSONVILLE	FL 32205-5009	
9	062966 0000	DANZIGER RICHARD TRUST		336 S CONGRESS AVE STE 100			AUSTIN	TX 78704-1221	
10	062626 0000	DISCACCIATI TIBISAY S		4832 POLARIS ST			JACKSONVILLE	FL 32205-5010	
11	062620 0000	DIXON WILLIAM C		4818 POST ST			JACKSONVILLE	FL 32205-5018	
12	062637 0000	DRAKE LORI ANN		4520 FRENCH ST			JACKSONVILLE	FL 32205	
13	062953 0000	EMPLOYEES PENSION PLAN & TRUST		738 RIVER RD			ORANGE PARK	FL 32073-3140	
14	062614 0000	FOUR WEN JACKSONVILLE LLC		433 CAMDEN DR N STE 1070			BEVERLY HILLS	CA 90210	
15	062613 0000	FOUR WEN JACKSONVILLE LLC		3998 COUNTY ROAD 119			BRYCEVILLE	FL 32009-1833	
16	059871 0000	FOURAKER CAMELIA J		PO BOX 43177			JACKSONVILLE	FL 32203-3177	
17	062964 0000	FULTZ JAMES F		4815 ATTLEBORO ST			JACKSONVILLE	FL 32205-5042	
18	062622 0000	GAINEY WALTER HENRY		C/O LINDA D GAINEY	4808 POST ST		JACKSONVILLE	FL 32205	
19	062946 0000	GALLE JACOB C		4815 ASTRAL ST			JACKSONVILLE	FL 32205-5034	
20	059660 0000	GIANT JACKSONVILLE LLC		1806 N FRANKLIN ST			TAMPA	FL 33602	
21	059774 0000	GJMS LLC		3911 PARK ST			JACKSONVILLE	FL 32205	
22	062561 0000	GOODMAN SARA HEATHER		102 BEDFORD CT			KINGSLAND	GA 31548	
23	062704 0000	GORDON S S ET AL		14 WOLFE ST			ALEXANDRIA	VA 22314	
24	062956 0000	HILDEBRAND RHIANNON SUE		4828 ASTRAL ST			JACKSONVILLE	FL 32205-5035	
25	062947 0000	HILL BOBBY J		4819 ASTRAL ST			JACKSONVILLE	FL 32205-5034	
26	062619 0000	HOLTON FELICIA A		4822 POST ST			JACKSONVILLE	FL 32205-5018	
27	062700 0000	JACKSONVILLE VILLAS LLC		4827 POLARIS ST			JACKSONVILLE	FL 32205	
28	062701 0000	JOHNSON TEARLE		4833 POLARIS ST			JACKSONVILLE	FL 32205	
29	062958 0000	KLINK JEFFREY H		4818 ASTRAL ST			JACKSONVILLE	FL 32205-5035	
30	062951 0000	L1248 GROUP LLC		1433 WINDSOR PL			JACKSONVILLE	FL 32205	
31	062949 0000	LEGGETT RICHARD KANE		4829 ASTRAL ST			JACKSONVILLE	FL 32205-5034	
32	062633 0000	MARASKE JEAN N		4813 POST ST			JACKSONVILLE	FL 32205-5017	
33	062699 0000	MATUS SUSAN P		4821 POLARIS ST			JACKSONVILLE	FL 32205-5009	
34	062960 0000	MCCARTHY ROBERT F		4808 ASTRAL ST			JACKSONVILLE	FL 32205	
35	062631 0100	MILLER HAILEY L		4803 POST ST			JACKSONVILLE	FL 32205	
36	062954 0000	MORROW ANGELA WESTER LIFE ESTATE		4838 ASTRAL ST			JACKSONVILLE	FL 32205	
37	062965 0000	MURPHY KAITLIN M		4823 ATTLEBORO ST			JACKSONVILLE	FL 32205-5042	
38	062630 0000	PEDERSEN KELLY R		4814 POLARIS ST			JACKSONVILLE	FL 32205-5010	
39	062627 0000	POLARIS LAND TRUST NO 4830		1919-8 BLANDING BLVD			JACKSONVILLE	FL 32210	
40	062963 0000	POLK JAMES H		4809 ATTLEBORO ST			JACKSONVILLE	FL 32205-5042	



	A	B	C	D	E	F	G	H	I
41	062957 0000	POWESKI DAVID T ET AL		4824 ASTRAL ST			JACKSONVILLE	FL	32205-5035
42	062635 0000	RADCLIFF MARGARET F		4823 POST ST			JACKSONVILLE	FL	32205-5017
43	062959 0000	RATCHFORD KENNETH N		4812 ASTRAL ST			JACKSONVILLE	FL	32205-5035
44	062560 0000	REAL DEAL VENTURES LLC		8761 PERIMETER PARK BLVD	STE 103		JACKSONVILLE	FL	32216
45	062628 0000	REGISTER KYLE BRANDON		4824 POLARIS ST			JACKSONVILLE	FL	32205
46	062621 0000	RIGEL ADAM		7563 PHILIPS HWY STE 109			JACKSONVILLE	FL	32256
47	062612 0000	ROACH AMBER M		4759 ASTRAL ST			JACKSONVILLE	FL	32205
48	062944 0000	RODGERS HARRY THOMAS III		4322 BALTIC ST			JACKSONVILLE	FL	32210-5922
49	062955 0000	SEEMAN BENJAMIN		732 KENILWORTH CIR	APT 106		HEATHROW	FL	32746
50	062968 0000	SIMON RICKI BEN		550 E PALMERA DR			PONTE VEDRA	FL	32082
51	062952 0000	SMITH KAY M LIFE ESTATE		110 E 56TH ST			JACKSONVILLE	FL	32208-4705
52	062950 0000	STOKES PATRICIA A		4835 ASTRAL ST			JACKSONVILLE	FL	32205-5034
53	062702 0000	SZILAGYI JEFF		1100 SIR FRANCIS DRAKE BLVD			SAN ANSELMO	CA	94960-1726
54	062629 0000	TAYLOR NORMAN E		4820 POLARIS ST			JACKSONVILLE	FL	32205-5010
55	062623 0000	TEBBS ROBERT B II		4802 POST ST			JACKSONVILLE	FL	32205
56	062948 0000	TUCKER MICHELLE K		4825 ASTRAL ST			JACKSONVILLE	FL	32205-5034
57	062631 0000	WALLER WILLIAM C		2448 BIRDWOOD DR			ORANGE PARK	FL	32073-5326
58	062589 0000	WF MASTER REO 2015 01 LLC		C/O YALE MORTGAGE FUNDING LLC	1900 SUNSET HARBOUR DR ANNEX 2		MIAMI BEACH	FL	33139
59	062967 0000	WHIGHAM JOHNNIE L ESTATE		C/O ANGELA J WHIGHAM	4841 ATTLEBORO ST		JACKSONVILLE	FL	32205-5042
60	062636 0000	WILLIAMS DENISE K		1847 CEDAR RIVER DR			JACKSONVILLE	FL	32210
61	062638 0000	WINDSOR COURTNEY F ESTATE		4837 POST ST			JACKSONVILLE	FL	32205-5017
62	062632 0020	WYATT AMANDA K		4807 POSTS ST			JACKSONVILLE	FL	32205
63		Murray Hill Preservation Association		C/O Len Burroughs	932 Ingleside AV		JACKSONVILLE	FL	32205
64		Murray Hill Neighborhood Association		Len Burroughs	932 Ingleside AVE		JACKSONVILLE	FL	32205
65		Roosevelt Gardens HOA		Jerry W Worthy Sr	5072 College ST		JACKSONVILLE	FL	32205
66		Northwest CPAC		Larry Solomon	6549 Kinlock DR		JACKSONVILLE	FL	32219
67		Southwest CPAC		Bruce Tyson	7214 Old Middleburg RD		JACKSONVILLE	FL	32222



NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT


I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 2017-421 were posted on the property/site located at:

# 062617-0000 4832/4842 POST. STREET  
Real Estate Number(s)

Street Address  
JACKSONVILLE, FL 32205  
City, State Zip Code

Printed Name LARA K. DIETRICH

Signature 

Dated this 14 day of JUNE, 2017.

STATE OF FLORIDA  
COUNTY OF DUVAL

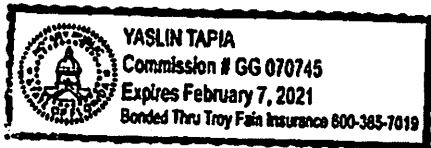
The foregoing instrument was acknowledged before me this 14 day of June, 2017

by Lara Kathryn Dietrich (Applicant/Agent)

Such person(s): (notary must check applicable box)

- is (are) personally known to me; or
- produced a current Florida # D362-531-69-661-0 driver's license as identification; or  
Exp. 5/1/19
- produced \_\_\_\_\_ as identification.

Yaslin Tapia  
[print or type name]  
Notary Public, State of Florida at Large





MAJOR  
LE STACK

Wendy's



YIELD  
NO LEFT TURN

REZONING  
A PUBLIC HEARING CONCERNING  
THE REZONING OF THIS PROPERTY  
FROM C-222 TO C-223  
WILL BE HELD BY THE COUNCIL  
OF THE CITY OF JACKSONVILLE  
ON THURSDAY, AUGUST 14, 2008  
FOR INFORMATION SEE 307-421-4211







Wendy's

# REZONING

A PUBLIC HEARING CONCERNING  
REZONING OF THIS PROPERTY

FROM **CO/CCG-2** TO **CCG-1**

WILL BE HELD BY THE COUNCIL  
OF THE CITY OF JACKSONVILLE.

TELEPHONE 255-7865 FOR  
INFORMATION ON # [REDACTED]

2017-421

4842

LOCK UP WINDOW  
OPEN UNTIL 7:00

\$1.99  
Kids' Meal  
AMERICAN

DOUBLE  
STACK  
4 for 4

REZONING  
607/005 607  
508/4

Mega!  
Lunch

