

Appendix C

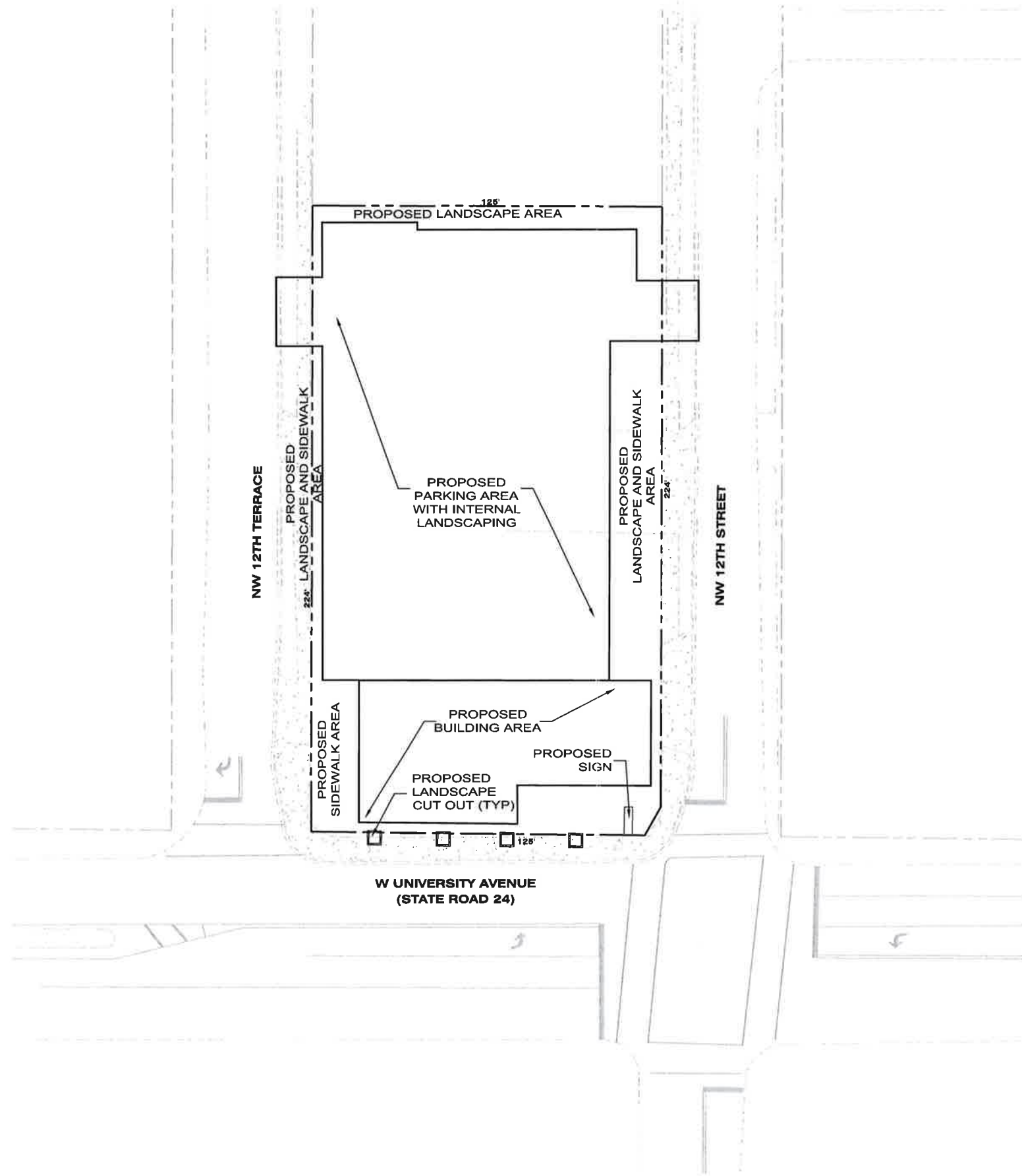
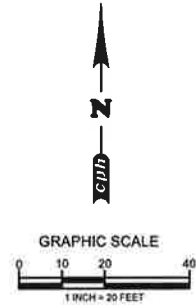
Supplemental Documents



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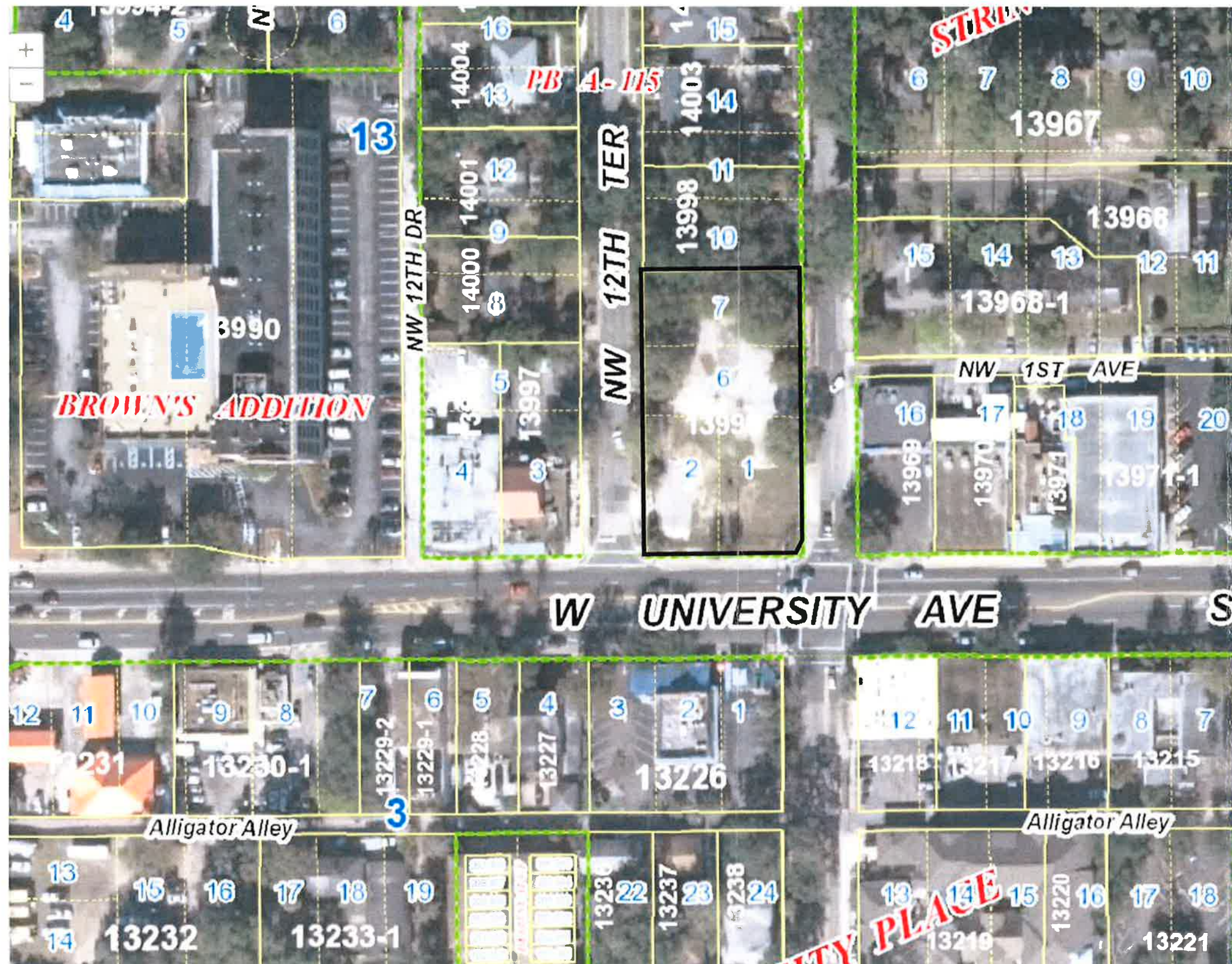
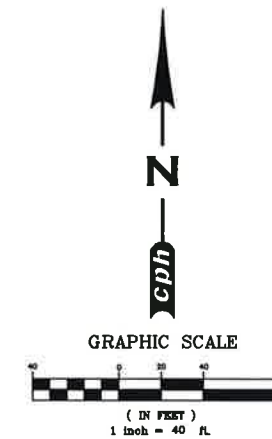
Designed by:	Drawn by:	Checked by:	Approved by:	Scale:	Date:	Job No.:	No.	Date	Revision	By
SAR	PWR	JTP	JTP	1"=20'	7-1-15	M29855				

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Landscape Lic. No. LC000238

CONCEPTUAL LAYOUT PLAN
PROPOSED RESTAURANT
1206 W. UNIVERSITY AVENUE
CITY OF GAINESVILLE / FLORIDA

Sheet No.
PD





Field Crew:	Drawn by:	Checked by:	Approved by:	Scale:	Date:	Job No.:	File: <small>assess.dwg</small>	©	No.	Date	Revision	By
				1"=40'				2015				

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EXISTING CONDITIONS MAP
 AERIAL OVERLAY

McDonald's.
 1206 W. UNIVERSITY AVE
 CITY OF GAINESVILLE, FLORIDA

tabbiter
EXHIBIT
C-2

EC-3

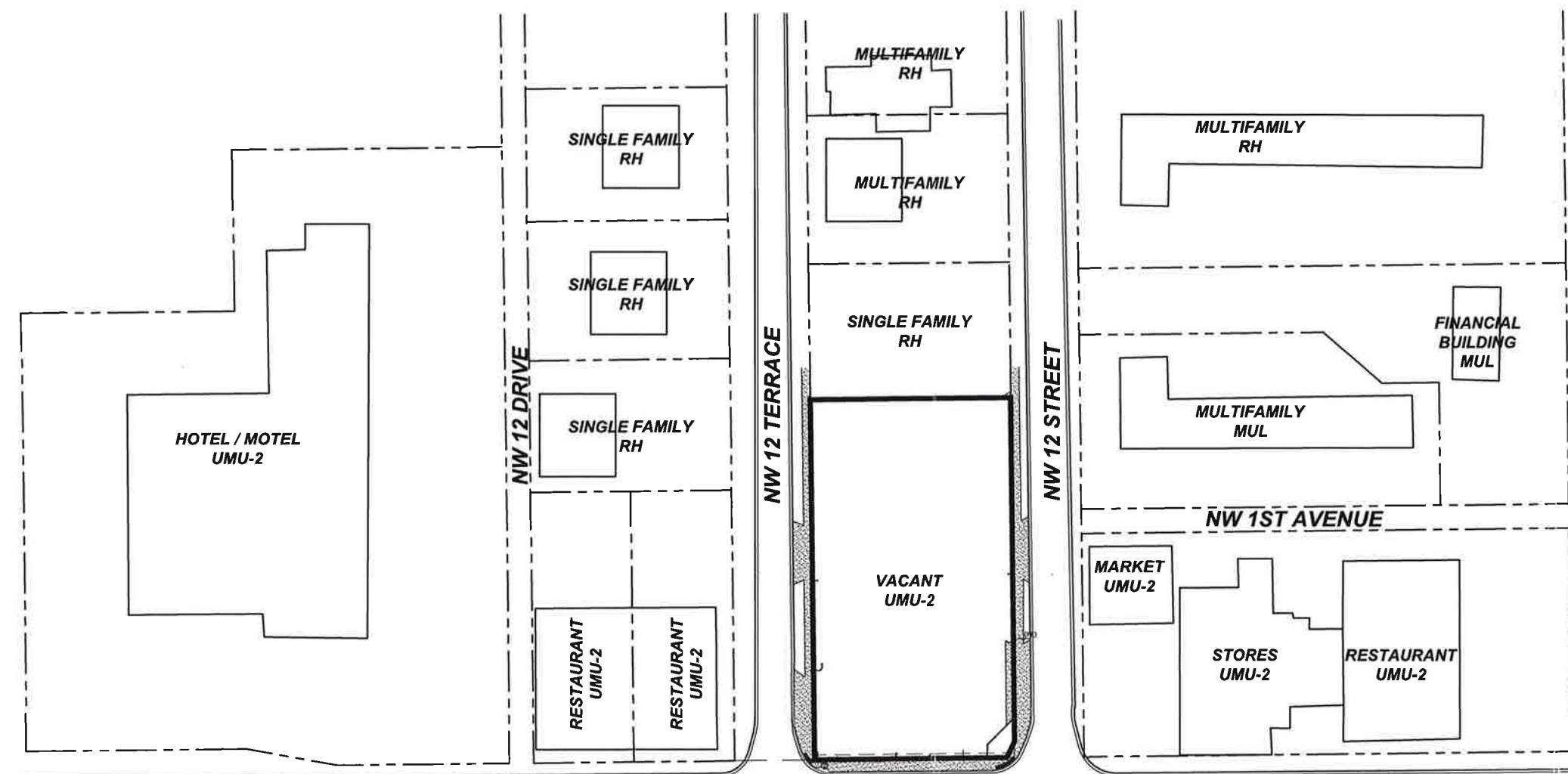
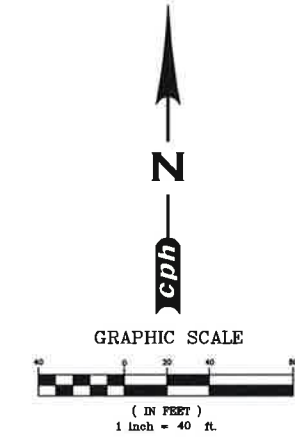


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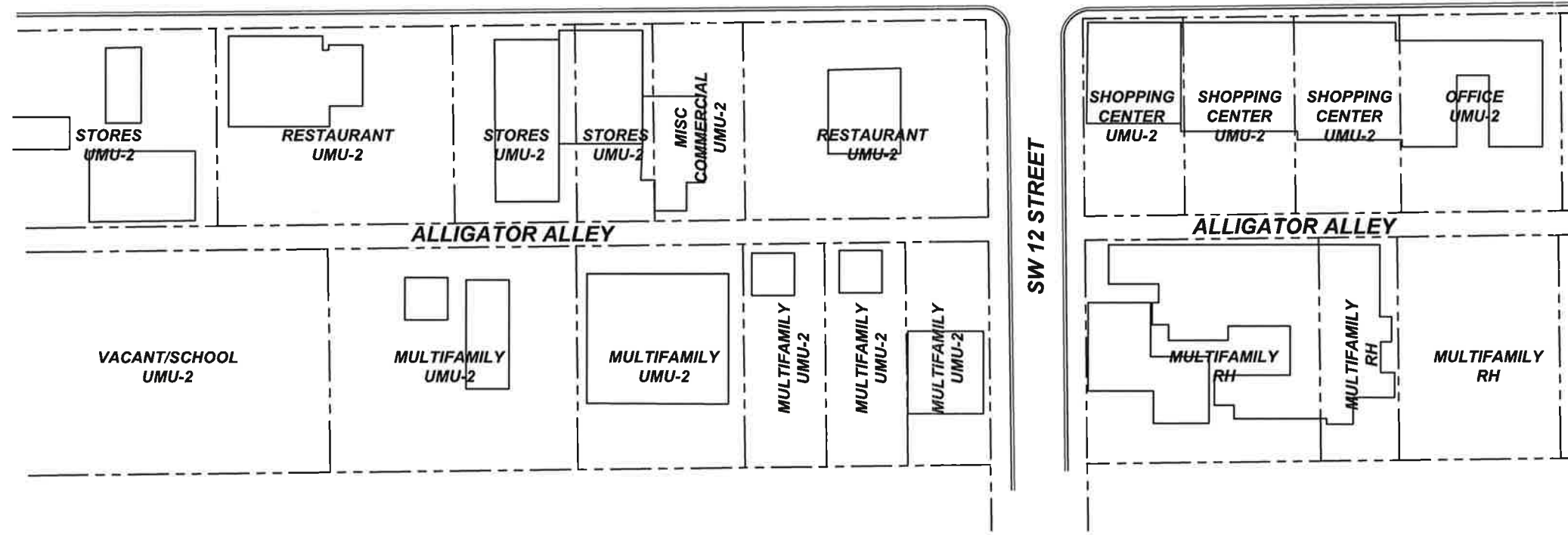
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W. UNIVERSITY AVENUE



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EXISTING CONDITIONS MAP
EXISTING USES
McDonald's
1206 W. UNIVERSITY AVE
CITY OF GAINESVILLE, FLORIDA



EC-1



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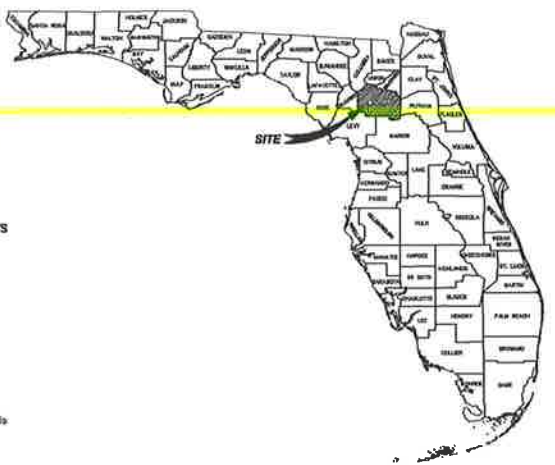
Revision table with columns: No., Description, By, Date

Field crew and other project details table including names and roles.

McDonald's logo and address information: 1206 W University Ave, Gainesville, FL 32603

SCHEDULE B-SECTION II PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 5207347 EFFECTIVE DATE APRIL 1, 2015 AT 5:00 P.M.

- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of UNIVERSITY TERRACE, a Subdivision in the East Half of Lot Thirteen (13), BROWN'S ADDITION TO THE CITY OF GAINESVILLE...



BOUNDARY & TOPOGRAPHIC SURVEY ALSO BEING AN (ALTA/ACSM LAND TITLE SURVEY) FOR McDonald's L/C 009-2618 AT UNIVERSITY AVE LYING IN SECTION 5-TOWNSHIP 10 SOUTH-RANGE 20 EAST CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



Survey Notes:

- 1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Legal Description: (PER TITLE COMMITMENT ORDER NO. 5207347)

LESSEE'S INTEREST IN THAT CERTAIN LEASE AGREEMENT BY AND BETWEEN RAZM ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSOR, AND McDONALD'S USA, LLC, AS LESSEE, DATED 2/28/14, MEMORIALIZED BY THAT CERTAIN LEASE AGREEMENT DATED 2/28/14, RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DEMISING THE FOLLOWING DESCRIBED LAND:

Legal Description: (PREPARED BY SURVEYOR)

A PORTION OF LOT 1 AND ALL OF LOTS 2, 6 AND 7, UNIVERSITY TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", AT PAGE 115 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

REDUCED COPY

Abbreviation Legend:

Table of abbreviations and their meanings, including terms like ACTUAL, AIR CONDITIONER, AMERICAN CONGRESS ON SURVEYING & MAPPING, etc.

Line Legend: NOT TO SCALE

Table of line styles and their meanings, including 1 FOOT CONTOURS, 5 FOOT CONTOURS, ADJOINER PROPERTY LINES, etc.

Symbol Legend: NOT TO SCALE

Table of symbols and their meanings, including AIR RELEASE VALVE, BORING HOLE LOCATION, CABLE TV RISER, etc.

Sign Legend: NOT TO SCALE

Table of signs and their meanings, including ROW NUMBER SIGN, BUS STOP SIGN, DO NOT ENTER SIGN, etc.

Parking Table

Table showing STANDARD SPACES, ACCESSIBLE HANDICAP SPACES, and TOTAL SPACES.

Reference Material

- 1) UNIVERSITY PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 115, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 2) FDOT R/W MAP FOR ROAD NO. 26, SECTION NO. 2607-107, DATED 3/18/56.



Index of Sheets

- 1 ALTA/ACSM LAND TITLE SURVEY (COVER SHEET)
- 2 ALTA/ACSM LAND TITLE SURVEY (BOUNDARY & TOPOGRAPHIC SURVEY)

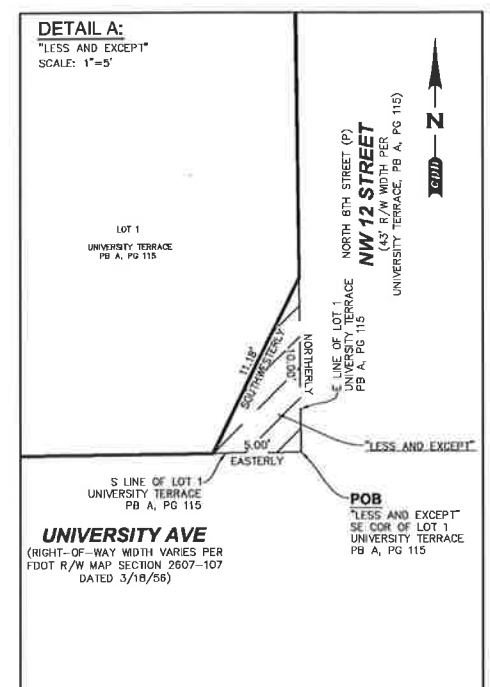
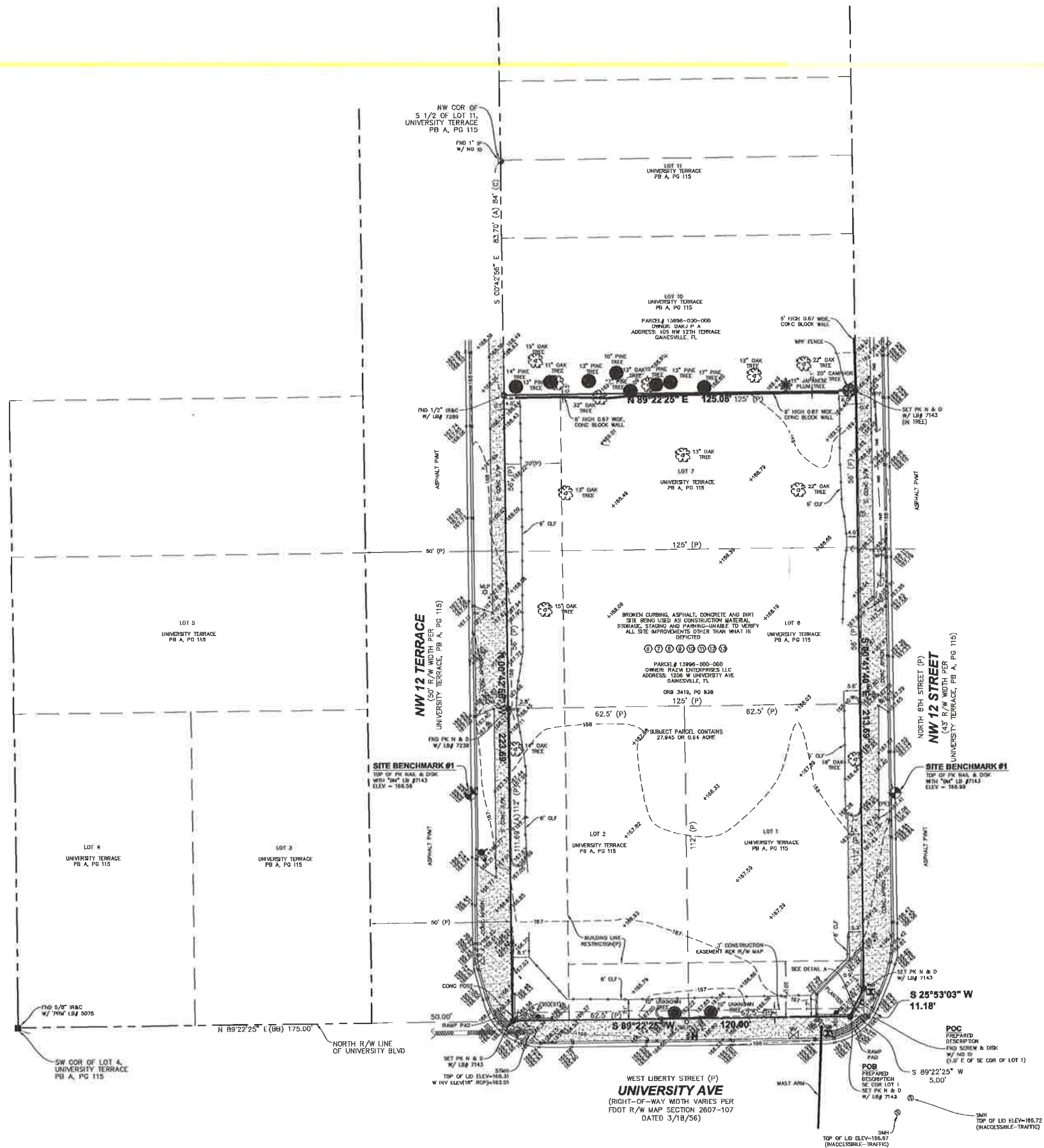
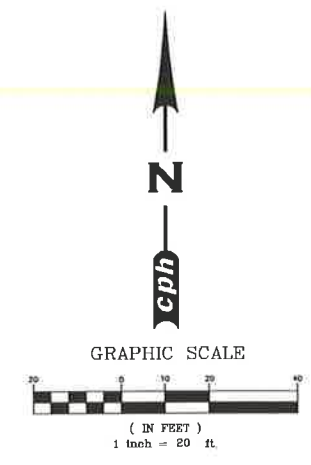
Surveyor's Certification:

I certify that McDonald's Restaurants of Florida, a Florida Corporation, McDonald's USA, LLC, a Delaware LLC, McDonald's Corporation, c Delaware Corp. & Chicago Title Insurance Company... I hereby certify that the attached ALTA/ACSM Land Title Survey of the herein-described property is true and correct to the best of my knowledge, information and belief...

C-2

NOTE: THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

For the Firm By: [Signature] Paul J. Kottel, Professional Surveyor and Mapper, Florida Registration No. 6233



C-2A

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.
TITLE BLOCK ABBREVIATIONS:
Eng = ENGINEERING LE = LICENSED PERSONNEL
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch = ARCHITECTURAL
Landscape = LANDSCAPE N/A = NOT APPLICABLE L.S. = LICENSED
No. = NUMBER P.O. = POST OFFICE B = BOUNDARY

Field Crew:	E.H.	By	Date
Drawn by:	J.T.F.		
Checked by:	R.L.R.		
Approved by:	P.J.K.		
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Job No.:	M29555		
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BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
McDonald's
L/C 009-2618
UNIVERSITY AVE
SECTION 5-TOWNSHIP 10 SOUTH-RANGE 20 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

1206 W. University Avenue Planned Development

PD Report

Developer:



September 1, 2015

Prepared By:
CPH, Inc.

5200 Belfort Road, Suite 220
Jacksonville, FL 32256

Phone: 904-332-0999 Fax: 904-332-0997

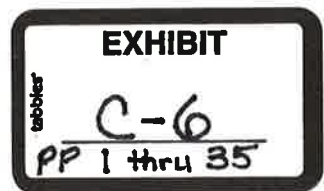


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EXHIBITS

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MCDONALD'S USA, LLC
PLANNED DEVELOPMENT (PD) REPORT

Submitted in accordance with the requirements of City of Gainesville,
 Land Development Code (LDC) Sections 30-211, 213, 214, 216, 217, and 221

Section 30-214(3)(c)(2)(i) Purpose and Intent

The proposed PD rezoning is on a ±0.64 acre parcel located in Section 5, Township 10 South, Range 20 East, Gainesville, Florida (Parcel Identification Number 13996-000-000). The site is an existing urbanized area, characterized by hotel, retail and restaurant development along the University Avenue corridor and student housing along NW 12th Terrace and NW 12th Street. The proposed PD District is being requested to permit a fast food restaurant with drive-through since the existing Zoning District, UMU-2, does not permit a drive-through as an accessory use to an eating place. This higher density area is well suited for the proposed use and the City has indicated that when the LDC is updated, drive-throughs meeting certain restrictions would be a permitted use at this location.

The proposed PD District is being requested for the following:

1. To permit a drive-through as an accessory to a fast food restaurant;
2. To implement site specific design standards unique to the parcel.

The PD will provide design standards which are largely consistent with the current Urban Mixed Use District 2 (UMU-2) Zoning District as described in the current LDC, as well as with the Transect Zones as described in the proposed LDC. It is the applicant's desire to provide a design which implements the City's vision for development within this corridor. Specific differences are described throughout the PD report.

This PD will permit Commercial and Retail space as would be appropriate and unique to the location. These targeted uses will provide essential services proximate to a very large student population.

Specific permitted uses are as described below.

<i>SIC</i>	<i>Uses</i>	<i>Conditions</i>
	Outdoor cafes	In accordance with article VI
	Eating places	With or without drive-through facilities
	Repair services for household needs	
	Specialty T-shirt production	



	Scooter sales	Only within enclosed buildings in accordance with section 30-67(g). Facilities to service scooters are permitted as an accessory use when such facilities do not exceed 45% of the gross floor area of the enclosed building.
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-525	Hardware stores	
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-59	Miscellaneous retail	Excluding GN-598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
Div. J	Public administration	Excluding correctional institutions (IN-9223)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not



		elsewhere classified (IN-7359)
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-83	Social services	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

Section 30-214(3)(c)(2)(ii) Statistical Information

Description	PD Total Area (Maximum, unless otherwise noted)
Site Acreage	0.62 acres +/-
Maximum Building Coverage	80%
Maximum Impervious Ground Coverage	90%
Maximum and Minimum Number of Dwelling Units and Residential Density in each Residential Use Area	N/A
Building Height	6 Stories, 8 Stories by Special Use
Non-Residential Land Use Type and Size Permitted (Gross Leasable Area)	Retail/Commercial – 20,000 s.f.
The Maximum Acreage Of Each Use Area	
Development Area	0.56 acres +/-
Buffer / Landscaping	0.06 acres +/-
Area of Land Devoted to Publicly Owned	
Usable Open Space, Publicly Owned Recreational Areas, Publicly Owned Plazas, Common Area Usable Open Space, Common Area Recreational Areas and Common Area Plazas	0%

The proposed development depicted in the PD Layout Plan will have one (1) building with a proposed gross leasable area of approximately 4,685 square feet. The maximum gross leasable area square footage allowed for a single building for this PD shall be 20,000 square feet.

Section 30-214(3)(c)(2)(iii) Stormwater Management Plan

The project development will include an on-site Stormwater Management Facility (SMF) to provide water quantity treatment and rate/volume attenuation for the 100-year design storm event. Due to property size constraints, facilities may be constructed underground. All SMF facilities will be privately owned and maintained and all SMF facilities will employ best management practices.

Section 30-214(3)(c)(2)(iv) Design Standards

Building Design and Orientation

Consistent with the City of Gainesville's Comprehensive Plan, the 1206 W. University Avenue PD will focus development internally, while providing connection to adjacent roadways. Facades are designed to complement both internal and external views. In addition, the building will support the principals of Crime Prevention Through Environmental Design (CPTED) by putting eyes on the street. External building facades will be designed to present pleasant and distinctive design elements for passers-by.

The building facade will present an architectural style that invites residents and neighbors into the site and enhances the existing street-design elements. The facade will present a pleasing appearance not only to the internal portions of the site, but also to external passers-by. Design standards shall include a building location near the street, building orientation towards the street, and façade articulation. Additionally, dimensional requirements shall be per the City of Gainesville's Land Development Code, Section 30-65.2(d)(1), except for those dimensions modified below as shown by strike-through, and added text being *italicized*.

	Nonresidential and Vertically Mixed Use Buildings
Lot depth (minimum)	90 feet
Interior side (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map
Rear (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.
Lot coverage (maximum)	N/A
Building frontage ¹	70% 50% minimum



Density (minimum) ²	Within University Heights and the Archer Triangle, N/A
	Within the Urban Village, to be considered mixed-use, a residential development must include a minimum of 10,000 square feet of nonresidential uses; and a nonresidential development must contain a minimum of 3 residential units.
Density (maximum)	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.
	Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking)
Height and Stories	Non-single-family buildings shall have a minimum height of 24 18 feet.
	A maximum of six stories is permitted by right. Unless otherwise specified, a maximum of eight stories is permitted by special use permit in all areas except the Power District.
	Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).
	Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.
	Within the Power District, a maximum of three stories is permitted at the build-to line when located adjacent to residentially zoned properties as depicted in Figure 3.1, with a step back of 15 feet per additional building story up to the maximum permitted.

Notes to Table:

¹ ~~Minor insets (defined as up to five feet in depth)~~ for the purpose of creating articulation and architectural interest in the building façade will be deemed to meet the build-to line and shall be included in computing the building frontage.

² Within University Heights and the Archer Triangle, lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements. Within the Urban Village, lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.

Streetscape dimensional requirements shall be per the City of Gainesville's Land Development Code, Section 30-65.2(e)(6), except for those dimensions modified below as shown by strike-through, and added text being *italicized*. During project planning, it was discovered that utilities exist along all rights-of-way. Due to this site's unique design and to maintain utility separation requirements, it was required that the build-to line dimensional requirements in this section to be modified to be specific to this PD.

30-65.2(e)(6) Build-to line.

- a. The build-to line shall be measured from the back of curb. Except that, in the Urban Village, the build-to line shall be measured from the property line on swale system streets and from the back edge of the landscape zone on urban walkways.

- b. The build-to-line shall be calculated as the sum of the required landscape zone, sidewalk zone and required setback from the sidewalk zone. Except that, on urban walkways, the build-to line shall be a fixed five feet from the back edge of the landscape zone.
- c. The build-to line standards of this section shall not result in structures being built in the public right-of-way. If the build-to line dimensions result in a build-to line within the public right-of-way, the actual build-to line shall be established at the property line adjacent to the public right-of-way.

Streetscape Dimensions Table

	Principal streets <i>West University Avenue</i>	Local streets or private streets <i>NW 12th Terrace/NW 12th Street</i>
Landscape zone (minimum)	5 feet <i>Landscape zone can be accomplished by planting street trees in tree grates within required sidewalk zone area, or a separate 5 foot landscape zone can be planted</i>	8 9 feet <i>Landscape zone is permitted within right-of-way; dimension may vary where build-to line setback conflicts</i>
Street tree spacing	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center
Sidewalk zone (minimum)	10 feet <i>Sidewalk zone to be depth from back of curb to property line</i>	10 6 feet
Build-to-line (nonresidential uses)	20 feet setback from the back of curb <i>Minimum zero feet setback from the back of curb, 20-feet maximum; Utility separation requirements apply</i>	18 feet setback from the back of curb <i>Minimum zero feet setback from the back of curb, 60-feet maximum</i>

Sidewalks

Sidewalks will be located along all roadway corridors (University Avenue, NW 12th Street and NW 12th Terrace) external to the development if not already established. Sidewalks along NW 12th Street and NW 12th Terrace shall be reconstructed so a landscape strip separates the sidewalk from the roadway. Sidewalks shall follow the guidelines provided by Alachua County Public Works concerning location and design.

Landscaping

Landscape improvements shall be per the City of Gainesville’s LDC, Division 2, Subdivision I, with the exception of Section 30-252 as modified below. Streetscaping will be provided to enhance the pedestrian connection to development including sidewalks connections, internal circulation, and landscaping along public roadway frontage.



Sec. 30-252(1)(a) Perimeter landscaped area required. All vehicular use areas shall be separated by a perimeter landscaped area, a minimum of nine feet in width, from any public or private street and from any adjacent properties, *except along W. University Avenue where the required landscape area can be achieved by planting street trees in tree grates within the sidewalk zone.*

Additionally, landscaping should be heavy enough to adequately screen any drive-through facility from adjacent roadways in accordance with Policy 10.4.4 of the Transportation Mobility Element, specifically 10.4.4(d), minimization of the visual impacts of drive-through lanes on street frontage areas.

Vehicle Use Areas

On-site driveways, parking facilities, general vehicle use areas, and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville’s LDC, except as modified by this PD. Landscaping of vehicular use areas will be consistent with Section 30-252 of the LDC, with the exception of Section 30-252(1)(a) as described above. Vehicle loading and service facilities will be designed to provide adequate maneuvering areas internal to the site, rather than using public streets and rights-of-ways and shall meet LDC Section 30-334. Coordination with City of Gainesville’s Solid Waste Division will ensure appropriate placement of the solid waste collection facility.

On-site parking will be provided to ensure that safe and efficient circulation is available. Parking areas will be designed consistent with Section 30-330 of the LDC. The number of parking spaces based upon the table of uses in Section 30-332 of the LDC will not apply to this PD. There shall be no minimum vehicle parking requirement. Bicycle and scooter parking will be included in the PD’s design and will be accommodated by onsite designated parking.

Energy Conservation

Buildings shall be designed to promote energy efficiency standards, xeroscaping, and other landscaping elements to create a more inviting space and reduce energy consumption. Building design shall include energy saving elements such as awnings, energy star mechanical equipment, and architecture that can allow for natural light into interior building areas.

Section 30-214(3)(c) (2)(v) Development Schedule

The proposed development will not consist of phasing. Due to the current market conditions, and various funding mechanisms available at this time, the developer is requesting that the PD be effective for a length of up to five (5) years from the effective date of the Zoning Ordinance. The following table lists the proposed uses and their intensities.

Use	Intensity (Gross Leasable Area)
Retail/Commercial/Office	Maximum 20,000 s.f.

Section 30-214(3)(c)(2)(vi) Signage Plan

The project will not conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville’s LDC for the construction of site signs. Permitted signage is as described below:



The parcel is permitted one road identification sign. Pole signs are not permitted. A monument sign with a maximum copy area of 62.5 s.f. and a maximum height of 10-ft will be permitted. The sign shall be setback a minimum of 8 feet as measured from the back of curb.

Wall (Building) Signs will be permitted as follows: 2 wall signs per building, plus 1 additional sign for each wall. A primary façade is calculated at length of the building x 1.5, to a maximum of 200 s.f., a second wall may have building signs a maximum of 50 s.f., and 3rd and 4th walls may have building signs a maximum of 24 s.f. each.

Directional signs shall not exceed 6 s.f. and 6-ft in height and may contain the business logo, but not more than 1/3 of the sign area, and contain no advertising matter.

For uses with a drive-through, each drive-through lane may have up to three signs a maximum of 50 s.f. each in copy area. Drive-through components, such as ordering stations and overhead clearance bars, shall not count against allowable signage.

An American Flag, with a maximum size of 6-ft x 10-ft and up to a 30-ft pole, is permitted. No commercial flags are permitted.

Section 30-214(3)(c)(2)(vii) Enumeration of Differences

The PD will provide nonresidential uses which are largely consistent with the City of Gainesville's existing UMU-2 zoning category and other applicable sections of the LDC. Specific permitted uses have been described in the table on pages 3-5. Other deviations have been described in this PD and summarized below:

Sec. 30-252(1)(a) Perimeter landscaped area required. This section has been modified as follows: All vehicular use areas shall be separated by a perimeter landscaped area, a minimum of nine feet in width, from any public or private street and from any adjacent properties, *except along W. University Avenue where the required landscape area can be achieved by planting street trees in tree grates within the sidewalk zone.*

The number of parking spaces based upon the table of uses in Section 30-332 of the LDC will not apply to this PD. There shall be no minimum vehicle parking requirement.

The project will not conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville's LDC for the construction of site signs. Specific signage regulations are described in this PD.

Dimensional requirements and streetscape dimensional requirements per the City LDC, Section 30-65.2(e)(6), are modified to be specific to this site's unique design and to maintain utility separation requirements. Refer to Section 30-214(3)(c)(2)(iv) Design Standards.

Section 30-211(b)(1-7) PD Objectives

(1) *Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which*



encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

Due to the location of the subject property being located on a principal arterial roadway in the City, this PD will permit outstanding and innovative nonresidential developments. Building orientation shall be towards streets and sidewalks, providing a design which promotes travel by foot, bicycle and transit.

The site will provide connection to external pedestrian and bicycle circulation networks and will allow residents of neighboring developments to take advantage of the commercial, office, and retail uses and opportunities provided within the PD.

Parking facilities will be provided for guests within the site. Parking facilities will be located behind buildings and drive-through facilities will be screened from view from adjacent roadways.

Sidewalks are provided along all adjacent roadways to provide convenient access to and from the site. The site is located along Bus Route 5 and very close to stops servicing Bus Routes 8, 10, and 29, which allows for easy access to transit riders. Persons with special needs, such as the elderly and physically-challenged, can also easily access the site and utilize the site's offerings without imposition.

(2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences;

The requested change will provide the property owners flexibility to meet changing market and consumer needs by allowing the site to be utilized by a variety of uses, including those utilizing a drive-through facility for their business. The proposed permitted uses are intended to serve the existing and future residents in the area by providing social and work-related supporting uses within a short walking distance.

(3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.

The proposed PD Layout Plan will incorporate the theme of the area by placing buildings close to the roadway with a large sidewalk area adjacent to the roadway for pedestrian use and gathering. Streetscape will be accomplished by planting street trees in tree grates and providing an outdoor eating area. The remainder of the site will be landscaped with street trees and shrubbery designed to shield vehicular use areas and adjoining uses.

(4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

The project site is located proximate to existing urban amenities such as public utilities, roadways, transit routes, bike lanes, and sidewalks. Development within areas adjacent to public facilities promotes an efficient and compact development pattern providing greater cost saving and long-term sustainability of shared infrastructure facilities.



Furthermore, the development is designed to support the abundant residential units adjacent to the property, allowing for coordination among land uses and filling in one of the few remaining vacant lots in the area.

- (5) *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

Since the subject property has been vacant for longer than a year, the proposed development with an overall design consistent with the existing neighborhood and surrounding uses, will be a positive development in the area.

Promotion of flexible standards and a variety of uses supports and strengthens the ability to meet changing market trends, market demand, and local tastes. The requested PD promotes an atmosphere utilizing alternative modes of transportation such as bicycle and mass transit.

- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

The development's proposed architecture provides variable articulated facades consistent with the images provided in Appendix C-1. The proposed facility provides on-site parking and internal circulation for pedestrians, vehicles, and bicycles. Although limited by the regulatory and on-site utility constraints, the site preserves the corridors aesthetic by coordinating architectural scale with surrounding development and shielding vehicular use areas from the adjacent roadway's view shed.

- (7) *Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

The proposed development provides appropriate pedestrian scaled elements such as sidewalks, lighting and outdoor eating areas. Vehicular use areas will be located at the rear of the building. Vegetation and/or screening walls, where practicable, create a secluded atmosphere and attractive vistas both inside and outside the site. Coordination with Gainesville Regional Utilities will occur during the Development Plan review stage. Historically, parking, circulation, and landscaping have been permitted uses within easements areas.

Section 30-213 Minimum Criteria for Planned Development (PD)

An application for a PD rezoning must present evidence that justifies the rezoning. Justification must include one or more of the following.

- (1) *Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning district(s) in the City of Gainesville's LDC would not allow the use and associated design elements of the proposed project.*



The proposed development is unique, yet still consistent with the City Comprehensive Plan. The existing zoning district would not allow a drive-through use, nor did other zoning district(s) in the City's LDC allow associated design elements of the proposed project. Incorporating a drive-through facility into a site which is primarily designed to be pedestrian-friendly, has created unique design standards.

- (2) *Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.*

Since the existing zoning classification would not permit a drive-through facility through other processes, an approval outside of the PD process would not be possible. Also, existing utility easements make the layout and design of the building difficult to manage utilizing existing code regulations.

- (3) *Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.*

The limited size of the parcel and utility easements restrict the design ability of this site. The proposed layout of the building and site features will enhance the usefulness of the site and reflect the surrounding uses and theme of the neighborhood.

Section 30-216 Requirement & Evaluation of Planned Development

Conformance with PD Objectives

Consistency with the objective set forth in the City of Gainesville Land Development Regulations Section 30-211(b) has been demonstrated throughout this report. The City of Gainesville Future Land Use Map lists the project site as an Urban Mixed-Use 2 (UMU-2) land use category. A PD zoning district is consistent with this land use category.

Concurrency

This development lies within Zone A of the City's Transportation Mobility Program Area and will meet the provisions of Transportation Mobility Element Policy 10.1.4. A final concurrency certification application has been submitted along with the proposed PD Application per the City's request.

Internal Compatibility

The proposed use and those other proposed uses within this PD will function in conjunction with an existing populated community, and shall not have any undue adverse impact on any of the neighboring uses. Building orientation shall be towards streets and sidewalks, providing a design which promotes travel by foot, bicycle and transit. The site will provide connection to external pedestrian and bicycle circulation networks and will allow residents of neighboring developments to take advantage of the commercial, office, and retail uses and opportunities provided within the PD. Parking facilities will be provided for guests within the site. Parking facilities will be located behind buildings and drive-through facilities will be screened from view from adjacent roadways. Sidewalks are provided along all adjacent roadways to provide convenient access to and from the site.





External Compatibility

The surrounding properties are classified with the same Zoning district and Future Land Use district, with the exception of the student housing located to the North. The PD brings a live, work, and recreate environment to the area, while preserving and enhancing the existing neighborhood by providing urban infill development.

Direction	Future Land Use	Property Use
North	Residential High	Multi-Family/Student Housing
East	Urban Mixed-Use 2	NW 12 th Street
South	Urban Mixed-Use 2	W. University Avenue
West	Urban Mixed-Use 2	NW 12 th Terrace

To the greatest extent practicable, the PD's SMFs, driveways, common space, and utility locations will be designed to utilize and preserve the site's existing and outstanding landscape features. Where possible, the site's landscape features shall be incorporated as aesthetic elements.

The development will meet the City of Gainesville, Code of Ordinances, Chapter 15 for the purposes of lighting. Placement of luminaries will not be known until development plan review.

Intensity of Development

As previously shown, the maximum building coverage is limited to 80% of the site acreage. The site's intensity is consistent and compatible with the site's physical characteristics and that of the surrounding properties.

Usable Open Spaces

On-site open space, although adequate for guests, is limited due to the compact design form. SMFs shall be designed underground when adequate open space does not exist. Interior space will provide urban-type landscape amenities and moderate shade tree coverage. Those areas along NW 12th Street and NW 12th Terrace will be designed to blend with the surrounding context area using typical urban-type streetscaping elements.

Environmental Constraints

The subject property was previously a regulated hazardous materials facility (Texaco Gas Station). The site is an inactive petroleum cleanup site with documented groundwater contamination. Impacts will be evaluated through appropriate environmental reports and any necessary design considerations will be implemented during construction plan preparation.

External Transportation Access

Vehicular access to the site will be allowed by a full access driveway on NW 12th Street and another full access driveway on NW 12th Terrace. No direct vehicular access to West University Avenue will be allowed. The internal circulation system will accommodate pedestrian and bicycle traffic, as well as traditional vehicular circulation. Circulation design will ensure safe and efficient routes are designed.

Trip Generations are based upon the ITE Trip Generation manual, 9th Edition. The complete traffic study, prepared by CPH, Inc., is included under separate cover and analyzes not only the trip generation, but also the distribution of trips generated by the development, the potential modal split, and the impact on intersection operation.

Land Use	Size	Weekday			PM Peak Hour of the Generator		
		Entry	Exit	Total	Entry	Exit	Total
934 – FAST FOOD WITH DRIVE-THROUGH	94 seats	918	917	1835	47	42	89
	Pass-by Capture	-459	-459	-918	-24	-21	-45
	Total New Trips	459	458	917	23	21	44

Internal Transportation Access

The sidewalks, pedestrian lighting, and streetscape improvements will be installed to allow for safe internal movement of site visitors. Sidewalks provide connection from the parking area to the facility as well as from the preexisting sidewalks located along all roadways.

Range of Transportation Choices

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit, and personal vehicles.

Section 30-217 Unified Control

The applicant, McDonalds USA, LLC, is under a land lease agreement with Razvi Enterprises, LLC, to be in complete, legal and unified control of the entire area of the proposed PD. Sufficient evidence will be provided to the city attorney, including all agreements, contracts, guarantees and other necessary documents and information that may be required.



EXHIBIT A**LEGAL DESCRIPTION**

LOTS ONE (1), TWO (2), SIX (6) AND SEVEN (7), OF UNIVERSITY TERRACE, A SUBDIVISION IN THE EAST HALF OF LOT THIRTEEN (13), BROWN'S ADDITION TO THE CITY OF GAINESVILLE, BEING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", AT PAGE 115 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS AND EXCEPT ALL ROAD RIGHTS-OF-WAY. ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT ONE (1), A DISTANCE OF 10 FEET, RUN THENCE SOUTHWESTERLY 11.18 FEET TO THE SOUTH LINE OF SAID LOT ONE (1) AT A POINT 5 FEET WESTERLY FROM THE POINT OF BEGINNING; RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT ONE (1) A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY SURVEYOR:

A PORTION OF LOT 1 AND ALL OF LOTS 2, 6 AND 7, UNIVERSITY TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", AT PAGE 115 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, UNIVERSITY TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", AT PAGE 115 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°22'25" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°22'25" WEST ALONG THE SAID SOUTH LINE OF LOT 1 AND THE SOUTH LINE OF LOT 2 OF SAID PUBLIC RECORDS A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°42'56" WEST ALONG THE WEST LINE OF LOTS 2, 6 AND 7 OF SAID PUBLIC RECORDS A DISTANCE OF 223.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 89°22'25" EAST ALONG THE NORTH LINE OF LOT 7 A DISTANCE OF 125.08 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°41'40" EAST ALONG THE EAST LINE OF SAID LOTS 1, 6 AND 7 A DISTANCE OF 213.69 FEET TO A POINT LYING 10 FEET NORTHERLY OF THE SOUTHEAST CORNER OF LOT 1; THENCE RUN SOUTH 25°53'03" WEST A DISTANCE OF 11.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,945 SQ. FT. OR 0.64 ACRE MORE OR LESS.



EXHIBIT B

PROPOSED LAYOUT PLAN

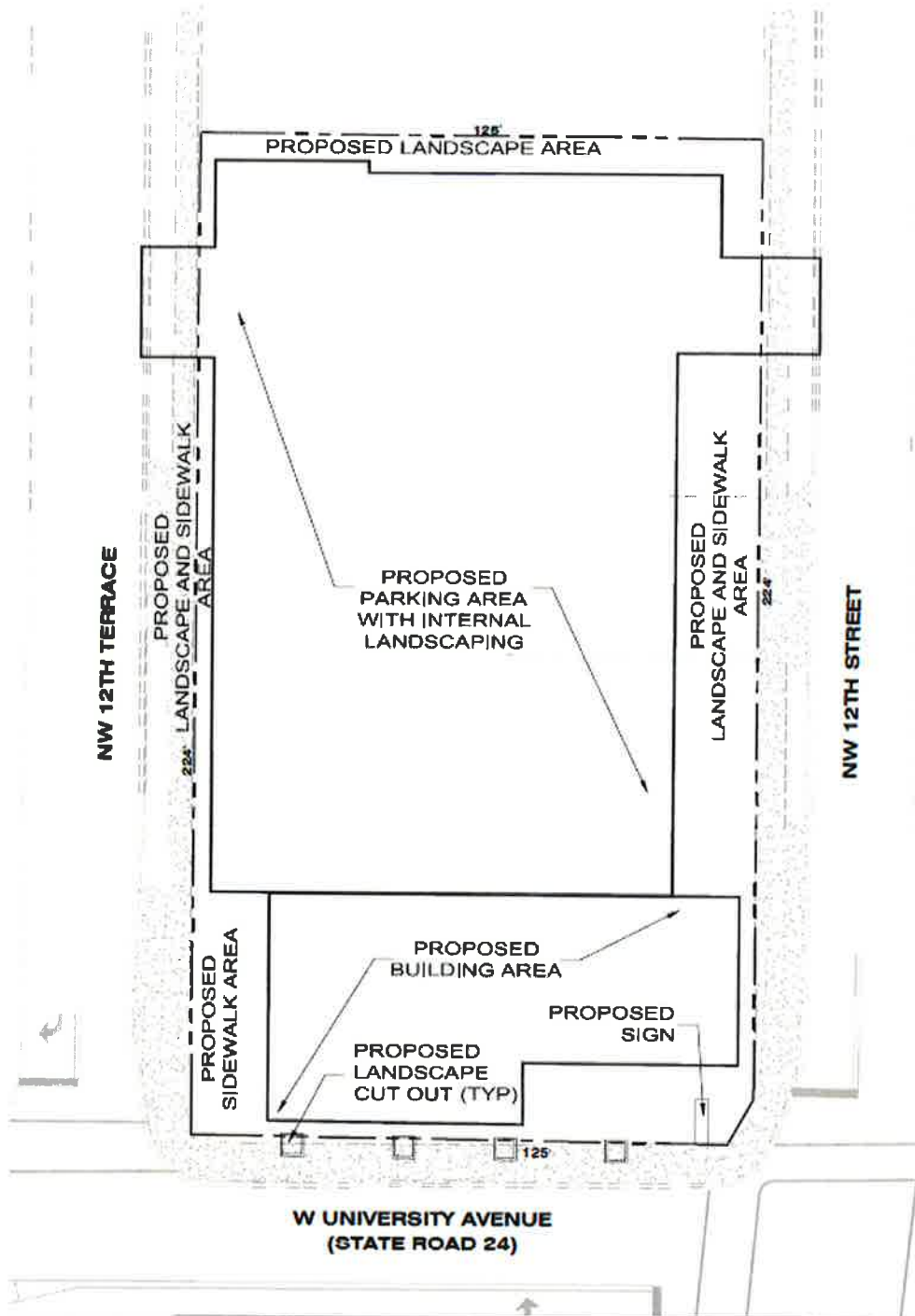


EXHIBIT C
Architectural and Signage Elevations





CORNER ELEVATION
W UNIVERSITY AVENUE & NW 12th TERRACE

FOR ILLUSTRATION PURPOSES ONLY

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SEP 11 2015
PLANNING DIVISION



ELEVATION
NW 12TH TERRACE

FOR ILLUSTRATION PURPOSES ONLY



ELEVATION (NON Drive-Thru)
W UNIVERSITY AVENUE

FOR ILLUSTRATION PURPOSES ONLY



ELEVATION
NW 12th TERRACE

FOR ILLUSTRATION PURPOSES ONLY

RECEIVED
SEP 11 2015
PLANNING DIVISION



DRIVE-THRU ELEVATION

FOR ILLUSTRATION PURPOSES ONLY



FOR ILLUSTRATION PURPOSES ONLY



FOR ILLUSTRATION PURPOSES ONLY



FOR ILLUSTRATION PURPOSES ONLY

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SEP 11 2015
PLANNING DIVISION



FOR ILLUSTRATION PURPOSES ONLY

RECEIVED
SEP 11 2015
PLANNING DIVISION



FOR ILLUSTRATION PURPOSES ONLY



FOR ILLUSTRATION PURPOSES ONLY



Next Gen Monument Sign with Feature Panels



Maximum Copy Area: 62.5 s.f.



Base provided by others

- Illumination:** LED
- Electrical:** 4.8 Amps @ 120 Volts
- Power Supply:** Agilight PS12-60W-100/277V
- Face Detail:** Laser cut aluminum faces with illuminated push thru arch.

Available Panels -



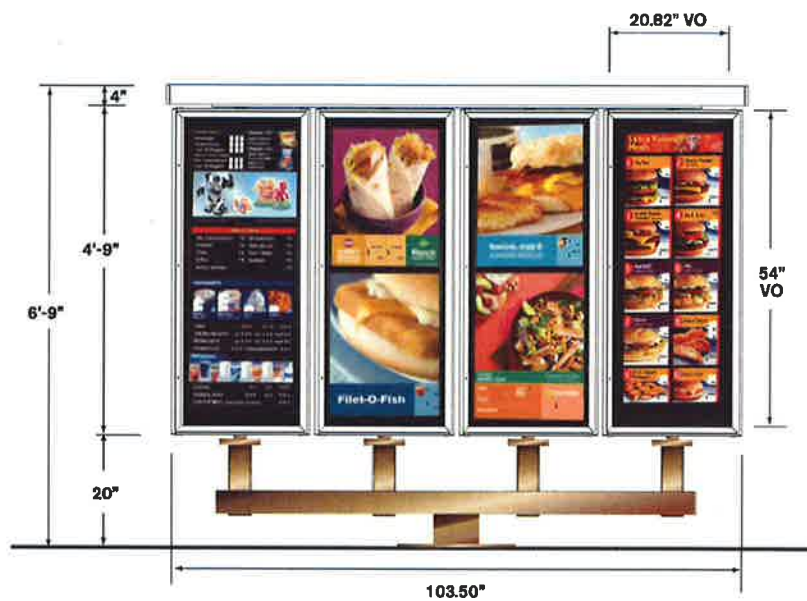
Electronic Message Center (EMC) option also available.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

FOR ILLUSTRATION PURPOSES ONLY



OPO Outdoor Menu Board



Illumination: LED

Electrical: First Circuit: 120/1/60, 15 amp
Second Circuit: 120/1/60, 15 amp

Ship Weight: 1,313 lbs.

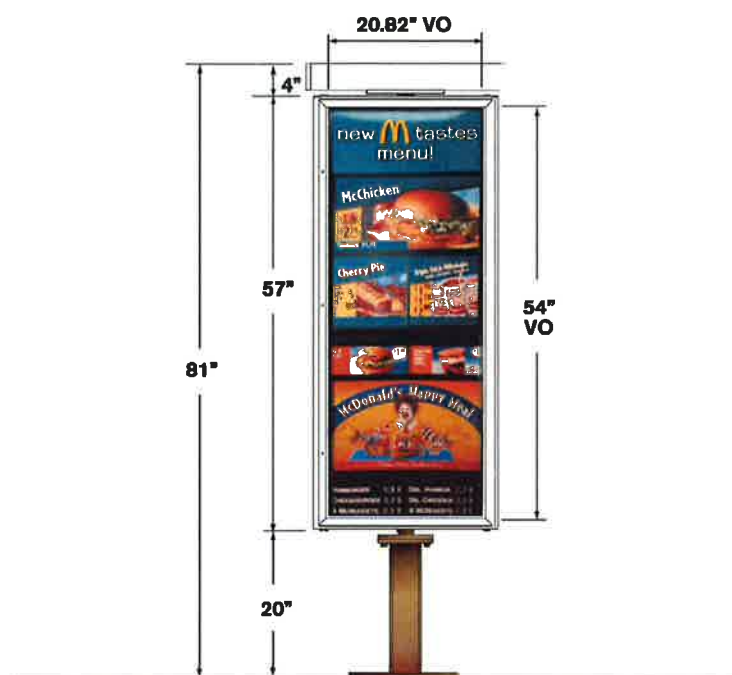
- Other:**
- Please call IMS for graphics, 800-937-7671
 - Triangular design for increased graphic options
 - Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

FOR ILLUSTRATION PURPOSES ONLY



OPO Pre-Sell Board



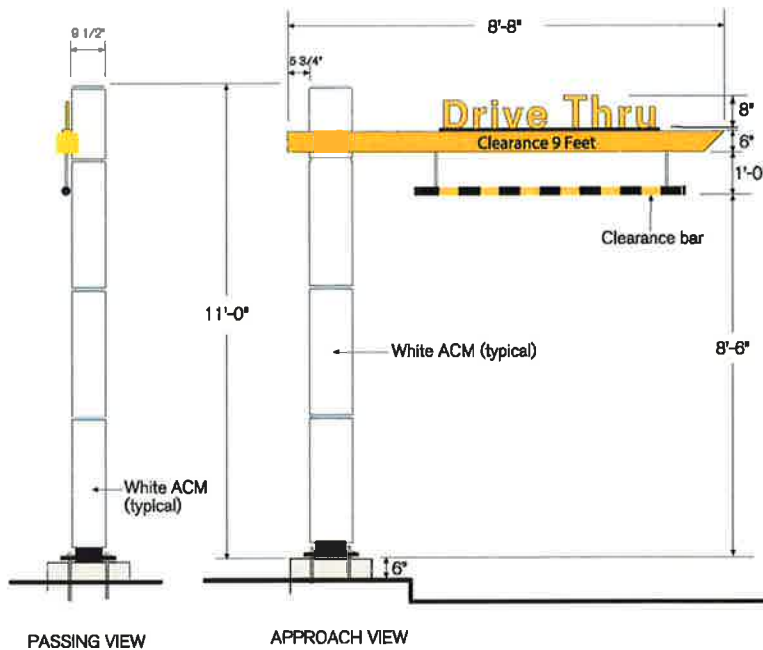
- Illumination:** LED
- Electrical:** First Circuit: 120/1/60, 15 amp
Second Circuit: 120/1/60, 15 amp
- Ship Weight:** 243 lbs.
- Other:**
 - Please call IMS for graphics, 800-937-7671
 - Triangular design for increased graphic options
 - Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

FOR ILLUSTRATION PURPOSES ONLY



Welcome Point Gateway



Illumination: N/A

Ship Weight: 790 lbs.

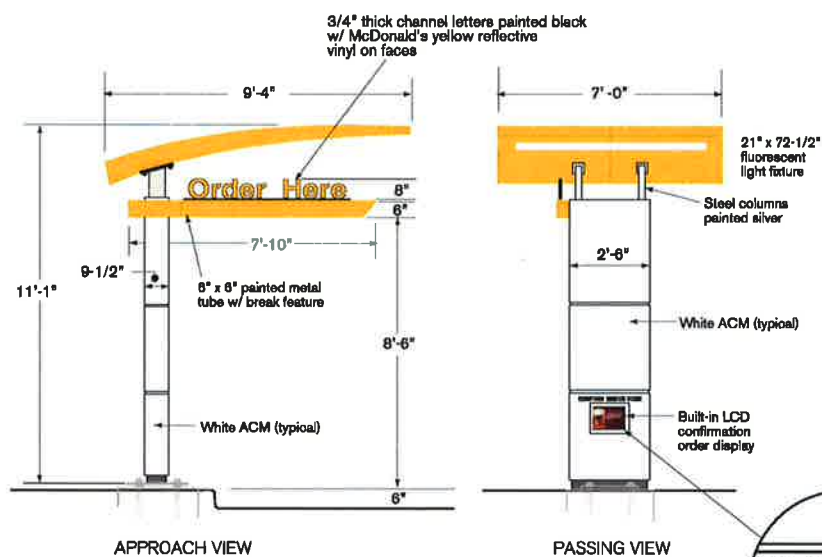
- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

FOR ILLUSTRATION PURPOSES ONLY



Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)
LCD Confirmation Order Display



- Illumination:** 4 - F72T12 CW/HO
- Electrical:** 15 Amp 120 Volt
- Ballast:** Fulham Workhorse 7
- Ship Weight:** 1300 lbs.
- Other:**
- Available with LED or LCD COD.
 - Spring loaded swing away 9' clearance arm
 - Illuminated awning provides a customer safe environment at night and protection from inclement weather



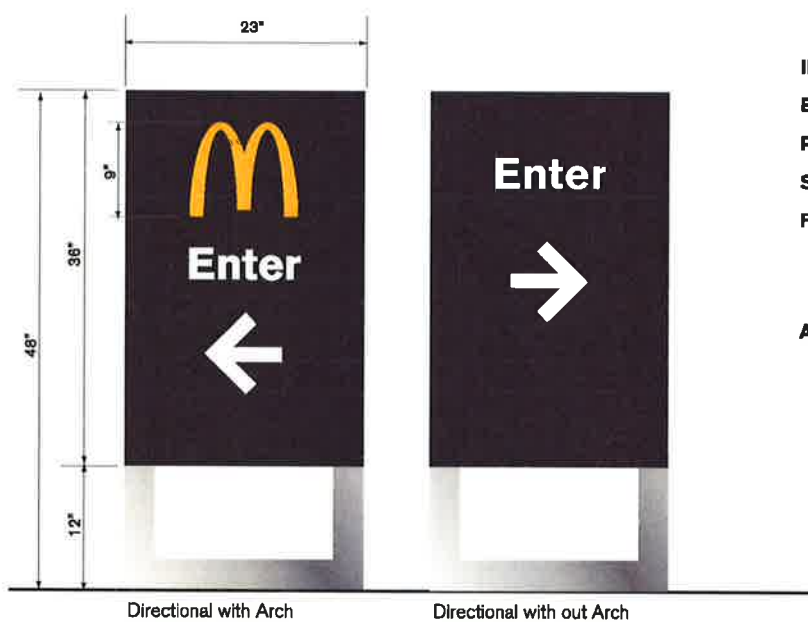
Built-in LCD confirmation order display

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

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Next Gen Directional



- Illumination:** LED
- Electrical:** .25 amps
- Power Supply:** Amperor ANP90-30P1
- Ship Weight:** 130 lbs.
- Face Details:** Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.
- Available Copy:** Enter
Exit
Welcome
Thank You
Drive-Thru

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

FOR ILLUSTRATION PURPOSES ONLY



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
PO Box 490, Station 12
Gainesville, FL 32627-0490
P: (352) 334-5023
F: (352) 334-3259

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name PB-15-69 PDV
Applicant (Owner or Agent) McDonald's USA, LLC
Tax parcel(s) 13996-000-000

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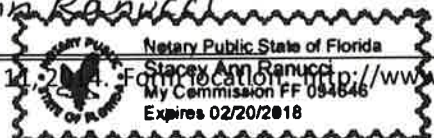
Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. [Signature]
8. Applicant (signature) Timothy Chess Applicant (print name)

STATE OF FLORIDA,
COUNTY OF ALACHUA
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 31st day of August, 2015, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.
Stacey Ann Ranucci Notary
Public Stacey Ann Ranucci

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY
Petition Number _____ Planner _____

EXHIBIT
tabbler
C-7
PP 1 thru 6

PB-15-69 PDV
McDonald's PD Rezoning
1206 W University Ave



Letter of Agent Authorization

June 9, 2015

RE: Proposed McDonalds @ 1206 W. University Avenue, Gainesville 32601
RE #: 13996-000-000

To Whom It May Concern:

The purpose of this letter is to notify the recipient of my authorization of Tim Chess with McDonald's USA, LLC, to act as Owner's Agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for construction, including without limitation, City of Gainesville, Florida Department of Transportation (FDOT), St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), Gainesville Regional Utilities (GRU), and other utility approvals.

Print Name: RIZWANA THANAWALA

6/12/15

Date

State of Florida

County of Alachua

Sworn to and subscribed before me this 12 day of June, 2015,
by Rizwana Thanawala.

Notary Public



Personally Known
Produced Identification
ID Type FZ DL

PROOF OF PROPERTY POSTING



RECEIVED
SEP 11 2015
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View of sign posted along W. University Avenue





View of sign posted along NW 12th Street

RECEIVED
SEP 1 2015
PLANNING DIVISION



View of sign posted along NW 12th Terrace

RECEIVED
SEP 10 2015
PLANNING DIVISION



Razvi Enterprises, LLC
6614 NW 50th Lane
Gainesville, FL 32653

August 28, 2015

Ms. Bedez E. Massey, Planner
City of Gainesville
Planning & Development Services Department
306 NE 6th Avenue
Thomas Center, Building "B"
Gainesville, FL 32601
352-334-5023

RE: **Withdrawal of Previous Application on Parcel 13996-000-000
Petition PB-14-68 SUP**

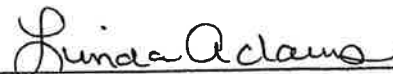
Dear Ms. Massey:

Pursuant to your request under current petition PB-15-00069 (McDonald's) to formally withdraw previous applications existing on the property, please accept this letter as our *conditional* request to withdraw Petition PB-14-68 SUP (Development Order with Conditions). We request and acknowledge that the previous application shall be terminated upon the McDonald's project being approved. Additionally, we will not engage the City Staff with the previous application while the McDonald's project is under review. However, should the McDonald's project be disapproved by the City or terminated by Developer, the existing application will remain active until its original expiration date.

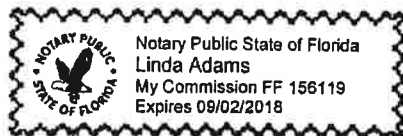
Sincerely, 
Razvi Enterprises, LLC

State of Florida
County of _____

Sworn to and subscribed before me this 2nd day of September, 2015,
by _____.



Notary Public



Personally Known
Produced Identification
ID Type _____

