

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-19-03 (ORDINANCE 2019-0319)**

**JUNE 18, 2019**

***Location:*** 9718 San Jose Boulevard (SR 13)  
Between Old St. Augustine Road and San Jose  
Boulevard

***Real Estate Number:*** 148954-0000

***Waiver Sought:*** Reduce minimum setback from ten (10) feet to 3.33  
feet

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

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

***Planning District:*** 3-Southeast

***Applicant/Agent:*** Randall Couturier  
9565 CR North  
St. Augustine, FL 32092

***Owner:*** Beauclerc SDC, LLC  
290 NW 165 Street PH 2  
Jacksonville, FL 32241

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2019-0319 (SW-19-03)** seeks to reduce the required minimum setback from ten (10) feet to three (3) feet. The applicant plans to replace a forty foot internally-illuminated pylon sign along the west property line, fronting San Jose Boulevard (see **Figures A and C**) with a twenty-eight foot pylon sign. The request is being made in order to facilitate a renovation of the existing tenants within the shopping center.

Situated on a 5.72 acre lot, the subject property contains a one-story concrete block and brick building constructed in 1963, with several outparcels. Moreover, the parcel contains a significantly underutilized vehicle use area (VUA) containing more than 220+ parking spaces and minimal amounts of landscaping and green space.

Comments were also provided by FDOT, which had no objections to the replacement of the sign as “on premise” signs are exempt from FDOT permitting and setback requirements per Florida Statute 479.16(1).

### **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?***

No. The effect of the sign waiver will be incompatible with the existing contiguous zoning and general character of the area in that nearby free-standing signs are moderately distanced ten (10) feet or more from the right-of-way.

Staff should also note that on the subject parcel’s east property line, a pylon sign is sufficiently meeting the ten foot setback requirement by being located in the vehicle use area (VUA) (see **Figure E**)—which staff contends could be similarly achieved for this proposed sign. This sign, along with the opportunity to reduce the number of underutilized parking spaces (see **Figure B**) and allow for adaptive reuse of the VUA, supports Staff’s recommendation for denial of the applicant’s request.

- (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?***

Yes. The result of the sign waiver will detract from the specific intent of the zoning ordinance, in that replacing the pylon sign is unable to conform to required setbacks due to the layout of the subject parcel and its close proximity to right-of-way. The opportunity bring the sign into conformance and reduce an underutilized VUA significantly outweigh

the need to maintain a nonconforming sign.

- (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 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 San Jose Boulevard is a high vehicular traffic 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 signage has traditionally existed at this location without causing any adverse effects. However, Staff believes that requiring the sign to be brought into conformance would merely increase the public health and welfare of the general public by allowing for reductions in the concrete-block VUA and subsequently creating more opportunities for adaptive reuse of the parking area.

- (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 setback of the sign location from the road. The current orientation of the subject parcel in relation to SR-13 (see Figure A), restricts where free-standing signs can be installed—with the only option being to encroach into the vehicle use area (VUA) in order to meet the strict letter of the code.

- (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. Staff finds no evidence the request is not based on a desire to reduce the costs associated with compliance.

- (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 goal of the Zoning Code is to promote opportunities for nonconforming signs to be brought into conformance with the Zoning Code—which thereby increases the public health, safety and welfare of the general public. Staff contends that maintaining a sign in the specified location significantly devalue the benefits of complying with the strict letter of the Code. Moreover, given the subject property's widely underutilized VUA, Staff finds no evidence that a substantial burden is imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **June 4, 2019**, 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 SW-19-03 (Ordinance 2019-0319) be **DENIED**.

Figure A:



Source: Planning & Development Dept, 6/6/19

Aerial view of the subject site and proposed sign location, facing north.

Figure B:



Source: Planning & Development Dept, 6/4/19

View of the underutilized vehicle use area (VUA) behind the sign, facing southeast.

Figure C:



Source: Google Maps, 03/2019

View of the property's other conforming sign, located along the EPL, facing west.

Figure D:



Source: Planning & Development Dept, 6/6/19

View of the existing pylon sign, facing northwest.

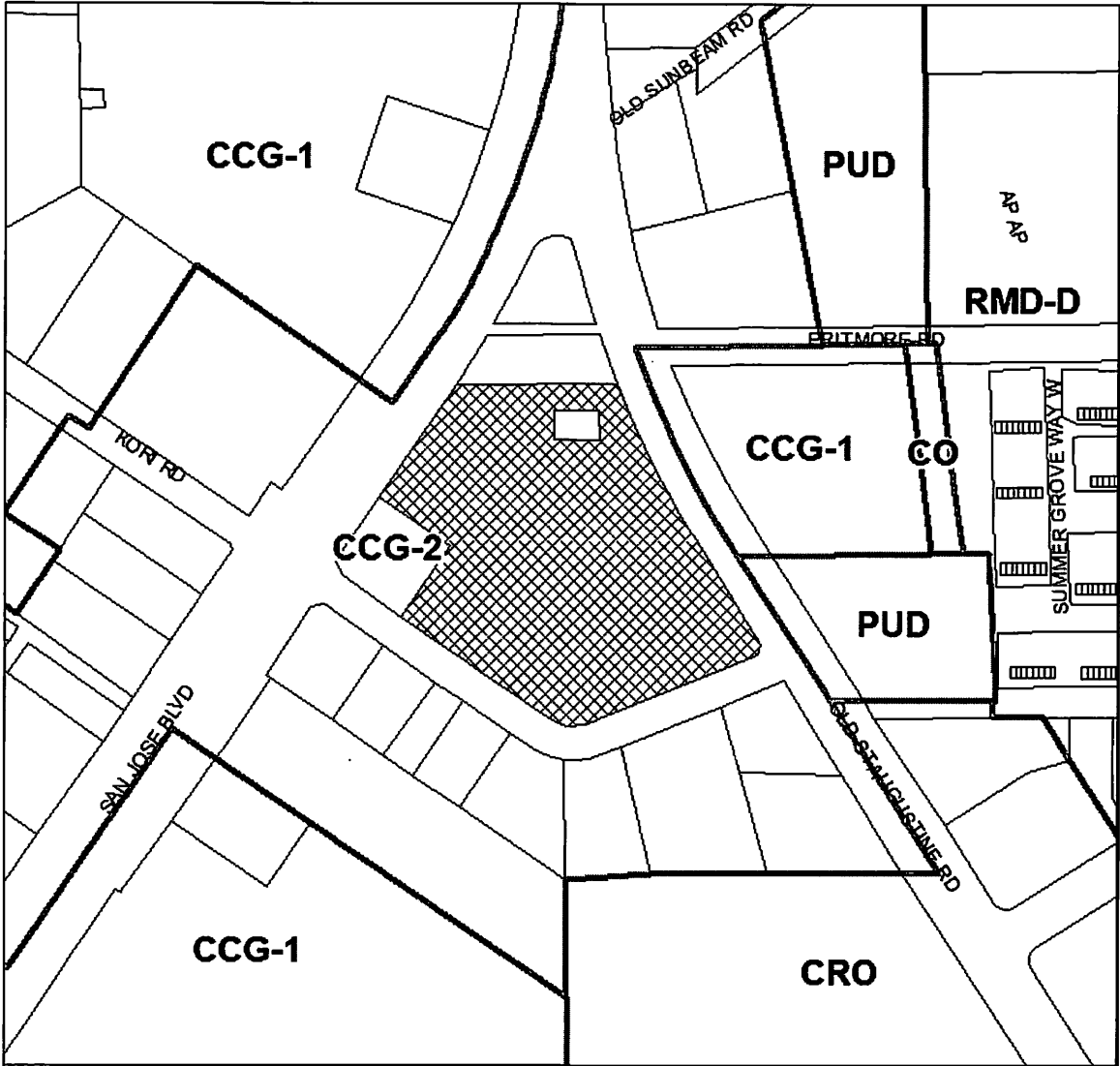
Figure E:



Source: Planning & Development Dept, 6/6/19

View of the existing pylon sign, facing southwest.





<p><b>REQUEST SOUGHT:</b></p> <p>REDUCE MINIMUM SETBACK FROM 10 FEET TO 3.33 FEET</p>	<p><b>LOCATION MAP:</b></p>	
<p><b>ORDINANCE NUMBER</b> ORD-2019-0319</p>	<p><b>APPLICATION NUMBER</b> SW-19-03</p>	<p><b>COUNCIL DISTRICT:</b> 6</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

## Wells, Arimus

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**From:** Pye, Kenneth <Kenneth.Pye@dot.state.fl.us>  
**Sent:** Friday, May 17, 2019 1:32 PM  
**To:** Wells, Arimus  
**Subject:** RE: Sign Waiver Review and Comments (SW-19-03)

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Arimus, The Department does not have anything to do with the permitting of on premise signs. It appears the documentation that was provided is for an on premise sign. Is that correct? If that is the case, the Department does not have any set back requirements as it relates to on premise signage. That being said, the Department would not allow an on premise sign to be placed partially or wholly on the states property, nor would it allow the sign to overhang the Departments Right of Way.

The setback requirements referenced in our statute (15' when outside of an incorporated area) only comes into play for signs requiring a permit from FDOT.

I hope that this information is helpful. Should you wish to discuss further, please feel free to give me a call.

*Kenneth J. Pye*  
Manager, Outdoor Advertising & Logo  
605 Suwannee Street, MS 22  
Tallahassee, Florida 32399  
Telephone: (850) 414-4600  
FAX: (850) 414-4850  
Email: [Kenneth.Pye@dot.state.fl.us](mailto:Kenneth.Pye@dot.state.fl.us)

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. (Chapter 119, Florida Statutes)

**From:** Wells, Arimus [mailto:ArimusW@coj.net]  
**Sent:** Friday, May 17, 2019 12:24 PM  
**To:** Pye, Kenneth <Kenneth.Pye@dot.state.fl.us>  
**Subject:** Sign Waiver Review and Comments (SW-19-03)

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**EXTERNAL SENDER:** Use caution with links and attachments.

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Kenneth,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the waiver request in relation to **SR 13 (San Jose Blvd)**.

Please review the attached file and e-mail your comments or recommendations to this office no later than **Friday, May 24, 2019**.

 Please let me know if you have any questions.

Best Regards,

Arimus

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**Arimus T. Wells**  
City Planner I  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
Office: 904-255-7824

**CITY OF  
JACKSONVILLE**  
ONE CITY. ONE JACKSONVILLE.





Date Submitted: 4-16-19
Date Filed:

Application Number: SW-19-03
Public Hearing:

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

APR 16 2019

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

For Official Use Only		
Current Zoning District:	CCG-2	Current Land Use Category: C G C
Council District:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): None Found		
Applicable Section of Ordinance Code:		
Notice of Violation(s): No Active Violations Found		
Neighborhood Associations: Moorings of San Jose Asso.		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 4	Amount of Fee: 1,355.00	Zoning Asst. Initials: medm

PROPERTY INFORMATION	
1. Complete Property Address: 9718 SAN Jose Blvd.	2. Real Estate Number: 1489540000
3. Land Area (Acres): 253,313	4. Date Lot was Recorded: 1/28/16
5. Property Located Between Streets: Old St. Augustine Rd San Jose Blvd.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

**7. Waiver Sought:**

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

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

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

Allow for illumination or change from \_\_\_\_\_ external to \_\_\_\_\_ internal lighting

Reduce minimum setback from 10' feet to 40" feet (less than 1 ft. may be granted administratively) 3.33'

**8. In whose name will the Waiver be granted?**  
Beauclerc SDC, LLC c/o Saglo Development

**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)**

<b>10. Name:</b> <u>Beauclerc SDC, LLC</u>	<b>11. E-mail:</b> <u>Jessica@saglo.com</u>
<b>12. Address (including city, state, zip):</b> <u>290 NW 165 St. PH2</u> <u>Miami FL 33169</u>	<b>13. Preferred Telephone:</b> <u>(305) 704-3108</u>

**APPLICANT'S INFORMATION (if different from owner)**

<b>14. Name:</b> <u>RANDALL COUTURIER</u>	<b>15. E-mail:</b> <u>RCAMERICAN@aol.com</u>
<b>16. Address (including city, state, zip):</b> <u>9565 CR 13 N</u> <u>ST. AUGUSTINE, FL 32092</u>	<b>17. Preferred Telephone:</b> <u>904-465-5121</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?*

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.

**Project Location: Beauclerc Village, 9711-9723 San Jose Blvd, Jacksonville, FL 32257**

**Reasons for setback waiver for the main pylon:**

1. The owners of the shopping center have been in the process of refurbishing the overall look through renovations, exterior, interior and increasing the quality of community tenants, e.g. Ace Hardware, Save A Lot etc.
2. Due to storm damage the main pylon on San Jose Blvd is not reflecting the quality of the building renovations and needs to be upgraded to a more community friendly and tenant friendly shopping center main ID. Please see descriptions provided.
3. Existing tenant panels will be disposed of and new tenant panels will be fabricated and designed for low energy consumption, LED retrofit.
4. The main pylon sign in question does not meet the current 10 ft setbacks – please see survey. And in its existing placement is currently set back 40 inches from newly performed property survey.
5. The existing sign in question does not and will not impede on the 10 ft sight triangle.
6. The new design will leave an open 8 ft ground clearance sight line from the current grade ground level to the bottom of the first tenant panel.
7. Per the new survey, you will see that to move the sign would require being in an egress and ingress lanes of traffic or in parking spaces.

**For the reasons above we are seeking your approval to leave the existing sign structure in the current position with upgrades to modernize the appearance.**



**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](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: <b>61,161.00</b>	\$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: Hubert Chen

Signature: [Signature]

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

**Owner(s)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

**SUBMITTAL**

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

Submit applications to:

Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

## EXHIBIT 1

### Legal Description

#### 6B1 TITLE DESCRIPTION (CONTINUED)

EXCEPTING FROM SAID PARCELS A AND B, THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 62.75 FEET TO THE CURVED SOUTHWESTERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD (A 100-FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID CURVED SOUTHWESTERLY RIGHT OF WAY LINE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1985.62 FEET; THENCE SOUTH 20 DEGREES 00 MINUTES 01 SECONDS EAST AROUND AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD, 110.00 FEET (CHORD BEARING AND DISTANCE); THENCE NORTH 87 DEGREES 35 MINUTES 44 SECONDS WEST, 278.77 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MANDARIN ROAD, STATE ROAD NO. 13 (A 100-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 34 DEGREES 37 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF MANDARIN ROAD, 45.48 FEET TO A P. C. OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1195.92 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 17 SECONDS EAST AROUND AND ALONG SAID CURVE, 64.92 FEET (CHORD BEARING AND DISTANCE) TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID AFOREMENTIONED NORTH LINE, 115.11 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS A AND B, THE FOLLOWING:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 0 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, 70.03 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, 80.00 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST, 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, 9.97 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 0 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, 70.03 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, 80.00 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST, 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, 9.97 FEET TO THE POINT OF BEGINNING.

**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 3/25/19

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: 9719 SAN JOSE BLVD. RE#(s): 1489540000

To Whom it May Concern:

I, Hubert Chen, as Authorized Agent of Beauclerc SDC, 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 Signage submitted to the Jacksonville Planning and Development Department.

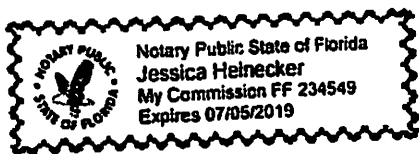
(signature) [Handwritten Signature]  
(print name) Hubert Chen

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 25 day of March 2019, by Hubert Chen, as Agent, of Beauclerc SDC, LLC, 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)  
Jessica Heinecker  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 7/5/2019

**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 3/25/19

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: 9718 Old St Augustine Rd REH(S): 1489540000

To Whom It May Concern:

You are hereby advised that Hubert Chen as Authorized Agent of Beaulierc SDC, 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 Randall Couturier to act as agent to file application(s) for Signage Waivers 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) Hubert Chen

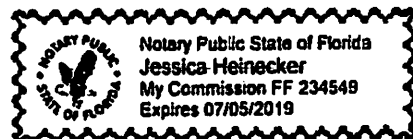
**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 25 day of March 20 19, by Hubert Chen, as Agent of Beaulierc SDC, LLC, 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)

Jessica Heinecker  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 7/5/2019



# BEAUCLERC SDC, LLC

290 NW 165<sup>th</sup> Street PH2  
Miami, Florida 33169  
T: 305-704-3108  
F: 305-861-2703  
www.saglo.com

March 15, 2019

City of Jacksonville

RE: Authorization Letter  
Main Building - RE # 1489540000  
Outparcel - RE # 1489540010

To Whom It May Concern:

I, Jack Glottmann, owner of Beauclerc SDC, LLC, hereby grant Hubert Chen, President, authorization to sign permit and or variance applications on behalf of Beauclerc SDC, LLC, and to proceed accordingly with regards to any matter. For your files, a sample of his signature appears below.

Please ensure that all applications to the City with regard to this property are only signed by either Mr. Chen or myself. This authorization can be rescinded at any time by giving you a notice in writing.

Do not hesitate to call me at (305) 868-5131 if you have any questions.

Sincerely,

Beauclerc SDC, LLC, a Florida limited liability company

By: \_\_\_\_\_

Name: Jack Glottmann, President

By: Beauclerc SDC Manager, LLC, a Florida limited liability company, its Manager

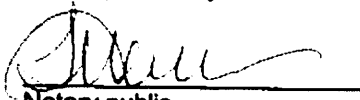
By: JG RE Corporation, a Florida corporation, its Member

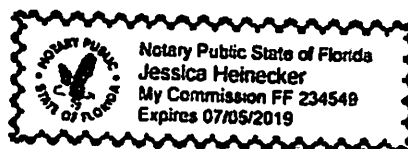
Specimen signature of Hubert Chen:

  
Hubert Chen, President

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 15 day of March, 2019, by JACK GLOTTMANN, who is personally know to me.

  
Notary public  
My commission expires 7/5/2019



# BEAUCLERC SDC, LLC

290 NW 165<sup>th</sup> Street PH2  
Miami, Florida 33169  
T: 305-704-3108  
F: 305-861-2703  
www.saglo.com

March 15, 2019

City of Jacksonville

RE: Authorization Letter  
Main Building - RE # 1489540000

To Whom It May Concern:

I, Jack Glottmann, owner of Beauclerc SDC, LLC, hereby grant Randall Couturier of Creative Sign Solutions, authorization to apply for and submit a Sign Waiver application on behalf of Beauclerc SDC, LLC. This is a one time authorization which shall expire the earlier of December 31, 2019 or upon completion of the Sign Wavier process.

Do not hesitate to call me at (305) 868-5131 if you have any questions.

Sincerely,

Beauclerc SDC, LLC, a Florida limited liability company

By: \_\_\_\_\_

Name: Jack Glottmann, President

By: Beauclerc SDC Manager, LLC, a Florida limited liability company, its Manager

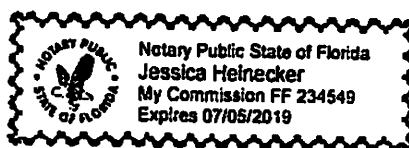
By: JG RE Corporation, a Florida corporation, its Member

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 15 day of March, 2019, by JACK GLOTTMANN, who is personally know to me.

Jessica Heinecker  
Notary public

My commission expires 7/5/2019



### Detail by Entity Name

Florida Limited Liability Company  
BEAUCLERC SDC, LLC

**Filing Information**

<b>Document Number</b>	L16000005218
<b>FEI/EIN Number</b>	36-4826102
<b>Date Filed</b>	01/12/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

**Principal Address**

777 BRICKEL AVE STE 708  
MIAMI, FL 33131

**Mailing Address**

777 BRICKEL AVE STE 708  
MIAMI, FL 33131

**Registered Agent Name & Address**

GLOTTMANN, JACK  
777 BRICKEL AVE STE 708  
MIAMI, FL 33131

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

BEAUCLERC SDC MANAGER, LLC  
777 BRICKEL AVE STE 708  
MIAMI, FL 33131

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2017	04/24/2017
2018	04/27/2018

**Document Images**

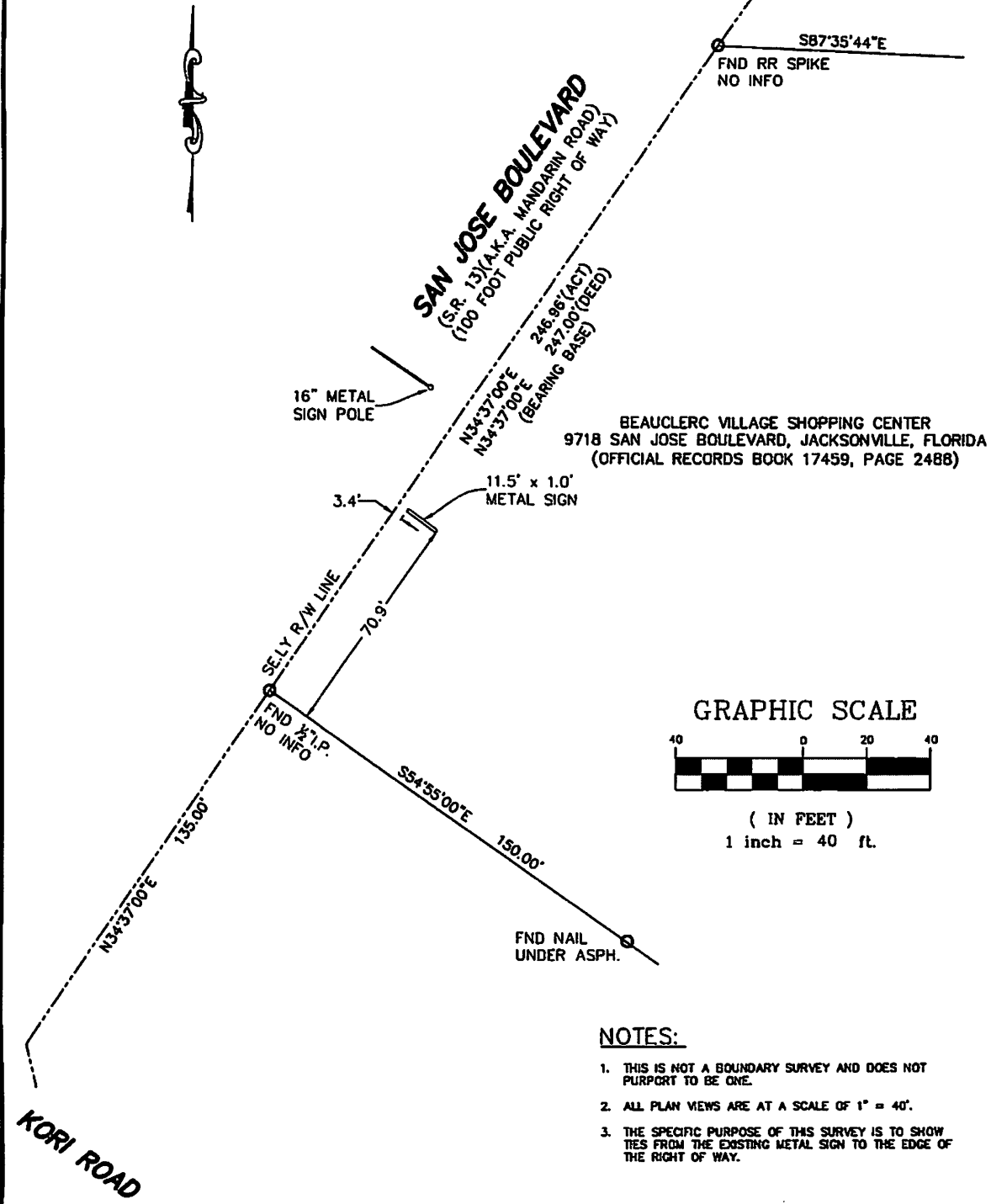
<a href="#"><u>04/27/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/24/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/12/2016 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>



# MAP SHOWING SPECIFIC PURPOSE SURVEY OF

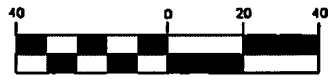
A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA.

BEAUCLERC VILLAGE SHOPPING CENTER  
9718 SAN JOSE BOULEVARD, JACKSONVILLE, FLORIDA



BEAUCLERC VILLAGE SHOPPING CENTER  
9718 SAN JOSE BOULEVARD, JACKSONVILLE, FLORIDA  
(OFFICIAL RECORDS BOOK 17459, PAGE 2488)

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

### NOTES:

1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE ONE.
2. ALL PLAN VIEWS ARE AT A SCALE OF 1" = 40'.
3. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW TIES FROM THE EXISTING METAL SIGN TO THE EDGE OF THE RIGHT OF WAY.

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

**Legend**

CON.	= COVERED
FIEL.	= FOUND
ESWT	= EASEMENT
CONC.	= CONCRETE
MON.	= MONUMENT
IP.	= IRON PIPE
LR.	= LOG ROAD
Δ	= DELTA ANGLE
CH	= CHORD
A	= ARC LENGTH
R	= RADII
(CALC.)	= CALCULATED
(D)	= DEED
(P)	= PLAN
(R/L)	= RADIAL LINE
C	= CENTER LINE
R/W	= RIGHT-OF-WAY
- - -	= FENCE
(W)	= WITNESS

F.F.E.	= FINISH FLOOR ELEVATION
A/C	= AIR CONDITIONER
I.D.	= IDENTIFICATION
P.R.M.	= PERMANENT REFERENCE MARK
P.T.	= POINT OF TANGENCY
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVE
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
B.R.L.	= BUILDING RESTRICTION
F.P.&L.	= FLORIDA POWER & LIGHT
(TYP.)	= TYPICAL
NVD	= NATIONAL GEODETIC VERTICAL DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
EDW	= EDGE OF WATER
T.O.B.	= TOP OF BANK

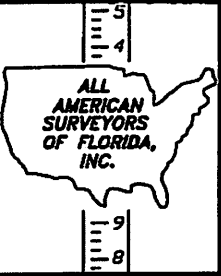
THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR., No. 2647  
4/10/19

SCALE 1" = 40'

DATE 03/30/2019

FLORIDA-REGISTERED SURVEYOR AND MAPPER



**1. SURVEY OBJECT'S LOCATION**  
 The subject property is located in the City of Jacksonville, Duval County, Florida, and is bounded by the following:  
 North: 100' wide easement for the Jacksonville Electric Railway Company.  
 East: 100' wide easement for the Jacksonville Electric Railway Company.  
 South: 100' wide easement for the Jacksonville Electric Railway Company.  
 West: 100' wide easement for the Jacksonville Electric Railway Company.

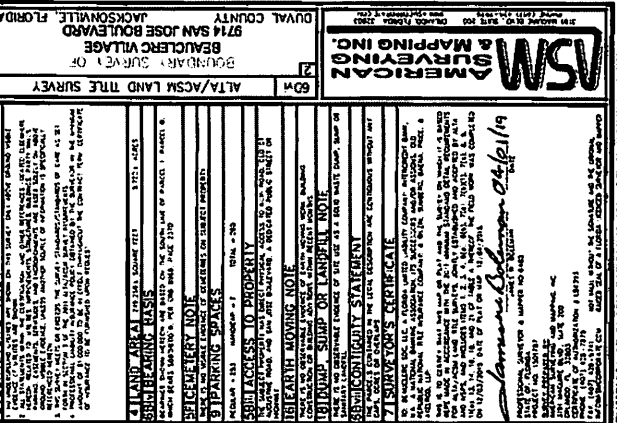
**2. SURVEY OBJECT'S DESCRIPTION**  
 The subject property is a parcel of land, more or less, containing approximately 100,000 square feet, and is bounded by the following:  
 North: 100' wide easement for the Jacksonville Electric Railway Company.  
 East: 100' wide easement for the Jacksonville Electric Railway Company.  
 South: 100' wide easement for the Jacksonville Electric Railway Company.  
 West: 100' wide easement for the Jacksonville Electric Railway Company.

**3. SURVEY OBJECT'S HISTORY**  
 The subject property was originally owned by the Jacksonville Electric Railway Company, and was later conveyed to the Jacksonville Electric Railway Company by deed dated 1/1/1900. The subject property was later conveyed to the Jacksonville Electric Railway Company by deed dated 1/1/1900.

**4. SURVEY OBJECT'S LEGAL DESCRIPTION**  
 The subject property is a parcel of land, more or less, containing approximately 100,000 square feet, and is bounded by the following:  
 North: 100' wide easement for the Jacksonville Electric Railway Company.  
 East: 100' wide easement for the Jacksonville Electric Railway Company.  
 South: 100' wide easement for the Jacksonville Electric Railway Company.  
 West: 100' wide easement for the Jacksonville Electric Railway Company.

**5. SURVEY OBJECT'S LEGAL DESCRIPTION**  
 The subject property is a parcel of land, more or less, containing approximately 100,000 square feet, and is bounded by the following:  
 North: 100' wide easement for the Jacksonville Electric Railway Company.  
 East: 100' wide easement for the Jacksonville Electric Railway Company.  
 South: 100' wide easement for the Jacksonville Electric Railway Company.  
 West: 100' wide easement for the Jacksonville Electric Railway Company.

**6. SURVEY OBJECT'S LEGAL DESCRIPTION**  
 The subject property is a parcel of land, more or less, containing approximately 100,000 square feet, and is bounded by the following:  
 North: 100' wide easement for the Jacksonville Electric Railway Company.  
 East: 100' wide easement for the Jacksonville Electric Railway Company.  
 South: 100' wide easement for the Jacksonville Electric Railway Company.  
 West: 100' wide easement for the Jacksonville Electric Railway Company.



**7. CURVE TABLE**

LINE	LENGTH	BEARING
1	20.00	S89°55'00" W
2	30.00	S89°55'00" W
3	40.00	S89°55'00" W
4	50.00	S89°55'00" W
5	60.00	S89°55'00" W

**8. CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD BEARING
1	20.00	20.00	S89°55'00" W	S89°55'00" W
2	30.00	30.00	S89°55'00" W	S89°55'00" W
3	40.00	40.00	S89°55'00" W	S89°55'00" W
4	50.00	50.00	S89°55'00" W	S89°55'00" W
5	60.00	60.00	S89°55'00" W	S89°55'00" W

**9. NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

3. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

4. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

5. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

6. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

7. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

8. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

9. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

10. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

**10. NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

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4. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

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6. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

7. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

8. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

9. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

10. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

**11. NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

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9. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

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**12. NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.

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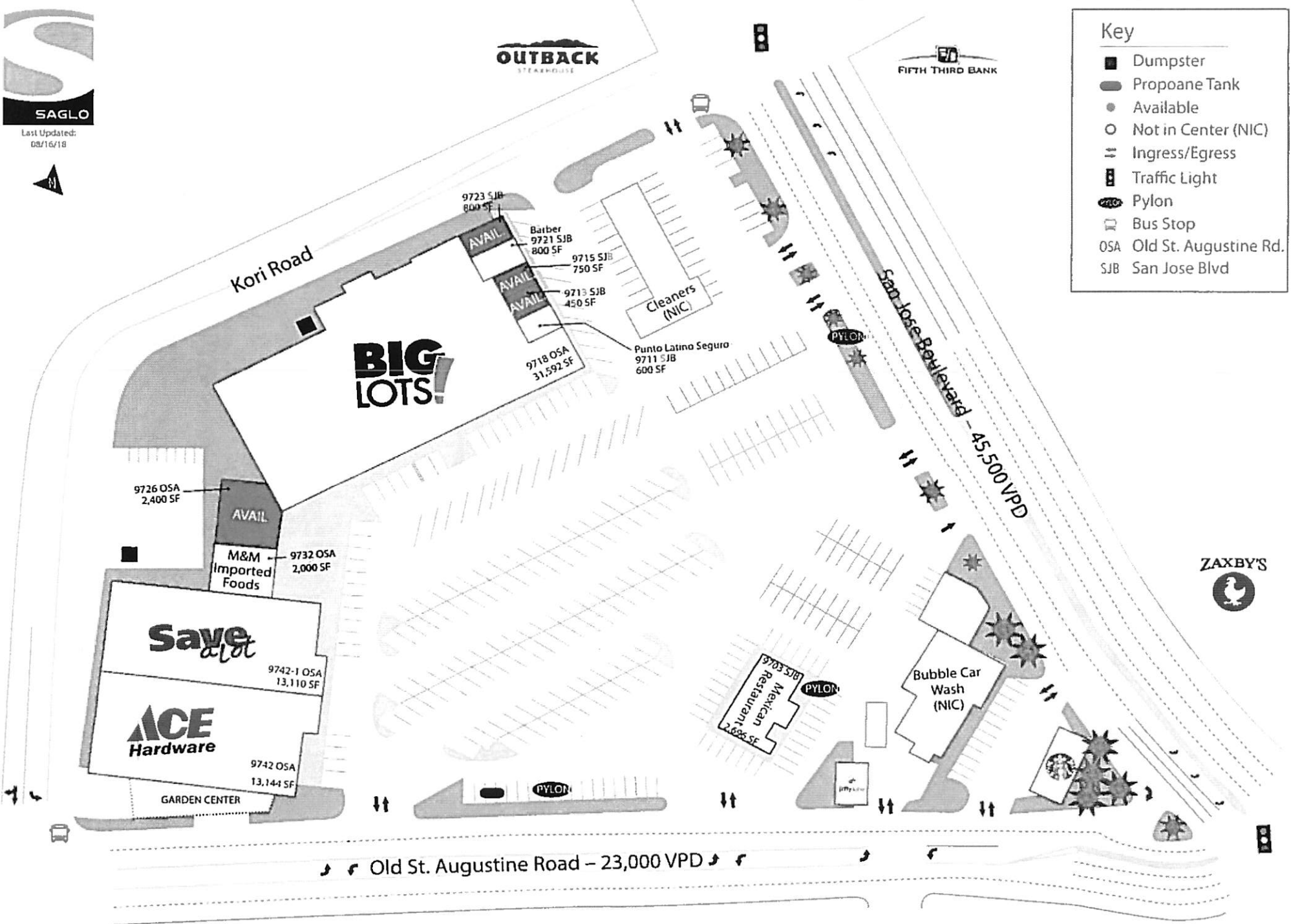


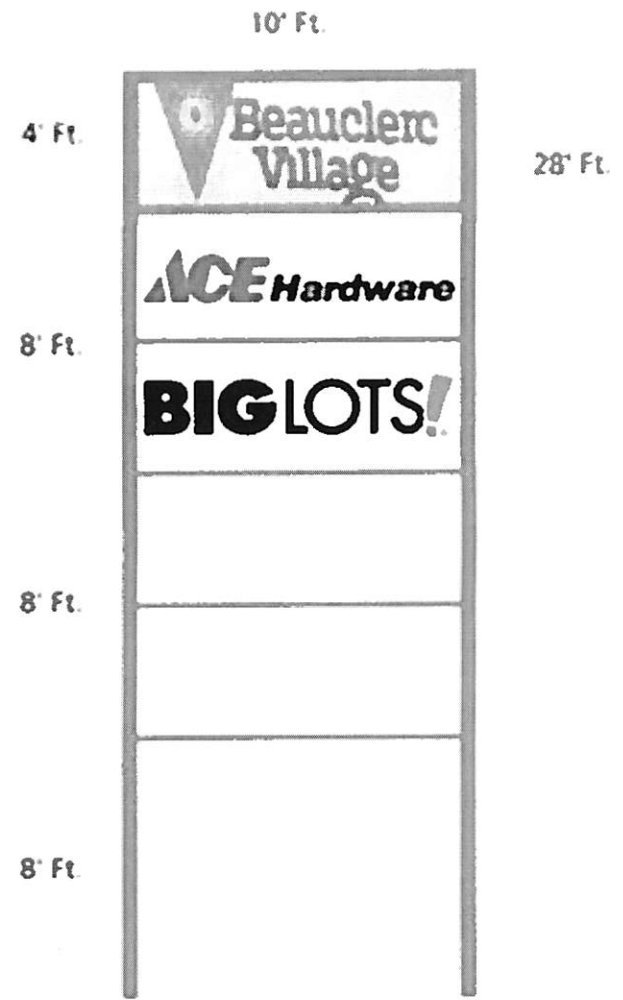
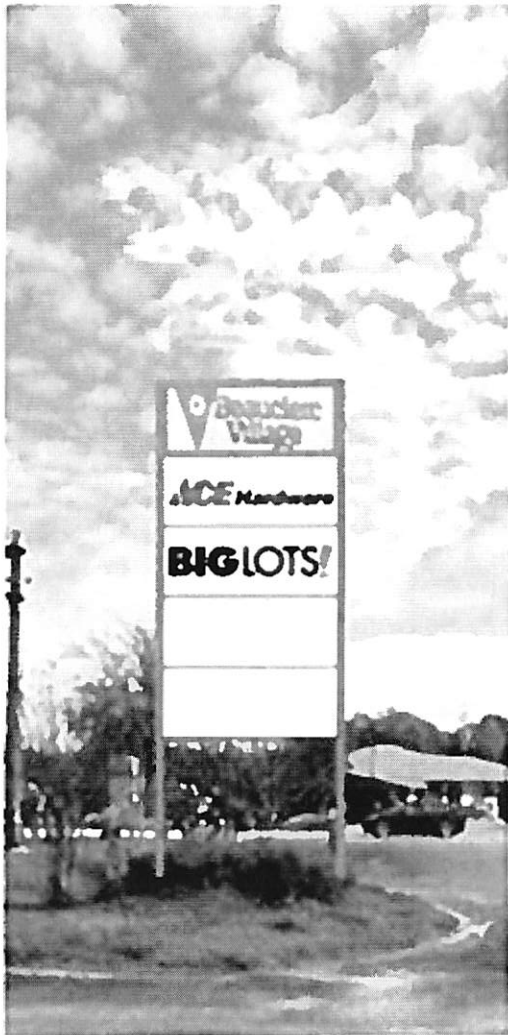
Last Updated:  
08/16/18



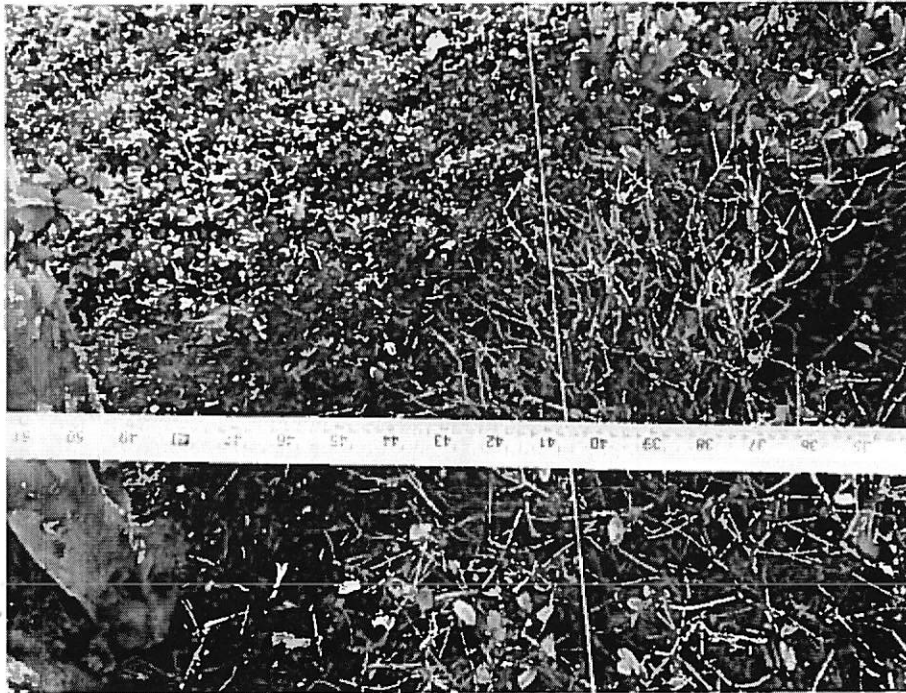
**Key**

- Dumpster
- ▬ Propane Tank
- Available
- Not in Center (NIC)
- ⇄ Ingress/Egress
- ⚡ Traffic Light
- ⦿ Pylon
- 🚏 Bus Stop
- OSA Old St. Augustine Rd.
- SJB San Jose Blvd





\* Tenant panel division may vary due to lease



**LETTER OF AUTHORIZATION**

Affidavit

To Whom It May Concern:

RANDON COUTUNIA

This letter authorizes \_\_\_\_\_ (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals or maintenance at the property located at \_\_\_\_\_

Company Name Beauclerc SDC, LLC Phone Number (305) 704-3108

Name Hubert Chen Title Agent

Address 290 NW 165 St. PH2 Miami FL 33169

[Signature]  
SIGNATURE OF OWNER/LANDLORD

STATE OF FLORIDA

COUNTY OF Miami Dade

Sworn to and subscribed before me this 25 day of March, 20 19

[Signature]  
Signature of Notary \*State of Florida

Jessica Heinecker  
Print or Type Commissioned Name of Notary Public

Personally Known ( OR Produced Identification )

Type of Identification Produced: \_\_\_\_\_ Commission 7/5/2019

Notary Stamp or Seal Required)

