

Date Submitted:	2/23/24 (earlier submit)
Date Filed:	3/27/24

Application Number:	SW-24-05
Public Hearing:	

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

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

For Official Use Only		
Current Zoning District:	PUD 2022-0151-E	Current Land Use Category: NC
Council District:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.1301		
Notice of Violation(s): none found		
Neighborhood Associations: Greater Hood Road Comm. Assoc.		
Overlay: NONE		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	2	Amount of Fee: \$1,222
		Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 10951 Old St. Augustine Rd. Jacksonville, FL 32257	2. Real Estate Number: 155665-0000
3. Land Area (Acres): .63	4. Date Lot was Recorded: 1/16/1986
5. Property Located Between Streets: Winderpark Ct & Losco Rd.	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.

Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 10' feet to 2' feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted? Alifha & pooja LLC

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: <u>Alifha & pooja LLC</u>	11. E-mail:
12. Address (including city, state, zip): <u>7545 Centurion Pkwy Ste 204 Jacksonville, FL 32256</u>	13. Preferred Telephone: <u>904-923-5129</u>

APPLICANT'S INFORMATION (if different from owner)

14. Name: <u>Taylor Sign & Design, Inc</u>	15. E-mail: <u>kvarn@taylorvignco.com</u>
16. Address (including city, state, zip): <u>4162 St. Augustine Rd. Jacksonville, FL 32207</u>	17. Preferred Telephone: <u>904-396-4652</u>

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?*

PLANNING AND DEVELOPMENT DEPARTMENT

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

The property located at 10951 Old St Augustine Rd has utility easements located on the North and South sides of the property. We tried to seek a JEA hold harmless agreement to place the monument sign right outside of the easement on the North end, however there is a force main that runs to the back of the property to service the Townhomes located behind the subject property. We were not able to meet the distance JEA requires the sign to be from that force main due to the driveway and the ravine that runs to a creek. The ravine further limits the location of the sign as there is not much flat area. We could seek a hold harmless for the South end of the property, but placing the sign on that end would be frivolous. There is a large amount of foliage that would block the sign as well as the entrance sign for the Townhomes.

Therefore, the best location for the sign is approximately 20 feet to the right of the entry drive. From the property line to the back of curb is 10 feet. The proposed sign is 7'-6" wide so a 2-foot setback would be necessary to accommodate the sign. There would be no issues with sight visibility for cars entering and exiting. Furthermore, it would be beneficial to vehicular traffic as the property is located on such a busy road. The visibility of the sign at the proposed location would allow oncoming traffic to safely identify the business before they are right at it to prevent anyone from slamming on their brakes to enter the site.

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.

PLANNING AND DEVELOPMENT DEPARTMENT

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.

<p>Owner(s) Print name: <u>Atul Patel</u> Signature: <u>[Signature]</u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Randy Taylor</u> Signature: <u>[Signature]</u></p>
<p>Owner(s) Print name: _____ Signature: _____</p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

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 – Limited Liability Company (LLC)

Date: 01/31/2024

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: 10951 Old Saint Augustine Rd Jacksonville RE#(s): 1556665-0000

To Whom it May Concern:

I, Atul Patel, as Managing Member of Alisha & Pooja LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for sign award submitted to the Jacksonville Planning and Development Department.

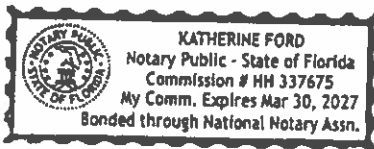
(signature) [Handwritten Signature]

(print name) Atul Patel

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 31 day of January, 2024, by Atul Patel, as owner of Alisha + Pooja, a Limited Liability Company, who is personally known to me or who has produced as identification and who took an oath.



[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Katherine Ford
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/30/2027

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 01/31/2024

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: 10951 Old Saint Augustine Rd Jacksonville RE#(s): 155665-0000

To Whom It May Concern:

You are hereby advised that Atul Patel as Managing Member of Alisha & Pooja LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Taylor Sign & Design, Inc 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) [Signature]

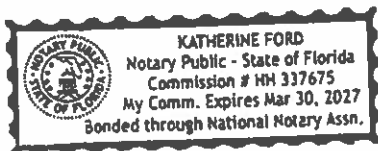
(print name) Atul Patel

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 31 day of January 2024, by Atul Patel, as owner, of Alisha + Pooja, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Katherine Ford
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3/30/2027

Prepared by and Return to:
Lawrence V. Ansbacher, Esquire
Ansbacher, Schneider & Trager, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

21138874

\$175000⁰⁰

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**
DONNA HELMING, a married person, as to an undivided one-half interest; and

PAM, L.L.C., a Florida limited liability company

c/o 3733 West University Boulevard, Suite 204
Jacksonville, FL 32217

2. **Grantee's name and address is:**
ALISHA & POOJA, LLC, a Florida limited liability company

7545 Centurion Parkway, Suite 204
Jacksonville, FL 32256

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

See Exhibit A attached hereto and by reference made a part hereof, together with all appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 155665-0000.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for (i) taxes subsequent to December 31, 2021; and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.
6. Grantor, Donna Helming, represents and warrants that the Property does not constitute nor is adjacent to the homestead or residence of such Grantor or a member of such Grantor's family

(Signatures appear on following page)

1st Witness: [Signature]
Print Name: Jer Lee

[Signature] (SEAL)
Donna Helming

2nd Witness: [Signature]
Print Name: LAWRENCE ANSBACHER

1st Witness: [Signature]
Print Name: CHERYLE E. SASSARD

PAM, L.L.C., A Florida Limited Liability Company

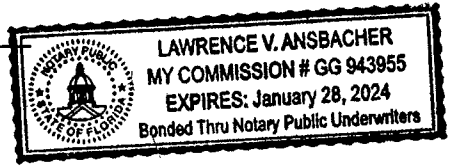
By: [Signature]
Pamela J. Newey, Its Manager

2nd Witness: [Signature]
Print Name: LAWRENCE ANSBACHER

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was witnessed and acknowledged before me by means of () physical presence or () online notarization this 15th day of September, 2022 by Donna Helming, a married person, () who is personally known to me or () who has produced _____ (Florida Driver's License) as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires:



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was witnessed and acknowledged before me by means of () physical presence or () online notarization this 14th day of September, 2022 by Pamela J. Newey, Manager of PAM, L.L.C., a Florida limited liability company, on behalf of such company, () who is personally known to me or () who has produced _____ (Florida Driver's License) as identification

[Signature]
Notary Public, State of Florida
My Commission Expires:

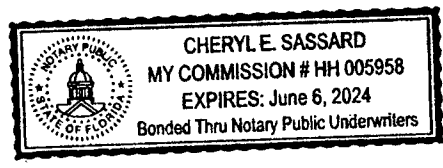


EXHIBIT A

A PART OF GOVERNMENT LOTS 3 AND 4, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, ALSO BEING IN THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 693, PAGE 589 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST ALONG A SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 693, PAGE 589, A DISTANCE OF 60.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 07 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST A DISTANCE OF 23.64 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 91.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.82 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 38 DEGREES 34 MINUTES 20 SECONDS WEST AND A CHORD DISTANCE OF 114.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77 DEGREES 33 MINUTES 11 SECONDS WEST A DISTANCE OF 75.26 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2914.83 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 194.04 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF NORTH 15 DEGREES 31 MINUTES 27 SECONDS WEST AND A CHORD DISTANCE OF 194.01 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 17 MINUTES 07 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 693, PAGE 589, A DISTANCE OF 188.22 FEET TO THE POINT OF BEGINNING.

0 OLD ST AUGUSTINE RD

Property Detail

RE #	155665-0000
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	28818

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$167,268.00	\$167,268.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$167,268.00	\$167,268.00
Assessed Value	\$167,268.00	\$167,268.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$167,268.00	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
20443-02453	9/14/2022	\$175,000.00	SW - Special Warranty	Qualified	Vacant
18802-00570	5/13/2019	\$100.00	WD - Warranty Deed	Unqualified	Vacant
07747-00731	7/9/1993	\$100.00	SW - Special Warranty	Unqualified	Vacant
07635-01660	7/9/1993	\$37,500.00	SW - Special Warranty	Unqualified	Improved
07293-00284	2/26/1992	\$171,300.00	QC - Quit Claim	Unqualified	Vacant
06904-01200	3/29/1990	\$100.00	WD - Warranty Deed	Unqualified	Vacant
06652-00961	12/31/1988	\$100.00	QC - Quit Claim	Unqualified	Vacant
06391-01447	8/17/1987	\$100.00	MS - Miscellaneous	Unqualified	Vacant
06073-01937	1/15/1986	\$2,850,000.00	WD - Warranty Deed	Unqualified	Improved
06073-01935	1/16/1986	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	27,878.00	Square Footage	\$167,268.00

Legal

LN	Legal Description
1	09-4S-27E .640
2	PT GOVT LOTS 3,4 RECD
3	O/R 20443-2453

Buildings

No data found for this section

2023 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	\$167,268.00	\$0.00	\$167,268.00	\$1,236.93	\$1,892.96	\$1,730.47
Public Schools: By State Law	\$167,268.00	\$0.00	\$167,268.00	\$353.69	\$532.41	\$490.80
By Local Board	\$167,268.00	\$0.00	\$167,268.00	\$245.70	\$376.02	\$340.96
FL Inland Navigation Dist.	\$167,268.00	\$0.00	\$167,268.00	\$3.50	\$4.82	\$4.82
Water Mgmt Dist. SJRWMD	\$167,268.00	\$0.00	\$167,268.00	\$21.58	\$29.99	\$29.99
School Board Voted	\$167,268.00	\$0.00	\$167,268.00	\$0.00	\$167.27	\$0.00
Totals				\$1,861.40	\$3,003.47	\$2,597.04

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$109,299.00	\$109,299.00	\$0.00	\$109,299.00
Current Year	\$167,268.00	\$167,268.00	\$0.00	\$167,268.00



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

Detail by Entity Name

Florida Limited Liability Company
ALISHA & POOJA, LLC

Filing Information

Document Number	L12000086450
FEI/EIN Number	45-5608453
Date Filed	07/02/2012
State	FL
Status	ACTIVE

Principal Address

7545 Centurion Pkwy
Suite 204
JACKSONVILLE, FL 32256

Changed: 01/07/2017

Mailing Address

7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

Registered Agent Name & Address

PATEL, ATUL
7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

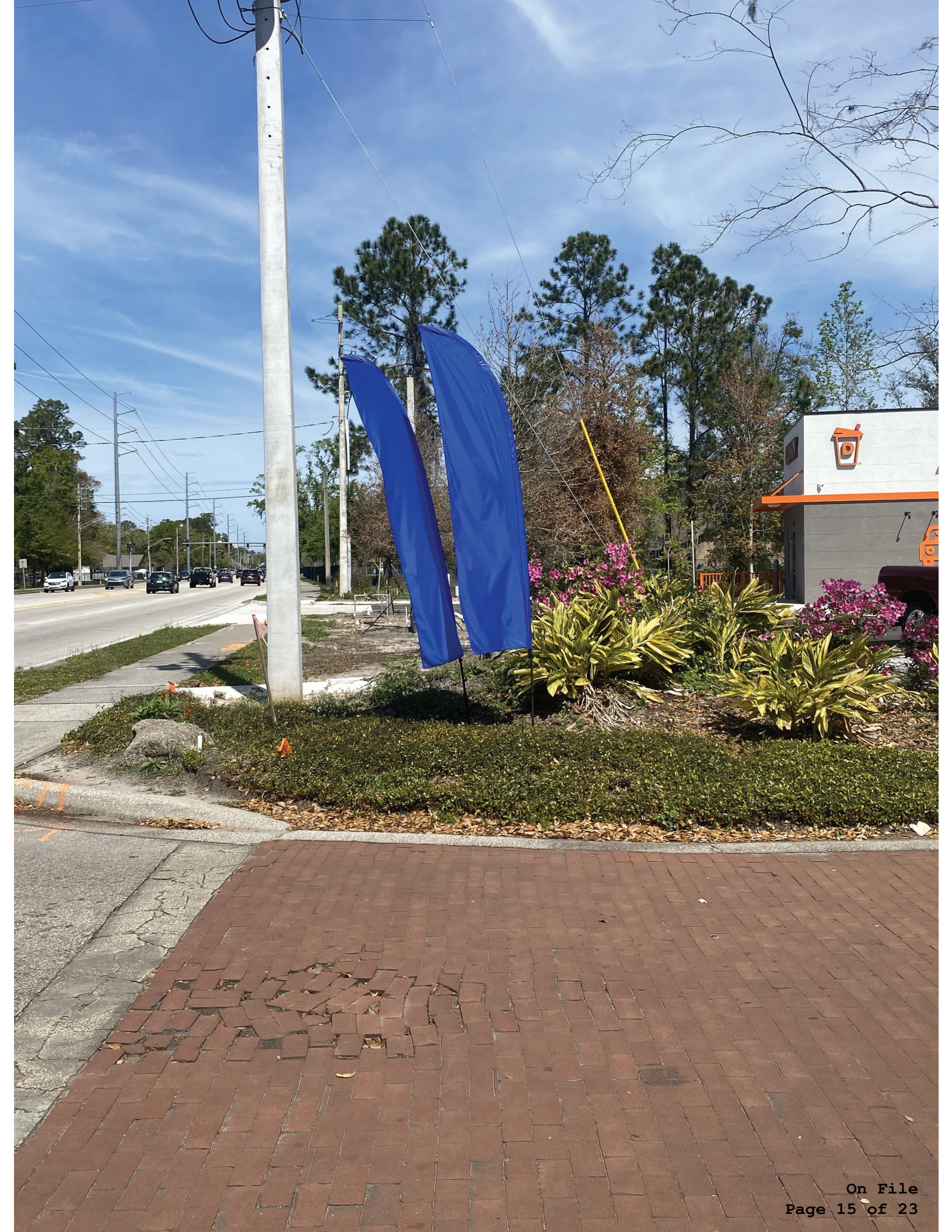
Authorized Person(s) Detail

Name & Address

Title MGRM

Patel, Atul
7545 Centurion Pkwy Ste 204
suite 204
Jacksonville, FL 32256-4118

Title V.P





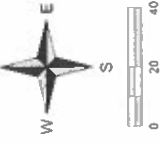
 **MAA**
Mandarin Lakes™





CDN: 2854.10

RCV: 1/23/2023



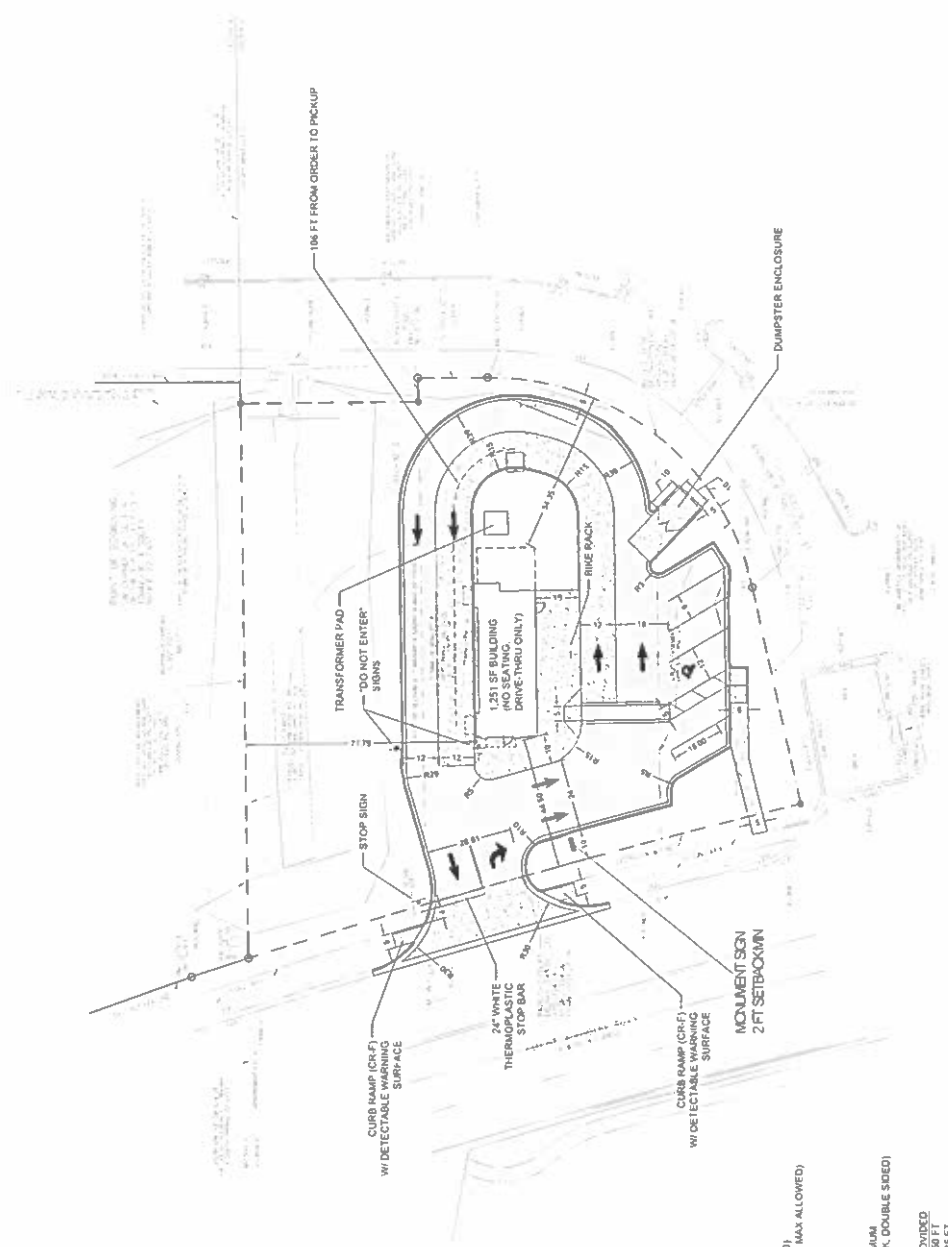
6645-14, Newberry, FL, 32062
 351 S. Highway 17, Newberry, FL 32062
 www.cdnengineering.com
 CD, LLC, No. 72081

Dunkin Donuts Old St Augustine Road
 Jacksonville, Florida

ISSUE/DESCRIPTION DATE
 09/26/2023 11/19/2023

Site
 Geometry
 Plan

C-2.0

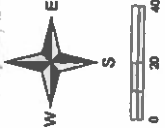


SITE DEVELOPMENT SUMMARY.
 SITE AREA = 0.65 ACRES
 ZONING = PUD
 LAND USE = RPI
 BUILDING AREA = 1,251 SF
 NO SEAT/DRIVE-THRU ONLY
 LOT COVERAGE = 4% (50% MAX ALLOWED)
 IMPERVIOUS SURFACE RATIO = 48% (85% MAX ALLOWED)

PARKING
 6 SPACES (4 8' / 1,000 SF)

BICYCLE PARKING
 REQUIRED: 1,251/15,000 = 0.2 MINIMUM
 PROVIDED: 2 SPACES (SINGLE RACK, DOUBLE SIDED)

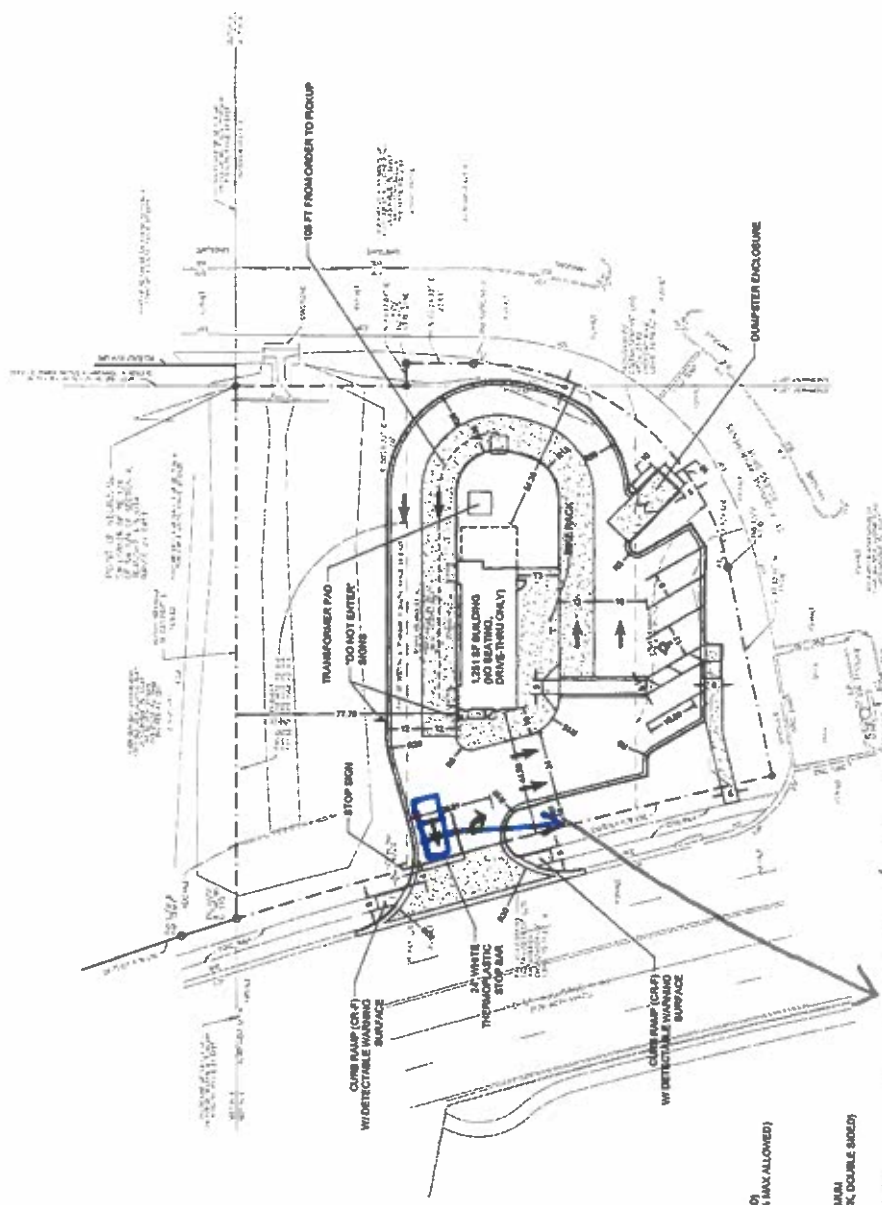
SETBACKS	PROVIDED	MINIMUM	PROVIDED
FRONT (W)	20 FT	44.50 FT	
SIDE (SE)	10 FT	54.35 FT	
SIDE (N)	10 FT	77.79 FT	



Dunkin Donuts Old St Augustine Road
 Jacksonville, Florida

ISSUE/DESCRIPTION	DATE

Site
 Geometry
 Plan
 C-2.0

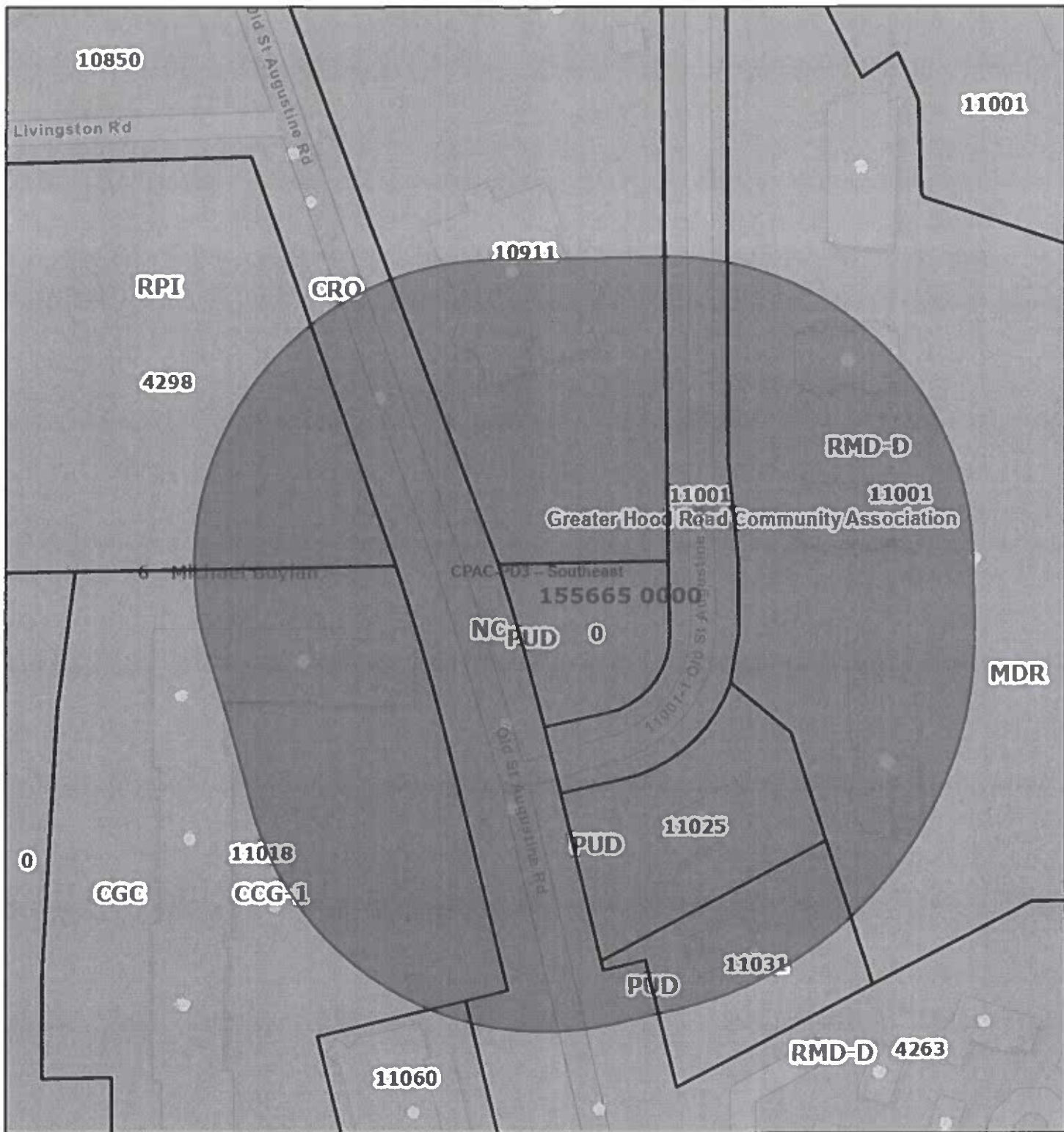


*Monument sign
 2' setback min.*

SITE DEVELOPMENT SUBMITTAL:
 SITE AREA - 0.89 ACRES
 BUILDING AREA - 1,251 SF
 LOT COVERAGE - 14% (MAX ALLOWED)
 IMPERVIOUS SURFACE RATIO - 49% (85% MAX ALLOWED)
 PARKING:
 8 SPACES (4.8 / 1,000 SF)
 BICYCLE PARKING:
 2 SPACES (1.5 / 1,000 SF)
 PROVIDED: 2 SPACES (PROVIDE POOL, DOUBLE BICYCLE)
SETBACKS:

LOCATION	MINIMUM	PROPOSED
FRONT	10 FT	54.30 FT
SIDE (SE)	10 FT	77.79 FT
SIDE (W)	10 FT	77.79 FT

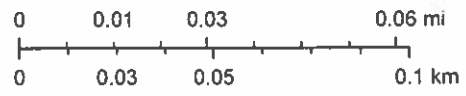
10951 Old St Augustine Rd Land Development Review



February 23, 2024

1:2,257

- Parcels
- Address Points
- Council District 6
- CPAC
- CPAC-PD3 – Southeast
- Neighborhood Associations
- Height Restriction Zones
- HORIZONTAL SURFACE ELEV 500'
- Land Use
- Panel Index
- Zoning



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	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	155665 0300	SOUTH COAST ENTERPRISES LLC		14125 ROBERT PARIS CT			CHANTILLY	VA	20151
3	155670 0000	SEVENTH DAY ADVENTISTS		351 S STATE RD 434			ALTAMONTE SPR	FL	32714
4	155665 0230	MID AMERICA APARTMENTS LP		C/O MAA SCHINDLER 010063	6815 POPLAR AVE SUITE 500		GERMANTOWN	TN	38138-3687
5	155672 0000	RIVER CITY EDU MANAGEMENT LLC		7565 BEACH BLVD			JACKSONVILLE	FL	32216
6	156418 0450	CVS 3923 FL LLC		C/O CVS CAREMARK CORPORATION	ONE CVS DR		WOONSOCKET	RI	02895
7	155665 0050	WACHOVIA BANK N A		C/O THOMSON REUTERS	PO BOX 2609		CARLSBAD	CA	92018-2609
8	156418 0400	MANDARIN CENTRAL PLAZA LLC		200 RIVERSIDE AVE SUITE 5			JACKSONVILLE	FL	32202
9		SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217
10		GREATER HOOD ROAD COMMUNITY ASSOCIATION	JIM HILL	5608 BLUE PACIFIC DR			JACKSONVILLE	FL	32257

7
 x7 Notice
 49
 + 173 Fee
 1173
 Total
 \$1,222.