

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-18-09

JANUARY 3, 2018

Location: 11682 San Jose Boulevard

Real Estate Number: 158874 0020

Waiver Sought: Reduce sign setback from 10 feet to 1 foot

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

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast – District 3

Applicant /Agent: Casie Brown, PE
5200 Belfort Road, #220
Jacksonville, FL 32256

Owner: McDonald’s Corporation
10150 Highland Manor Drive, Suite 470
Tampa, FL 33610

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2018-0762 (SW-18-09)** seeks to permit a reduction in the required setback from a public right of way for a new sign from 10 feet to 1 feet. The request is being made in order to facilitate a redevelopment of the site, which was partially triggered by a FDOT taking along the property line where the proposed new sign is to be located. The proposed sign will replace an existing sign that is located on the parcel of land that now belongs to FDOT.

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 Planning Commission 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 effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area. While the proposed sign will be at a much lower setback than the current sign on the property, there are other signs in the immediate vicinity constructed at non-conforming setbacks to the right-of-way. The proposed sign will also be largely the same as the one already in existence at the subject site, so there will be no change in the character of the area.

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

No, the result of the sign waiver will not detract from the specific intent of the zoning ordinance, in that the existing sign is unable to conform to required setbacks due to a FDOT taking forcing its removal, and the proposed sign being set back as far as possible into the property without intruding on the redeveloped vehicle use area. Because the taking only occurred along the McDonald's property line, the situation is unique to the subject property and would not promote the existence of any other non-conforming signs in the area.

- (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, the effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the proposed sign will replace an existing one, and the functional setback of the proposed sign from the roadway will be greater than other signs in the vicinity.

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

No, the waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions. The sign proposed by this application will replace an existing sign with one that is largely similar. It is therefore also unlikely that the proposed sign will create objectionable light, glare or other effects additional to what already exists 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 is unlikely to be detrimental to the public health, safety, or welfare in that similar signage already exists along San Jose Boulevard without untoward effects.

- (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 subject property does exhibit specific physical limitations that limit the possible setback of the sign location from the road. The FDOT taking along the eastern property line has necessitated a reconfiguration of the site, including a reduction in the size of the building and changes to the vehicle use area. Despite these reductions, the requested setback is still necessary due to the amount of land taken.

- (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 on a desire to reduce the costs associated with compliance, but is related to changing site characteristics caused by a government taking. It is the minimum necessary request to obtain reasonable communication, as placement of the new sign anywhere on the eastern property line other than the proposed location would require greater reduction in setback than that proposed by this application, or would have negative effects on internal and external traffic via sight triangle encroachment.

- (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 the result of any cited violation.

- (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?*

The Planning Department has not identified any result of the request that is in the public interest at this time.

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

No, strict compliance with the letter of the regulation would not create a substantial financial burden for the applicant.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on December 14, 2018 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-18-09 (Ordinance 2018-0762) be APPROVED.



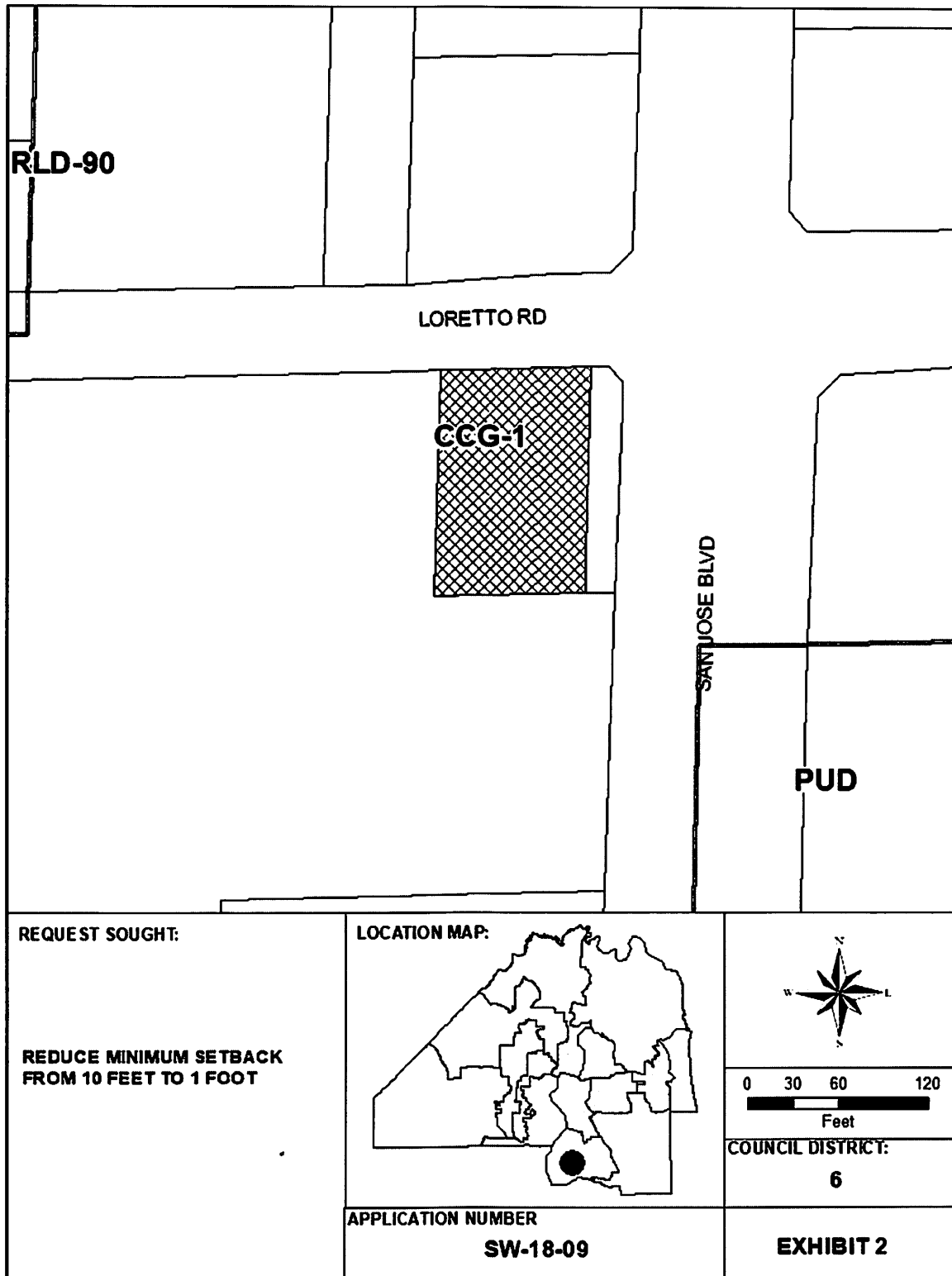
Aerial photo



Existing sign, on parcel that now belongs to FDOT



Nearby retail sign that at similar setback to that requested on subject site



Date Submitted: 8.29.18
Date Filed: 10/23/2018

Application Number: SW-18-09
Public Hearing: 2018-762

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

AUG 29 2018

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: CCQ-1	Current Land Use Category: CGC	
Council District: 6	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): AD-18-35		
Applicable Section of Ordinance Code: 656.1303 (i)(2)		
Notice of Violation(s): NONE		
Neighborhood Associations: CLAMSGATE HOA / OLDE MANPARIN / HAMMOCK OAKS /		
Overlay: NONE / HEAVENTREE / OAK VIEW CORNER OAKS.		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fees: \$1270.00	Zoning Asst. Initials: TBH.

PROPERTY INFORMATION	
1. Complete Property Address: 11682 San Jose Blvd, Jacksonville, FL 32223	2. Real Estate Number: 158874-0020
3. Land Area (Acres): 0.34 acres	4. Date Lot was Recorded: 5-25-83
5. Property Located Between Streets: Loretto Road and Hidden Stagecoach Road	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input checked="" 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 1 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
 McDonald's Corporation

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: McDonald's Corporation	11. E-mail: melvin.mance@us.mcd.com
12. Address (including city, state, zip): 10150 Highland Manor Drive Suite 470 Tampa, FL 33610	13. Preferred Telephone: 813-313-7003

APPLICANT'S INFORMATION (if different from owner)

14. Name: Casie Brown, P.E. - CPH, Inc.	15. E-mail: cbrown@cphcorp.com
16. Address (including city, state, zip): 5200 Belfort Road, #220 Jacksonville, FL 32256	17. Preferred Telephone: 904-332-0999

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 *"a painting, structure, projected image or device which is placed, 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 area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the 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.

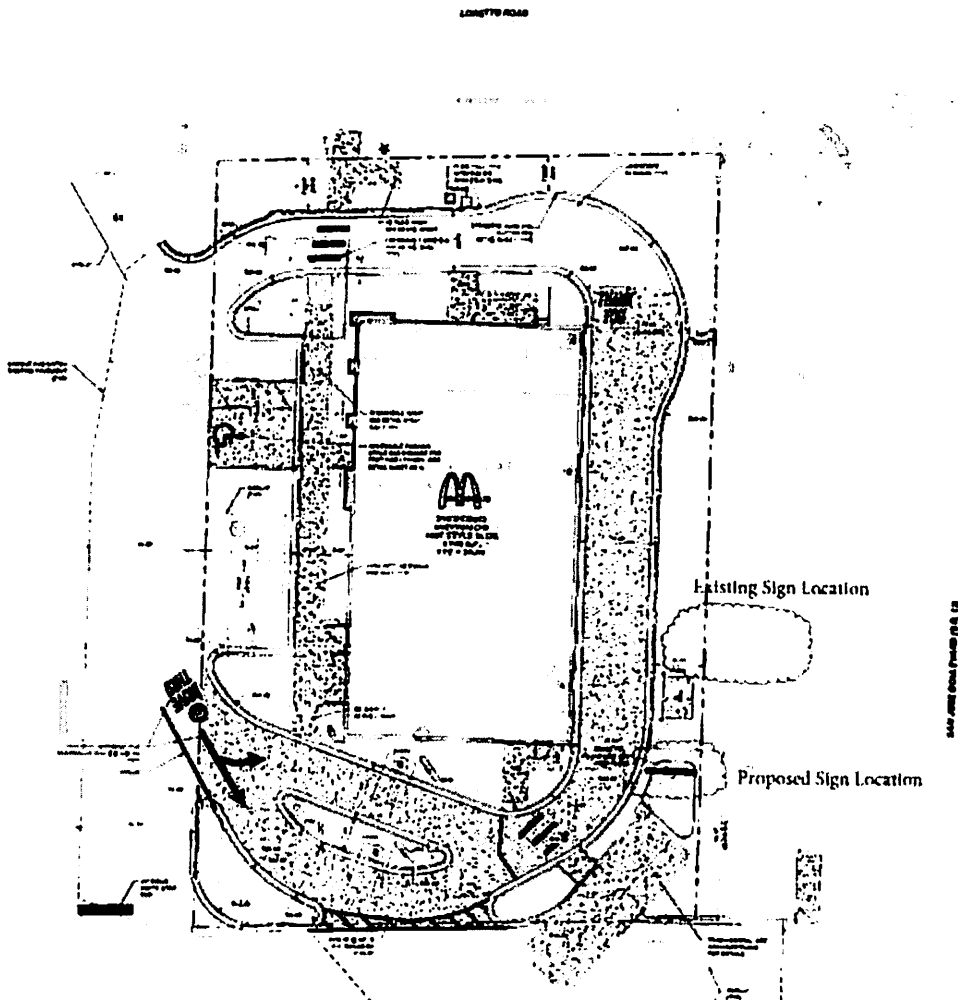
See attached request for waiver and Criteria Response

CRITERIA

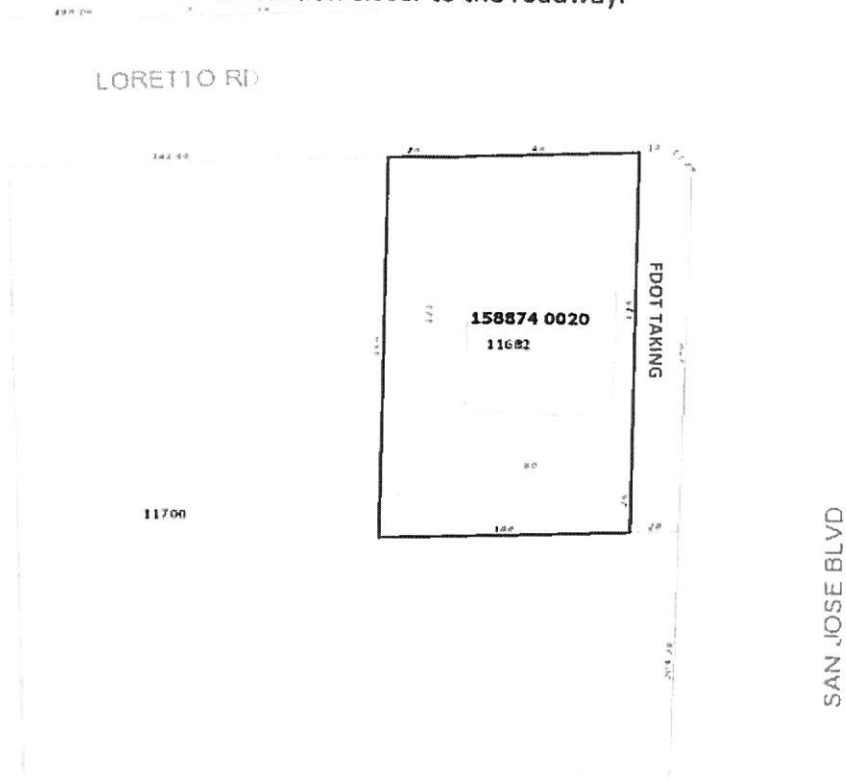
REQUESTED WAIVER:

- Reduction of 10-foot sign setback to 1-ft.

McDonald's respectfully requests the reduction of the required sign setback of 10-ft to 1-ft for this property. This request has become necessary since the existing road sign is now located in a FDOT right-of-way. The existing sign was not always located in a right-of-way, but the FDOT right-of-way taking reduced the McDonald's parcel by 20-ft along the frontage of San Jose Boulevard. FDOT will not permit signage to remain in their right-of-way. This also makes the existing sign non-conforming per City standards. McDonald's has recently proposed to rebuild their restaurant to correct drive-through vehicle stacking issues, as well as building a more modern building that reflects the character of the neighborhood. With this redevelopment, McDonald's would like to propose a new road sign be constructed. Unfortunately there is no location on the parcel where the sign can be located and still meet setback requirements. Rather than impeding the site visibility triangle at the corner of the two intersecting roadways, we would like to propose the new road sign be located behind the dumpster in the required landscape buffer area. See below image indicating the location of the existing road sign and where the proposed sign would be located.



Another factor that is unique to this parcel with regards to signage location is that the FDOT taking only occurred on the 20-ft portion of land directly in front of McDonald's. See below screenshot of the tax map. The rest of the shopping center was not affected by the taking, so their signage could remain in its location closer to the roadway.



The below photograph of the existing road sign demonstrates how the shopping center sign is closer to the roadway than the existing McDonald's road sign. The proposed McDonald's sign will be setback approximately another 10-ft from its existing location.



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 *"a painting, structure, projected image or device which is placed, 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 area considering population, density, scale, and orientation of the structures in the area?*
A sign waiver of the setback requirements would still make this sign compatible with contiguous signage and consistent with the general character of the area. The proposed sign will resemble the existing road sign and would still be setback further than other contiguous signs.
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. The setback reduction request is unique to just this parcel due to a FDOT taking that occurred only on the McDonald's frontage.
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. The proposed redevelopment of the McDonald's parcel will increase property values and improve the aesthetic character of the area. Removing this sign from FDOT right-of-way and moving the new sign further back than currently located will benefit the aesthetics of the roadway improving site visibility.
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 will not impede vehicular traffic or parking conditions and will not create any additional light or glare compared to what already exists.
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. Removing the existing sign and placing a new sign where proposed will increase public safety by improving site visibility near the roadway.

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. A factor that is unique to this parcel with regards to signage location is that the FDOT taking only occurred on the 20-ft portion of land directly in front of McDonald's. The rest of the shopping center and other properties along San Jose Boulevard were not affected by the taking, so their signage could remain in its location closer to the roadway.

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

No. The request for reduction of setback does not financially impact the cost associated with the construction of a new road sign. The proposed waiver request is the minimum necessary for placement of a road sign. Another option would have been to request a waiver from the site visibility triangle at the intersection of the two roadways in order to place the sign which would have given the business identification better visibility, but McDonald's feels the proposed location is in the best interest of the public and still reasonably communicates their business identification.

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?*

The existing road sign has existed for a considerable length of time without receiving notification from FDOT or the City for its removal. The sign was not located in a FDOT right-of-way when originally constructed and did meet City setback requirements when installed in the 1980's. McDonald's consultant prompted the communication with FDOT regarding the sign location and is coordinating for its removal. This request for setback relief for a new sign is because of property size constraints from the FDOT taking not leaving adequate space for a new sign to be constructed.

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

No. There are no natural resources located in the proposed location of the sign.

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

Yes. Unfortunately compliance with the setback regulations would cause this property owner to not be afforded with its rights of having a freestanding road sign identifying its business since there is no other location onsite which meets the regulations regarding setbacks.

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: Melvin Mance

Signature: Melvin Mance

Applicant or Agent (if different than owner)

Print name: Casje Brown

Signature: Casje O. Brown

**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

Instructions for Completing an Application for a Sign Waiver

SUBMITTAL

Any Application for Zoning Variance (V), Exception (E), Sign Waiver (SW), Waiver of Liquor Distance (WLD), Waiver of Required Minimum Road Frontage (WRF), or Administrative Deviation (AD) will be filed with the Planning and Development Department, at the Zoning Counter on the 2nd floor of the Edward Ball Building, located at 214 North Hogan Street, Jacksonville, Florida 32202, (904) 255-8300.

All applications must be complete when filed. Four (4) completed applications, which include all required attachments, must be submitted.

APPLICATION FORM INSTRUCTIONS

The following is a step by step guide to help persons interested in applying for an Application for Sign Waiver. Each item listed below corresponds to the item/question numbers on the application form.

The gray box titled, "For Official Use Only," will be completed by the Zoning Section Staff.

- **PROPERTY INFORMATION BOX**

Items 1-4

Enter the street address, the real estate number(s), the total acreage of the parcel(s), and the date that the lot was officially recorded as shown on the original deed for the parcel or legal description. Real estate numbers and parcel information can be obtained through the Property Appraiser's website: www.coj.net/departments/property-appraiser.aspx

Item 5

Please list the names of the two closest public streets to the property, not including the street on which the property is addressed. These streets are typically perpendicular to the street on which the property fronts.

Item 6

Please indicate whether the utilities will be provided by JEA, private well and septic tank, or another provider.

Item 7

Please indicate the relief for which the waiver is being sought.

Items 8-9

When any application is approved, the request is given a final order by the City. The request will be applicable to a person or entity, and this will be listed in the final order. If you are an individual and the request is for your personal property, you would list your name and that of your spouse, if applicable. If the request is for a business, this requires the name of the corporation or entity that will own the business. When the use requires licensure or other approvals by the State or any other governmental

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/12/2017

Instructions for Completing an Application for a Sign Waiver

entity, such as a liquor license approval, the waiver granted in connection with such use shall be granted to the applicant or the State license holder.

- **OWNER'S INFORMATION BOX**

Items 10-13

Please provide the full name, address, e-mail address, and preferred telephone number for the owner(s) of the property.

- **APPLICANT'S INFORMATION BOX**

Items 14-17

If the applicant is not the property owner, please provide the full name, address, e-mail address, and preferred telephone number for the applicant or authorized agent.

- **CRITERIA**

Item 18

Please read the criteria against which the request will be reviewed, and use the area on the application, or if needed a separate piece of paper, to provide as much detail as possible to describe the reason for the application. This is your opportunity to provide as much information as you can to assist the planner assigned to your application in understanding your request. This is critical and may impact the Planning Department's recommendation. Be specific about what you're trying to do or accomplish.

- **ATTACHMENTS**

All applications must consist of four (4) complete sets of the application and **all required attachments**. All required attachments should be provided on 8 1/2" x 11" paper, with the exception of two (2) of the four (4) application sets, which will include site plans at 11" x 17" or larger.

- Survey, signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division
- Legal description, may be written as either lot and block, or metes and bounds (Exhibit 1)
- Site plan, drawn to scale
- Agent Authorization Letter is required if application is made by any person other than the property owner. (Exhibit B)
- Property Ownership Affidavit (Exhibit A)
- Proof of property ownership, may be a 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:

PLANNING AND DEVELOPMENT DEPARTMENT

Instructions for Completing an Application for a Sign Waiver

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

A larger scale drawing may be required for commercially zoned property with an existing structure, or otherwise as required by the Planning and Development Department's Zoning Section. The same shall also show existing improvements on the property.

The following information must be shown on the **site plan**:

- Property dimensions and total land area
- Buildings (including dimensions and total lot coverage area)
- Parking spaces and dimensions (including handicap)
- Loading and unloading area, if applicable, with turn-around area and dimensions
- Landscape areas and dimensions
- Ingress and egress (driveways, alleys and easements)
- Adjacent streets and rights-of-way
- North arrow, map scale, and date of drawing
- Existing and proposed signage
- Building setbacks per Zoning Code
- Adjacent zoning districts and property uses
- Other signage in the vicinity (conforming and nonconforming)

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied.

NOTIFICATIONS

- When your completed application is submitted and accepted as sufficient, a list of property owners (addressee) within a 350-foot radius of the property will be prepared by the Department. These property owners will be mailed a notice of public hearing.
- For all applications, **except** Administrative Deviations, the applicant will receive an invoice from the *Financial News & Daily Record* for the advertisement of their notice of public hearing. This invoice must be paid prior to the application being heard by the Land Use & Zoning Committee.
- The applicant will be provided with signs to post on their property. The required signs must be posted on the property within five (5) working days after the application is filed. Sign(s) must be visible and maintained until a final determination has been made on the application.

PLANNING AND DEVELOPMENT DEPARTMENT

EXHIBIT 1

Legal Description

PARCEL 1:

BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF LORETTO ROAD AS NOW ESTABLISHED, FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED, FOR A WIDTH OF 100 FEET; THENCE RUN SOUTH 88°43'40" WEST, 20.00 FEET TO A POINT IN THE SOUTH LINE OF LORETTO ROAD; THENCE RUN SOUTH 01°25'00" WEST, PARALLEL WITH STATE ROAD 13, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°25'00" WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 88°43'40" WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 01°25'00" EAST, A DISTANCE OF 150.00 FEET TO A POINT IN THE SOUTH LINE OF LORETTO ROAD; THENCE NORTH 88°43'40" EAST ALONG SAID LINE, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 01°25'00" WEST, A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN NORTH 88°43'40" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEING A PART OF THE JUAN GARCIA GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF LORETTO ROAD AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH THE WEST LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD) AS NOW ESTABLISHED FOR A WIDTH OF 100 FEET; THENCE RUN SOUTH 88°43'40" WEST, 20.0 FEET TO POINT OF BEGINNING; THENCE SOUTH 01°25'00" WEST, PARALLEL WITH STATE ROAD 13, A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 88°43'40" WEST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE NORTH 01°25'00" EAST, PARALLEL WITH SAID STATE ROAD 13, A DISTANCE OF 125.00 FEET TO A POINT IN THE SOUTH LINE OF LORETTO ROAD; RUN THENCE NORTH 88°43'40" EAST ALONG SAID LINE, 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH SIGN AND FLAGPOLE EASEMENT (PARCEL 2), AND SIDEWALK EASEMENT (PARCEL 3), AS SET OUT IN EASEMENT AGREEMENT BY AND BETWEEN MANDARIN SOUTH, LTD., GRANTOR, AND MCDONALD'S CORPORATION, GRANTEE, RECORDED MAY 26, 1983 IN OFFICIAL RECORDS BOOK 5654, PAGE 875, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4:

TOGETHER WITH RECIPROCAL, PERPETUAL AND NON-EXCLUSIVE EASEMENT RIGHTS AS SET OUT IN DECLARATION OF RESTRICTIONS, EASEMENTS, AND SHARED MAINTENANCE AND OPERATING AGREEMENT RECORDED MAY 5, 1982 IN OFFICIAL RECORDS BOOK 5524, PAGE 1458; FIRST AMENDMENT RECORDED AUGUST 3, 1982 IN OFFICIAL RECORDS BOOK 5553, PAGE 1106; SECOND AMENDMENT RECORDED NOVEMBER 1, 1982 IN OFFICIAL RECORDS BOOK 5582, PAGE 627; THIRD AMENDMENT RECORDED MAY 26, 1983 IN OFFICIAL RECORDS BOOK 5654, PAGE 881; AND FOURTH AMENDMENT RECORDED FEBRUARY 3, 2004 IN OFFICIAL RECORDS BOOK 11614, PAGE 797, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 8/29/18

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

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

Address: 11682 San Jose Blvd RE#(s): 158874-0020

To Whom it May Concern:

I Melvin Mance, as Regional Construction Manager of McDonald's Corporation, a corporation organized under the laws of the state of Florida hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Waiver submitted to the Jacksonville Planning and Development Department.

(signature) *Melvin Mance*
(print name) Melvin Mance

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 29th day of August 2018, by Melvin Mance, as Regional Construction Manager, of McDonald's Corporation, a Florida corporation, who is personally known to me or who has produced N/A as identification and who took an oath.



Stacey Ann Ranucci
(Signature of NOTARY PUBLIC)

Stacey Ann Ranucci
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 2/20/2022

EXHIBIT B

Agent Authorization - Corporation

Date: 8/29/18

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 11682 San Jose Blvd RE#(s): 158874-0020

To Whom it May Concern:

You are hereby advised that Melvin Mance, as Regional Construction Manager of McDonald's Corporation, a corporation organized under the laws of the state of Florida hereby authorizes and empowers Casie Brown to act as agent to file application(s) for 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 as submitted to the Jacksonville Planning and Development Department.

(signature) Melvin Mance
(print name) Melvin Mance

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 29th day of August 20 18, by Melvin Mance, as Regional Construction Manager of McDonald's Corporation, a Florida corporation, who is personally known to me or who has produced N/A as identification and who took an oath.



Stacey Ann Ranucci
(Signature of NOTARY PUBLIC)

Stacey Ann Ranucci
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 2/20/2022

MCDONALDS CORP
C/O DCC LEE ENTERPRISES INC
 12276 SAN JOSE BLVD SUITE 311
 JACKSONVILLE, FL 32223-8632

Primary Site Address
 11682 SAN JOSE BLVD
 Jacksonville FL 32223

Official Record Book/Page
 06634-00548

Title #
 7618

11682 SAN JOSE BLVD
 Property Detail

RE #	158874-0020
Tax District	GS
Property Use	2200 Restaurant Fast Food
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	14981

Value Summary

Value Method	2017 Certified	2018 In Progress
Income		
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$273,000.00	\$273,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$809,500.00	\$809,500.00
Assessed Value	\$809,500.00	\$809,500.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$809,500.00	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
06634-00548	12/29/1988	\$100.00	MS - Miscellaneous	Unqualified	Improved
05654-00873	5/25/1983	\$124,000.00	WD - Warranty Deed	Unqualified	Improved
05654-00871	5/25/1983	\$76,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	LPMC1	Light Pole Metal	1	0	0	4.00	\$1,516.00
2	LITC1	Lighting Fixtures	1	0	0	6.00	\$1,153.00
3	WMCC1	Wall Masonry/Concrt	1	0	0	544.00	\$1,332.00
4	PVCC1	Paving Concrete	1	0	0	5,168.00	\$6,359.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	150.00	100.00	Common	15,000.00	Square Footage	\$273,000.00

Legal

LN	Legal Description
1	39-45-27E
2	JUAN GARCIAS GRANT
3	PT RECD O/R 5654-871,873

Buildings

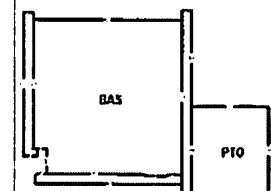
Building 1

Building 1 Site Address
 11682 SAN JOSE BLVD
 Jacksonville FL 32223

Building Type	2201 - REST FAST FOOD
Year Built	1983
Building Value	\$418,477.00

Type	Gross Area	Heated Area	Effective Area
Canopy	304	0	76

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	8	8 Decorative Cvr
Int Flooring	11	11 Cer Clay Tile
Int Flooring	15	15 Quar/Hrd Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Base Area	3916	3916	3916
Canopy	246	0	62
Canopy	236	0	59
Patio	1152	0	58
Total	5854	3916	4171

Ceiling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code
Stories	1.000
Restrooms	2.000
Baths	15.000
Rooms / Units	5.000
Avg Story Height	12.000

2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$809,500.00	\$0.00	\$809,500.00	\$8,891.50	\$9,262.22	\$8,825.82
Public Schools: By State Law	\$809,500.00	\$0.00	\$809,500.00	\$3,538.91	\$3,429.85	\$3,495.83
By Local Board	\$809,500.00	\$0.00	\$809,500.00	\$1,746.92	\$1,819.76	\$1,725.69
FL Inland Navigation Dist.	\$809,500.00	\$0.00	\$809,500.00	\$24.87	\$25.90	\$24.29
Water Mgmt Dist. SJRWMD	\$809,500.00	\$0.00	\$809,500.00	\$224.19	\$220.51	\$220.51
Gen Gov Voted	\$809,500.00	\$0.00	\$809,500.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$809,500.00	\$0.00	\$809,500.00	\$0.00	\$0.00	\$0.00
			Totals	\$14,426.39	\$14,758.24	\$14,292.14

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$777,100.00	\$777,100.00	\$0.00	\$777,100.00
Current Year	\$809,500.00	\$809,500.00	\$0.00	\$809,500.00

2017 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.

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That I, MAHRUKH S. HUSSAIN, Vice President of McDonald's Corporation, a Delaware corporation, whose principal place of business is One McDonald's Plaza, Oak Brook, Illinois 60523, being desirous of appointing an attorney-in-fact to act on behalf of the corporation, do hereby nominate, constitute and appoint Michael Motta, Development Director, Tim Chess, Construction Manager, Melvin Mance, Regional Construction Manager, all members of the McDonald's Real Estate and Construction Department at its regional office location at 10150 Highland Manor Drive, Suite 470, Tampa, FL 33610 as true and lawful attorney-in-fact with the following powers for and on behalf of McDonald's Corporation, a Delaware corporation regarding the following

- 1. To prepare, file, execute and otherwise prosecute any and all types of applications for rezoning, special use permits, subdivisions, variances and any other land use matter necessary for the construction, remodel and development of McDonald's restaurants located in the State of Florida.
2. To appear before administrative and legislative bodies, to present testimony to such bodies and to otherwise represent McDonald's Corporation, a Delaware corporation in zoning and other land use hearings in cities, municipalities and counties located in the State of Florida.
3. To do any other act on behalf of McDonald's Corporation, a Delaware corporation with regard to land use applications and procedures involved in the construction, remodel and development of McDonald's restaurants in the State of Florida.
4. To exercise all powers and to do all acts on behalf of McDonald's Corporation, a Delaware corporation deemed by said attorney-in-fact to be incidental to, or necessary or appropriate to carry into full effect the foregoing powers, hereby ratifying and confirming all that said attorney can lawfully do or cause to be done by virtue hereof.

This power of attorney shall remain in full force and effect until revoked by me provided further that said revocation shall be of no effect in respect to parties acting or things done in reliance herein prior to the actual receipt by them of written notice of said revocation. This power of attorney shall terminate one (1) year from the date hereof unless sooner revoked by me.

In witness whereof, I have executed this agreement this 21st day of August, 2017.

ATTEST:

McDONALD'S CORPORATION, a Delaware corporation

Kathleen R. Madigan, Managing Counsel

By: Mahrukh S. Hussain, Vice-President

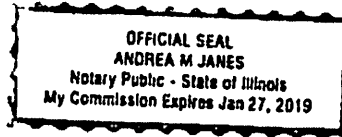
STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I Andrea Janes, a Notary Public in and for the said county and state aforesaid, DO HEREBY CERTIFY that Mahrukh S. Hussain, Vice President and Kathleen R. Madigan, Managing Counsel of McDonald's Corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of August, 2017.

Andrea M. Janes, Notary Public

My commission expires: 1.27.2019



Document #1644590-V-2

This is a true and certified copy of the original Power of Attorney.

Jenny A. Joiner - Notary





DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

[Previous On List](#) [Next On List](#) [Return to List](#)

mcDonald's corp

Search

[Events](#) [Name History](#)

Detail by Entity Name

Foreign Profit Corporation
MCDONALD'S CORPORATION

Cross Reference Name

MCDONALD'S CORPORATION

Filing Information

Document Number	842255
FEI/EIN Number	36-2361282
Date Filed	12/29/1978
State	DE
Status	ACTIVE
Last Event	DROPPING DBA
Event Date Filed	12/09/1996
Event Effective Date	NONE

Principal Address

ONE MCDONALD'S PLZ
OAK BROOK, IL 60523

Changed: 01/05/2006

Mailing Address

711 JORIE BLVD
OAK BROOK, IL 60523

Changed: 03/22/2018

Registered Agent Name & Address

PRENTICE-HALL CORPORATION SYSTEM, INC.

1201 HAYES ST
STE 105
TALLAHASSEE, FL 32301

Address Changed: 04/01/1994

Officer/Director Detail

Name & Address

Title CEO

Easterbrook, Stephen
ONE MCDONALD'S PLZ
OAK BROOK, IL 60523

Title CFO

OZAN, KEVIN
ONE MCDONALD'S PLZ
OAK BROOK, IL 60523

Title Asst. Secretary

MILLER, MARCY
ONE MCDONALD'S PLZ
OAK BROOK, IL 60523

Title VP

HUSSAIN, MAHRUKH S
ONE MCDONALD'S PLZ
OAK BROOK, IL 60523

Title Asst. Secretary

Madigan, Kathleen R
ONE MCDONALD'S PLZ
OAK BROOK, IL 60523

Title Treasurer

Matusinec , KAREN A
ONE MCDONALD'S PLZ
OAK BROOK, IL 60523

Annual Reports

Report Year	Filed Date
2016	03/15/2016

2017 05/09/2017
 2018 03/22/2018

Document Images

03/22/2018 -- ANNUAL REPORT	View image in PDF format
05/09/2017 -- ANNUAL REPORT	View image in PDF format
08/22/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
04/04/2014 -- ANNUAL REPORT	View image in PDF format
02/25/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
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01/20/2009 -- ANNUAL REPORT	View image in PDF format
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01/27/2003 -- ANNUAL REPORT	View image in PDF format
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04/16/1999 -- ANNUAL REPORT	View image in PDF format
04/16/1998 -- ANNUAL REPORT	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
04/18/1995 -- ANNUAL REPORT	View image in PDF format

[Previous On List](#) [Next On List](#) [Return to List](#)

mcdonald's corp

[Events](#) [Name History](#)

LEGEND:
 [Symbol] Proposed Left Turn Lanes
 [Symbol] Concrete Sidewalk
 [Symbol] Heavy Left Turn Lanes

SITE DATA INFORMATION:
 PROJECT NAME: JACKSONVILLE JACKSONVILLE
 PROJECT ADDRESS: 10000000000000000000
 PROJECT CITY: JACKSONVILLE
 PROJECT STATE: FLORIDA
 PROJECT ZIP: 32202
 PROJECT COUNTY: DUVAL
 PROJECT DISTRICT: 10000000000000000000

ASBESTOS/LEAD INFORMATION:
 DATE: 10/10/2011
 BY: G. Hancock

EXISTING LAND INFORMATION:
 EXISTING ZONING: 10000000000000000000
 EXISTING USE: 10000000000000000000
 EXISTING AREA: 10000000000000000000
 EXISTING PERMITS: 10000000000000000000

ADJUSTMENTS:
 ADJUSTMENT 1: 10000000000000000000
 ADJUSTMENT 2: 10000000000000000000
 ADJUSTMENT 3: 10000000000000000000

ADJUSTED INFORMATION:
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 ADJUSTED PERMITS: 10000000000000000000

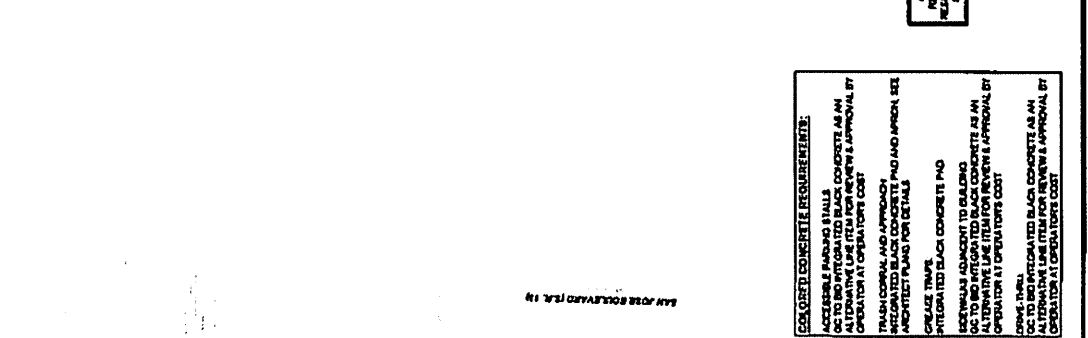
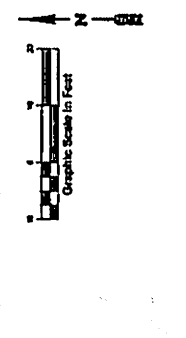
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 ADJUSTED USE: 10000000000000000000
 ADJUSTED AREA: 10000000000000000000
 ADJUSTED PERMITS: 10000000000000000000



CONCRETE REQUIREMENTS:
 ACCESSIBLE PARKING WALLS
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

CONCRETE REQUIREMENTS:
 TRUCKS, TRAILERS, AND APPROACH
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

CONCRETE REQUIREMENTS:
 DRIVE TRAYS
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

CONCRETE REQUIREMENTS:
 SIDEWALKS ADJACENT TO BUILDING
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

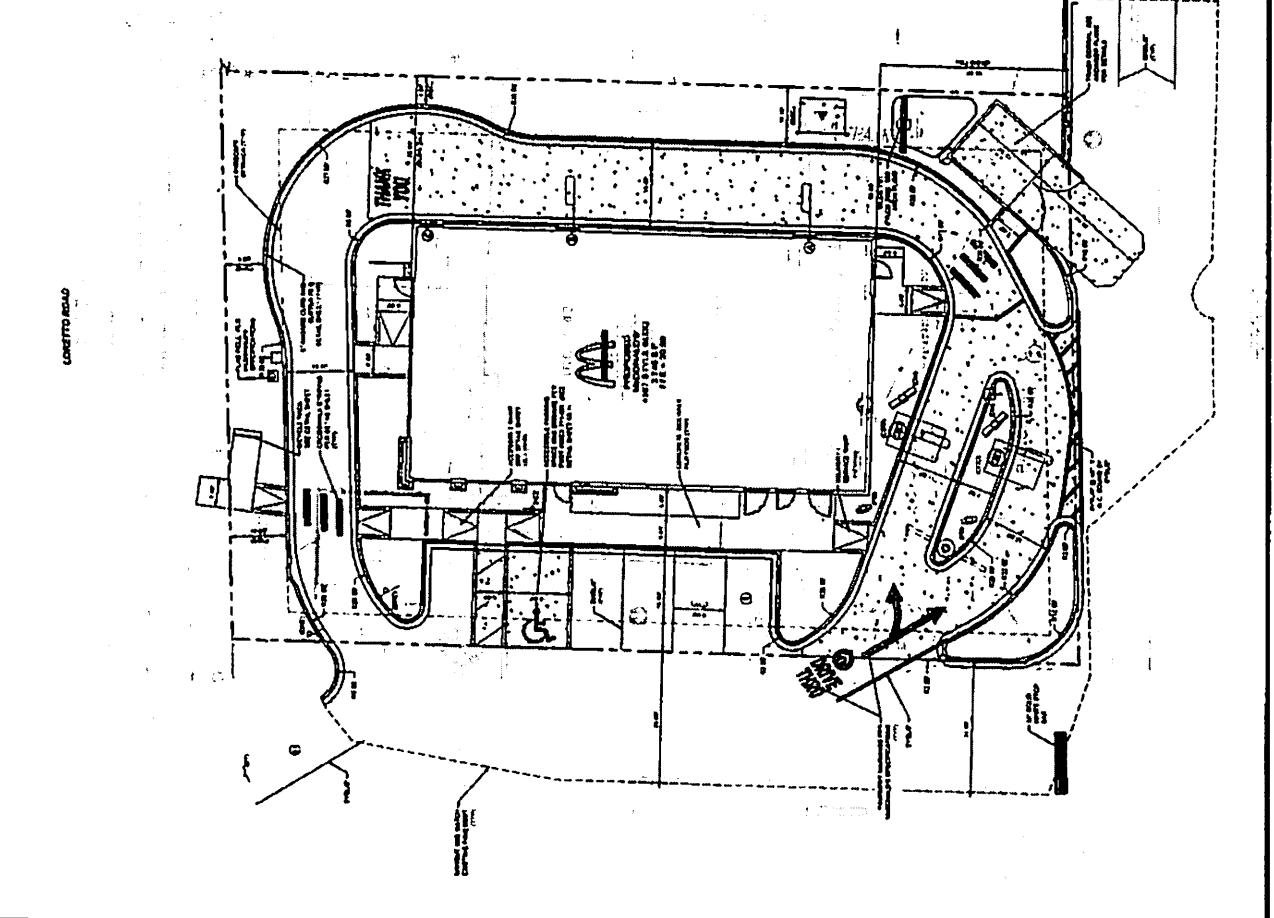
CONCRETE REQUIREMENTS:
 SIDEWALKS ADJACENT TO DRIVEWAYS
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

CONCRETE REQUIREMENTS:
 SIDEWALKS ADJACENT TO DRIVEWAYS
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

CONCRETE REQUIREMENTS:
 SIDEWALKS ADJACENT TO DRIVEWAYS
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

CONCRETE REQUIREMENTS:
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 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.

CONCRETE REQUIREMENTS:
 SIDEWALKS ADJACENT TO DRIVEWAYS
 100% TO BE INTEGRATED BLACK CONCRETE AS AN ALTERNATIVE USE ITEM FOR REVIEW & APPROVAL BY OPERATOR AT OPERATOR'S COST.



101
Sheet No. 1
BOUNDARY & TOPOGRAPHIC SURVEY
(ALTANSPS LAND TITLE SURVEY)
McDONALD'S
FOR
ALSO BEING AN
ALTANSPS LAND TITLE SURVEY
L/C 009-0513
LNG IN
11822 SAN JOSE BOULEVARD
LYNG IN
SECTION 39-TOWNSHIP 4 SOUTH-RANGE 27 EAST
CITY OF JACKSONVILLE, FLORIDA

Legal Description: Section 39, Township 4 South, Range 27 East, City of Jacksonville, Florida, containing approximately 118.22 acres of land, more or less, as shown on the attached plat.

Survey Data:

Point	Distance	Bearing	Remarks
1	100.00	N 00° 00' 00" W	Iron Pipe
2	100.00	S 00° 00' 00" E	Iron Pipe
3	100.00	S 00° 00' 00" E	Iron Pipe
4	100.00	N 00° 00' 00" W	Iron Pipe



McDONALD'S
FOR
ALSO BEING AN
ALTANSPS LAND TITLE SURVEY
L/C 009-0513
LNG IN
11822 SAN JOSE BOULEVARD
LYNG IN
SECTION 39-TOWNSHIP 4 SOUTH-RANGE 27 EAST
CITY OF JACKSONVILLE, FLORIDA

Legal Description: Section 39, Township 4 South, Range 27 East, City of Jacksonville, Florida, containing approximately 118.22 acres of land, more or less, as shown on the attached plat.

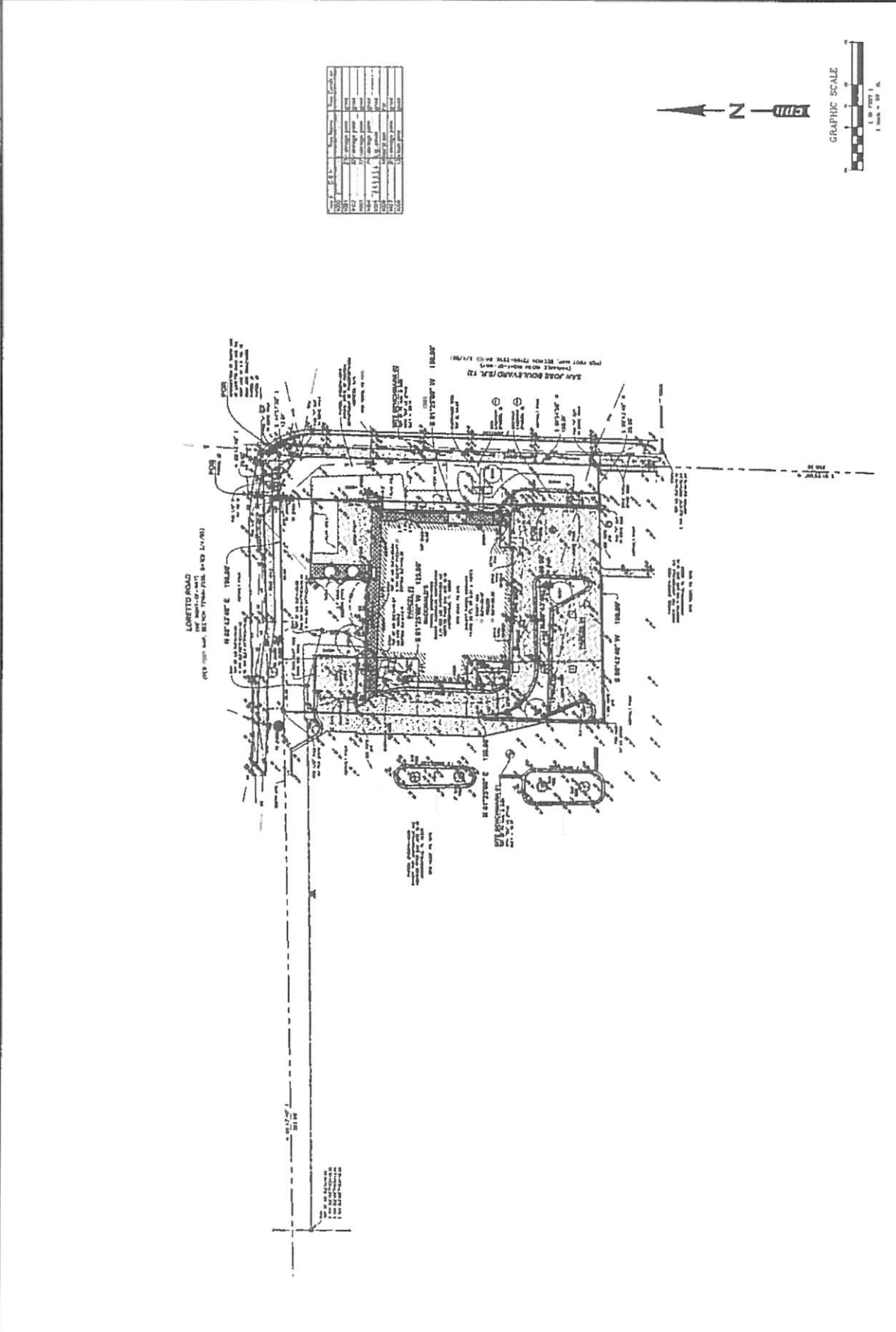
Survey Data:

Point	Distance	Bearing	Remarks
1	100.00	N 00° 00' 00" W	Iron Pipe
2	100.00	S 00° 00' 00" E	Iron Pipe
3	100.00	S 00° 00' 00" E	Iron Pipe
4	100.00	N 00° 00' 00" W	Iron Pipe

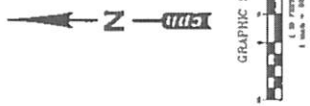
NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY SURVEY
2	11/11/11	FINAL SURVEY
3	11/11/11	AS-BUILT SURVEY
4	11/11/11	REVISIONS
5	11/11/11	REVISIONS
6	11/11/11	REVISIONS
7	11/11/11	REVISIONS
8	11/11/11	REVISIONS
9	11/11/11	REVISIONS
10	11/11/11	REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY
 (ALTA'S PLAT AND TITLE SURVEY)
McDonald's
 1432 EAST JOSE BOULEVARD
 SECTION 26, TOWNSHIP 6 SOUTH, RANGE 11 EAST
 CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 L.C. 88-0413
 11/11/11
 11/11/11

Sheet No. **2** of 3



NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY SURVEY
2	11/11/11	FINAL SURVEY
3	11/11/11	AS-BUILT SURVEY
4	11/11/11	REVISIONS
5	11/11/11	REVISIONS
6	11/11/11	REVISIONS
7	11/11/11	REVISIONS
8	11/11/11	REVISIONS
9	11/11/11	REVISIONS
10	11/11/11	REVISIONS



NOTE:
 THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE EXISTING SURVEY DATA IS CORRECT AND ACCURATE.
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THIS SURVEY.
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