

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243 Fax (561) 799-4281

Request:

- | | |
|--|--|
| <input type="checkbox"/> Planned Community Development (PCD) | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Rezoning |
| <input checked="" type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Concurrency Certificate |
| <input type="checkbox"/> Amendment to the Comprehensive Plan | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Administrative Approval | <input type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Other _____ |

Date Submitted: _____

Project Name: McDonald's Promenade

Owner: SRE Holdings LLC 9880 ALT A1A

Applicant (if not Owner): McDonald's Corporation

Applicant's Address: 110 N. CARPENTER ST Telephone No. (813) 392-8807
Chicago, IL 33606

Agent: CPH, Inc.

Contact Person: Jason James, P.E. E-Mail: jjames@cphcorp.com

Agent's Mailing Address: 1992 SW 1st Street Miami, FL 33135

Agent's Telephone Number: (305) 274-4805

FOR OFFICE USE ONLY	
Petition Number: _____	Date & Time Received: _____
<u>Fees Received</u>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: John Baer, AIA, NCARB, LEED AP BD & C, GGP

Engineer: Jsaon James, P.E.

Planner: Jason James, P.E.

Landscape Architect: Maxwell Spann, PLA, APA

Site Information:

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: _____

Address: 9880 Alternate A1A

Section: _____ Township: _____ Range: _____

Property Control Number(s): 52434207260050000

Acreage: 0.98 Current Zoning: PCD/PUD/underlying CG-1 Requested Zoning: Commercial (C)

Flood Zone _____ Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: _____

Existing Land Use: Commercial Requested Land Use: Commercial

Proposed Use(s) i.e. hotel, single family residence, etc.: Restaurant

Proposed Square Footage by Use: 3,769

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):

Restaurant

Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: Site Plan revision approval for the proposed interior and exterior building renovations, and for the side by side drive-thru configuration.

2. What will be the impact of the proposed change on the surrounding area?

The proposed changes shall address site and building ADA issues, and improve internal circulation by serving customers more efficiently.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.

N/A

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The included landscape plans (sheet L-1) provides a Tree Replacement table.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

This is an existing facility previously approved under a PUD.

6. Has project received concurrency certification?

This is an existing facility that previously received concurrency certification.

Date Received:

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately .16 mile(s) from the intersection of Lighthouse Dr.

, on the north, east, south, west side of AIA

(street/road).

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Joe Simon
who, being by me first duly sworn, on oath deposed and says:

- 1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
- 2. That he/she is requesting Amendment to PUD in the City of Palm Beach Gardens, Florida.
- 3. That he/she has appointed Jason James / CPH, Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: SRE Holdings LLC 9880 ALT AIA

Joe Simon
Signature of Owner

Joe Simon / Manager
By: Name/Title

11770 US Highway 7, E603
Street Address

Palm Beach Gardens, FL 33408
City, State, Zip Code

P. O. Box

City, State, Zip Code

312-371-4209
Telephone Number

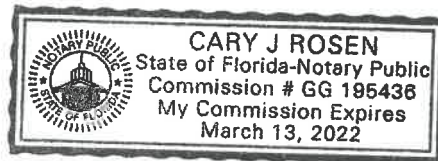
773-341-7688
Fax Number

crosen22000@yahoo.com
E-mail Address

Sworn and subscribed before me this 22nd day of June 2018.

[Signature]
Notary Public

My Commission expires:
3/13/2022



Applicant's Certification

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

Melvin Mance
Signature of Applicant

Owner

Melvin Mance
Print Name of Applicant

Optionee

110 N. Carpenter St.
Street Address

Lessee

Chicago, IL 33606
City, State, Zip Code

Agent

(813) 342-8807
Telephone Number

Contract Purchaser

N/A
Fax Number

N/A
E-Mail Address

Applicant's Certification

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

<input type="checkbox"/>	Owner	<u>Signature of Applicant</u> <u>Jason L. James</u> <u>Print Name of Applicant</u>
<input type="checkbox"/>	Optionee	<u>1992 SW 15th Street</u> <u>Street Address</u>
<input type="checkbox"/>	Lessee	<u>miami, fl 33135</u> <u>City, State, Zip Code</u>
<input checked="" type="checkbox"/>	Agent	<u>(305) 274-4805</u> <u>Telephone Number</u>
<input type="checkbox"/>	Contract Purchaser	<u>(305) 274-4807</u> <u>Fax Number</u>
		<u>JJames @ cphcorp.com</u> <u>E-Mail Address</u>



Permit # _____

Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

Melvin Mance
Owner signature

6/21/18
Date

Melvin Mance
Owner printed name

52434207260050000
Property Control Number

DESIGNEE/BILL TO: Melvin Mance
110. N carpenter St.
Chicago, IL 33606

Melvin Mance
Designee Acceptance Signature

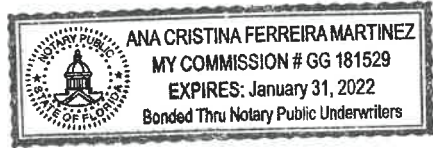
NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Hillsborough

I hereby certify that the foregoing instrument was acknowledged before me this 21 day of June, 2018, by Melvin Mance. He or she is personally known to me or has produced _____ as identification.

Ana Cristina Ferreira Martinez
Notary public signature
Ana Cristina Ferreira Martinez
Printed name



State of Florida at-large

My Commission expires: 1/31/22

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That I, **MAHRUKH S. HUSSAIN**, Vice President of McDonald's Corporation, a Delaware corporation, whose principal place of business is 110 N. Carpenter St., Chicago, IL 60607, being desirous of appointing an attorney-in-fact to act on behalf of the corporation, do hereby nominate, constitute and appoint Michael Motta, Development Director, Melvin Mance, Construction Manager, Gina Groeli (née D'Angelo), Development Expeditor, Jenny Joiner, Real Estate Coordinator, Ana Ferreira Martinez, Development Coordinator, and Rosangela Demello, Area Construction Manager, all members of the McDonald's Real Estate and Construction Department, as true and lawful attorney-in-fact with the following powers for and on behalf of McDonald's Corporation, a Delaware corporation regarding the following:

1. To prepare, file, execute and otherwise prosecute any and all types of applications for rezoning, special use permits, subdivisions, variances and any other land use matter necessary for the construction, remodel and development of McDonald's restaurants located in the State of Florida.
2. To appear before administrative and legislative bodies, to present testimony to such bodies and to otherwise represent McDonald's Corporation, a Delaware corporation in zoning and other land use hearings in cities, municipalities and counties located in the State of Florida.
3. To do any other act on behalf of McDonald's Corporation, a Delaware corporation with regard to land use applications and procedures involved in the construction, remodel and development of McDonald's restaurants in the State of Florida.
4. To exercise all powers and to do all acts on behalf of McDonald's Corporation, a Delaware corporation deemed by said attorney-in-fact to be incidental to, or necessary or appropriate to carry into full effect the foregoing powers, hereby ratifying and confirming all that said attorney can lawfully do or cause to be done by virtue hereof.

This power of attorney shall remain in full force and effect until revoked by me provided further that said revocation shall be of no effect in respect to parties acting or things done in reliance herein prior to the actual receipt by them of written notice of said revocation. This power of attorney shall terminate one (1) year from the date hereof unless sooner revoked by me.

In witness whereof, I have executed this agreement this 23rd day of August, 2018.

ATTEST:

Kathleen R. Madigan
Kathleen R. Madigan, Managing Counsel

McDONALD'S CORPORATION,
a Delaware corporation

By: [Signature]
Mahrukh S. Hussain, Vice-President

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Erica Searcy, a Notary Public in and for the said county and state aforesaid, DO HEREBY CERTIFY that Mahrukh S. Hussain, Vice President and Kathleen R. Madigan, Managing Counsel of McDonald's Corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of August, 2018.
[Signature]
Illinois, Notary Public

My commission expires: _____

OFFICIAL SEAL
ERICA SEARCY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/24/19