

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-17-06

AUGUST 1, 2017

Location: 3244 University Boulevard South
between Beach Boulevard and Hart Expressway

Real Estate Number(s): 135112-0010

Waiver Sought: Reduce minimum setback from the right of way
from 10 feet to 3 feet

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

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

Planning District: Greater Arlington/Beaches – District 2

Agent: T.R. Hainline, Esq.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: First Coast Energy, LLP
7014 A.C. Skinner Parkway, Suite 290
Jacksonville, FL 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2017-234 (SW-17-06) seeks to reduce the setback from a right of way, from 10 feet to 3 feet. The proposed sign is on the corner of Beach Boulevard and University Boulevard South, both are classified as Principal Arterial roadways. The Shell Gas Station and Dailey's Convenience Store currently located on this parcel were constructed in 1998. In 2005, a new sign was installed at the corner of Beach Boulevard and University Boulevard South in compliance with setbacks.

In late 2016, Florida Department of Transportation (FDOT) used eminent domain to acquire part of the southeast corner of First Coast Energy's parcel in order to create a right turn lane on University Boulevard South and widen Beach Boulevard. The section taken included the location of the existing sign, therefore the sign could not be replaced. Per *Sec. 656.227* of the Zoning Code, if the result of a government taking cases a structure to be nonconforming they must bring

the structure into compliance. For this reason the sign waiver for the new location of the sign was required.

FDOT has provided the applicant with a letter, dated February 14, 2017, stating that in the settlement between the parties during the eminent domain process resulted in an agreement to allow a new sign to be constructed as depicted in the attached documents.

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 proposed sign will be located three (3) feet from the property line. Additionally there will be a four (4) feet wide sidewalk and some landscaping separating the sign from the road. Because of the FDOT project to widen this section of Beach Boulevard many existing signs will become non-conforming. However, because they did not have to remove their sign to allow for the expansion their signs can continue to exist at their current location without a waiver. The proposed sign is similar to the previous sign in size and height. The size of the sign is consistent with others in the area and is allowed in the CCG-2 Zoning District by right.

- (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 expansion of excess non-conforming signage. As previously stated many businesses along this portion

of Beach Boulevard have had their setbacks altered due to the FDOT project. Their signs will be allowed to stay in use because they were not removed to allow for the widening.

- (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. This sign is simply replacing the sign that once existed in a similar location for over ten years before the FDOT project took land away from the subject property. The sign is over 1,000 feet away from the closest residential dwelling (Laurel Pointe Apartments, 3000 Coronet Lane) which would not negatively affect their rights as renters in a residentially zoned area. The sign does not interfere with rights of others, and it is not anticipated that the location of this sign will have any negative impacts on the surrounding area. The subject property is located along a major commercial thoroughfare, Beach Boulevard which has similar sized signs.

- (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. Although the sign will be three (3) feet from the property line, the actual distance to the travel lanes of the street is roughly seven (7) feet when the sidewalk and landscaping are taken into consideration. The location of the sign was determined on the site as it sits today. The sign could meet code by being setback ten feet from the property line however; this would create issues with traffic flow within the site. The biggest concern brought up by the applicant and illustrated in the application is the fact that if the sign were to meet code the large gasoline tanker trucks would not be able to maneuver the site to get to the filling station. The location of the sign does not impede the ability of a motorist from sightlines of Beach Boulevard while leaving the access point into oncoming traffic or pedestrians. Current parking on the site will not be affected by the proposed location of the sign. The proposed sign will not cause excessive light, glare, or shadows and is consistent with other signs and structures in the area.

- (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 proposed waiver will not create any conditions that would be distinctly different from the signs located along Beach Boulevard currently. It is unlikely the continued use of this sign in this location will have any detrimental effect on the public health, safety or wellbeing.

- (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. The property is located within and part of a major commercial corridor, and was developed in 1998 with a gas station and convenience store. The location of the previous sign was in compliance with setbacks at the time of its permitting (2005). The location of the proposed sign was determined by several factors. As previously mentioned the applicant has indicated that if the new sign were to conform to the code it would cause vehicular access issues for not only customers but for the gasoline tanker trucks. Because the subject property sits on the corner of University Boulevard South and Beach Boulevard the location of the sign can also be seen from all directions. Strict enforcement of the regulation would require the sign to be set back further from the right-of-way and roadway, greatly interfere with the existing traffic circulation and vehicular use areas. The layout of the existing lot and the movement of the proposed sign to another location on site with adequate visibility from the right-of-way would limit maneuverability. Given the existing conditions of the site, the proposed improvements make the strict letter of the distance regulation unduly burdensome on the applicant.

- (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 not based upon a desire to reduce the costs associated with compliance, but rather the strict enforcement of the regulation would severely affect the maneuverability of the site for customers and the gasoline tanker trucks. While the location of the sign is close to the ROW, it's approximately seven (7) feet from the roadway's edge of pavement. Removal and replacement of the sign was not caused by Shell, rather by FDOT and their expansion of the roadways.

- (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. The previous sign was removed from the site in order for FDOT to widen University Boulevard South and Beach Boulevard. This application is for a newly constructed sign which is awaiting a decision before being constructed.

- (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 request does provide for an aesthetic enhancement, which is in the public interest. The site is fully developed, and the sign is a consistent with the previous sign that was in place at this location from 2005 until 2016.

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

Yes. The fully developed site would not be able to physically create traffic circulation to allow for customers and a gasoline tanker truck to maneuver the site. A complete redevelopment of the site would have to take place in order for the sign to meet compliance and allow for enough space the trucks to fit into the sit safely. The need for a new sign was not caused by the owner rather the government taking the land for improvements to University Boulevard South and Beach Boulevard.

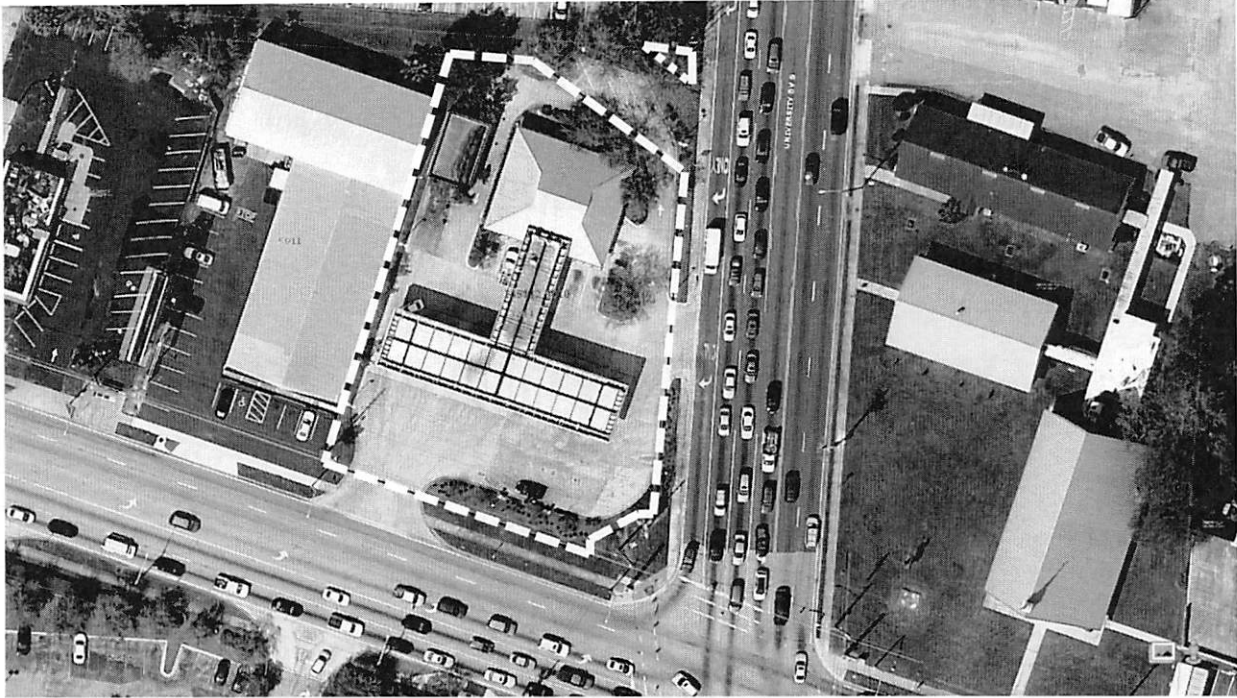
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 6, 2017 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-17-06 be **APPROVED**.



Aerial



Proposed site of sign

*Source: City of Jacksonville Planning & Development Department
Date: July 6, 2017*



Subject Property

*Source: City of Jacksonville Planning & Development Department
Date: July 6, 2017*



Property to the north: Restaurant (3216 University Boulevard South)

*Source: City of Jacksonville Planning & Development Department
Date: July 6, 2017*



Property to the east: Church (6007 Beach Boulevard)

*Source: City of Jacksonville Planning & Development Department
Date: July 6, 2017*



Property to the south: Retail Space (5960 Beach Boulevard)

*Source: City of Jacksonville Planning & Development Department
Date: July 6, 2017*



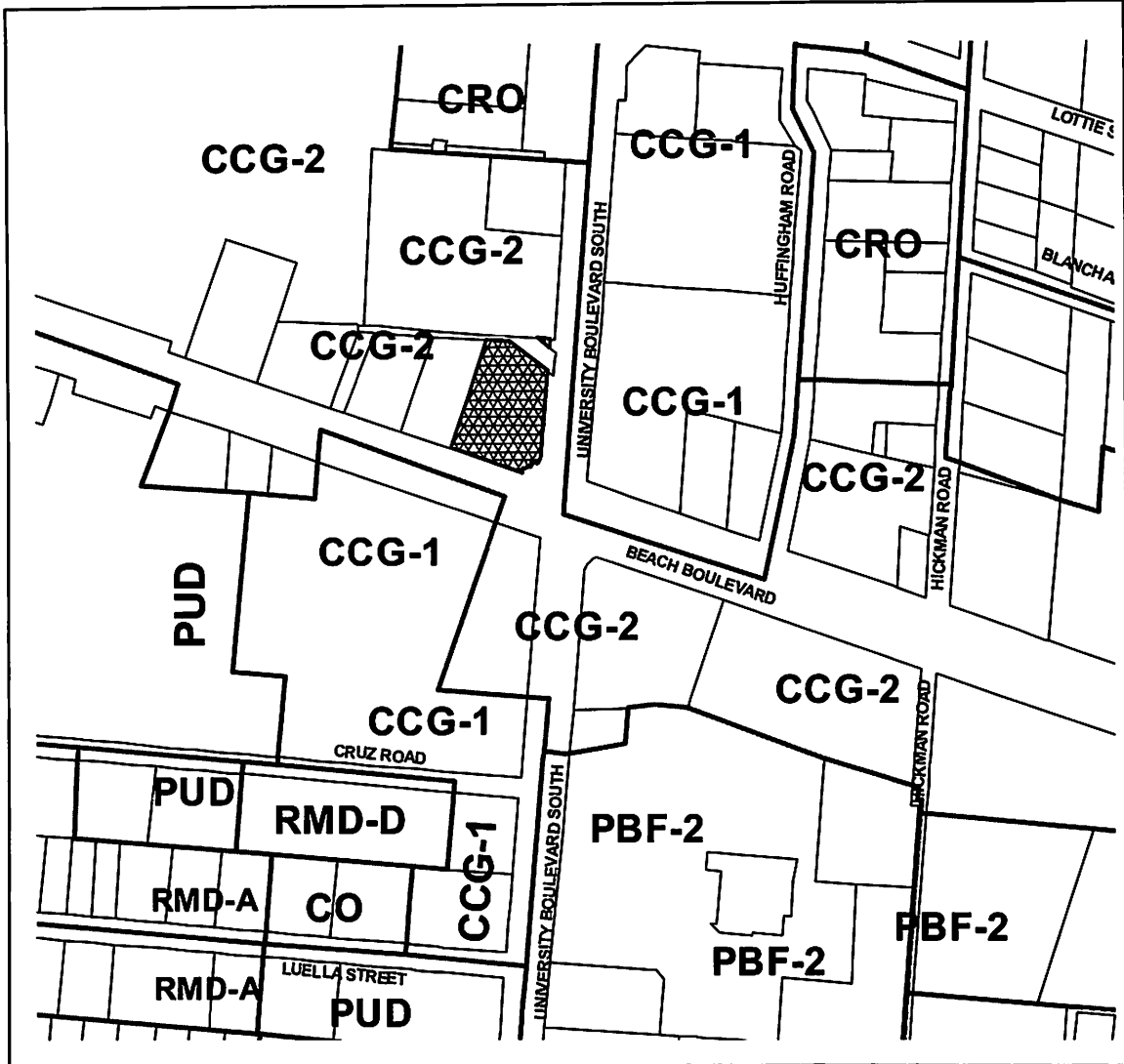
Property to the west: Office Space (5911 Beach Boulevard)

*Source: City of Jacksonville Planning & Development Department
Date: July 6, 2017*



Retail store catty-corner to subject site (6006 Beach Boulevard)

*Source: City of Jacksonville Planning & Development Department
Date: July 6, 2017*



<p>REQUEST SOUGHT:</p> <p>REDUCE SETBACK FROM 10FT TO 3FT</p>		
		<p>0 200 Feet</p> <p>COUNCIL DISTRICT: 05</p>
	<p>APPLICATION NUMBER: SW-2017-0006</p>	<p>EXHIBIT 2</p>

Date Submitted:
Date Filed:

Application Number: SW-17-06
Public Hearing:

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: CCG-2	Current Land Use Category: CGC	
Council District: 5	Planning District: 2	
Previous Zoning Applications Filed (provide application numbers): None		
Applicable Section of Ordinance Code: 656.1303 (i) (2)		
Notice of Violation(s): N/A		
Neighborhood Associations: St Nicholas Business Assoc., Greater Englewood NA, Greater San Souci		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$1271.00	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 3244 University Blvd. S., Jacksonville, FL 32216	2. Real Estate Number: 135112-0010
3. Land Area (Acres): .82	4. Date Lot was Recorded: N/A (Castro Y Ferrer Grant)
5. Property Located Between Streets: Spring Glen Rd. and University Blvd.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (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 setback from 10 feet to 2-3 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

First Coast Energy, LLP

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name:

First Coast Energy, LLP

11. E-mail:

dmiller@firstcoastenergy.com

12. Address (including city, state, zip):

7014 A.C. Skinner Pkwy.
Suite 290
Jacksonville, FL 32256

13. Preferred Telephone:

(904) 596-3200

APPLICANT'S INFORMATION (if different from owner)

14. Name:

T.R. Hainline

15. E-mail:

thainline@rtlaw.com

16. Address (including city, state, zip):

1301 Riverplace Blvd.
Suite 1500
Jacksonville, FL 32207

17. Preferred Telephone:

(904) 346-5531

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"o pointing, structure, projected imoge or device which is ploced, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, 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 656.133(c)1 through 10, 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:

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 areo 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 choracter 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 ane'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 applicant's 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?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

Please see attached Exhibit "F".

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) 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.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

NOTE: City 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.

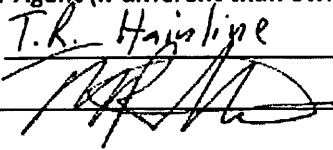
AUTHORIZATION

Please review your application. No application will be accepted until all of 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 City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

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.

Owner(s)
Print name: _____
Signature: _____

Applicant or Agent (if different than owner)
Print name: T.R. Hajislye
Signature: 

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)
Print name: _____
Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT 1

Legal Description

AH-709 52-2S-27E .806 DIVENS S/D PT F RICHARD GRANT PT LOT 29 RECD O/R
8581-2316(EX PT EXPY, EX PT RECD O/R 2597-151 BEING PARCEL 1, EX PTS RW
RECD O/R 17455-2275 BEING PARCELS 106A,B)

EXHIBIT A

Property Ownership Affidavit

Date: April 28, 2017

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: **3244 University Blvd. S.**
RE #: 135112-0010

Gentlemen:

I, Aubrey L. Edge as Manager of Petro Distributing Partners of Florida, as a partner of First Coast Energy, LLP, a Colorado Limited Liability Partnership, hereby certify that First Coast Energy, LLP is the Owner of the property described in Exhibit 1 in connection with filing application(s) for a Sign Waiver submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*

FIRST COAST ENERGY, LLP, a Colorado limited liability partnership

By: PETRO DISTRIBUTING PARTNERS OF FLORIDA, LLC, a Delaware limited liability company, its Partner

By: _____

By: [Signature]
Name: Aubrey L. Edge
Its: Manager

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; 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 28 day of April, 2017, by Aubrey L. Edge as Manager of Petro Distributing of Florida on behalf of the First Coast Energy, LLP Site (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Donna A. Miller
My Commission Expires: 7/29/2019
My Commission Number is: FF 215455



Exhibit B

Agent Authorization

Date: April 28, 2017

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

3244 University Blvd. S. (RE No. 135112-0010)

Gentlemen:

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 Rogers Towers, P.A. to act as agents to file an application(s) for a Sign Waiver 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.

[Signature Page Follows]

If Owner is Individual:

If Owner is a Corporate Entity:*

FIRST COAST ENERGY, LLP, a Colorado limited liability partnership

By: PETRO DISTRIBUTING PARTNERS OF FLORIDA, LLC, a Delaware limited liability company, its Partner

By: _____

By: ALE
Name: Aubrey L Edge
Its: Manager

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; 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 28 day of April, 2017, by Aubrey L Edge, who (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Donna A Miller
My Commission Expires: 7/29/2019
My Commission Number is: FF 215455



DONNA A. MILLER
MY COMMISSION # FF 215455
EXPIRES: July 29, 2019
Bound Thru Budget Notary Service

FIRST COAST ENERGY
7014 A C SKINNER PKWY STE 290
JACKSONVILLE, FL 32256-6940

Primary Site Address
3244 S UNIVERSITY BLVD
Jacksonville FL 32216

Official Record Book/Page
17455-02275

Tba #
7433

3244 S UNIVERSITY BLVD

Property Detail

RE #	135112-0010
Tax District	GS
Property Use	1494 Store/Convenience Gas
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02467 DIVENS S/D (LOTS 1-5,7,-
Total Area	35505

Value Summary

Value Method	2016 Certified Income	2017 In Progress Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$436,140.00	\$394,976.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$974,200.00	\$1,017,700.00
Assessed Value	\$974,200.00	\$1,017,700.00
Cap Div/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$974,200.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17455-02275	2/5/2016	\$100.00	RW - Right of Way	Unqualified	Improved
08581-02316	4/1/1997	\$5,404,400.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	LPMCI	Light Pole Metal	1	0	0	7.00	\$2,654.00
2	LITCI	Lighting Fixtures	1	0	0	7.00	\$1,345.00
3	PVCCI	Paving Concrete	1	0	0	30,655.00	\$34,441.00
4	WMCCI	Wall Masonry/Concr	1	0	0	252.00	\$565.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	COG-2	0.00	0.00	Common	35,109.00	Square Footage	\$394,976.00

Legal

LN	Legal Description
1	AH-709 52-25-27E .806
2	DIVENS S/D PT F RICHARD GRANT
3	PT LOT 29 RECD O/R 8581-2316(EX
4	PT EXPY, EX PT RECD O/R 2597-151
5	BEING PARCEL 1, EX PTS RW RECD
6	O/R 17455-2275 BEING PARCELS 106A,B)

Buildings

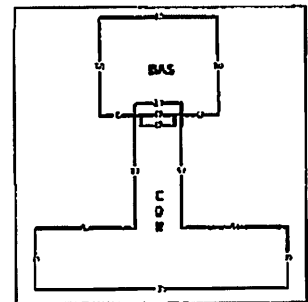
Building 1
Building 1 Site Address
3244 S UNIVERSITY BLVD Unit
Jacksonville FL 32216

Building Type	1402 - STORE CONVEN
Year Built	1998
Building Value	\$369,391.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2862	2862	2862
Canopy	85	0	21
Canopy	85	0	21
Canopy	138	0	34
Base Area	138	138	138
Canopy Detached	5225	0	1568
Total	8533	3000	4644

Element	Code	Detail
Exterior Wall	15	15 Concrete Bk
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Baths	7.000	



Property Appraiser - Property Details

Rooms / Units	3.000
Avg Story Height	12.000

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$974,200.00	\$0.00	\$974,200.00	\$10,594.31	\$11,146.70	\$10,775.33
Public Schools: By State Law	\$974,200.00	\$0.00	\$974,200.00	\$4,743.38	\$4,436.51	\$4,576.79
By Local Board	\$974,200.00	\$0.00	\$974,200.00	\$2,190.00	\$2,190.00	\$2,113.04
FL Inland Navigation Dist.	\$974,200.00	\$0.00	\$974,200.00	\$29.63	\$31.17	\$29.13
Water Mgmt Dist. SJRWMD	\$974,200.00	\$0.00	\$974,200.00	\$279.91	\$281.06	\$281.06
Gen Gov Voted	\$974,200.00	\$0.00	\$974,200.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$974,200.00	\$0.00	\$974,200.00	\$0.00	\$0.00	\$0.00
			Totals	\$17,837.23	\$18,085.44	\$17,775.35
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$974,200.00	\$925,922.00	\$0.00	\$925,922.00		
Current Year	\$974,200.00	\$974,200.00	\$0.00	\$974,200.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

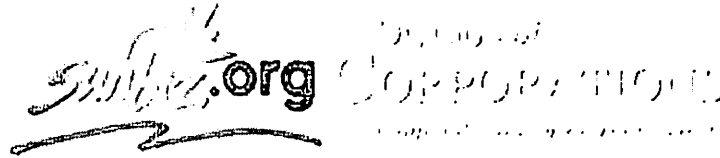
- [2016](#)
- [2015](#)
- [2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [Request PRC](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

DIVISION OF CORPORATIONS



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[Partnership Name Search](#)

[Filing History](#)

[No Authority Info](#)

[Partner Info](#)

[No Name History](#)

[Submit](#)

Partnership Detail

Limited Liability Partnership Name

FIRST COAST ENERGY, L.L.P.

Principal Address

7014 A.C. SKINNER PKWY., SUITE 290
JACKSONVILLE, FL 32256
Change Date: 03/09/2000

Filing Information

Document Number	LLP980000064
FEI/EIN Number	593417722
File Date	02/25/1998
State	CO
Total Pages	74
Pages in Original Filing	18
Florida Partners	2
Total Partners	2
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Registered Agent

MILLER DONNA A
7014 A.C. SKINNER PKWY., STE. 290
JACKSONVILLE, FL 32256

Document Images

02/25/1998 -- LLP	View Image in PDF format
03/18/2016 -- LLP Business Report	View Image in PDF format
04/07/2015 -- LLP Business Report	View image in PDF format
04/15/2014 -- LLP Business Report	View Image in PDF format

<u>03/12/2013 -- LLP Business Report</u>	View image in PDF format
<u>04/10/2012 -- LLP Business Report</u>	View image in PDF format
<u>03/11/2011 -- LLP Business Report</u>	View image in PDF format
<u>03/16/2010 -- LLP Business Report</u>	View image in PDF format
<u>04/21/2009 -- LLP Business Report</u>	View image in PDF format
<u>03/16/2008 -- UNIFORM BUS REP</u>	View image in PDF format
<u>04/20/2007 -- UNIFORM BUS REP</u>	View image in PDF format
<u>04/26/2006 -- UNIFORM BUS REP</u>	View image in PDF format
<u>05/30/2005 -- UNIFORM BUS REP</u>	View image in PDF format
<u>03/16/2004 -- UNIFORM BUS REP</u>	View image in PDF format
<u>03/13/2003 -- UNIFORM BUS REP</u>	View image in PDF format
<u>04/04/2002 -- UNIFORM BUS REP</u>	View image in PDF format
<u>05/17/2001 -- UNIFORM BUS REP</u>	View image in PDF format
<u>03/01/2001 -- Amendment</u>	View image in PDF format
<u>03/09/2000 -- UNIFORM BUS REP</u>	View image in PDF format
<u>02/24/1999 -- LLP Renewal</u>	View image in PDF format

<u>Previous on List</u>	<u>Next on List</u>	<u>Return to List</u>	Partnership Name Search
<u>Filing History</u>	No Authority Info	<u>Partner Info</u>	Submit
		No Name History	



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

Detail by Entity Name

Foreign Limited Liability Company

PETRO DISTRIBUTING PARTNERS OF FLORIDA, L.L.C.

Filing Information

Document Number	M00000001582
FEI/EIN Number	59-3638306
Date Filed	08/09/2000
State	CO
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/16/2013
Event Effective Date	NONE

Principal Address

7014 A.C. SKINNER PARKWAY
SUITE 290
JACKSONVILLE, FL 32256

Mailing Address

7014 A.C. SKINNER PARKWAY
SUITE 290
JACKSONVILLE, FL 32256

Registered Agent Name & Address

MILLER, DONNA A
7014 A.C. SKINNER PARKWAY
SUITE 290
JACKSONVILLE, FL 32256

Name Changed: 04/13/2012

Authorized Person(s) Detail

Name & Address

Title MGR

EDGE, AUBREY L
7014 A.C. SKINNER PARKWAY, STE 290
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
-------------	------------

2015	03/26/2015
2016	03/16/2016
2017	02/10/2017

Document Images

02/10/2017 - ANNUAL REPORT	View image in PDF format
01/16/2016 - ANNUAL REPORT	View image in PDF format
01/26/2015 - ANNUAL REPORT	View image in PDF format
03/25/2014 - ANNUAL REPORT	View image in PDF format
10/16/2013 - 1Q Amendment	View image in PDF format
03/06/2013 - ANNUAL REPORT	View image in PDF format
04/13/2012 - ANNUAL REPORT	View image in PDF format
04/27/2009 - ANNUAL REPORT	View image in PDF format
03/12/2008 - ANNUAL REPORT	View image in PDF format
04/12/2007 - ANNUAL REPORT	View image in PDF format
04/03/2006 - ANNUAL REPORT	View image in PDF format
04/02/2005 - ANNUAL REPORT	View image in PDF format
04/12/2004 - ANNUAL REPORT	View image in PDF format
03/14/2003 - ANNUAL REPORT	View image in PDF format
05/02/2002 - ANNUAL REPORT	View image in PDF format
04/23/2001 - ANNUAL REPORT	View image in PDF format
04/03/2000 - Foreign Limited	View image in PDF format

Entity Name: ...



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

1109 South Marion Avenue
Lake City, Florida 32025-5874

**RACHEL D. CONE
INTERIM SECRETARY**

February 14, 2017

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

Re: Business ID Sign at 3244 University Boulevard South, Jacksonville, Florida
32207

Dear Sir or Madam:

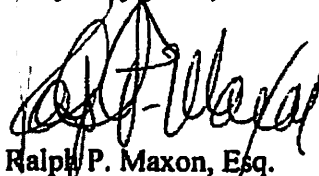
The referenced property was recently the subject of an eminent domain proceeding brought by the Florida Department of Transportation ("FDOT") to acquire, among other interests, a fee simple parcel along both University Boulevard and Beach Boulevard ("Parcel 107"). The Parcel 107 property included a business sign owned by the property's owner, First Coast Energy, L.L.P. ("First Coast"). The taking requires that the existing sign be removed.

As part of a settlement agreement between FDOT and First Coast, First Coast agreed to a cure plan that requires a new sign to be constructed at the location depicted in the attached drawing. Based on evaluations performed by both parties, the new sign's location is the only feasible location on First Coast's property that both conforms with the City's setback requirements and limits the impacts caused to circulation within the site after the taking.

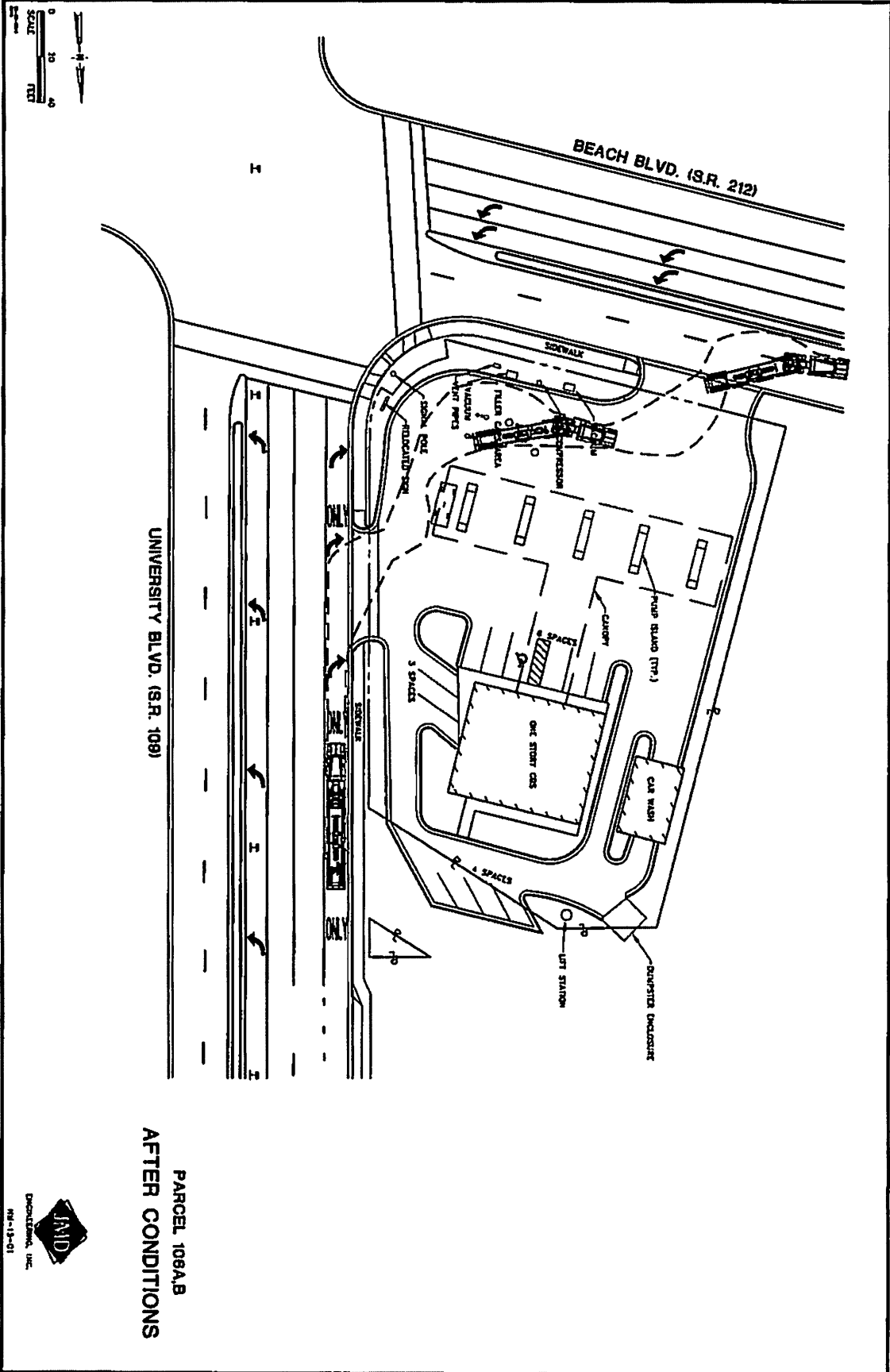
For these reasons, FDOT is in agreement with the property owner's opinion that the sign's relocation caused by the taking qualifies for the protection of Section 656.227 of the City's Code of Ordinances, according to FDOT's interpretation of the Code.

Thank you for your attention.

Very truly yours,



Ralph P. Maxon, Esq.
Assistant General Counsel



PARCEL 108A,B
 AFTER CONDITIONS

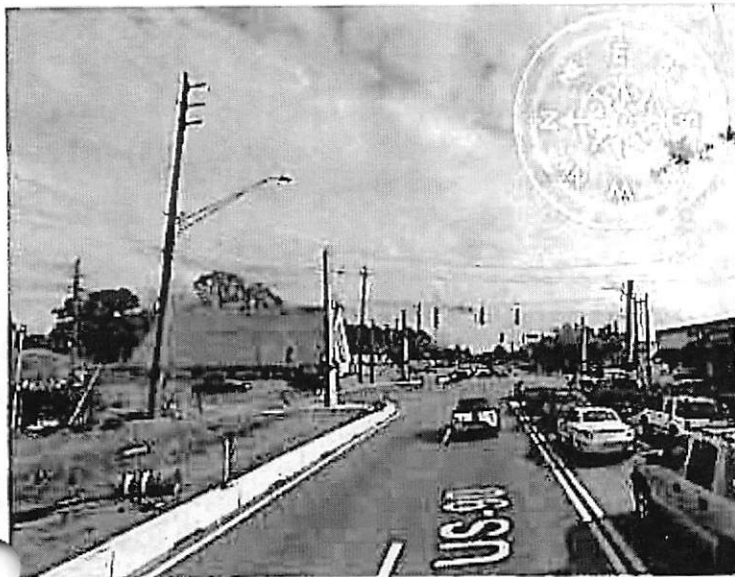




FACING WEST



FACING WEST



FACING EAST



FACING EAST



CORNER OF BEACH AND UNIVERSITY



CORNER OF BEACH AND UNIVERSITY

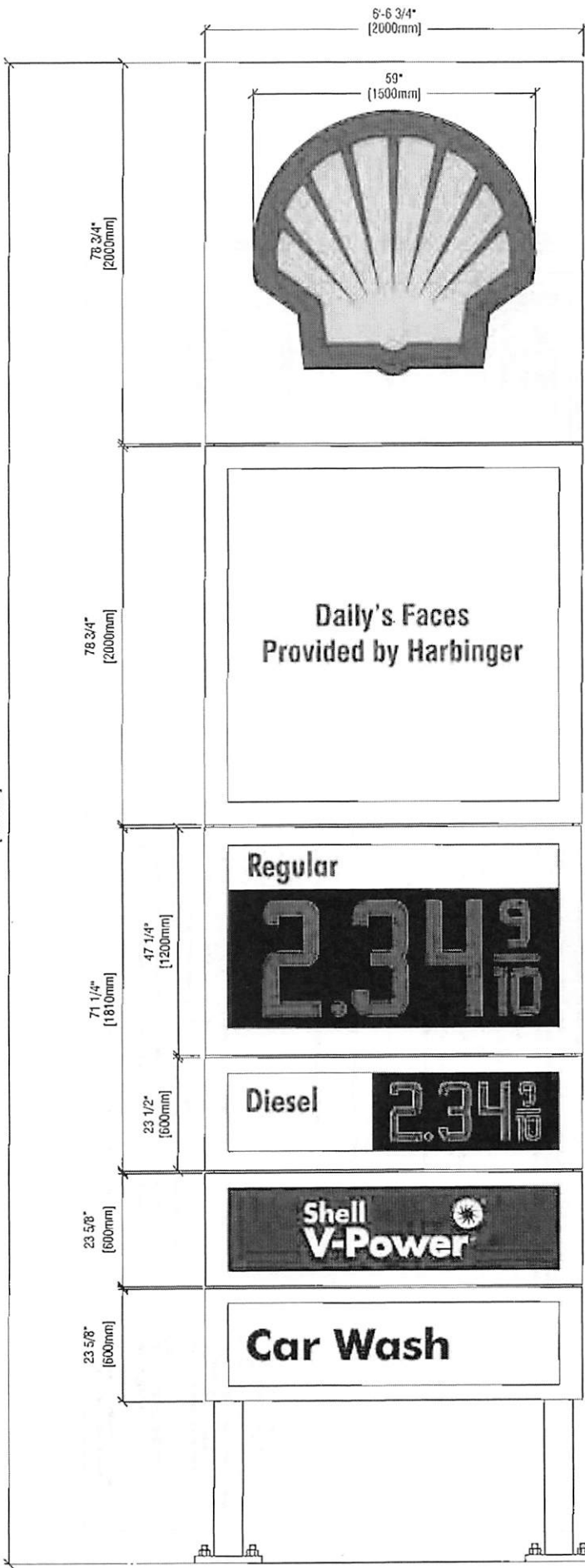


FACING SOUTH



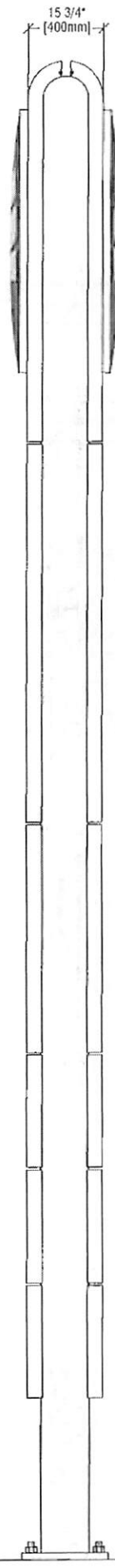
FACING SOUTH

26'-3" [8000mm]



24" LED

12" LED



FEDERAL HEALTH

SIGN COMPANY
www.FederalHealth.com

1500 North Bolton • Jacksonville, Texas 75766
(903) 589-2100 • Fax (903) 589-2101

Building Quality Signage Since 1901

- Revisions:
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7

Account Rep: Dan Hull

Project Manager: V. Hernandez

Drawn By: Mike Lees

Project / Location:

Shell RVI Evolution GLOBAL

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THESE SPECIFICATIONS.

Client Approval/Date:

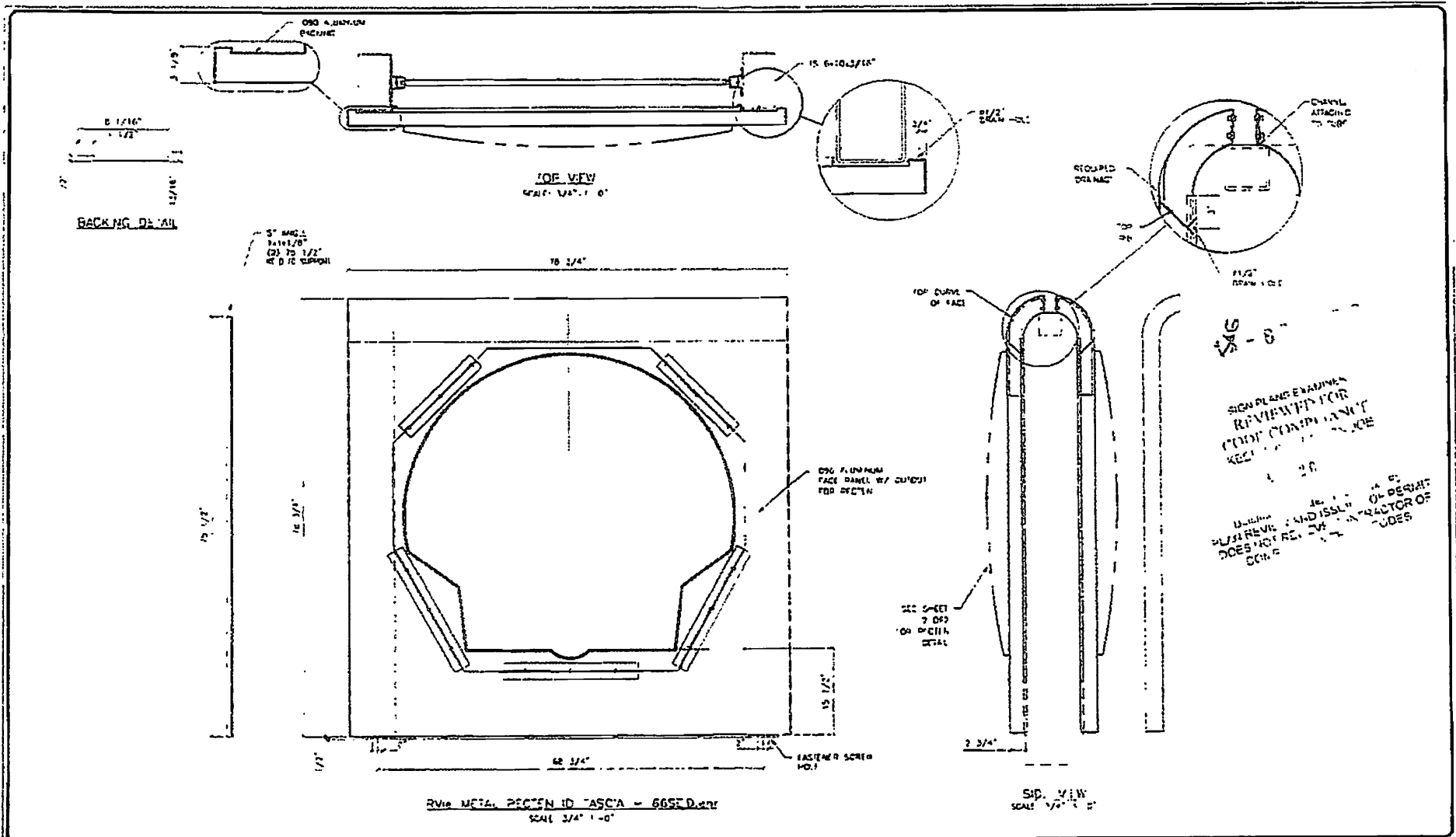
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company LLC or its authorized agent. © 2008
Colors Depicted in This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: 162264

Date: 4.11.16

Sheet Number: 1 of 1

File Name: SG162264_e



FEDERAL HEATH SIGN COMPANY
1405 N. 10TH AVE. JOPPOLIN, IA 51746
(515) 365-1100

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NOTATION: CONTRACTOR TO USE BLIND NAILS AND BRASS FASTENERS AND BRASS WASHERS AS PER SPECIFICATIONS.

NO.	REVISIONS	DATE	BY

SHEET RVIE BM ID FACE

JOB NO. _____

DRIVEN BY: COA
DATE: 09/09/09

DRAWING NO. SE1066TP

SHEET NO. 3

FEDERAL
HEATH
 SIGN COMPANY
 1000 N. 10th Street, Suite 111, Phoenix, AZ 85006
 (602) 944-7100

The subject drawing is provided in accordance with the provisions of the Arizona Sign Code, Title 10, Chapter 10-10, and the Arizona Sign Code, Title 10, Chapter 10-10, and the Arizona Sign Code, Title 10, Chapter 10-10.

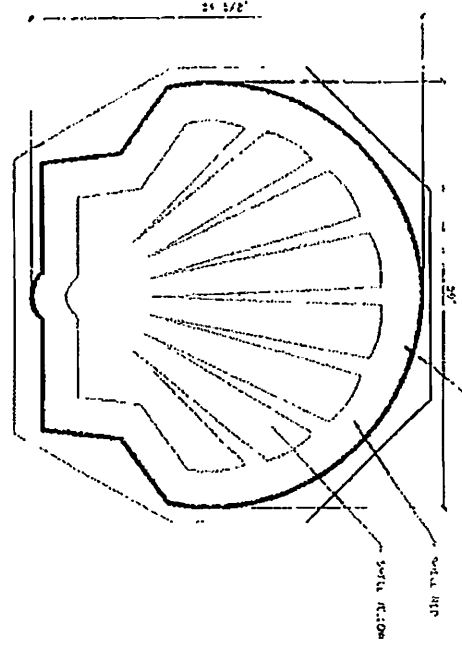
NO.	REVISIONS	DATE	BY	CHKD.
1				
2				
3				

SHEET 1 OF 1

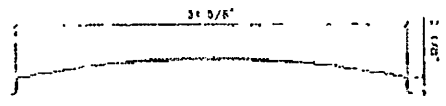
DATE: 02/05/01
 DRAWING NO: SE1066TP

3

SECTION 1
 SIDE VIEW



SECTION 2
 SIDE VIEW

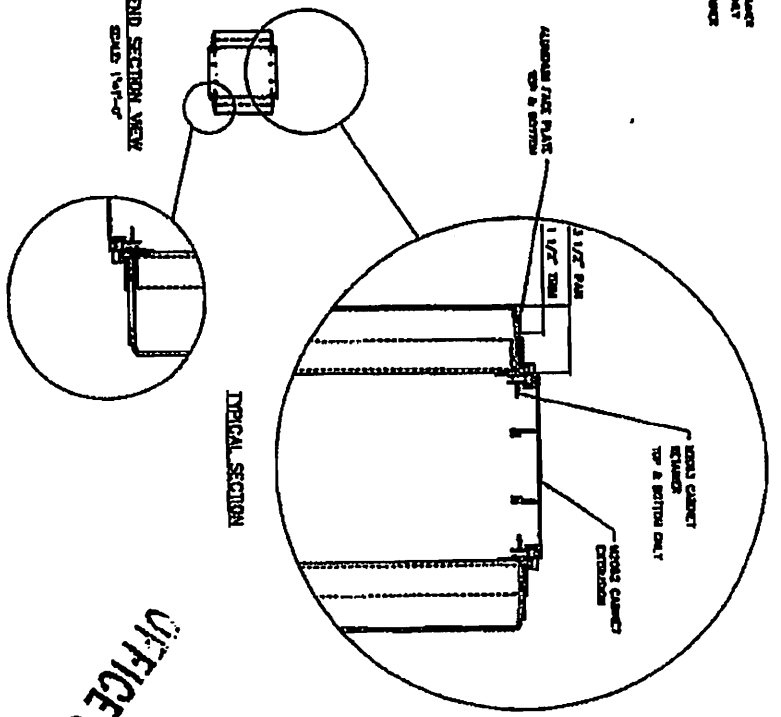
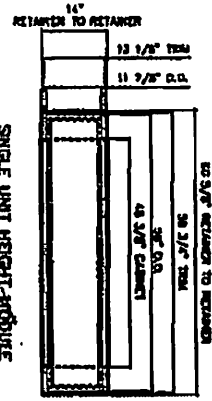
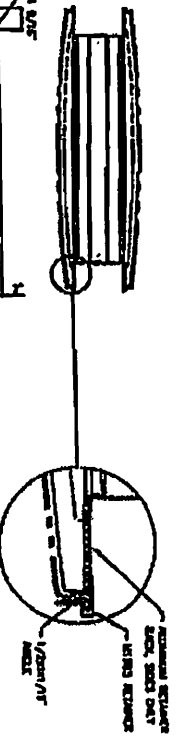


SEE DETAIL FOR CONNECTION
 OF THE SIGN FACE TO THE
 SIGN POST

THIS DRAWING IS THE PROPERTY OF FEDERAL
 HEATH SIGN COMPANY. IT IS TO BE USED ONLY FOR THE
 PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

CONTRACT NO. 100-000000
 PROJECT NO. 100-000000
 SHEET NO. 100-000000

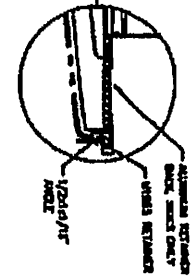
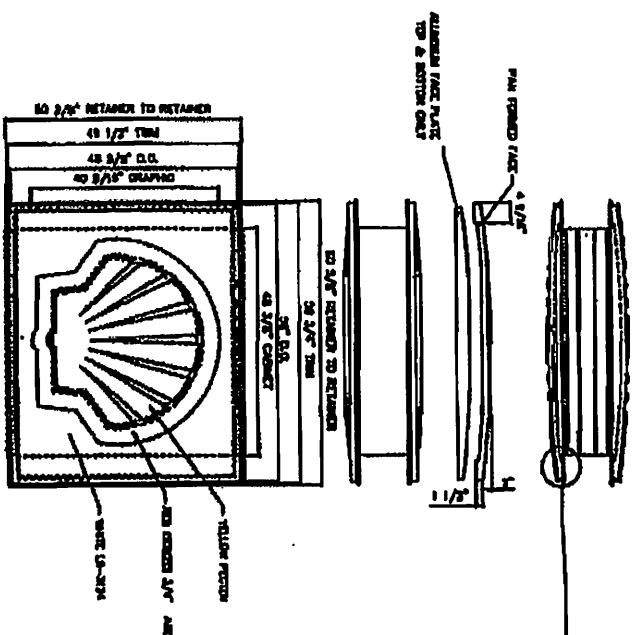
10



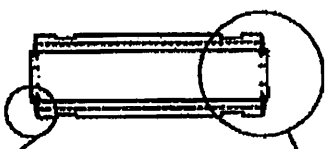
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SHEET NO.:		DATE:	
CLIENT:		SCALE:	
PROJECT NO.:		SHEET NO.:	
DATE:		SHEET NO.:	
PROJECT NO.:		SHEET NO.:	

OFFICE COPY

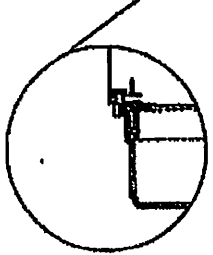
LEGACY REDSIGN LAYOUT
SCALE 1'-0"=1'-0"



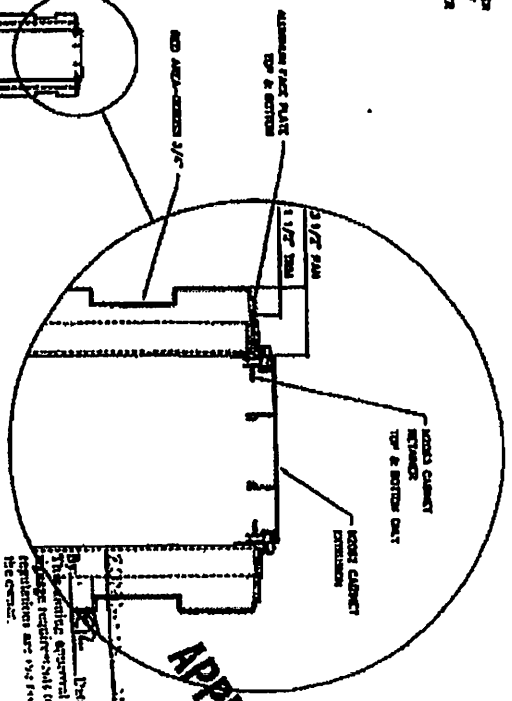
END SECTION VIEW
SCALE 1'-0"=1'-0"



TYPICAL SPACE BETWEEN SIGNS



TYPICAL SECTION



APPROVED

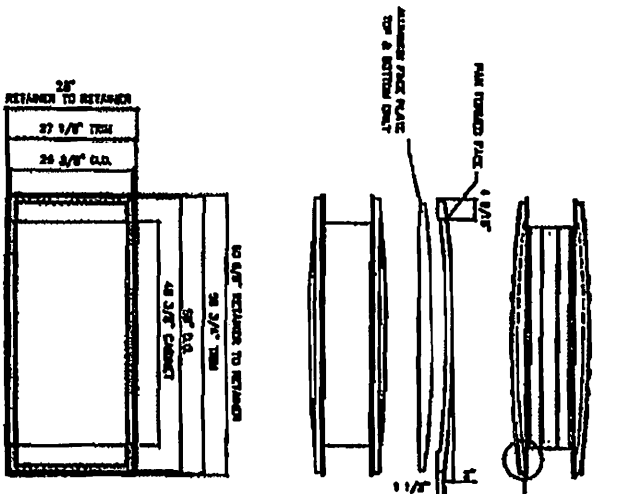
DATE: 7/13/05
BY: [Signature]
SIGN APPROVED
DATE: 7/13/05 BY: [Signature]
This drawing is approved in limited to design intent only. All other reproduction are the responsibility of the client.

Pub: X
Wht: 137L
Location: Sub: 88-75-1A

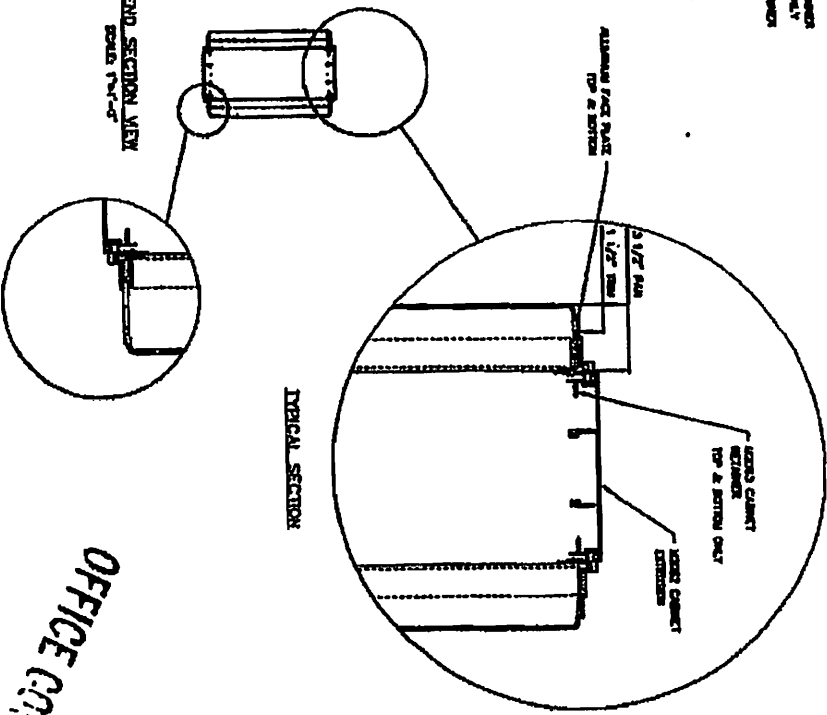
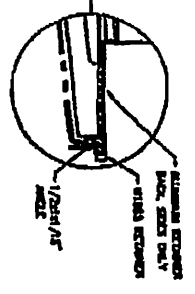
OFFICE COPY

PROJECT NO.	7/13/05
DATE	7/13/05
BY	[Signature]
CHECKED	[Signature]
DESIGNED	[Signature]
DRAWN	[Signature]
SCALE	AS SHOWN
<p>NEW LEGACY SIGN REDSIGN</p>	
<p>2000 W. WASHINGTON ST. CHICAGO, IL 60612</p>	

Handwritten notes and signatures, including a large 'X' and '0'.



DOUBLE HEIGHT MODULE
SCALE 1/8"=1'-0"



TYPICAL SPACE BETWEEN SIGNS

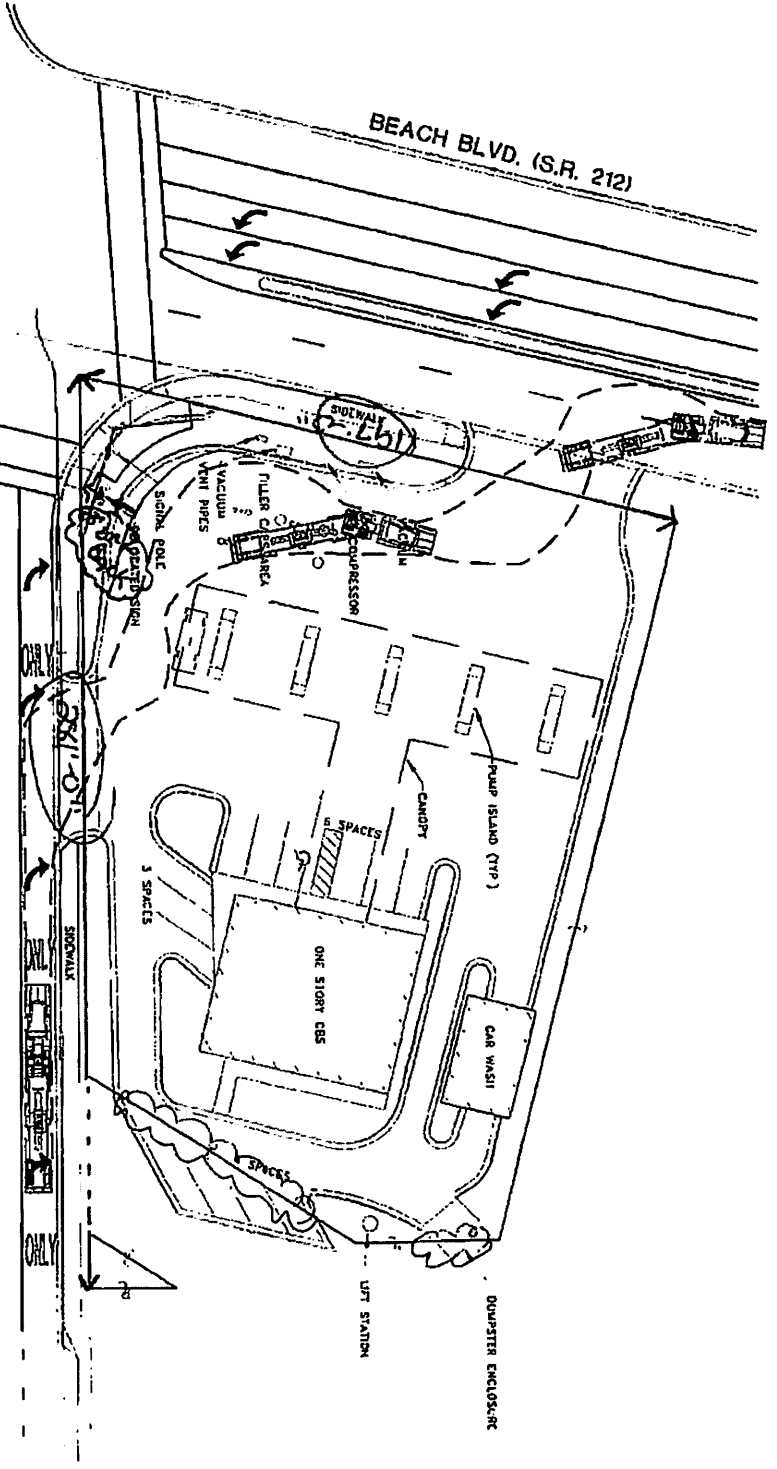
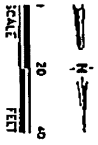
OFFICE COPY

REVISION	DATE	DESCRIPTION

Zimmerman Sign Company
NEW LEGACY SIGN REDESIGN

BEACH BLVD. (S.R. 212)

UNIVERSITY BLVD. (S.R. 109)



PARCEL 106A,B
AFTER CONDITIONS



EXHIBIT F

APPLICATION FOR A SIGN WAIVER

MAY 1, 2017

WRITTEN DESCRIPTION

A. INTRODUCTION

This sign waiver is necessary because of an ongoing Florida Department of Transportation ("FDOT") road widening project on University Boulevard and Beach Boulevard, immediately in front of the First Coast Energy LLP's (the "Applicant") property at 3244 University Boulevard South (the "Property"). The FDOT was required to take a portion of the Property to accommodate the widening. The portion of the Property that was subject to the taking contained a conforming sign, which was removed due to the taking. If not for the FDOT taking, the proposed location for the replacement sign would be in conformance with all setback requirements.

Section 656.227 of the Zoning Code explicitly recognizes the hardships created by takings when such a taking causes a structure to become nonconforming. The purpose of this provision is to provide some leniency when a use or structure is made nonconforming as a direct result of a government taking.

The Property is used as a gas station and, therefore, adequate signage is critical. Prior to submitting this application, the Applicant investigated alternative locations for the replacement sign, but concluded that these other locations presented traffic circulation and safety issues on and off the site. Specifically, it is essential for tanker trucks to have an unobstructed path through the Property at any given time and for motorists to have adequate space to drive around the forecourt and parking areas as comfortably as possible. It is helpful to have two way passing capability through this portion of the Property. A sign located outside of the ten (10) foot setback and within the vehicular use area (i.e. a conforming sign) would cause congestion and potential conflicts or accidents. Furthermore, a sign located outside of the ten (10) foot setback would be less visible to motorists and, therefore, would provide such motorists less time to process the pricing on the sign and then safely access the Property.

For these reasons, the Applicant now requests this sign waiver in order to construct the replacement sign within the ten (10) foot right-of-way setback, as shown on Exhibit "E" (the "Site Plan"). This application meets all the criteria for a sign waiver, as discussed in greater detail below.

B. SIGN WAIVER CRITERIA

- 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. This is a commercial corridor with many buildings and signs located close to the right-of-way. For example, the building directly across Beach Boulevard is set back less than five (5) feet from the right-of-way. Given the amount and locations of other buildings, signs, light/telephone poles, and other structures in the area, the location of this sign will be compatible and consistent with 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?**

No. While other signs in the area may also become nonconforming due to the FDOT road widening, the approval of this sign waiver will not promote the continued existence or replacement of those other signs. The fact that this gas station is located on corner lot with entrances on both University Boulevard and Beach Boulevard presents unique traffic flow and circulation issues. While it may be physically feasible to locate the sign ten (10) feet or more from the right-of-way, the safety issues relating to the poor circulation, traffic flow through the site, and visibility would outweigh any benefits of such a location. This is a unique issue to this site and will not promote similar requests or nonconformance in the area.

- 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. Since the location of the sign will be consistent with the surrounding area, it will not diminish property values or negatively affect the aesthetic character of the surrounding area. Furthermore, the requested location of the sign will have no effect on surrounding property owners in the area. The proposed location of the sign is towards the corner of the lot near the intersection, although outside of the twenty-five (25) foot triangle, and not immediately adjacent to any surrounding properties. It would not block visibility to other uses or diminish access to any properties.

- 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. The proposed sign location enhances vehicular traffic and parking conditions on the site. If the sign were located ten (10) feet or more from the right of way, vehicles would potentially face an obstacle upon entrance to the site. Additionally, it would reduce the area for vehicles to move and flow freely throughout the site. Inadequate traffic circulation within the site would have a detrimental effect on vehicular traffic and parking conditions. The proposed location of the sign will enhance vehicular traffic and

parking conditions. The proposed sign will not cause excessive light, glare or shadows and is consistent with other signs and structures in the area.

- 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. The proposed waiver will increase safety on the site. The proposed location of the sign will not result in any additional public expense or cause conflict with any other applicable laws. While the purpose of the setback may be in part for the safety of cars on the road, the sign here will not be detrimental to such safety or create a nuisance. First, the sign is located outside of the twenty (25) foot triangle, so there will be adequate visibility at the intersection. Second, the sign will be a similar distance from the right-of-way as similar structures and signs in the area, so it will not come as a surprise to any motorists.

- 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. The site is unique in that it is a corner lot with entrances on both University Boulevard and Beach Boulevard. Therefore, a sign in the vehicular use area would present unique traffic flow and circulation issues. Furthermore, the fact that the proposed location of the sign is located within the ten (10) foot setback is a direct result of a recent FDOT taking of the Applicant's property. If not for the FDOT taking, the proposed location of the sign would conform to the requirements of the Zoning Code.

- 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?**

There will be no reduction in cost due to this request. The request is a result of attempting to improve traffic circulation and safety on and off of the site. Additionally, this request is a direct result of the FDOT taking as discussed above.

Given conditions on site and the traffic circulation and safety issues discussed above, the request is the minimum necessary to obtain a reasonable communication of the Applicant'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 applicant's 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?**

The request accomplishes a compelling public interest by minimizing adverse impacts on traffic circulation and safety.

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

Strict compliance could potentially create a substantial financial burden. If the site becomes known as difficult to access and utilize, customers could become less likely to patronize the gas station. Additionally, an increase in accidents on site could result in potential legal liability.

Parcel 1:

That certain tract or parcel of land being a portion of Lot 29, A.H. Diven's Subdivision as recorded in Deed Book AH, Page 709, of the former public records of Duval County, Florida, being more particularly described as: Beginning at the intersection of the present Northerly right of way line of Beach Boulevard with the Westerly right of way line of University Boulevard, an 80 foot right of way; thence North 4 degrees 28 minutes 37 seconds East along the Westerly right of way line of said University Boulevard and 40 feet distant from the centerline thereof as established by the State Road Department of Florida, 191.58 feet to an angle point in said right of way line; thence continue along said right of way line, North 3 degrees 55 minutes 01 seconds East, 92.1 feet to an intersection with the Northerly boundary of said Lot 29, Diven's Subdivision, thence North 85 degrees 27 minutes 53 seconds West along the Northerly boundary of said Lot 29, 136.35 feet; thence South 18 degrees 45 minutes 07 seconds West, 241.21 feet to the Northerly right of way line of said Beach Boulevard; thence South 71 degrees 14 minutes 53 seconds East along said right of way line, 203 feet to the point of beginning.

Less and Except the following two parcels:

Parcel A:

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Intersection Of The Baseline Of Survey Of F.O.P. Way (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. No. 4309141), And The Centerline Of Survey Of State Road No. 212 (Beach Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 7219-106); Thence South 70°54'08" East, Departing Said Baseline Of Survey Of F.O.P. Way, Along Said Centerline Of Survey Of State Road No. 212 (Beach Boulevard), A Distance Of 1,623.94 Feet; Thence North 04°47'54" East, Departing Said Centerline Of Survey Of State Road No. 212 (Beach Boulevard), A Distance Of 44.37 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard, A Variable Width Right Of Way, As Per Florida, Department Of Transportation Right Of Way Map Section 72540-2601), With The Northerly Existing Right Of Way Line Of Said State Road No. 212 (Beach Boulevard, A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 7219-106), And The Point Of Beginning; Thence North 70°54'08" West, Departing Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), Along Said Northerly Existing Right Of Way Line Of State Road No. 212 (Beach Boulevard), A Distance Of 47.39 Feet; Thence North 04°16'54" West, Departing Said Northerly Existing Right Of Way Line, A Distance Of 8.24 Feet To A Curve To The Left, Having A Radius Of 34,91 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 49°06'31", An Arc Distance Of 29.93 Feet And A Chord Bearing And Distance Of North 61°09'50" East, 29.02 Feet; Thence South 53°23'25" East, A Distance Of 6.19 Feet To A Curve To The Left, Having A Radius Of 40.00 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 28°55'58", An Arc Distance Of 20.20 Feet And A Chord Bearing And Distance Of North 19°27'58" East, 19.99 Feet To The Point Of Tangency; Thence North 04°59'59" East, A Distance Of 40.00 Feet; Thence North 04°56'35" East, A Distance Of 67.81 Feet; Thence North 04°26'13" East, A Distance Of 58.64 Feet To The Southerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida; Thence South 52°16'22" East, Along Said Southerly Line, A Distance Of 15.03 Feet To Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard); Thence South 04°14'18" West, Along Said Westerly Existing Right Of Way Line, A Distance Of 18.76 Feet; Thence

South 04°47'54" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 191.51 Feet To The Point Of Beginning.

Parcel B:

A part of Lot 29, A.S. Divens Subdivision, as recorded in Deed Book AH, Page 70, of the current public records of Duval County, Florida, in the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, said Duval County, Florida, being more particularly described as follows:

Commence At The Intersection Of The Baseline Of Survey Of Lottie Street Extension (As Per Florida Department Of Transportation Right Of Way Map Section 72190, F.P. 4309141), With The Centerline Of Survey Of State Road No. 109 (University Boulevard, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601); Thence South 04°14'18" West, Departing Said Baseline Of Survey Of Lottie Street Extension, Along Said Centerline Of Survey Of State Road No. 109 (University Boulevard), A Distance Of 645.11 Feet; Thence North 85°45'42" West, Departing Said Centerline Of Survey, A Distance Of 40.00 Feet To The Intersection Of The Westerly Existing Right Of Way Line Of Said State Road No. 109 (University Boulevard, A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 72540-2601), And The Northerly Line Of A 40.00 Foot Florida Department Of Transportation Lateral Ditch, As Per Official Records Volume 2841, Page 755, Of The Current Public Records Of Said Duval County, Florida, And The Point Of Beginning; Thence North 52°16'22" West, Departing Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), Along The Northerly Line Of Said 40.00 Foot Ditch, A Distance Of 14.96 Feet; Thence North 04°15'34" East, Departing Said Northerly Line, A Distance Of 17.91 Feet; Thence South 85°05'08" East, A Distance Of 2.97 Feet To A Jog In Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard); Thence Continue South 85°05'08" East, Along Said Jog, A Distance Of 9.50 Feet; Thence South 04°14'18" West, Departing Said Jog, Along Said Westerly Existing Right Of Way Line, A Distance Of 26.02 Feet To The Point Of Beginning.

Parcel 2:

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

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Recorded In Deed Book AH, Page 709, Of Said Current Public Records; Thence South 85°05'08" East, Along Said Northerly Line Of Lot 29, A Distance Of 96.08 Feet To The Northerly Line Of Said 40.00 Foot Florida Department Of Transportation Lateral Ditch; Thence South 52°16'22" East, Along Said Northerly Line Of The Lateral Ditch, A Distance Of 33.05 Feet To The Point Of Beginning.

Received by COJ PDD
on June 5, 2017

MAP SHOWING SKETCH OF

A PORTION OF LOT 29, A.H. DIVENS SUBDIVISION, AS RECORDED IN DEED BOOK AH, PAGE 709 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 CERTIFIED TO: FIRST COAST ENERGY, LLP

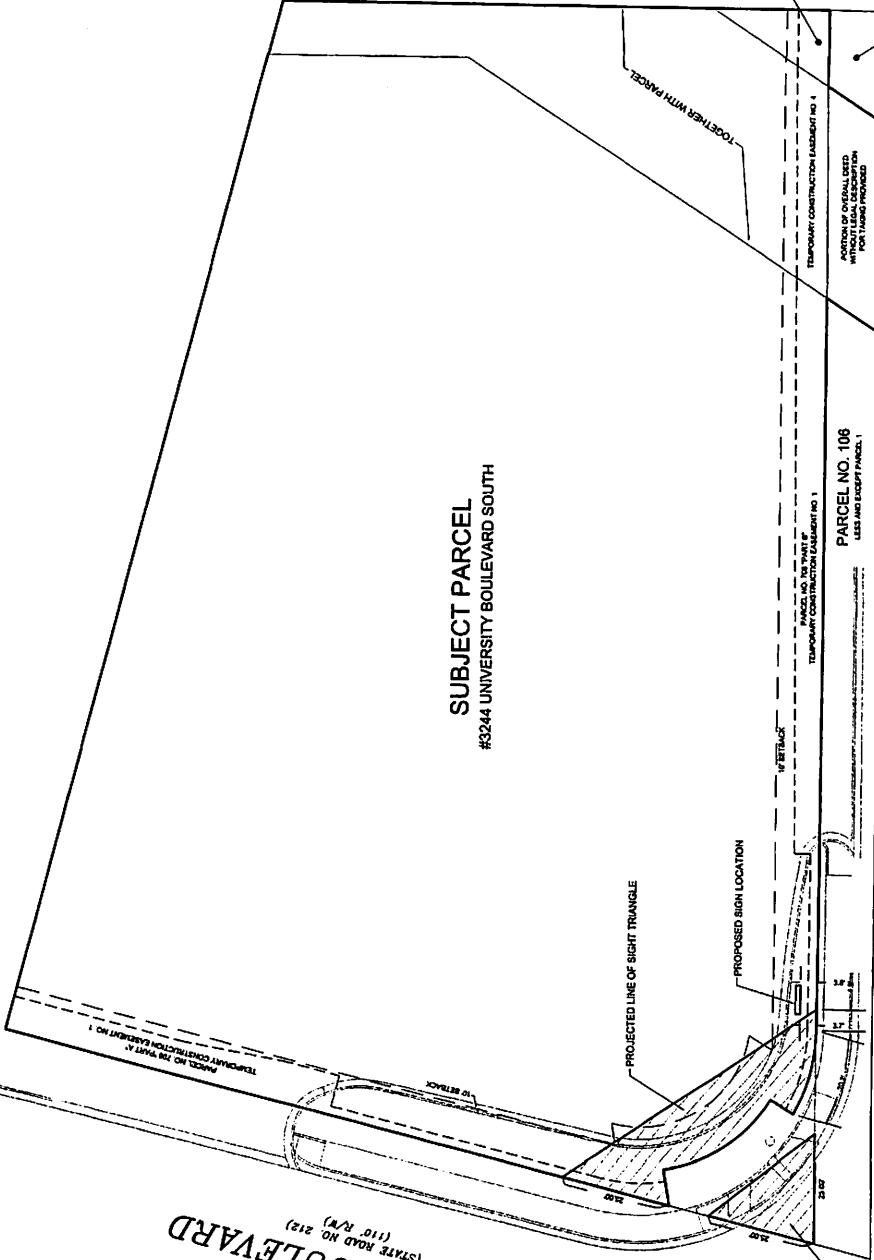
BEACH BOULEVARD
 (STATE ROAD NO. 212)
 (110' R/W)

SUBJECT PARCEL
 #3244 UNIVERSITY BOULEVARD SOUTH

UNIVERSITY BOULEVARD SOUTH
 (STATE ROAD NO. 109) (VARIABLE WIDTH R/W)

PARCEL NO. 106
 LESS AND EXCEPT PARCELS 1

PARCEL NO. 106
 LESS AND EXCEPT PARCELS 1

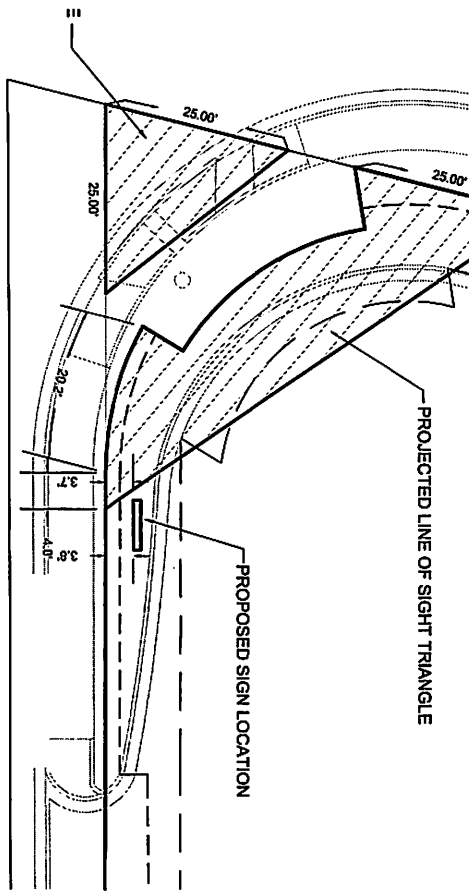


NOTE: THIS SKETCH DOES NOT SUPPORT TO BE A BOUNDARY SURVEY OR CONSTRUCTION PLAN.

LEGEND

M.S.D.	MISSED END SECTION
CONCRETE	REINFORCED CONCRETE PIPE
PIPE	NON-REINFORCED CONCRETE PIPE
PLASTIC	NON-REINFORCED PLASTIC PIPE
UT	UNDERGROUND UTILITY
CONCRETE	CONCRETE FENCE
POLE	UTILITY POLE
WIRE	UTILITY WIRE
UNDERGROUND	UNDERGROUND UTILITY
ELECTRIC	UNDERGROUND ELECTRIC
LINE	UNDERGROUND UTILITY LINE
FENCE	FENCE

Submitted to COJ PDD
 on June 5, 2017



Submitted to COJ PDD
 on June 5, 2017

Patterson, Connie

From: T.R. Hainline <THainline@rtlaw.com>
Sent: Wednesday, June 07, 2017 12:51 PM
To: Smith, Bernadette; Patterson, Connie
Cc: Lewis, Bruce; William Michaelis
Subject: RE: SW-17-06

Great, thanks.

T.R. Hainline | Shareholder



Rogers Towers, P.A. | 1301 Riverplace Blvd., Suite 1500 | Jacksonville, Florida 32207
Direct 904.346.5531 | Fax | Internal 5531 | THainline@rtlaw.com | [View Attorney Bio](#) | www.rtlaw.com

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From: Smith, Bernadette [<mailto:BSmith@coj.net>]
Sent: Wednesday, June 07, 2017 12:09 PM
To: T.R. Hainline; Patterson, Connie
Cc: Lewis, Bruce; William Michaelis
Subject: RE: SW-17-06

Susan has approved the change and it will be filed with Legislative Services today.

Bernadette

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From: T.R. Hainline [<mailto:THainline@rtlaw.com>]
Sent: Wednesday, June 07, 2017 11:36 AM
To: Smith, Bernadette; Patterson, Connie
Cc: Lewis, Bruce; William Michaelis
Subject: RE: SW-17-06

This package looks fine to the applicant. I note that the legislation seeks a waiver "from 10 feet to 2-3 feet". The latest survey/map information we submitted shows a minimum 3 feet setback provided, so I believe that we can change the waiver legislation to read "from 10 feet to a minimum of 3 feet".

T.R. Hainline | Shareholder



Rogers Towers, P.A. | 1301 Riverplace Blvd., Suite 1500 | Jacksonville, Florida 32207
Direct 904.346.5531 | Fax | Internal 5531 | THainline@rtlaw.com | [View Attorney Bio](#) | www.rtlaw.com

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From: Smith, Bernadette [<mailto:BSmith@coj.net>]
Sent: Wednesday, June 07, 2017 11:26 AM
To: Patterson, Connie
Cc: Lewis, Bruce; T.R. Hainline; William Michaelis
Subject: SW-17-06

Hi Connie,

Please review for filing. Need response prior to 3 p.m. today, which is the filing deadline.

Thanks.

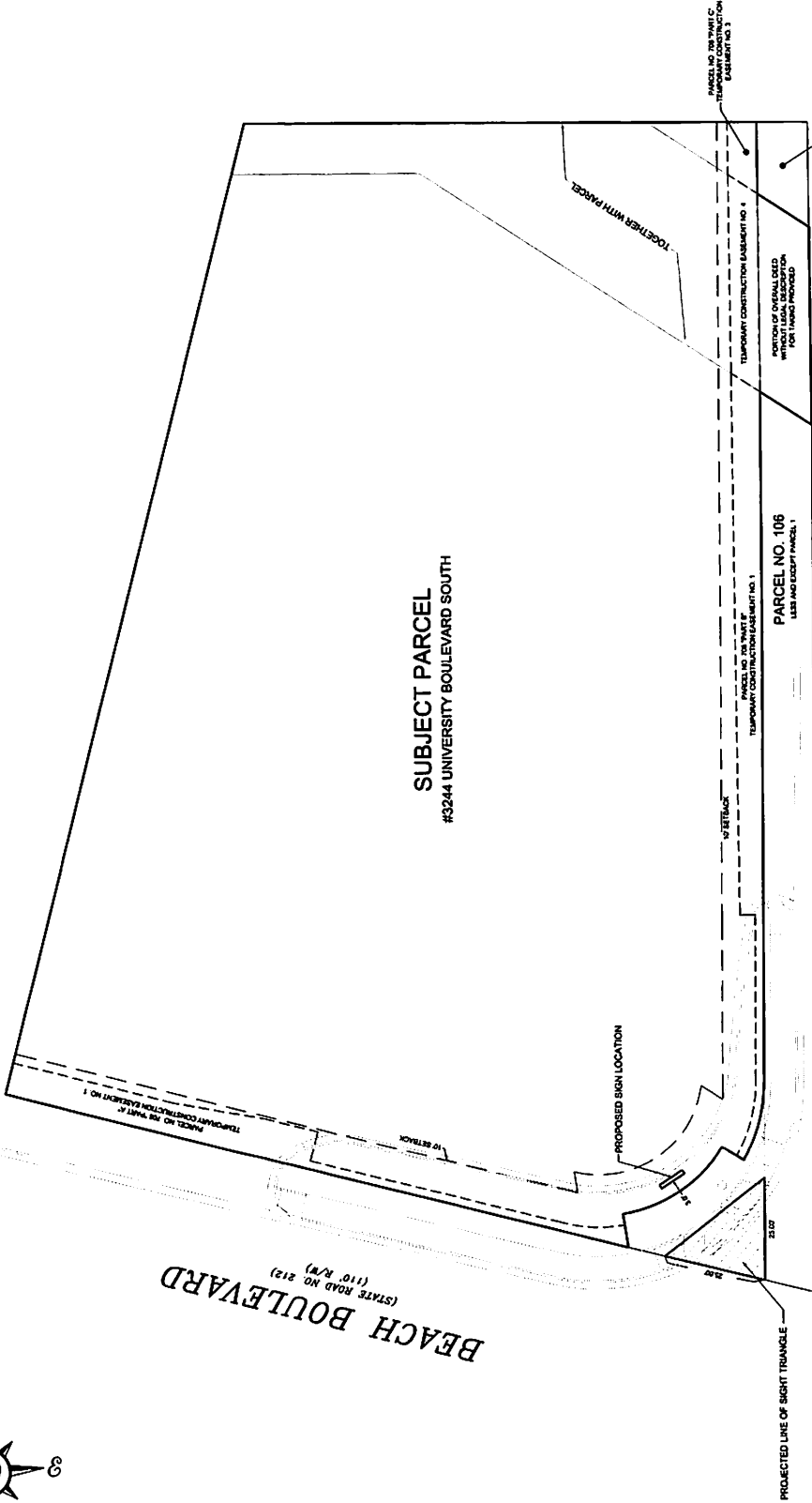
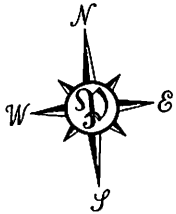
Bernadette D. Smith

Legal Assistant to:
Susan C. Grandin, Assistant General Counsel
Sondra R. Fetner, Assistant General Counsel
City of Jacksonville
Office of General Counsel
117 W. Duval Street, Suite 480
Jacksonville, FL 32202
(904) 630-1212 Ext. 6415
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MAP SHOWING SKETCH OF

A PORTION OF LOT 29, A.H. DIVENS'S SUBDIVISION, AS RECORDED IN DEED BOOK AH, PAGE 709 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 CERTIFIED TO: FIRST COAST ENERGY, LLP



UNIVERSITY BOULEVARD SOUTH
 (STATE ROAD NO. 109) (VARIABLE WIDTH R/W)

NOTE:
 1. THIS SKETCH DOES NOT PURPORT TO BE A QUAD SURVEY OR CONSTRUCTION PLAN.
 2. THE LINE OF SIGHT TRIANGLE SHOWN HEREON IS BASED ON THE PROJECTION OF THE RIGHT OF WAY LINES OF UNIVERSITY BOULEVARD AND BEACH BOULEVARD.

LEGEND

MANHOLE	MES	PORT OF CURVATURE	R	RADIUS
MULTI VALVE	MP	POINT OF INTERSECTING CURVE	R.A.P.	ARC LENGTH
ELEVATION	EL	POINT OF BEGINNING OF CURVE	Ch	CHORD BEARING
WATER METER	WM	POINT OF CURVATURE	Ch	LINE FROM TO CURVE
WATER METER VALVE	WV	POINT OF INTERSECTION	Ch	CHORD BEARING
CONCRETE PILE	CP	PERMANENT ELEVATION POINT	Ch	CONCRETE
CAST IRON MANHOLE	CM	BUILDING RESTRICTION LINE	Ch	CONCRETE
CAST IRON MANHOLE COVER	CIM	PROPERTY LINE	Ch	CONCRETE
OVERHEAD ELECTRIC	OHE	PORT OF MAND	Ch	CONCRETE
UNDERGROUND UTILITY	UG	PORT OF MAND	Ch	CONCRETE
MEASUREMENT	M	PORT OF MAND	Ch	CONCRETE
ASPHALT DRIVE	AD	PORT OF MAND	Ch	CONCRETE
ASPHALT DRIVE	AD	PORT OF MAND	Ch	CONCRETE
ASPHALT DRIVE	AD	PORT OF MAND	Ch	CONCRETE
ASPHALT DRIVE	AD	PORT OF MAND	Ch	CONCRETE

Submitted to PDD on
 June 16, 2017

Parcel 1:

That certain tract or parcel of land being a portion of Lot 29, A.H. Diven's Subdivision as recorded in Deed Book AH, Page 709, of the former public records of Duval County, Florida, being more particularly described as: Beginning at the intersection of the present Northerly right of way line of Beach Boulevard with the Westerly right of way line of University Boulevard, an 80 foot right of way; thence North 4 degrees 28 minutes 37 seconds East along the Westerly right of way line of said University Boulevard and 40 feet distant from the centerline thereof as established by the State Road Department of Florida, 191.58 feet to an angle point in said right of way line; thence continue along said right of way line, North 3 degrees 55 minutes 01 seconds East, 92.1 feet to an intersection with the Northerly boundary of said Lot 29, Diven's Subdivision, thence North 85 degrees 27 minutes 53 seconds West along the Northerly boundary of said Lot 29, 136.35 feet; thence South 18 degrees 45 minutes 07 seconds West, 241.21 feet to the Northerly right of way line of said Beach Boulevard; thence South 71 degrees 14 minutes 53 seconds East along said right of way line, 203 feet to the point of beginning.

Less and Except the following two parcels:

Parcel A:

A Part Of Lot 29, A.S. Diven Subdivision, As Recorded In Deed Book AH, Page 709, Of The Current Public Records Of Duval County, Florida, In The Francis Richard Grant, Section 52, Township 2 South, Range 27 East, Said Duval County, Florida, Being More Particularly Described As Follows:

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Recorded In Deed Book AH, Page 709, Of Said Current Public Records; Thence South 85°05'08" East, Along Said Northerly Line Of Lot 29, A Distance Of 96.08 Feet To The Northerly Line Of Said 40.00 Foot Florida Department Of Transportation Lateral Ditch; Thence South 52°16'22" East, Along Said Northerly Line Of The Lateral Ditch, A Distance Of 33.05 Feet To The Point Of Beginning.