

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER 2020-136 / SW-20-01

APRIL 7, 2020

Location: 5140 University Boulevard (SR 13)
Between Richards Street and Philips Highway

Real Estate Number: 153055-0020, 153054-0020

Waiver Sought: Increase sign size from 61 square feet to 70.75 square feet

Current Zoning District: Planned Unit Development (PUD 2006-1116)

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

Planning District: 3-Southeast

Applicant/Agent: Steve Diebenow, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Store Master Funding XI, LLC
8377 East Hartford Drive, Suite 100
Scottsdale, Arizona 85255

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2020-136 (SW-20-01)** seeks to increase the maximum sign size from 61 square feet to 70.75 square feet. The applicant intends to install a new larger sign to replace the existing sign.

The 3.3 acre parcel was zoned to PUD in 2006 for Pet Paradise, a pet boarding and grooming business. The City Council attached a condition which required all signs in the PUD to comply with the Commercial Community General (CCG) sign regulations. Under these regulations, any sign on University Boulevard is allowed one square foot in area for each linear foot of street frontage up to a maximum of 300 square feet. At the time the Ordinance was enacted, the parcel had 183 feet of frontage on University Boulevard, meaning the identity sign could be 183 square feet in area.

However the property owner subdivided and sold the eastern portion, leaving Pet Paradise with 61.83 feet of frontage allowing Pet Paradise to install the existing 61 square foot sign.

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 in that all other signs along University Boulevard appear to meet the sign regulations for the zoning district. Although approval of the sign waiver may set a precedence for other businesses to apply to enlarge their signs, the 9.75 square feet increase is minimal compared to existing signs in 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 existing sign is conforming to the Zoning Code. It appears other signs in the area are conforming. However approval of the waiver will make the sign non-conforming.

- (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 size 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 the original pylon sign, and will not be injurious to the rights of others.

- (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. Considering that University Boulevard is classified as a Principal Arterial commercial corridor, it is unlikely that the replacing a previously approved internally illuminated pylon 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 the existing conforming signage has existed at this location without causing any adverse effects. However, Staff believes that allowing a larger sign than is normally allowed would create more opportunities for waivers from surrounding businesses.

- (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 size of the proposed sign. However the physical limitation is self-imposed by the property owner when the parcel was subdivided and sold to another owner.

- (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?*

Staff finds no evidence the request is based on a desire to reduce the costs associated with compliance. The applicant is requesting the additional square footage to add the words "Boarding, Day Camp, Grooming and Veterinary Care" to the sign.

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

No, the request is not 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?*

No. Staff has no evidence the proposed request accomplish a result in the public interest nor that it will further the preservation of any natural resources.

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

No. The applicant is proposing a new sign to replace the existing conforming sign. Ensuring the proposed sign complies with the Code will not significantly increase the cost of the sign. Staff contends that approving the waiver for a larger sign may devalue the benefits of complying with the strict letter of the Code.

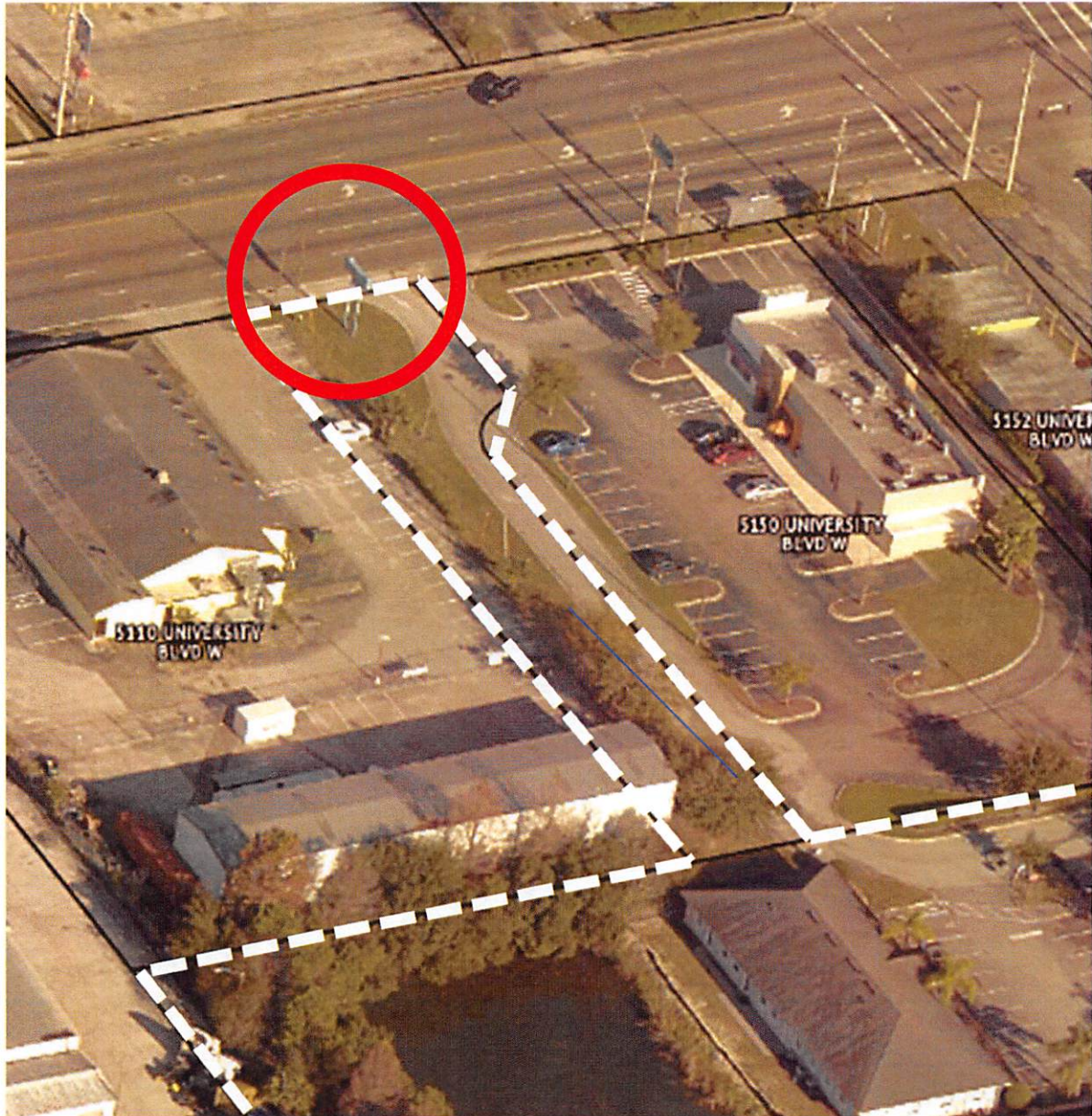
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 6, 2020, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



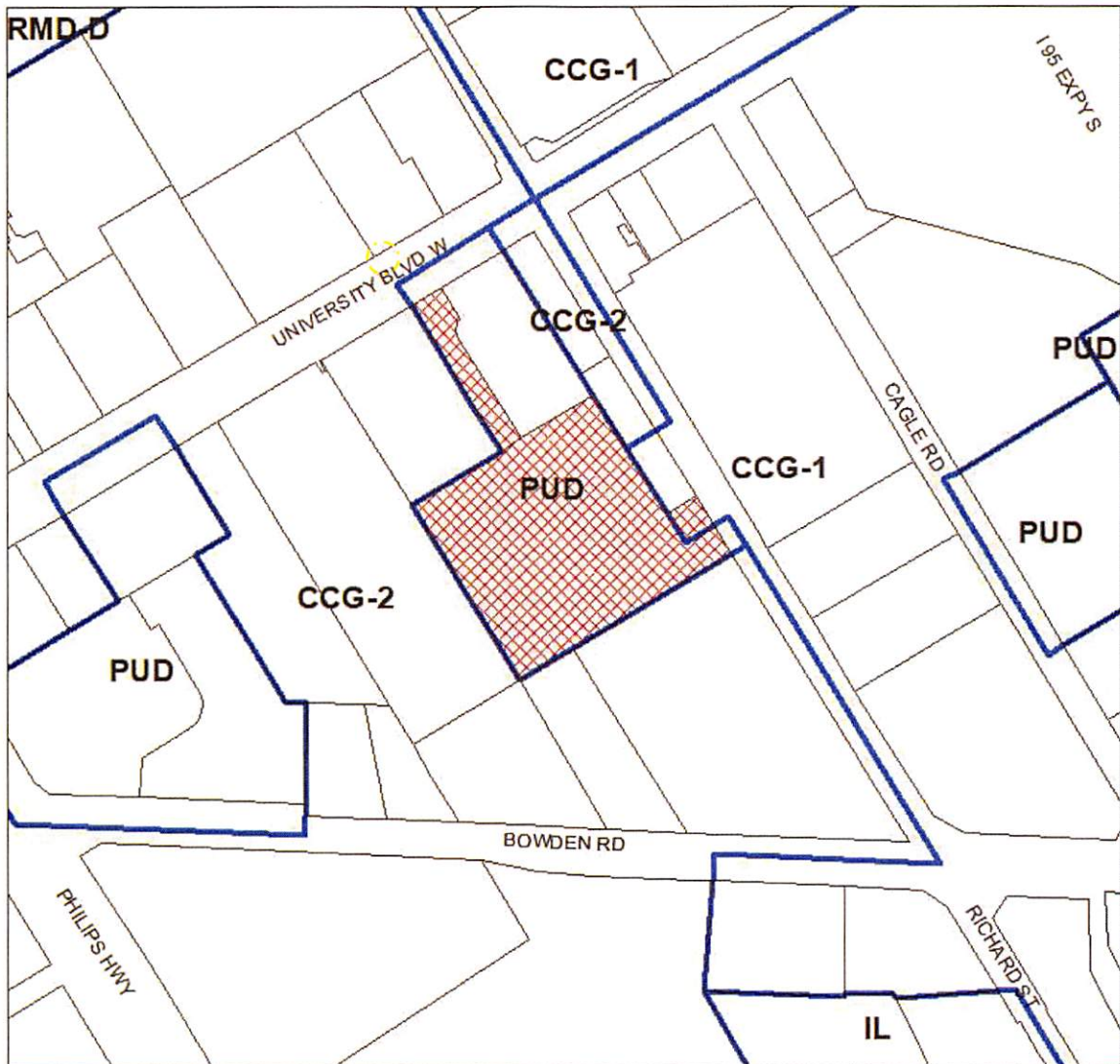
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver 2020-136 / SW-20-01 be **APPROVED**.



Aerial view of subject property.

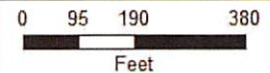
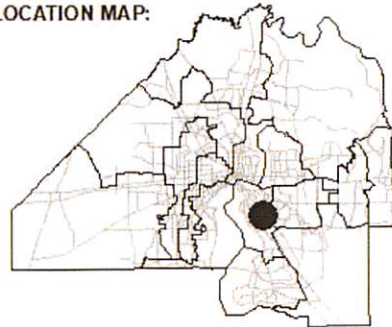




REQUEST SOUGHT:

INCREASE MAXIMUM SIZE OF SIGN FROM 61 SQ FT TO 70.75 SQ FT

LOCATION MAP:



COUNCIL DISTRICT:

5

APPLICATION NUMBER

SW-20-01

**EXHIBIT 2
 PAGE 1 OF 1**

Date Submitted:	12/18/19
Date Filed:	1/17/2020

Application Number:	SW-20-01
Public Hearing:	

RECEIVED
 DEC 19 2019
 ZONING SECTION

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:	PUD 00-1116	Current Land Use Category: CCC
Council District:	5	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code:		
Notice of Violation(s): NONE.		
Neighborhood Associations: SOUTHEAST.		
Overlay: PA.		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post: 2	Amount of Fee: 1,369	Zoning Asst. Initials: JBH

PROPERTY INFORMATION	
1. Complete Property Address: 5140 University Blvd W and 0 University Blvd W, Jacksonville, FL 32216	2. Real Estate Number: 153055-0020 and 153054-0020
3. Land Area (Acres): 3.62	4. Date Lot was Recorded:
5. Property Located Between Streets: Philips Hwy and Richard St	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 61 sq. ft. to 70.75 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 _____ feet to _____ feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
 American Pet Resorts, LLC (dba Pet Paradise Resort and Day Spa)

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: Store Master Funding XI, LLC	11. E-mail:
12. Address (including city, state, zip): 8377 E. Hartford Dr., Ste 100 Scottsdale, AZ 85255	13. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)

14. Name: Steve Diebenow and Cyndy Trimmer	15. E-mail: sdlebenow@drivermcafee.com and ctrimmer@drivermcafee.com
16. Address (including city, state, zip): One Independent Drive, Ste 1200 Jacksonville, FL 32202	17. Preferred Telephone: (904) 301-1269

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 separate sheet.

APPLICATION FOR SIGN WAIVER STANDARDS AND CRITERIA

Applicant seeks a sign waiver to increase the size of their sign by less than 10 square feet. The attached sign photo shows the existing site condition. The application packet also includes a depiction of the proposed sign after the logo has been updated and larger box signs have been created to list additional services. This depiction also provides measurements for the proposed sign. The total sign square footage after updating will be 70.75 square feet. The property sits on a flag lot with a total of 61 feet of frontage. Accordingly, the proposed sign is slightly larger than the maximum permitted pursuant to Section 656.1303 of the Zoning Code, so a sign waiver is required.

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. The purpose of this sign waiver is to permit an updated sign that is less than 10 square feet larger than the maximum size currently permitted on the property. The additional square footage will allow the Applicant to list additional services on their sign and will not materially alter the character of the existing Pet Paradise signage. As such, the proposed sign will remain consistent with the existing character of 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. The proposed sign is very similar to the conforming pylon sign that is currently located on University Boulevard. The proposed features do not detract from the specific intent of the zoning ordinance and do not promote the existence of any possible nonconforming signs in the vicinity. The zoning ordinance allows businesses an on-site sign to identify the use of their property. The Applicant's business is accessible from University Boulevard via a right-of-way and thus, its only presence on University Boulevard is its sign. While the existing zoning ordinance allows for only one square foot of sign for each foot of street frontage, the Applicant's signage rights are constricted due to the fact that their lot is flag shaped with limited frontage along University Boulevard. Moreover, the Applicant's properties are surrounded by businesses with more street frontage on University Boulevard which allow for larger signs than that proposed by Applicant.

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. There already exists a pylon sign on the property that is materially similar to the proposed sign. Applicant only seeks to increase the maximum size of what already exists by less than 10 square feet to allow Applicant to list additional services on their sign. Additionally, Applicant proposes an updated sign that includes a faux stone façade and columns in addition to a recessed flower bed, which will be an aesthetic improvement from the current sign on a very busy commercial corridor.

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 current sign is an internally LED-illuminated pylon sign, and Applicant proposes a slightly larger internally LED-illuminated pylon sign that is generally of the same shape, color, and character as the current

sign. As no new illumination is being provided in connection with the proposed sign, there will be no objectionable or excessive light, glare or shadows created through the addition of box sign space to list additional services. The proposed sign is entirely consistent with the commercial signage typically found along University Boulevard.

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 not have any impact on public health, safety or welfare, nor result in public expense, nuisance or conflict with applicable law. As previously shown, the proposed sign is entirely consistent with the commercial signage typically found along University Boulevard.

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. Imposition of the strict letter of the sign ordinance is impractical and unduly burdensome in the context of Applicant's street frontage on University Boulevard. The existing code permits one street frontage sign per lot, not exceeding one square foot of signage for each linear foot of road frontage. Under the current zoning code, Applicant would be limited to a sign of no more than 61 square feet due to the fact that Applicant has a flag shaped lot with limited road frontage. The total square footage contemplated in the attached application is within 10 square feet of the allowable limit. The zoning code is not intended to limit a business owner's ability to have a reasonable sign on its site that identifies the use of the property. Applicant only seeks a sign waiver to minimally increase the maximum size to allow Applicant to list additional services on their sign. Application of the strict letter of the zoning code to Applicant's flag lot would limit Applicant's ability to clearly identify the uses associated with their business and property.

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?

The request is not based in any way upon a desire to reduce the costs associated with compliance. Applicant has limited its request only to what square footage is required to list additional services and to provide more aesthetic features on its new sign. No further concessions are requested in connection with this application.

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

No. The request is not the result of a violation.

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?

Yes. The request could be determined to be in the public interest by improving the appearance of signage along University Boulevard and providing for consistency and continuity for patron recognition, orientation and advertising from all nearby traffic and pedestrian routes.

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

This request is not based upon cost of compliance or financial burden. Instead, the request is based on Applicants desire to more fully list its services on its University Boulevard sign.

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: <u>Cyndy Trimmer</u> Signature: 
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

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 A
Property Ownership Affidavit

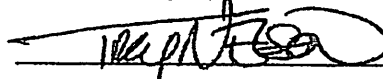
City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Property Ownership Affidavit for 5130 University Blvd. W, 5140 University Blvd. W, and 0 University Blvd. W, Jacksonville, FL 32216 (RE#'s 153055 0020 and 153054 0020)

Ladies and Gentlemen:

I, Troy Nelson, as Vice President of STORE Master Funding XI, LLC, a Delaware limited liability company, hereby certify that said entity is the Owner of the properties described in **Exhibit 1**, in connection with filing application for sign waiver, submitted to the Jacksonville Planning and Development Department.

STORE MASTER FUNDING XI, LLC, a Delaware limited liability company

By: 

Signed

**Troy Nelson
Vice President**

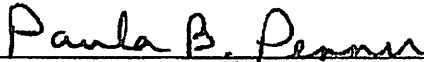
Printed

Title

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing affidavit was sworn and subscribed before me this 2ND day of DECEMBER, 2019, by TROY NELSON, as VP of Store Master Funding XI, LLC, a Delaware limited liability company, who is personally known to me or has produced ___ as identification.


(Notary Signature)

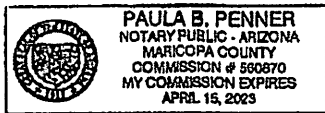


EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Agent Authorization for 5130 University Blvd. W, 5140 University Blvd. W,
and 0 University Blvd. W, Jacksonville, FL 32216 (RE#'s 153055 0020 and
153054 0020)**

Ladies and Gentlemen:

You are hereby advised that Troy Nelson, as Vice President of STORE Master Funding XI, LLC, a Delaware limited liability company, hereby authorize and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for sign waiver, and such other entitlements as may be required for the above referenced properties and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department. Such authorization is only granted in connection with the monument sign.

STORE MASTER FUNDING XI, LLC, a Delaware limited liability company

By: 

Signed

**Troy Nelson
Vice President**

Printed

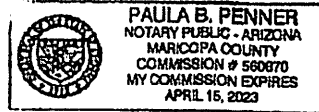
Title

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing affidavit was sworn and subscribed before me this 2ND day of DECEMBER, 2019, by TROY NELSON, as VP of Store Master Funding XI, LLC, a Delaware limited liability company, who is personally known to me or has produced ___ as identification.


(Notary Signature)



LEGAL DESCRIPTION

November 22, 2019

Address: 5130 & 5140 University Boulevard West, Jacksonville, Florida 32216

Legal Description:

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

PARCEL 1:

A PART OF FARM LOT 26, BOWDEN FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 91, OF THE URRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF FARM LOT 26; THENCE NORTH 58°48'10" EAST, ALONG THE SOUTHEASTERLY LINE THEREOF A DISTANCE OF 220.00 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5177, PAGE 292, OF THE AFORESAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 31°16'30" WEST, ALONG THE NORTHEASTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 354.97 FEET THENCE NORTH 58°48'30" EAST, ALONG THE SOUTHEASTERLY LINE OF OFFICIAL RECORDS VOLUME 6195, PAGE 1583, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 31°16'30" WEST, ALONG THE NORTHEASTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 299.91 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST, STATE ROAD NO. 109, FORMERLY LOVEGROVE ROAD AND HOGAN ROAD, RIGHT OF WAY WIDTH VARIES; THENCE NORTH 58°50'10" EAST, ALONG SAID RIGHT OF WAY A DISTANCE OF 61.83 FEET; THENCE SOUTH 31°16'30" EAST, A DISTANCE OF 65.82 FEET TO A POINT OF NON TANGENT CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 30 FEET; THENCE ALONG THE ARC OF SAID CURVE A CHORD BEARING OF SOUTH 11°19'15" WEST, AND A CHORD DISTANCE OF 31.29 FEET AND AN ARC DISTANCE OF 32.92 FEET; THENCE SOUTH 31°16'30" EAST, A DISTANCE OF 211.00 FEET THENCE SOUTH 58°48'30" WEST, A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF FARM LOT 26, BOWDEN FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 91, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF FARM LOT 26; THENCE NORTH 58°48'10" EAST, ALONG THE SOUTHEASTERLY LINE THEREOF A DISTANCE OF 220.00 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5177, PAGE 292, OF THE AFORESAID CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 31°16'30" WEST, ALONG THE NORTHEASTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 354.97 FEET; THENCE NORTH 58°48'30" EAST, ALONG THE SOUTHEASTERLY LINE OF OFFICIAL RECORDS VOLUME 6195, PAGE 1583, A DISTANCE OF 185.00 FEET TO A POINT; THENCE CONTINUE NORTH 58°48'30" EAST, A DISTANCE OF 189.56 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF OFFICIAL RECORDS VOLUME 792, PAGE 306, OF THE SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 31°16'30" EAST, ALONG THE SOUTHWESTERLY LINE OF THE LAST DESCRIBED LANDS A DISTANCE OF 234.06 FEET THENCE NORTH 58°48'10" EAST, A DISTANCE OF 58.20 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF RICHARD STREET AS ESTABLISHED BY OFFICIAL RECORDS VOLUME 2585, PAGE 896 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 31°16'30" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF FARM LOT 26; THENCE SOUTH 58°48'10" WEST, ALONG SAID LINE A DISTANCE OF 432.76 FEET TO THE POINT OF BEGINNING.

STORE MASTER FUNDING XI LLC
 C/O PET PARADISE
 1551 ATLANTIC BLVD SUITE 200
 JACKSONVILLE, FL 32207

Primary Site Address
 5140 W UNIVERSITY BLVD
 Jacksonville FL 32216

Official Record Book/Page
 18475-00470

Title #
 7505

5140 W UNIVERSITY BLVD

Property Detail

RE #	153055-0020
Tax District	GS
Property Use	1991 Office Medical
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02831 BOWDEN FARMS S/D
Total Area	143923

Value Summary

Value Description	2019 Certified	2020 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$306,769.00	\$306,769.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,575,500.00	\$1,575,500.00
Assessed Value	\$1,575,500.00	\$1,575,500.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,575,500.00	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

SJRWD/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
18475-00470	7/20/2018	\$4,860,000.00	SW - Special Warranty	Unqualified	Improved
15467-00879	10/12/2010	\$2,002,100.00	SW - Special Warranty	Unqualified	Improved
13643-01620	10/25/2006	\$655,000.00	SW - Special Warranty	Unqualified	Vacant
13643-01617	10/25/2006	\$100.00	QC - Quit Claim	Unqualified	Vacant
11472-01210	10/14/2003	\$100.00	QC - Quit Claim	Unqualified	Vacant
11380-01392	9/8/2003	\$100.00	SW - Special Warranty	Unqualified	Vacant
10422-01496	3/21/2002	\$100.00	QC - Quit Claim	Unqualified	Vacant
10422-01492	3/21/2002	\$30,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCBC1	Fence Chain Barbed	1	0	0	118.00	\$595.00
2	PVAC1	Paving Asphalt	1	0	0	18,352.00	\$11,947.00
3	PVCC1	Paving Concrete	1	0	0	4,960.00	\$8,379.00
4	LPMCI	Light Pole Metal	1	0	0	4.00	\$2,082.00
5	LITC1	Lighting Fixtures	1	0	0	4.00	\$809.00
6	FCLC1	Fence Chain Link	1	0	0	694.00	\$8,445.00
7	PLXC5	Pools Sq Ft	1	0	0	576.00	\$20,358.00
8	PVAC1	Paving Asphalt	2	0	0	3,078.00	\$2,290.00
9	PVCC1	Paving Concrete	2	0	0	256.00	\$538.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	90,169.00	Square Footage	\$306,575.00
2	9607	RETENTION POND	CCG-1	0.00	0.00	Common	1.14	Acreage	\$194.00

Legal

LN	Legal Description
1	6-91 56-3S-27E 3.21
2	BOWDEN FARMS S/D
3	PT FARM 26 RECD O/R 18475-470
4	BEING PARCEL 2

Buildings

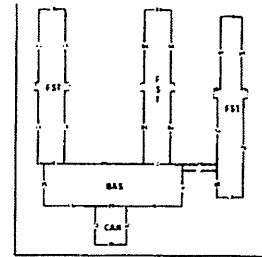
Building 1

Building 1 Site Address
5140 W UNIVERSITY BLVD Unit
Jacksonville FL 32216

Building Type	1901 - OFFICE MEDICAL
Year Built	2007
Building Value	\$660,853.00

Type	Gross Area	Heated Area	Effective Area
Finished Storage	2836	0	1418
Finished Storage	3080	0	1540
Finished Storage	2836	0	1418
Base Area	4025	4025	4025
Canopy	140	0	35
Canopy	832	0	208
Total	13749	4025	8644

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry
Celling Wall Finish	6	6 NS Cell Wall Fln



Element	Code	Detail
Stories	1.000	
Baths	138.000	
Rooms / Units	15.000	
Avg Story Height	10.000	

2019 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	\$1,575,500.00	\$0.00	\$1,575,500.00	\$16,429.42	\$18,026.71	\$17,032.42
Public Schools: By State Law	\$1,575,500.00	\$0.00	\$1,575,500.00	\$5,808.22	\$6,147.60	\$5,980.60
By Local Board	\$1,575,500.00	\$0.00	\$1,575,500.00	\$3,227.90	\$3,541.72	\$3,323.67
FL Inland Navigation Dist.	\$1,575,500.00	\$0.00	\$1,575,500.00	\$45.95	\$50.42	\$47.90
Water Mgmt Dist. SJRWMD	\$1,575,500.00	\$0.00	\$1,575,500.00	\$367.88	\$380.33	\$380.33
Gen Gov Voted	\$1,575,500.00	\$0.00	\$1,575,500.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,575,500.00	\$0.00	\$1,575,500.00	\$0.00	\$0.00	\$0.00
			Totals	\$25,879.37	\$28,146.78	\$26,764.92
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$1,435,900.00	\$1,435,900.00	\$0.00	\$1,435,900.00		
Current Year	\$1,575,500.00	\$1,575,500.00	\$0.00	\$1,575,500.00		

2019 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.

- [2019](#)
- [2018](#)
- [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](#)

STORE MASTER FUNDING XI LLC
 C/O PET PARADISE
 1551 ATLANTIC BLVD SUITE 200
 JACKSONVILLE, FL 32207

Primary Site Address
 0 W UNIVERSITY BLVD
 Jacksonville FL 32216

Official Record Book/Page
 18475-00470

Tile #
 7505

0 W UNIVERSITY BLVD

Property Detail

RE #	153054-0020
Tax District	GS
Property Use	9400 Right-Of-Way
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02831 BOWDEN FARMS S/D
Total Area	13800

Value Summary

Value Description	2019 Certified	2020 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$5,120.00	\$5,120.00
Land Value (Market)	\$320.00	\$320.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$5,440.00	\$5,440.00
Assessed Value	\$5,440.00	\$5,440.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$5,440.00	See below

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Taxable Values and Exemptions – In Progress

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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
18475-00470	7/20/2018	\$4,860,000.00	SW - Special Warranty	Unqualified	Vacant
15467-00879	10/12/2010	\$2,002,100.00	SW - Special Warranty	Unqualified	Vacant
13643-01620	10/25/2006	\$655,000.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	7,181.00	\$5,120.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	9400	RIGHT-OF-WAY & STS	CCG-2	0.00	0.00	Common	0.32	Acreage	\$320.00

Legal

LN	Legal Description
1	6-91 56-3S-27E .32
2	BOWDEN FARMS
3	PT FARM 26 RECD O/R 18475-470
4	BEING PARCEL 1

Buildings

No data found for this section

2019 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	\$5,440.00	\$0.00	\$5,440.00	\$60.36	\$62.24	\$58.81
Public Schools: By State Law	\$5,440.00	\$0.00	\$5,440.00	\$21.34	\$21.23	\$20.65
By Local Board	\$5,440.00	\$0.00	\$5,440.00	\$11.86	\$12.23	\$11.48
FL Inland Navigation Dist.	\$5,440.00	\$0.00	\$5,440.00	\$0.17	\$0.17	\$0.17
Water Mgmt Dist. SJRWMD	\$5,440.00	\$0.00	\$5,440.00	\$1.35	\$1.31	\$1.31
Gen Gov Voted	\$5,440.00	\$0.00	\$5,440.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$5,440.00	\$0.00	\$5,440.00	\$0.00	\$0.00	\$0.00
Totals				\$95.08	\$97.18	\$92.42

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$5,275.00	\$5,275.00	\$0.00	\$5,275.00
Current Year	\$5,440.00	\$5,440.00	\$0.00	\$5,440.00

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Property Record Card (PRC)

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2019


2018

2017

2016

2015

2014

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

Detail by Entity Name

Foreign Limited Liability Company
STORE MASTER FUNDING XI, LLC

Filing Information

Document Number	M16000005946
FEI/EIN Number	81-2095979
Date Filed	07/25/2016
State	DE
Status	ACTIVE

Principal Address

8377 E. Hartford Dr.
STE 100
Scottsdale, AZ 85255

Changed: 04/06/2019

Mailing Address

8377 E. Hartford Dr.
STE 100
Scottsdale, AZ 85255

Changed: 04/06/2019

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Long, Catherine
8377 E. Hartford Dr.
STE 100
Scottsdale, AZ 85255

Title Manager

Bennett, Michael
8377 E. Hartford Dr.

STE 100
Scottsdale, AZ 85255

Title Manager

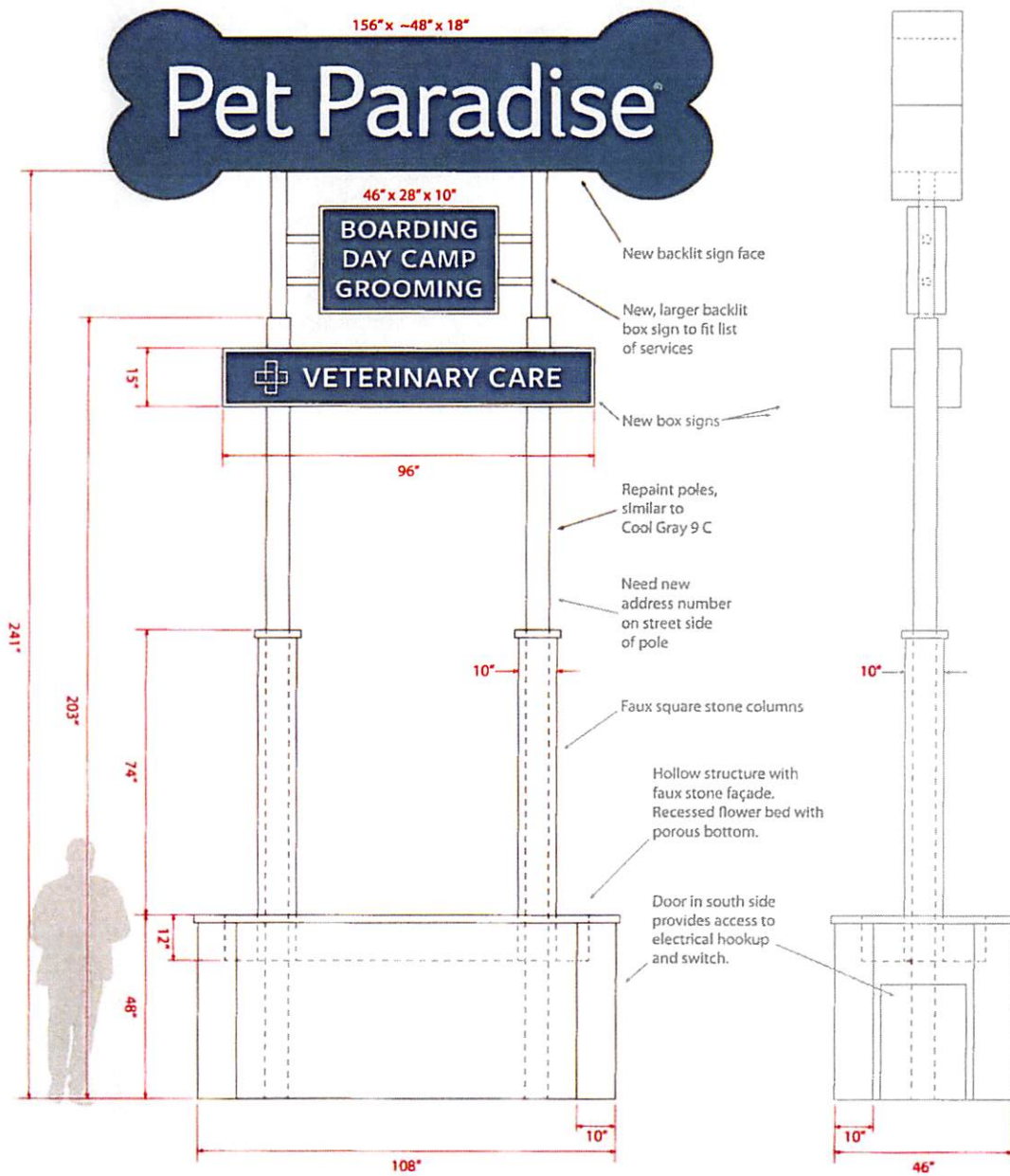
Volk, Christopher
8377 E. Hartford Dr.
STE 100
Scottsdale, AZ 85255

Annual Reports

Report Year	Filed Date
2017	04/26/2017
2018	04/10/2018
2019	04/06/2019

Document Images

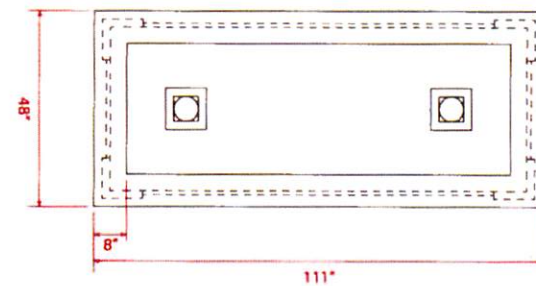
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07/25/2016 -- Foreign Limited	View image in PDF format



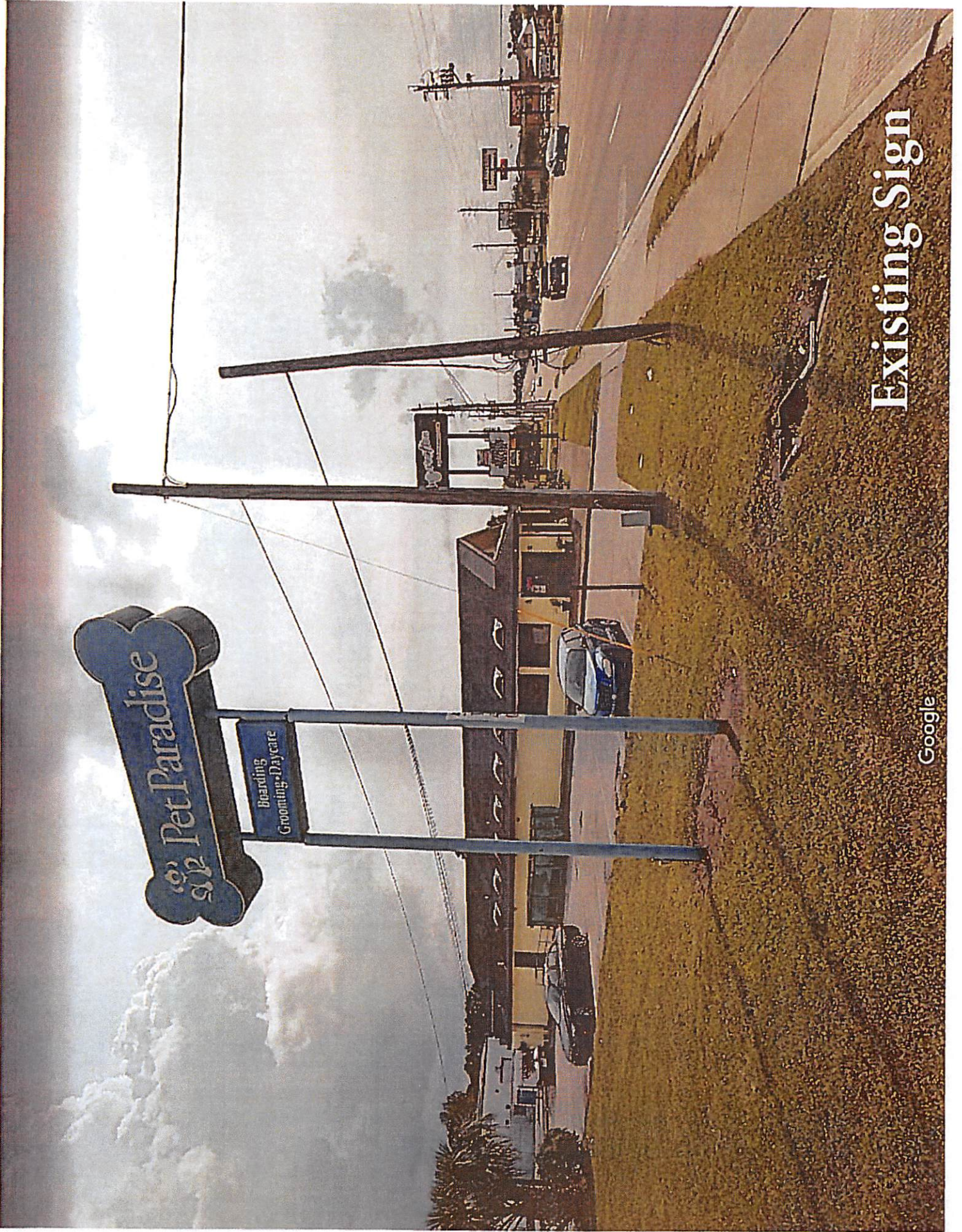
FRONT

SIDE

10% SCALE



TOP



Existing Sign

New paint color for bone:
Pantone 326 C



Updated logo
and wording



Larger box sign
to fit list of services,
painted Cool Gray 9 C

New box signs painted
Cool Gray 9 C



New paint color for
poles: Cool Gray 9 C

Need new
address number
on street side
of pole

Hollow structure with
faux stone façade.
Recessed flower bed.

Faux stone columns

Door in side
provides access to
electrical hookup
and switch.



Proposed Sign