

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-19-05 (ORDINANCE 2019-0460)

AUGUST 20, 2019

Location: 9950 San Jose Boulevard (SR 13)

Real Estate Number: 149002-0010

Waiver Sought: Reduce sign setback from 10 feet to 0 feet

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

Current Land Use Category: Community General Commercial (CGC)

Planning District: 3-Southeast

Applicant /Agent: National Retail Properties, LP
450 South Orange Ave. Suite 900
Orlando, FL 32801

Owner: General Sign Service Corp.
1940 Spearing Street
Jacksonville, FL 32206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2019-0460 (SW-19-05)** seeks to permit a reduction in the required minimum setback from North Property Line for an existing pylon sign from 10 feet to 0 feet. The site is within a CCG-1 zoning district and has a CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

The 0.64± acre subject property is located along San Jose Boulevard and contains a 5,850 square foot one-story building constructed in 1983. Mavis Tire recently purchased the previous owner Sun Tire and the signage was approved in 1983. The Applicant seeks to make cosmetic improvements to the existing pylon sign while reducing the minimum setback requirement along San Jose Boulevard. San Jose Boulevard has had similar sign waiver request that have been approved including **SW-16-10 (2016-0811)**, **SW-17-03 (2017-0142)**, and **SW-18-03 (2018-0449)**.

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 nearby free-standing signs are a similar distance from the right-of-way. The neighboring properties to the North (**9914 and 9910 San Jose Blvd**) both have existing pole signs that encroach into the setback requirements for CCG-1 Zoning District. The property located at 9910 San Jose Blvd was approved for a sign waiver from 10 feet to 5 feet (**SW-17-03, Ord. #2017-0142**). Many of the signs along San Jose Boulevard have been existing for several years and considered legally non-conforming and this request for a setback reduction would not create signage out of character for the general 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 intent of the zoning ordinance is to have signage that does not interfere with visibility, but promotes signage that is consistent with that found in the surrounding area. The Applicant will be refurbishing an existing pylon sign that faces along San Jose Boulevard. Given the location of the sign in relationship to the established developed pattern of the area, Staff has determined that the requested reduction in setback distance does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

- (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 sign is already existing and is located the same distance from the public right of way similar to other properties along San Jose Boulevard.

- (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 as it has been existing for several years with no issues. The sign proposed by this application only replaced the facing. It is therefore also unlikely that the proposed sign will create objectionable light, glare or other effects additional to what already exists in the area.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

No. The proposed waiver is unlikely to be detrimental to the public health, safety, or welfare in that similar signage already exists along San Jose Boulevard and has not caused issues previously.

- (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.

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

No. The request is not based on a desire to reduce the costs associated with compliance.

- (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 violations. The signs has been existing on

the property for several years with no violations but due to make changes to the face of the sign the owner is required to bring the sign into compliance or file for a sign waiver.

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

Yes. The request will further the public interest as it recognizes the original sign location as well as assures that the safety and interests of the public and the property owner are protected. Granting this waiver will allow the owner to replace only the face of the sign for the businesses new name.

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

Yes. While the goal of the Zoning Code is not to promote the continued existence of nonconforming signs, maintaining a sign in the specified location significantly outweigh the benefits of complying with the strict letter. A substantial burden would be imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 5, 2019** by the Planning and Development Department, the required Notice of Public Hearing signs **was posted**.



Date: August 5, 2019

Source: Planning and Development Department

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-19-05 (Ordinance 2019-0460) be **APPROVED**.



Aerial View

Source: JAXGIS



View of Property

Date: August 5, 2019

Source: Planning and Development Department



View of New Sign

Date: August 5, 2019

Source: Planning and Development Department



View of Signage along San Jose Blvd.

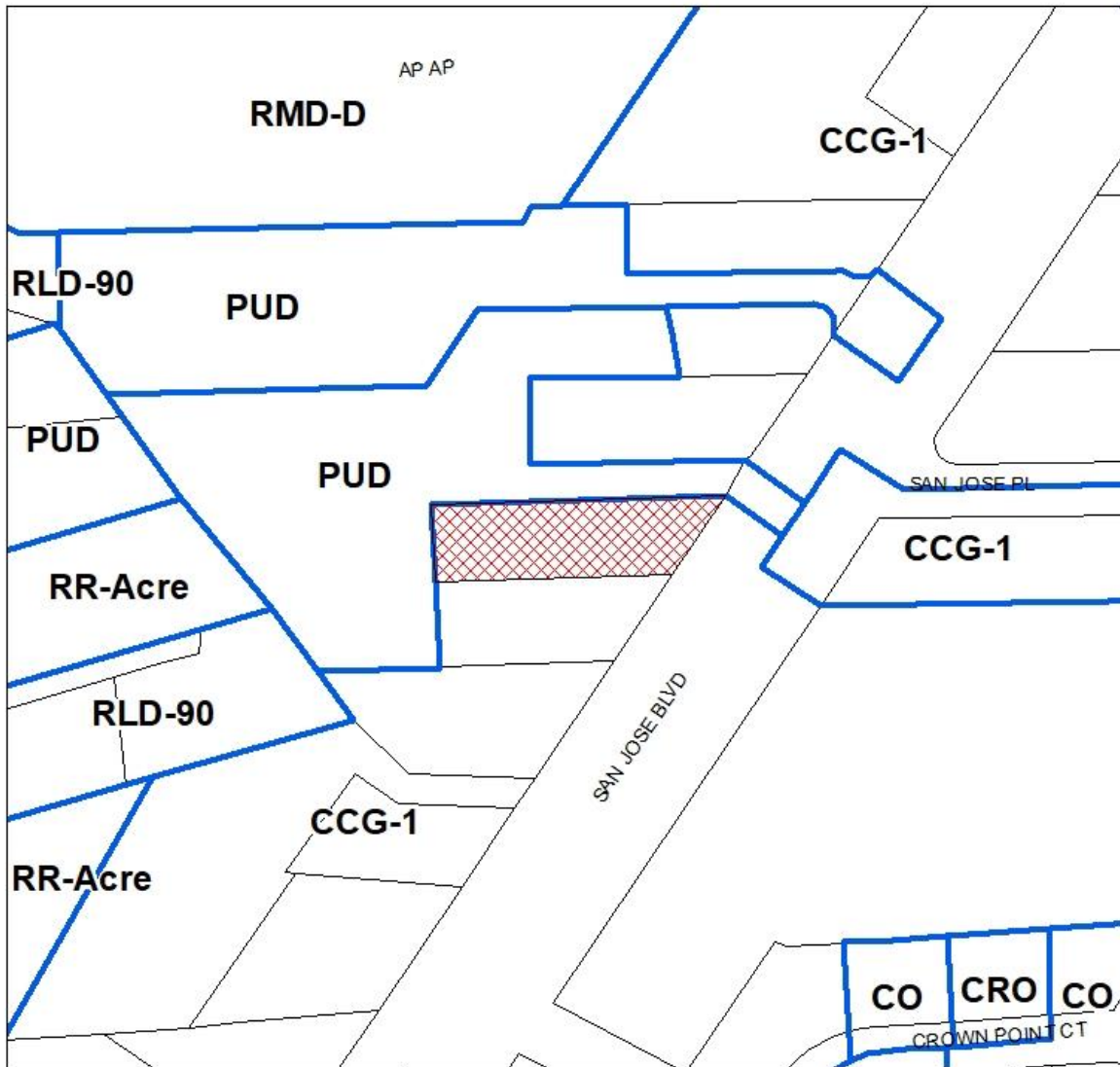
Date: August 5, 2019

Source: Planning and Development Department



View of Driveway for Property 9914 San Jose Blvd.

Source: Google Maps



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM SETBACK FROM 10 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p>	<p>0 65 130 260 Feet</p>
	<p>APPLICATION NUMBER</p> <p>SW-19-05</p>	<p>COUNCIL DISTRICT:</p> <p>6</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Date Submitted: 4/25/19
Date Filed:

Application Number:
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:	Current Land Use Category:	
Council District:	Planning District:	
Previous Zoning Applications Filed (provide application numbers):		
Applicable Section of Ordinance Code:		
Notice of Violation(s):		
Neighborhood Associations:		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 9950 San Jose Blvd.	2. Real Estate Number: 149002-0010
3. Land Area (Acres): 27903	4. Date Lot was Recorded: 03/09/2018
5. Property Located Between Streets: Crown Point Road & San Jose Place	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 0 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
National Retail Properties, LP

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: National Retail Properties, LP	11. E-mail: jill.russell@nrrreit.com
12. Address (including city, state, zip): 450 South Orange Avenue, Suite 900 Orlando, Florida 32801	13. Preferred Telephone: 407-650-3679

APPLICANT'S INFORMATION (if different from owner)

14. Name: General Sign Service Corp.	15. E-mail: gensignjax@bellsouth.net
16. Address (including city, state, zip): 1940 Spearing Street Jacksonville, Florida 32206	17. Preferred Telephone: (904) 355-5830

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?*

Answers to Questions on Page 3

1. Yes, the effect of the sign waiver would be compatible with the existing contiguous signage. Properties immediately north and south of this parcel have signs that have been granted waivers. Granting this waiver keeps the signs in line with each other.
2. No, as noted above other signs have been granted waivers to reduce setback requirements.
3. No, the waiver would not affect property values. No, this would not negatively alter the aesthetic character of the area surrounding the site as other signs have been granted waivers or are currently non-conforming. These signs currently sit in line, and are aesthetically more pleasing than a "mish-mash" of different sign placement.
4. No, the sign structure has been existing since at least the mid-1980s and has not caused any effect on vehicular traffic. However, not granting the waiver would have an effect on parking within the parcel as the sign would need to be moved into either a parking space or elsewhere in the property. Moving the sign would create issues with vehicular traffic within the grounds of the property. There would be no additional effect on excessive light, glare, shadows, or other effects as this property already had this sign in its current location prior to property ownership changing hands.
5. No
6. This property shares a driveway with a storage company, by bringing the sign into conformance and moving it within the property it would greatly affect traffic conditions as many vehicles circle around the building and would need to pass through the only areas where the sign could be moved to in order to be brought into conformance.
7. No, in addition to the cost savings there are limited locations due to the nature of the business at this property that would make moving the sign into the property hazardous to its patrons.
8. No
9. No
10. Yes, the cost of a new sign structure would be significantly higher than the cost of the granting of a sign waiver.

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.

Mavis Tire recently purchased all the Sun Tire locations in Jacksonville. The existing Sun Tire pole sign was permitted in 1983. The Sun Tire sign cabinet was 6' tall x12' wide and extended to the edge of the property's parking lot, which apparently is within a foot or two of the property line. We do not know if this condition existed since 1983 or a result of the road widening which occurred on San Jose Boulevard at some point.

Mavis installed a smaller sign than Sun Tire at 4'-10" tall x 10'-1" wide, but still does not meet the required 10' setback required in CCG Zoning.

There are a number of other businesses on the same west side of San Jose within three blocks to the north and south of this address that appear to be as close to San Jose Boulevard and may not meet the required setback. Photos are attached for review. These include to the North:

1. Goodwill Industries - 9910 San Jose Blvd.
2. Muffler Man - 9896 San Jose Blvd.
3. Keyboard Connection: 9912 San Jose Blvd.
4. San Jose Imaging - 9872 San Jose Blvd.

and to the South:

1. Famous Automotive and Tire Center - 9962 San Jose Blvd.
2. Native Sun - 10000 San Jose Blvd.
3. AAMCO - 10022 San Jose Blvd.

We believe that Goodwill Industries requested and received a waiver of the setback regulation for their pole sign.

Since this sign has been in the same location and has not created a public nuisance for over 35 years and since there are other neighboring businesses that have similar distances to San Jose, we are requesting that Mavis be permitted to keep their sign in the existing location.

EXHIBIT "A"
Legal Description

Parcel 1

A part of Government Lot 6, Section 32, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection of the Northerly line of said Government Lot 6 with the Northeasterly line of the Eleanor Pritchard Grant, Section 40, Township 3 South, Range 27 East; run thence South 35°34'30" East, along said Northeasterly Grant line, a distance of 264.2 feet to the Northwest corner of lands described in O.R. Volume 4953, Page 1169, of the current public records of said county; run thence North 88°59'30" East, along the Northerly line of said lands, a distance of 800.70 feet to a point in the Northwesterly Right of Way line of State Road No. 13 (San Jose Boulevard); run thence South 34°37'00" West, along said Northwesterly Right of Way line, a distance of 159.93 feet to the point of beginning for this description. From the point of beginning thus described, continue South 34°37'00" West along said Northwesterly Right of Way line of State Road No. 13, a distance of 110.72 feet; run thence South 88°59'30" West, a distance of 271.89 feet; run thence North 01°00'30" West, a distance of 90.00 feet; run thence North 88°59'30" East, a distance of 336.39 feet to the point of beginning.

LESS AND EXCEPT the Northerly five feet (5') of the above described property.

EXHIBIT "B"

Permitted Exceptions

1. Ad valorem real property taxes and assessments for the year 2018 and subsequent years, which are not yet payable.
2. Matters that would be shown by an accurate survey of the Premises.
3. Taxes or special assessments that are not shown as existing liens by the public records.
4. All matters of record affecting or relating to title, however, the reference to the foregoing shall not serve to reimpose the same to the extent same are invalid or unenforceable; provided same are not violated by the Improvements on the Premises or the present use of the Premises.
5. Grant of Easement in favor of Mandarin Utilities, Inc., a Florida corporation, recorded November 22, 1982 in Official Records Book 5588, Page 1745, of the current public records of Duval County, Florida. (Affects Easement Parcel only)
6. Grant of Easement in favor of Mandarin Utilities, Inc., a Florida corporation, recorded November 22, 1982 in Official Records Book 5588, Page 1748, of the current public records of Duval County, Florida. (Easement Parcel only)
7. Grant of Easement in favor of Mandarin Utilities, Inc., a Florida corporation, recorded November 22, 1982 in Official Records Book 5588, Page 1751, of the current public records of Duval County, Florida.
8. Terms, conditions, easement, obligations, maintenance expenses and provisions as set forth and contained in that certain Quit-Claim Deed recorded December 16, 1982 in Official Records Book 5596, Page 1740, of the current public records of Duval County, Florida. (Fee Simple Parcel)
9. Terms, conditions and provisions as set forth and contained in that certain Declaration of Easement recorded in Official Records Book 5596, Page 1743, of the current public records of Duval County, Florida. (Fee Simple Parcel)

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: April 18, 2019

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: 9950 San Jose Blvd. RE#(s): 149002-0010

To Whom it May Concern:

I, Paul E. Bayer, as Executive Vice President of National Retail Properties, LP, a corporation organized under the laws of the state of Delaware, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Waiver, Variances, Permits submitted to the Jacksonville Planning and Development Department.

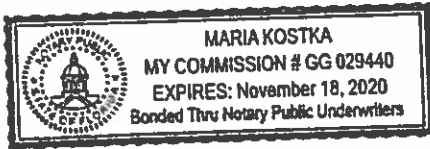
(signature) _____
(print name) _____

** 2*
NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership
By: [Signature]
as general partner
Name: Paul E. Bayer
Title: Executive Vice President

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

STATE OF FLORIDA
COUNTY OF **ORANGE**

Sworn to and subscribed and acknowledged before me this 18th day of April 2019, by Paul E. Bayer, as Executive Vice President of NNN GP Corp., a Delaware corporation, as general partner of National Retail Properties, LP, a Delaware limited partnership, who is personally known to me or who has produced Delaware limited partnership, as-identification and who took an oath on behalf of the partnership, who is personally known to me.



[Signature]
(Signature of NOTARY PUBLIC)

M. KOSTKA
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

EXHIBIT B

Agent Authorization - Corporation

Date: April 18, 2019

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: 9950 San Jose Blvd. RE#(s): 149002-0010

To Whom it May Concern:

You are hereby advised that Paul E. Bayer, as Executive Vice President of National Retail Properties LP, a corporation organized under the laws of the state of Delaware hereby authorizes and empowers General Sign Service Corporation to act as agent to file application(s) for Sign Waiver, Sign permits and Variances 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) _____
(print name) _____

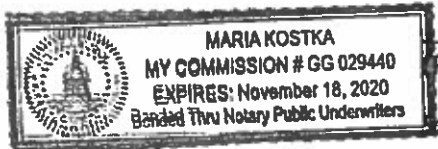


NATIONAL RETAIL PROPERTIES, LP, *JK*
a Delaware limited partnership
By: NNN GP Corp., a Delaware corporation,
as general partner
By: Paul E. Bayer
Name: Paul E. Bayer
Title: Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed and acknowledged before me this 18th day of April 2019, by Paul E. Bayer, as Executive Vice President, of NNN GP Corp., a Delaware corporation, as general partner of corporation, who is personally known to me or who has produced National Retail Properties LP, a Delaware limited partnership as identification and who took an oath on behalf of the partnership, who is personally known to me.

M. Kostka
(Signature of NOTARY PUBLIC)



M. KOSTKA
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

NATIONAL RETAIL PROPERTIES LP
 358 SAW MILL RIVER RD
 MILLWOOD, NY 10546

Primary Site Address
 9950 SAN JOSE BLVD
 Jacksonville FL 32257

Official Record Book/Page
 18315-01113

Title #
 7532

9950 SAN JOSE BLVD

Property Detail

RE #	149002-0010
Tax District	GS
Property Use	2792 Service Garage/Vehicle RP
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	27903

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$20,311.00	\$20,311.00
Extra Feature Value	\$12,476.00	\$12,476.00
Land Value (Market)	\$307,142.00	\$307,142.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$339,929.00	\$339,929.00
Assessed Value	\$339,929.00	\$339,929.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$339,929.00	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
18315-01113	3/9/2018	\$1,783,300.00	SW - Special Warranty	Unqualified	Improved
15441-01310	11/15/2010	\$100.00	SW - Special Warranty	Unqualified	Improved
05639-01929	4/19/1983	\$100.00	QC - Quit Claim	Unqualified	Vacant
05596-01733	11/30/1982	\$100,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	.1	0	0	14,439.00	\$9,530.00
2	PVCC1	Paving Concrete	1	0	0	2,232.00	\$2,946.00

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	27,922.00	Square Footage	\$307,142.00

Legal

LN	Legal Description
1	32-3S-27E .641
2	PT GOVT LOT 6
3	RECD O/R 18315-1113

Buildings

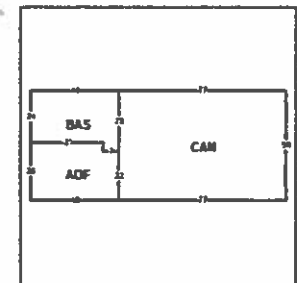
Building 1

Building 1 Site Address
 9950 SAN JOSE BLVD
 Jacksonville FL 32257

Building Type	2702 - SERV GAR / VEH RP
Year Built	1983
Building Value	\$20,311.00

Type	Gross Area	Heated Area	Effective Area
Canopy	3850	0	1540
Average Office	1012	1012	2024
Base Area	988	988	988

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	12	12 Modular Metal
Interior Wall	7	7 None
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Ceiling Wall Finish	7	7 NS Ceil Wall Unfn
Comm Htg & AC	0	0 None
Comm Frame	5	5 S-Steel



Total | 5850 | 2000 | 4552 |

Element	Code	Detail
Baths	9.000	
Stories	1.000	
Rooms / Units	1.000	
Avg Story Height	12.000	
Restrooms	3.000	

2018 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex 888	\$339,929.00	\$0.00	\$339,929.00	\$3,876.02	\$3,889.43	\$3,679.12
Public Schools: By State Law	\$339,929.00	\$0.00	\$339,929.00	\$1,435.31	\$1,375.01	\$1,360.16
By Local Board	\$339,929.00	\$0.00	\$339,929.00	\$761.53	\$764.16	\$721.64
Fl. Inland Navigation Dist.	\$339,929.00	\$0.00	\$339,929.00	\$10.84	\$10.88	\$10.27
Water Mgmt Dist. SJRWMD	\$339,929.00	\$0.00	\$339,929.00	\$92.28	\$87.09	\$87.09
Gen Gov Voted	\$339,929.00	\$0.00	\$339,929.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$339,929.00	\$0.00	\$339,929.00	\$0.00	\$0.00	\$0.00
			Totals	\$6,175.98	\$6,126.57	\$5,858.28

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$338,757.00	\$338,757.00	\$0.00	\$338,757.00
Current Year	\$339,929.00	\$339,929.00	\$0.00	\$339,929.00

2018 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.

[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](#)

②

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Christopher P. Tessitore, Esquire
National Retail Properties, LP
450 South Orange Avenue, STE 900
Orlando, Florida 32801
407 0015455 - A

Property Address: 9950 San Jose Boulevard, Jacksonville, Florida 32257
Tax Parcel ID No.: 149002-0010

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD J. ERICKSON, As Trustee of The Richard J. Erickson Revocable Living Trust Agreement, whose mailing address is 2541 Spreading Oaks Lane, Jacksonville, Florida 32223, hereinafter referred to as "Grantor," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as "Grantee," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Duval County, Florida, more particularly described on Exhibit A attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, mineral rights, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on Exhibit B attached hereto and made a part hereof by this reference for all purposes but not any other title matters;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on Exhibit B hereto.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

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

NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership
By: NNN GP Corp., a Delaware corporation,
as general partner
By: Paul E. Bayer
Name: Paul E. Bayer
Title: Executive Vice President

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

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

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

EXECUTED as of this 9th day of March, 2018.

Signed, sealed and delivered
in the presence of

Name: Melvin H. Fruit
Print Name: MELVIN H. FRUIT

[Signature]
RICHARD J. ERICKSON, As Trustee of
The Richard J. Erickson Revocable Living
Trust Agreement

Name: Mary A. Robison
Print Name: Mary A. Robison

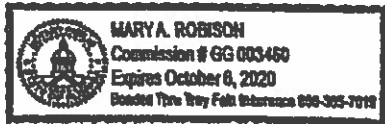
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

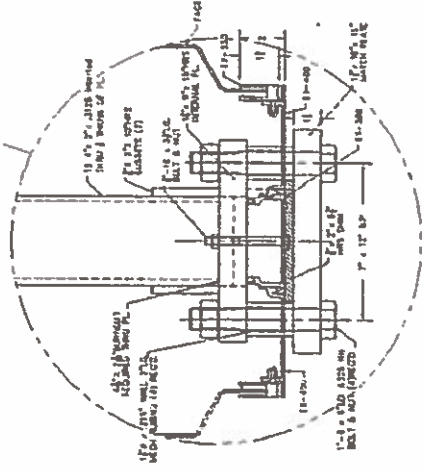
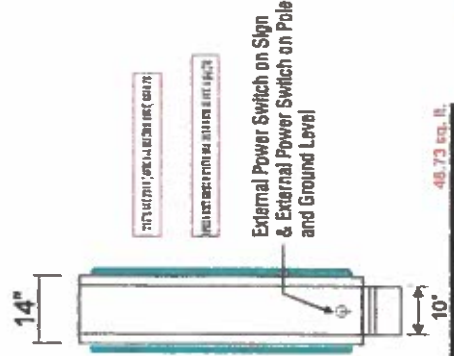
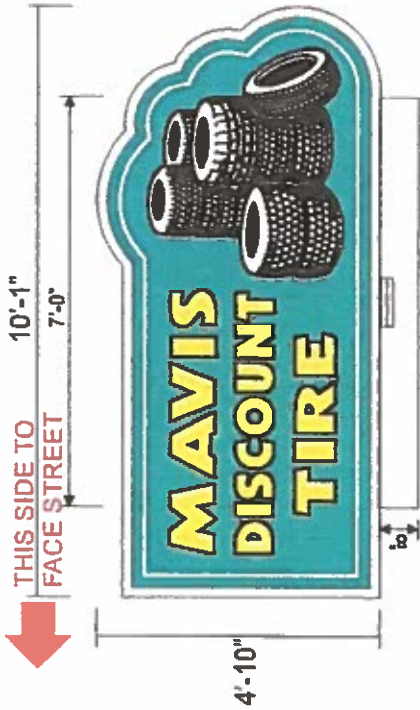
The foregoing instrument was acknowledged before me this 9th day of March, 2018 by Richard J. Erickson, As Trustee of The Richard J. Erickson Revocable Living Trust Agreement, on behalf of the Trust. S/He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

[Signature]
Notary Public Signature

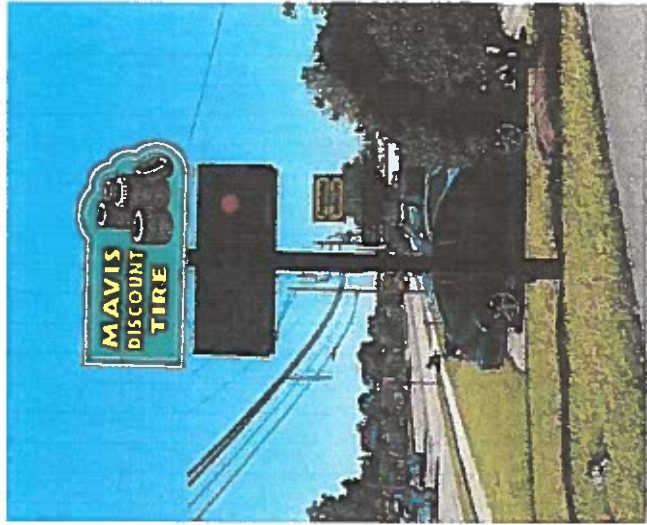


Mary A. Robison
Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: GG 003460
My Commission Expires: 10/6/2020



New Monument Sign - Pan Formed & Embossed
 Scale: 1/2" = 1'

- To Match Pantone Yellow C
- To Match Benjamin Moore Lampo Teal
- To Match Glass Black
- To Match Benjamin Moore Nirvapo White



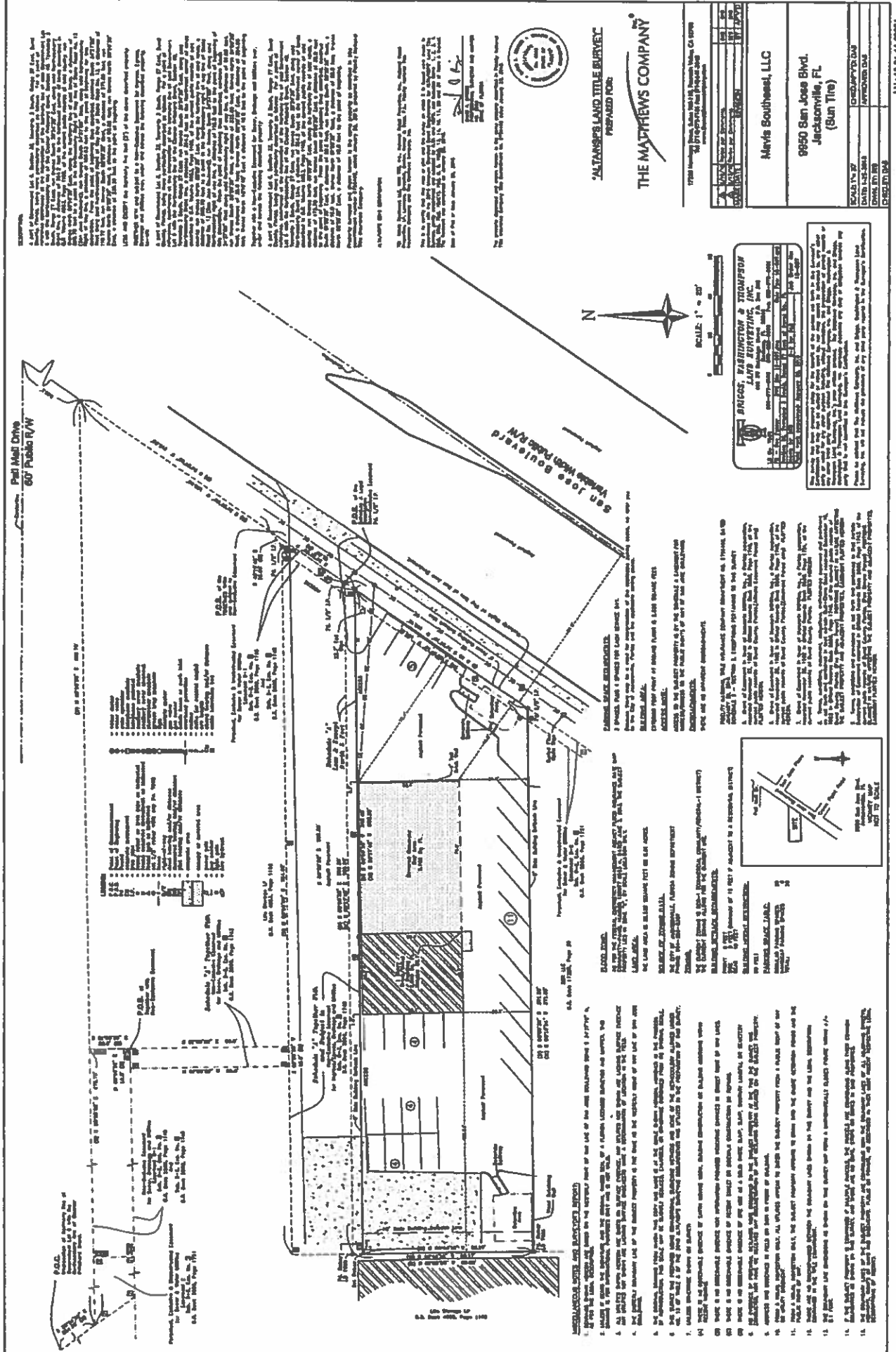
Proposed Sign



Existing Sign

DATE: 4-25-2018	PROJECT NAME
SIGN TYPE	MAVIS DISCOUNT TIRE #107
PROJECT OWNER	17145 S.W. 100th DR MCKENNA, FLORIDA 32061-7217
CLIENT OR PERMITTING	
DESIGNER	
DRAWN BY	
CHECKED BY	
PROJECT #	10410
ACCOUNT #	ADJUT SIGNAGE
DATE	4-25-2018
PROJECT LOCATION	17145 S.W. 100th DR MCKENNA, FLORIDA 32061-7217
PROJECT DESCRIPTION	ALL INFORMATION IS THE PROPERTY OF ELAYTON SIGNS. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF ELAYTON SIGNS. © 2018 ALL RIGHTS RESERVED





ALTARIS LAND TITLE SURVEY
 PREPARED FOR:
THE MATHEWS COMPANY

THIS SURVEY WAS MADE BY THE MATHEWS COMPANY, INC. IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF JACKSONVILLE, FLORIDA, AND THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF JACKSONVILLE, FLORIDA, AND THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF JACKSONVILLE, FLORIDA.

THE MATHEWS COMPANY
 17000 Highway 17, Suite 100, Jacksonville, FL 32225
 Phone: 904.731.1111
 Fax: 904.731.1112
 www.mathews.com

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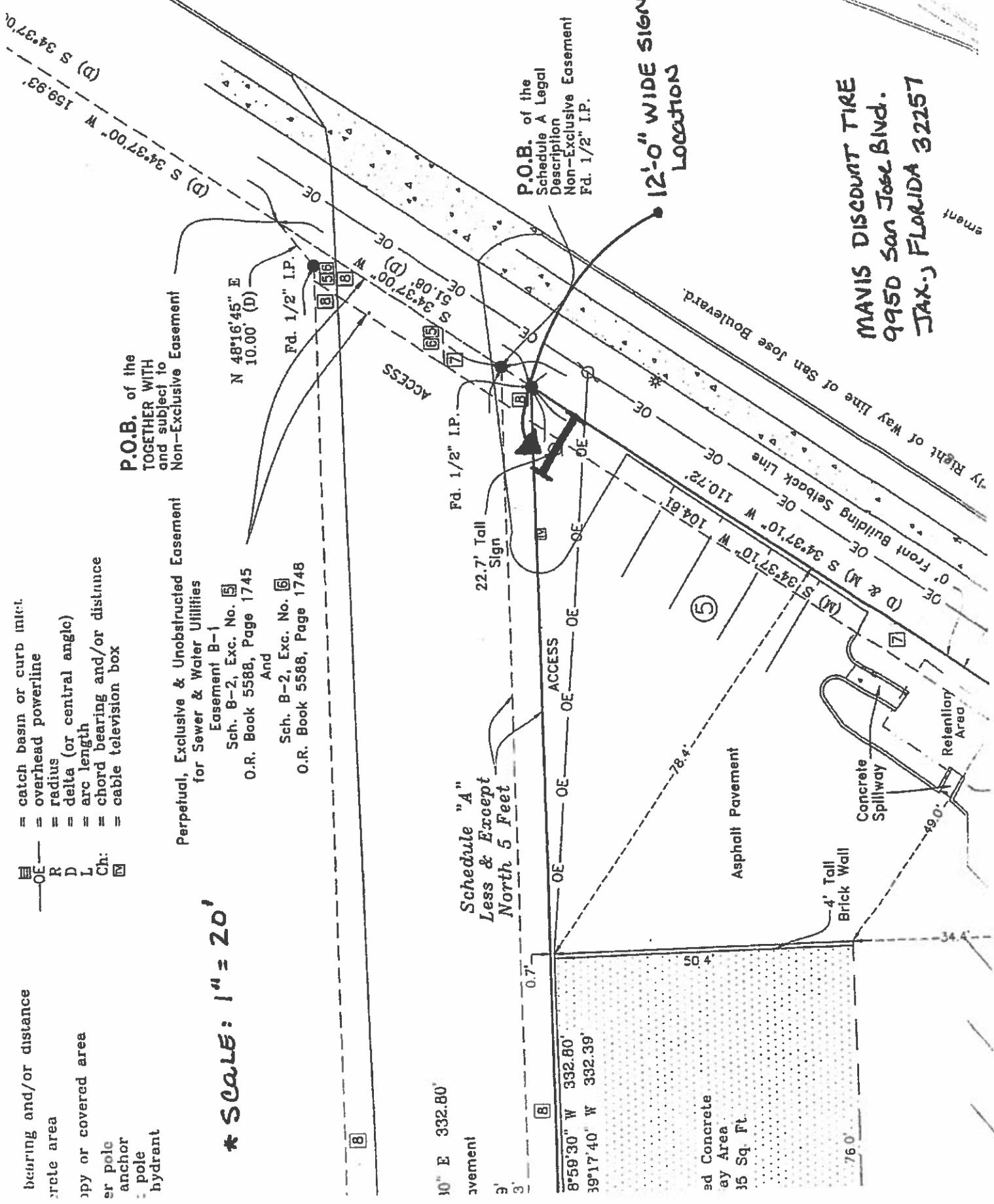
ALTARIS LAND TITLE SURVEY
 PREPARED FOR:
THE MATHEWS COMPANY

- bearing and/or distance
- ▭ concrete area
- ▭ copy or covered area
- er pole
- anchor
- pole
- hydrant
- ▭ = catch basin or curb inlet
- = overhead powerline
- R = radius
- D = delta (or central angle)
- L = arc length
- Ch: = chord bearing and/or distance
- ▭ = cable television box

*** SCALE: 1" = 20'**

P.O.B. of the TOGETHER WITH and subject to Non-Exclusive Easement

Perpetual, Exclusive & Unobstructed Easement for Sewer & Water Utilities Easement B-1 Sch. B-2, Exc. No. 5 O.R. Book 5588, Page 1745 And Sch. B-2, Exc. No. 6 O.R. Book 5588, Page 1748



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