

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-14-006

OCTOBER 21, 2014

Location: 45 Kernan Boulevard
Between Atlantic Boulevard and Abess Boulevard

Real Estate Number: 165265-3850

Waiver Sought: Reduce minimum sign setback
from ten feet to five feet

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

Current Land Use Category: Commercial General Community (CGC)

Planning District: Greater Arlington/Beaches, District 2

City Council Representative: The Honorable William Bishop, District 2

Owner: Water Marble Holding, LLC
10551 Beach Boulevard
Jacksonville, Florida 32246

Agent: Novalux Signs
3648 Warrington Street
Jacksonville, Florida 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2014-0615 (SW-14-006) seeks to allow for a reduction of the minimum setback requirement from ten feet to five feet. A diagram of the sign is included in the application. The site is within a CCG-1 Zoning District and the CGC functional land use classification as defined by the Future Land Use Map Series (FLUMs) contained within the Future Land Use Element (FLUE) as adopted by the 2030 Comprehensive Plan.



NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as "a painting, structure, projected image, or device which is placed, erected, or 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..."

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a) and Section 656.133(c), Ordinance Code, an Application for Sign Waiver shall be evaluated in relation to the spirit and intent of the Zoning Code, considering the following criteria as applicable:

- 1. The effect of the sign waiver is 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 subject property is in a commercial zoning district where the right-of-way has ample parkway between the curb and sidewalk. Most traffic will be approaching from the south via the Atlantic Boulevard overpass. Site usage is a hotel for out-of-town (often first time visitors). There is little opportunity to reverse direction if the driveway is missed, so sign visibility is crucial to way-finding at this location. The surrounding uses are on large parcels so the cumulative effect of a large proliferation of signs is not likely.

- 2. The result will not detract from the specific intent of the Zoning Code by promoting the continued existence of nonconforming signs that exist in the vicinity;*

No. The intent of the zoning ordinance as it relates to this request is to not have signage that interferes with site distance visibility and to promote signage that is consistent with the character of the adjoining community. In this instance most of surrounding properties are large scale commercial and institutional uses that will not result in the proliferation of excess signage.

- 3. The effect of the proposed waiver will not diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and will not substantially interfere with or injure the rights of others whose property would be affected by the same;*

No. The proposed sign location is set well back from the roadway and is located on a large parcel that will limit placement of competing signs. The proposed amount of sign area is well under the maximum amount allowed by Code.

4. *The waiver will not have a detrimental effect on vehicular or pedestrian 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 sign will be of modest size and located outside the clear line of sight triangles for roadway intersections and access ways. The surrounding properties are developed for commercial and institutional uses that will not be negatively impacted by this request.

5. *The proposed waiver will not be detrimental to the public health, safety or welfare, and will not result in additional public expense, creation of nuisances, or cause conflict with any other applicable law;*

No. Staff has reviewed the request and the proposed sign type in relationship to the development of the site. Due to the layout of the site and character of the area, staff has determined that the requested reduction in distance from the right-of-way will not detract from the specific intent of the zoning ordinance as it relates to compatibility, or health, safety and welfare.

6. *The subject property exhibits specific physical limitations or characteristics, which are unique to the site, and would make imposition of the strict letter of the regulation unduly burdensome;*

Yes. The sign location is constrained by the proximity of a JEA distribution power-line easement that excludes above ground construction within the easement. The sign will also be located in a landscape island that is crowded by backflow devices and an underground electric vault. This request allows the sign to be set forward from the required vehicle use area buffer screen for better visibility.

7. *The request is not 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 does not decrease the costs associated with compliance. It is based upon desire to best display the message and to place it clear of the power lines and major utility feeds for the site. If the required setback is adhered to the sign would be obscured by the vehicle use area screen plantings.

8. *If the request is the result of a violation that has existed for a considerable length of time without receiving a citation, whether the violation that exists a result of construction that occurred prior to the applicant's acquisition of the property, and not being a direct result of the actions of the current owner.*

No. The request is not a result of an existing violation. This is for a new sign on a newly developed site.

9. *The request accomplishes a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees...*

Yes. The location of the sign will avoid conflict with utilities and will better display information to passing traffic, resulting in enhanced traffic safety.

10. *Strict compliance with the regulation will create a substantial financial burden when considering the cost of compliance.*

Yes. Strict compliance with the regulation would place the sign in conflict with JEA exclusion of construction within the utility easement and would conflict with the placement of other utilities.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 15, 2014 by the Planning and Development Department the required Notice of Public Hearing sign was posted.

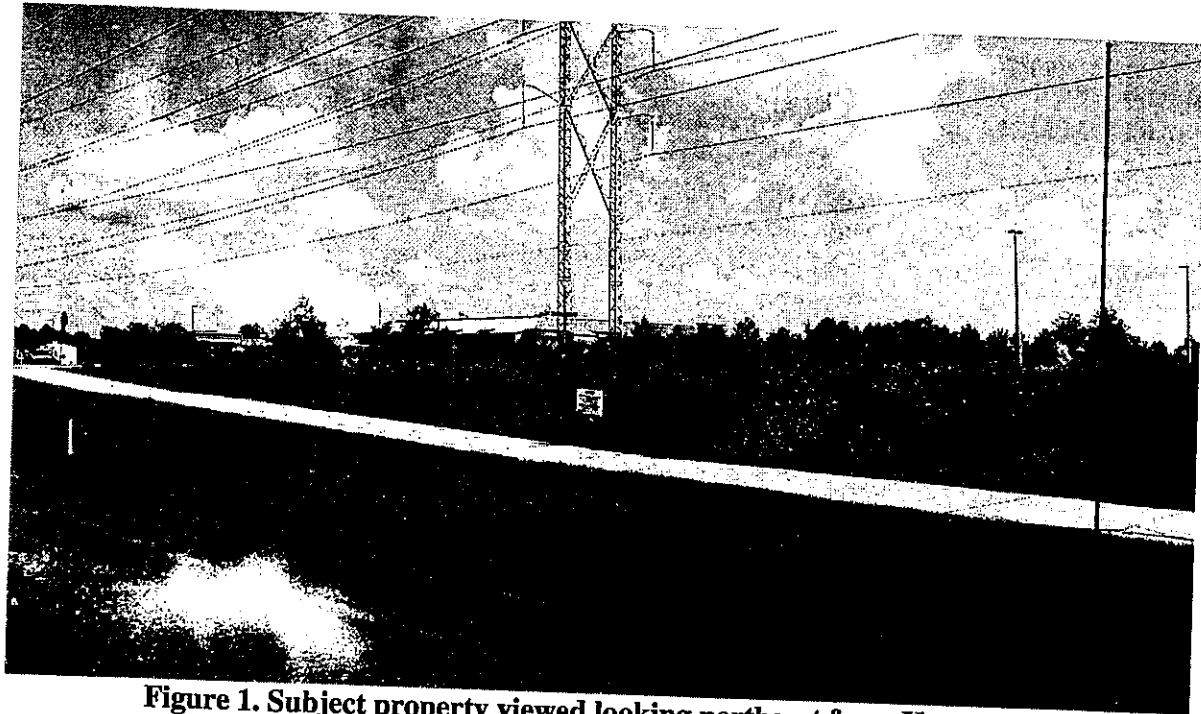


Figure 1. Subject property viewed looking northeast from Kernan Boulevard showing sign posted.

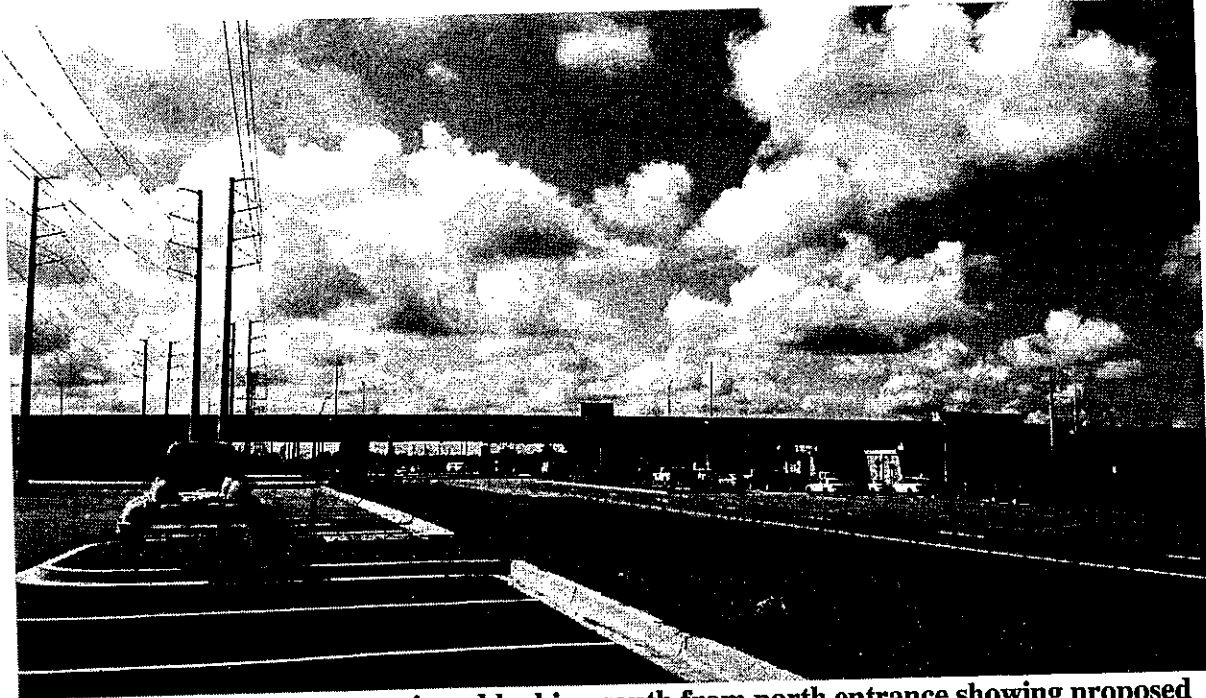
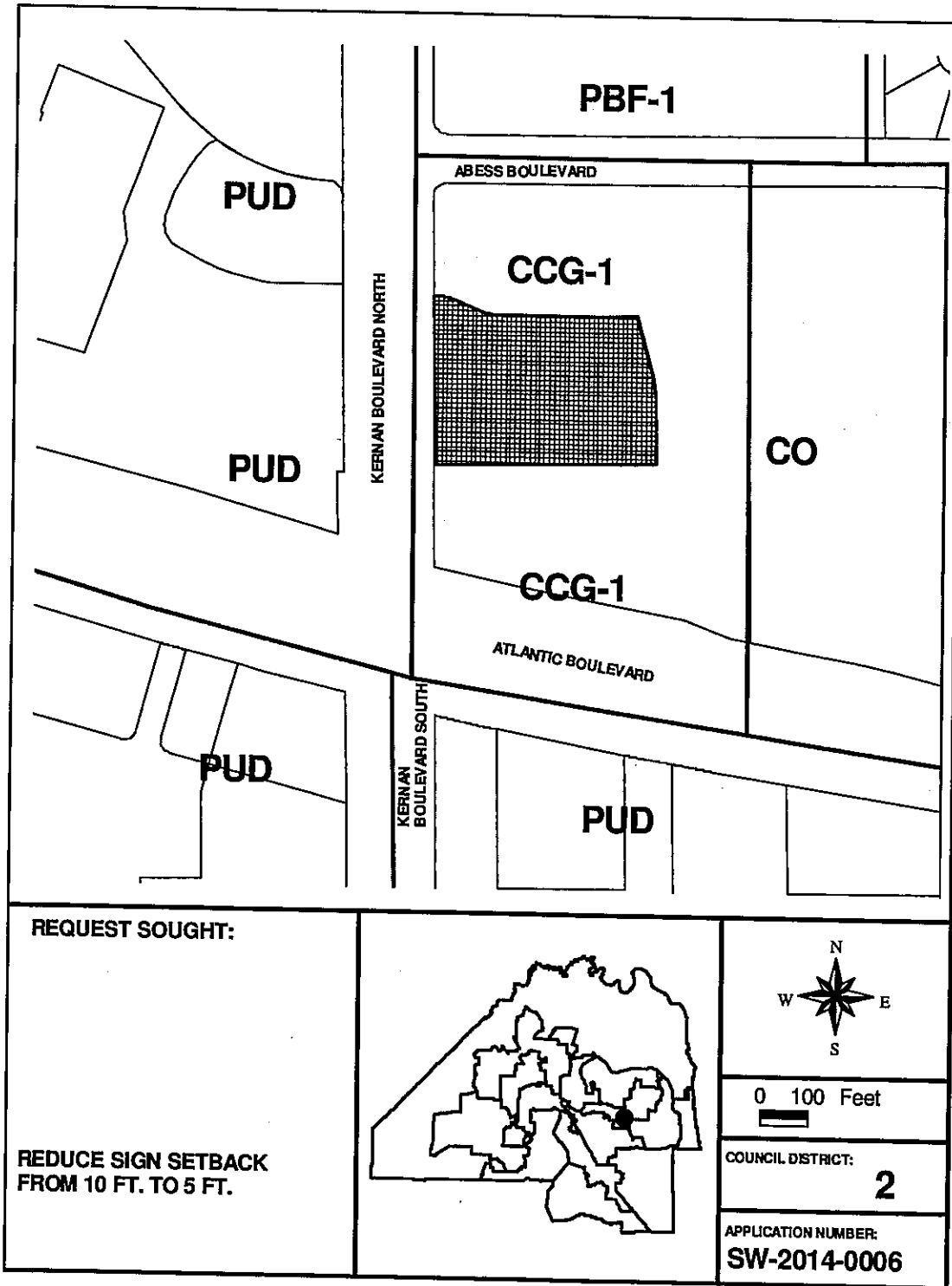


Figure 2. Subject property viewed looking south from north entrance showing proposed sign location, overpass, overhead distribution power-lines and existing utilities.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-14-006 be **APPROVED**.



APPLICATION FOR SIGN WAIVER

This application must be typed or printed in black and submitted in person with three (3) other copies for a total of four (4) copies.

Ordinance Number:
Application Number: SW- 14-6
Notice of Violation: no

Planning and Development Department,
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-7865.

TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

1. Date Submitted: 7/24/14	2. Date Filed: 8-13-14	3. Current Zoning District(s): CCG1	4. Future Land Use Ma Category (FLUMs): CGC	5. Applicable Section of Ordinance Code: 656.1303 (1)(2)
-----------------------------------	-------------------------------	--	--	---

6. LUZ Public Hearing Date: 10 / 7 / 14	7. City Council Public Hearing Date: ____ / ____ / ____
8. Neighborhood Association (if Applicable): _____	
9. Number of Signs To Be Posted: 1	

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 45 Kernan Blvd Jacksonville, FL 32225	13. Between Streets: Atlantic Blvd and Abess Blvd
11. Real Estate Number: 165265-3850	
12. Date lot was recorded: _____	
14. Application being sought:	
<input type="checkbox"/> Increase maximum height of sign from ____ to ____ ft. (Not to Exceed 20% or 5 ft. in height, whichever is less).	
<input type="checkbox"/> Increase maximum size of sign from ____ SF to ____ SF (Maximum request 25% or 10 Sq. Ft., whichever is less).	
<input type="checkbox"/> Increase number of signs from ____ to ____ (Not to exceed maximum square feet allowed).	
<input type="checkbox"/> Allow for illumination or change from ____ external to ____ internal lighting:	
<input checked="" type="checkbox"/> Reduce minimum set back from 10 ft. to 5 ft. (Less than 1 ft. may be granted administratively).	

15. In whose name will the waiver be granted? WATER MARBLE HOLDING LLC

Is transferability being requested? Yes: No:

16. Land Area(1/100 Acres):

17. Utility Services Provider

Well:

City Water: JEA

Septic Tank:

City Sewer: JEA

**** NOTICE TO OWNER/AGENT/APPLICANT *****

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, 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."

Section 656.1310(a)(1) through (x), 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:

18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the waiver and to meet the criteria set forth below may result in a denial).

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?

YES

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?

NO

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.

NO

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?

NO

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?

NO

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?

YES

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?

NO

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 applicants acquiring the property, not being a direct result of the actions of the current owner?

NO

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?

NO

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?

YES

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey

Site Plan as required per instructions. (All copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent is required if any person other than the property owner makes the application.

Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.

Photographs of sign structure showing nonconforming nature and physical impediments to compliance

If waiver is based on economic hardship, applicant must submit the following:

- Two estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
- Any other information the applicant wished to have considered in connection to the waiver request.

Proof of Ownership

(Note: the Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.)

***** NOTICE TO OWNER / AGENT *****

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all 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 Planning Commission. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division of the Planning and Development Department, Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202, (904) 255-7885, PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

<p>FILING FEES</p> <p>RESIDENTIAL DISTRICTS.....\$985.00</p> <p>NON-RESIDENTIAL DISTRICTS..... \$900.00</p>	<p>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</p> <p>ADVERTISING COSTS: BILLED TO OWNER /AGENT</p>
<p>*** Applications filed to correct existing zoning violations are subject to a double fee. ***</p>	

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.

PLEASE PRINT:

Name and address of Owner(s)

Name and address of Authorized Agent(s)

Name: WATER MARBLE HOLDING LLC

Name: NOVALUX SIGNS

Address: 10551 Beach Blvd

Address: 3648 WARRINGTON ST.

City: Jacksonville

City: JACKSONVILLE

State: FL Zip: 32246

State: FL Zip: 32254

Email: _____

Email: MARIO@NOVALUXSIGNS.COM

+ ROSANNE@NOVALUXSIGNS.COM

Daytime Telephone: _____

Daytime Telephone: 904-329-9687

904-383-2586

Mr Rodney A. Washington J.
SIGNATURE OF OWNER(S)

[Signature]
SIGNATURE OF AUTHORIZED AGENT(S)

The Agent's letter of authorization must be attached if application is not signed by the owner of record

Exhibit "A"

A portion of land lying in Section 22, Township 2 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the former Northerly right of way line of Atlantic Boulevard / State Road No. 10 (a variable width right of way as now established) with the Easterly right of way line of Kernan Boulevard North (a 200 foot right of way as now established); thence North $00^{\circ}44'44''$ West, along last said Easterly right of way line, a distance of 325.47 feet to the POINT OF BEGINNING; thence North $00^{\circ}44'44''$ West, continuing along said Easterly right of way line, a distance of 340.66 feet to the intersection with a curve being concave Southerly and having a radius of 3031.14 feet; thence on and around the arc of said curve, a distance of 12.23 feet, through a central angle of $00^{\circ}13'52''$, being subtended by a chord bearing and distance of North $89^{\circ}15'16''$ East, 12.23 feet to a point of compound curvature; said curve being concave Southerly and having a radius of 50.00 feet; thence on and around the arc of said curve, a distance of 19.37 feet, through a central angle of $22^{\circ}12'06''$; being subtended by a chord bearing and distance of South $79^{\circ}45'37''$ East, 19.25 feet to said curves end; thence South $68^{\circ}39'34''$ East, a distance of 81.84 feet to a point of curvature of a curve concave Northerly and having a radius of 62.00 feet; thence on and around the arc of said curve, a distance of 24.02 feet, through a central angle of $22^{\circ}12'06''$, being subtended by a chord bearing and distance of South $79^{\circ}45'37''$ East, 23.87 feet to said curves end; thence North $89^{\circ}08'20''$ East, a distance of 215.52 feet; thence North $89^{\circ}08'20''$ East, a distance of 72.67 feet; thence South $15^{\circ}51'48''$ East, a distance of 126.03 feet to the point of curvature of a curve concave Westerly and having a radius of 150.00 feet; thence on and around the arc of said curve, a distance of 39.28 feet, through a central angle of $15^{\circ}00'09''$; said curve being subtended by a chord bearing and distance of South $08^{\circ}21'43''$ East, 39.16 feet to the curves end; thence South $00^{\circ}51'39''$ East, a distance of 141.55 feet; thence South $89^{\circ}13'36''$ West, a distance of 456.95 feet to the aforementioned Easterly right of way line of Kernan Boulevard North and to the POINT OF BEGINNING.

EXHIBIT A

Property Ownership Affidavit

Date: 7/6/14

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building, 214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:
Rodney J Washington Sr, President, Titus Harvest Dome Spectrum Church
I, Inc, Water Marble Holdings LLC hereby certify that I am

the Owner of the property described in the attached legal description, Exhibit I in
connection with filing application(s) for Sign Waiver

_____ , submitted to the Jacksonville Planning and
Development Department.

Rodney J Washington Sr
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 6th day of
July (month), 2014 (year) by
Rodney J. Washington Sr. who is personally known to me or has
produced _____ as identification.

Toyna S. Jackson
(Notary Signature)

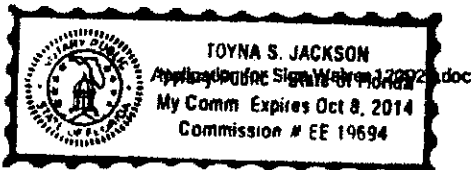


EXHIBIT B
Agent Authorization

Date: _____

City of Jacksonville City Council / Planning and Development Department 117 West
Duval Street, 4th Floor / Ed Ball Building, 214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Marble Waters Hotel & Suites, 45 Kernan Blvd, Jax, FL 32225

Gentleman:

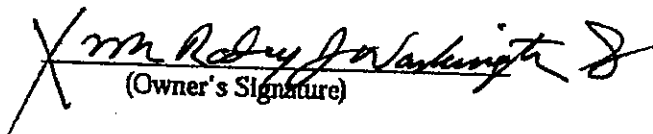
You are hereby advised that the undersigned is the owner of the property described in
Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

Novalux Signs, Inc.

to act as

agent to file application(s) for Sign Waiver

for the above referenced property and in connection with such authorization to file such
applications, papers, documents, requests and other matters necessary for such requested
change.


(Owner's Signature)

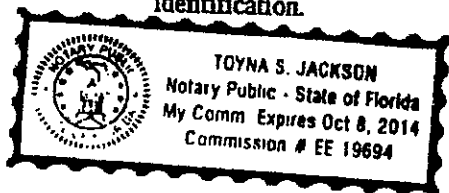
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 6th day of

July (month), 2014 (year) by Rodney J. Washington Sr

who is personally known to me or has produced _____ as

Identification.




(Notary Signature)

EXHIBIT B
Agent Authorization

Date: _____

City of Jacksonville City Council / Planning and Development Department 117 West Duval Street, 4th Floor / Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Marble Waters Hotel & Suites, 45 Kernan Blvd, Jax, FL 32225

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

Novalux Signs, Inc. to act as

agent to file application(s) for Sign Waiver

for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 6th day of July (month), 2014 (year) by Rodney J. Washington Sr who is personally known to me or has produced _____ as

identification.


(Notary Signature)

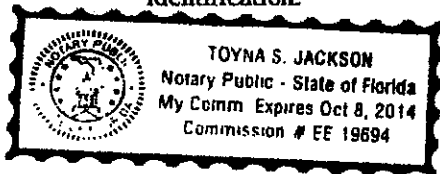


EXHIBIT A

Property Ownership Affidavit

Date: 7/6/14

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building, 214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:
Rodney J Washington Sr, President, Titus Harvest Dome Spectrum Church
I, Inc, Water Marble Holdings LLC hereby certify that I am

the Owner of the property described in the attached legal description, Exhibit 1 in
connection with filing application(s) for Sign Waiver

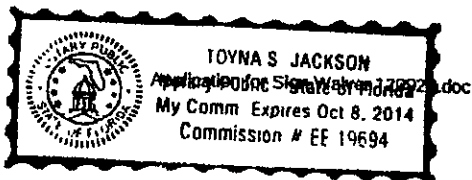
_____ submitted to the Jacksonville Planning and
Development Department.

[Handwritten Signature]
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 6th day of
July (month), 2014 (year) by
Rodney J. Washington Sr. who is personally known to me or has
produced _____ as identification.

[Handwritten Signature]
(Notary Signature)



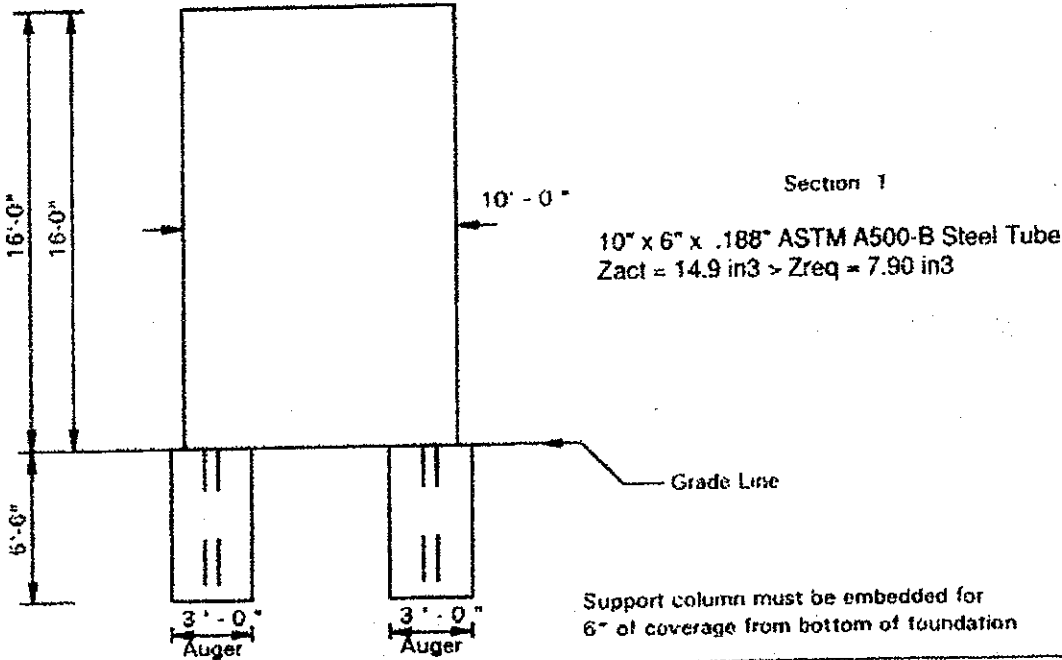
COMPANY River City
PROJECT RW12-014

A S and E Inc
24710 SR 54
Lutz, FL 33559

CA 7882

Robert W Wall, PE
Fla 46021

ADDRESS



Sample Calculations
Wind Load = WL
WL = Cf * WIND psf
WL = 1.504 * 31 194
Force = 46 926 * 160
Force = 7.6081 kips
Zreq = $\frac{\text{Moment} * 12}{\text{lb} * \text{NC} * \text{LDF}}$
NC = Number of columns = 2
lb = Bending (ksi) = 27.6
LDF = 1
Zreq = 7 895 in3

Concrete is 3000 psi at 28 days
All wind loads per
ASCE 7-10
FBC 2010.

Structural Steel Design per
Chapter 35 of building codes.
Soil Conditions per acceptable
code standards or verified
by professional engineer
REMARKS:

WIND - ASCE 7-10 - Exposure C - 140 mph

Section	Cf	Wind (psf)	Wind x Cf (psf)	AREA (ft2)	y (ft)	.6 W (kips)	MOMENT (k-ft)	Z REQ (in3)
1.00	1.50	31.19	46.93	160.00	8.00	4.50	36.32	7.90
TOTALS				160.00		4.50		

MEAN SIGN HEIGHT (HB) = $\frac{\text{MOMENT AT GROUND}}{\text{TOTAL FORCE}} = \frac{36.31 \text{ k-ft}}{4.504 \text{ kips}} = 8.0622 \text{ ft}$

CHECK FOOTING

$$P_{\text{allow}} = \frac{S * b * d^2}{2.37 * d + 2.64 * \text{HB}}$$

$$P_{\text{allow}} = \frac{1.09725 * 6 * 5.5^2}{2.37 * 5.5 + 2.64 * 8.0622} = 5.8028 \text{ (kips)} > 4.5048 \text{ (kips) is O.K.}$$

b = width of footer (ft)
d = height of footer (ft)

Robert W Wall
8/20/12

(A portion of)
RE PARCEL ID #165265-0300

CORPORATE WARRANTY DEED

PREPARED BY & RETURN TO:
Herbert T. Sussman, Esq.
210 E. Forsyth St.
Jacksonville, FL 32202

THIS INDENTURE, made this 11th day of May, 2011, by **Titus Harvest Dome Spectrum Church, Inc.**, a Florida not-for-profit corporation, whose address is 10551 Beach Boulevard, Jacksonville, Florida 32246 ("Grantor"), to **Water Marble Holding, L.L.C.**, a Florida Limited Liability Company, whose address is 10551 Beach Boulevard, Jacksonville, Florida 32246 ("Grantee").

(Whenever used herein, the terms "grantor" and "grantees" include singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so requires or admits.)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the said grantee, all that certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, State of Florida, to wit.:

See Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, and easements of record, this reference to which shall not serve to reimpose same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

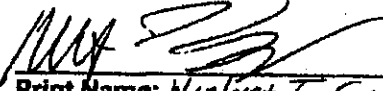
AND the grantor does hereby covenant with the grantee that it is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and


convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereto affixed the day and year first above written.

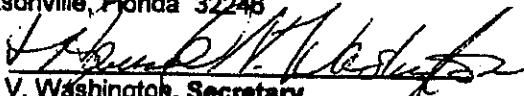
Signed, sealed, and delivered in presence of:

Titus Harvest Dome Spectrum Church, Inc.


Print Name: Herbert T. Sussman

By: 
Rodney J. Washington, Sr., President
10551 Beach Blvd.
Jacksonville, Florida 32246


Print Name: Peggy L. Rounds

By: 
April V. Washington, Secretary
10551 Beach Blvd.
Jacksonville, Florida 32246

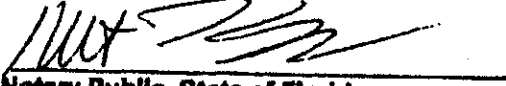
STATE OF FLORIDA
COUNTY OF DUVAL

CORPORATE SEAL:



The foregoing instrument was acknowledged before me this 11th day of May, 2011, by Rodney J. Washington, Sr., as President, and by April V. Washington, as Secretary, on behalf of Titus Harvest Dome Spectrum Church, Inc., a Florida non-profit corporation, who are known to me or who produced identification as follows: N/A; the said persons so appearing before me are the individuals and the officers aforementioned of said corporation and who executed the foregoing deed; and that then and there, said individuals as aforesaid officers acknowledged before me that the seal affixed to said deed is the corporate seal of said corporation; and that their names officially are by them respectively subscribed thereto; and they acknowledged that they executed and delivered the foregoing on behalf of said corporation, with authority duly vested in them by said corporation for the purposes set forth therein and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of May, 2011.


Notary Public, State of Florida
Name of Notary:
My Commission expires:
Commission No.:

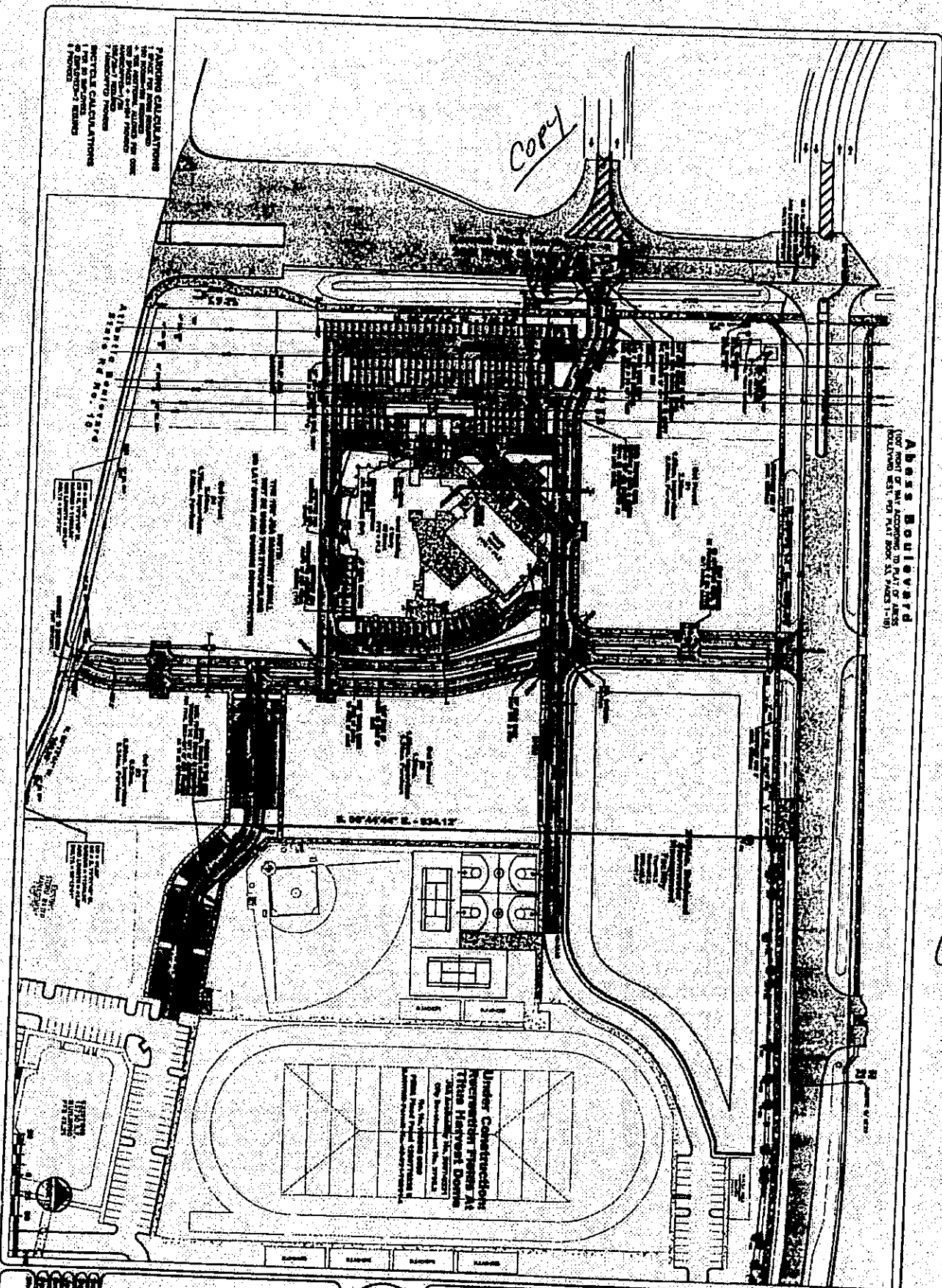


Copy

pg 1

FADING CALCULATIONS
THE PROPOSED IMPROVEMENTS
AND THE EXISTING SITE
WAS CONDUCTED BY THE
ENGINEER, LICENSED IN THE
STATE OF FLORIDA, FOR THE
PURPOSE OF THE PRESENT
7/20/2011 AND THE
REVISIONS ARE AS SHOWN
IN THE REVISIONS
OR OTHERWISE INDICATED
HEREON.

Abess Boulevard
100' WIDE OF WAY ACCORDING TO PLAN OF ABESS
BOULEVARD, 6/21/2011, PLAN BOOK 24, PAGES 1-10



S. 09°44'42" E. - 334.12'

Under Construction
Preliminary Plans At
This Harvest Dome
Site Located At The
Corner Of Atlanta Boulevard
And Abess Boulevard
The Site Plan Shows
The Proposed Improvements
And The Existing Site

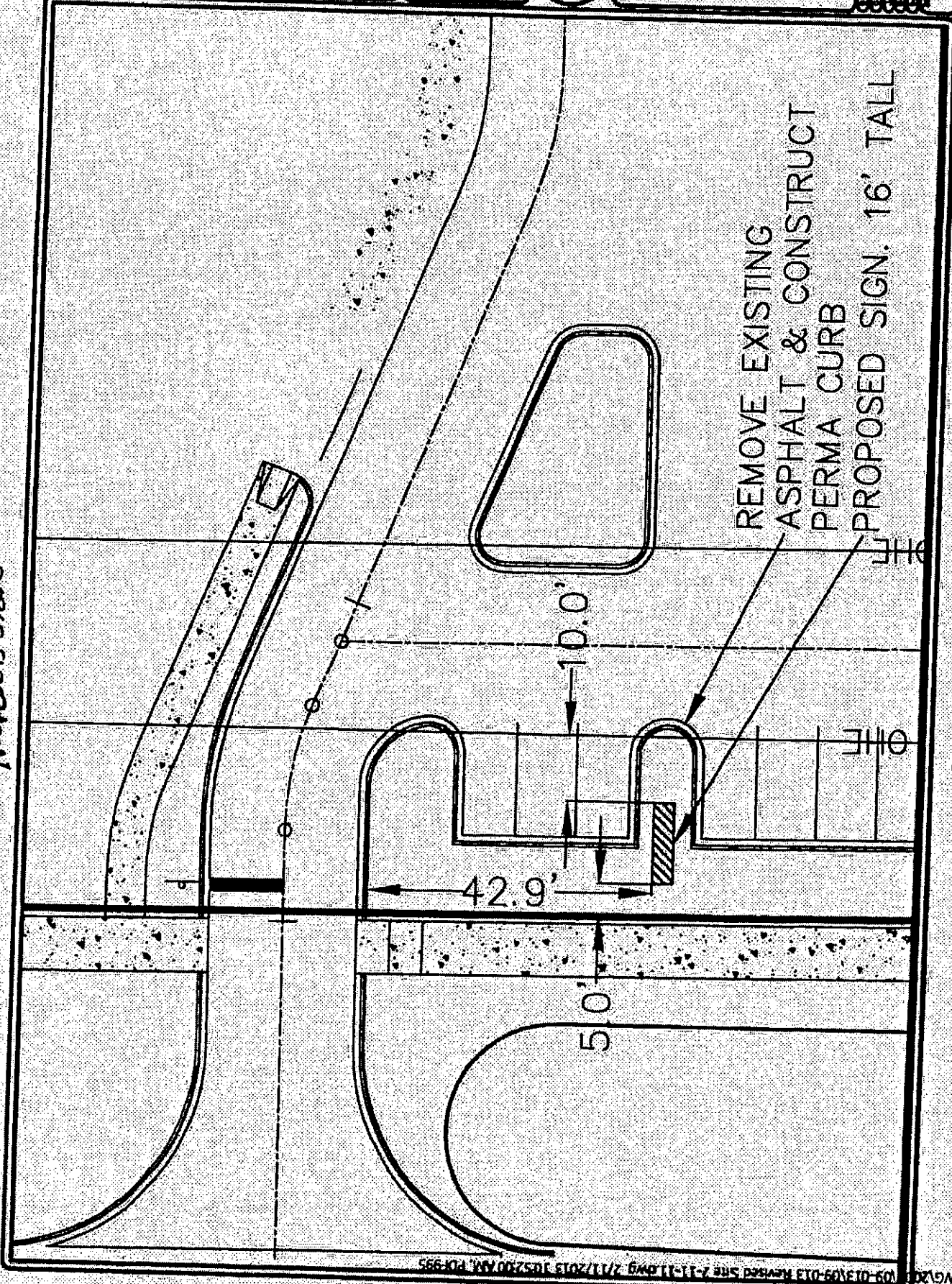
Copy

Harvest Dome Master Plan
Preliminary Site Plan
Fields

AVR 11/15/11
11/15/11

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 022608
10000 W. Greenway | Jacksonville, Florida
FL 32217-2008 | 904.772.4444
Gary L. Boyd, P.E. License

PROPOSED SIGN



REMOVE EXISTING ASPHALT & CONSTRUCT PERMA CURB
 PROPOSED SIGN, 16' TALL

P 62

COPY

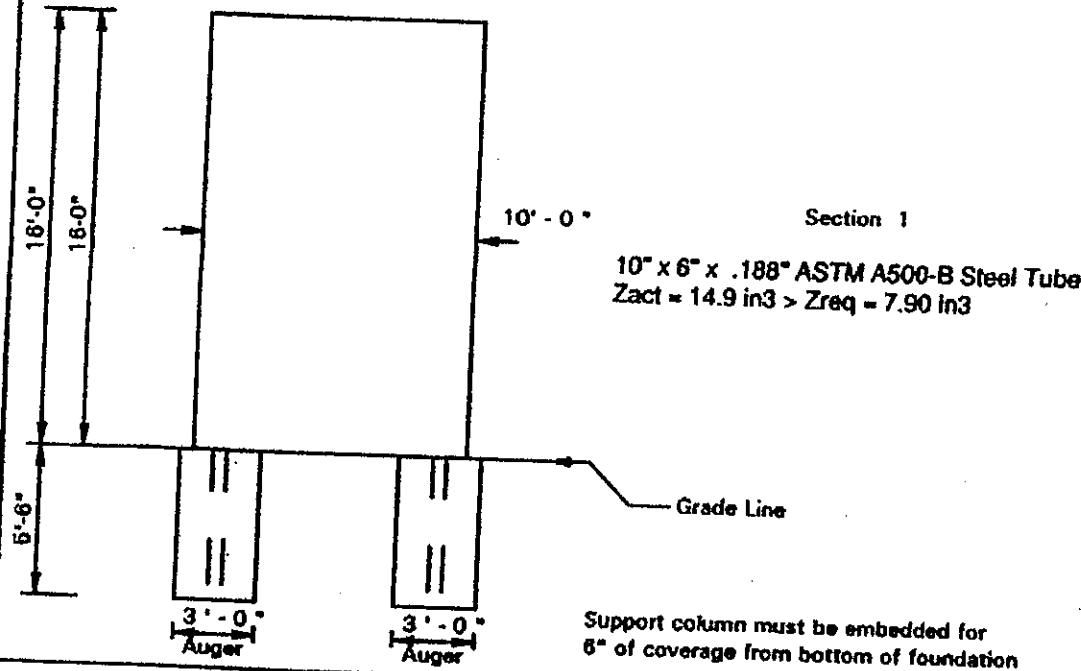
COMPANY: River City
PROJECT: RW12-014

A S and E Inc
24710 SR 54
Lutz, FL 33559

CA 7882

Robert W. Wall, PE
Fla 48021

ADDRESS:



Sample Calculations
Wind Load = WL
WL = Cf * WIND psf
WL = 1.504 * 31.194
Force = 48.928 * 160
Force = 7.5081 kips
 $Z_{req} = \frac{Moment * 12}{fb * NC * LDF}$
NC = Number of columns = 2
fb = Bending (ksi) = 27.6
LDF = 1
Zreq = 7.895 in3

Concrete is 3000 psi at 28 days
All wind loads per:
ASCE 7-10
FBC 2010,

Structural Steel Design per
Chapter 35 of building codes.
Soil Conditions per acceptable
code standards or verified
by professional engineer.
REMARKS:

WIND - ASCE 7-10 - Exposure C - 140 mph

Section	Cf	Wind (psf)	Wind x Cf (psf)	AREA (ft2)	y (ft)	.6 W (kips)	MOMENT (k-ft)	Z REQ (in3)
1.00	1.50	31.19	46.93	160.00	8.00	4.50	36.32	7.90
TOTALS				160.00		4.50		

MEAN SIGN HEIGHT (HB) = $\frac{MOMENT AT GROUND}{TOTAL FORCE} = \frac{36.31 \text{ k-ft}}{4.504 \text{ kips}} = 8.0622 \text{ ft}$

CHECK FOOTING

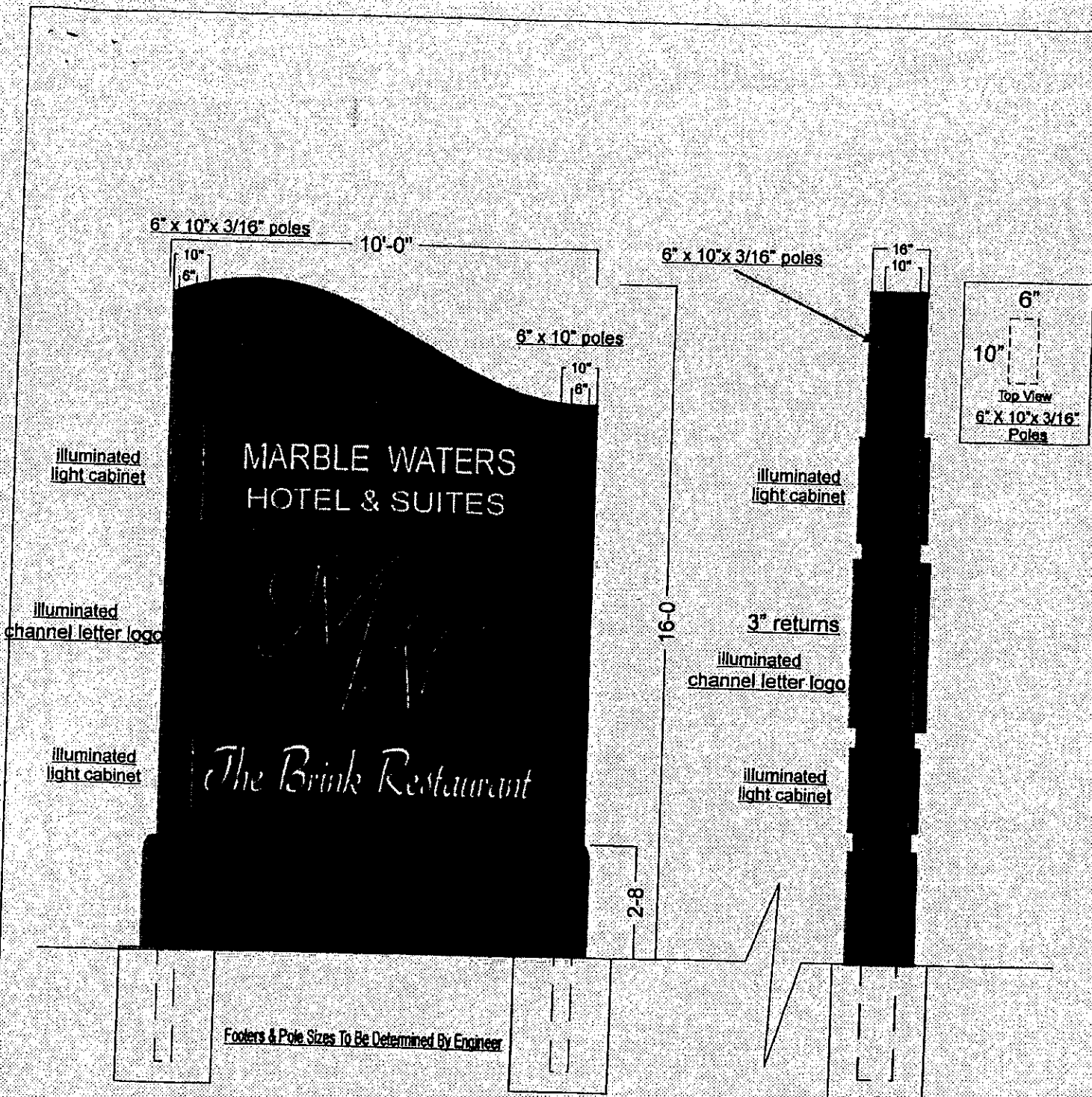
$$P_{allow} = \frac{S * b * d^2}{2.37 * d + 2.64 * HB}$$

$$P_{allow} = \frac{1.09725 * 6 * 5.5^2}{2.37 * 5.5 + 2.64 * 8.0622}$$

b = width of footer (ft)
d = height of footer (ft)

= 5.8028 (kips) > 4.5048 (kips) is O.K.

Robert W. Wall
8/20/12



Monument Sign Detail Sheet

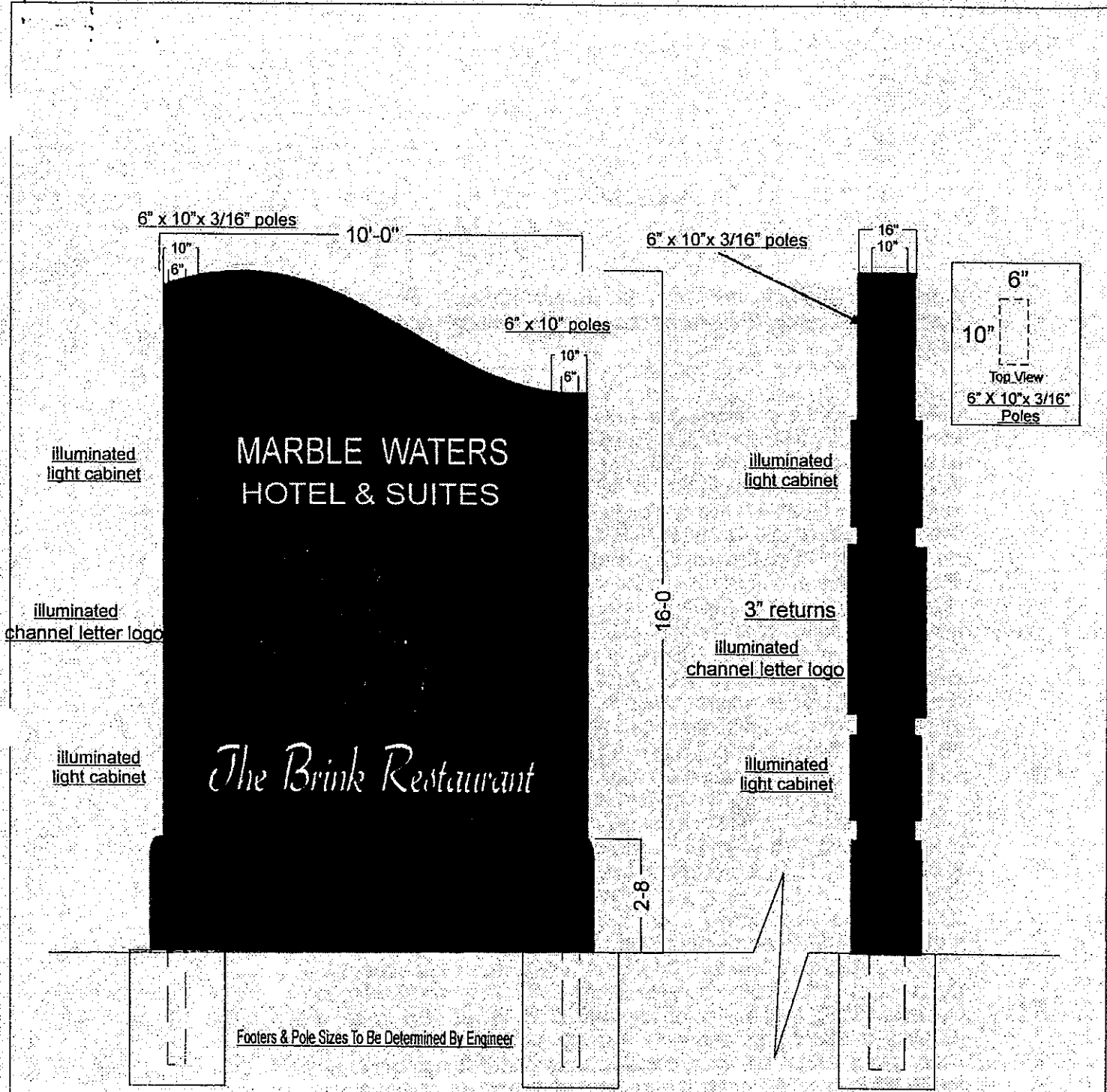
NOVALUX
SIGNS

648 Warrington St. Jacksonville, FL 32254
Main Office Phone: 904-613-3687
Marie Thomas Cell: 904-328-6987
Rosanne Pafford Cell: 904-383-3588
www.novaluxsigns.com
Email: marie@novluxsigns.com / rosanne@novluxsigns.com

Client
Date
File
Designer Rosanne Pafford
Scale

Customer Approval
Date
LIC# ET11000953
A Fully Sign Licensed Sign Company
From Start To Finish, We Do It All.
Manufacture, Permit, & Install
No Middleman

NOVALUX SIGN COMPANY DISCLAIMER
"These renderings & documents are owned by, and the information contained in it is proprietary to, Novalux Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Novalux Sign Company. Holder also agrees to immediately return document upon request of Novalux Sign Company." A \$1500 fee & all Attorney fees will be charged to any parties using these documents without the written consent of Novalux Sign Company.
© Copyright 2014 by Novalux Sign Company



Monument Sign Detail Sheet

<p>3648 Warrington St. Jacksonville, FL 32254 Main Office Phone: 904-613-3687 Maria Torres Call: 904-328-9807 Rosanne Pafford Call: 904-383-2588 www.novaluxsigns.com Email: maria@novluxsigns.com / rosanne@novluxsigns.com</p>	Client	Customer Approval	<p>NOVALUX SIGN COMPANY DISCLAIMER "These renderings & documents are owned by and the information contained in it is proprietary to, Novalux Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Novalux Sign Company. Holder also agrees to immediately return document upon request of Novalux Sign Company." A \$1,500 fee & all Attorney fees will be charged to any parties using these documents without the written consent of Novalux Sign Company. © Copyright 2014 by Novalux Sign Company.</p>
	Date	Date	
	File	<p>LIC# ET11000953 A Fully Sign Licensed Sign Company From Start To Finish, We Do It All! Manufacture, Permit, & Install No Middleman</p>	
	Designer: Rosanne Pafford	Scale	

Copy 1

Exhibit "A"

A portion of land lying in Section 22, Township 2 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the former Northerly right of way line of Atlantic Boulevard / State Road No. 10 (a variable width right of way as now established) with the Easterly right of way line of Kernan Boulevard North (a 200 foot right of way as now established); thence North $00^{\circ}44'44''$ West, along last said Easterly right of way line, a distance of 325.47 feet to the POINT OF BEGINNING; thence North $00^{\circ}44'44''$ West, continuing along said Easterly right of way line, a distance of 340.66 feet to the intersection with a curve being concave Southerly and having a radius of 3031.14 feet; thence on and around the arc of said curve, a distance of 12.23 feet, through a central angle of $00^{\circ}13'52''$, being subtended by a chord bearing and distance of North $89^{\circ}15'16''$ East, 12.23 feet to a point of compound curvature; said curve being concave Southerly and having a radius of 50.00 feet; thence on and around the arc of said curve, a distance of 19.37 feet, through a central angle of $22^{\circ}12'06''$; being subtended by a chord bearing and distance of South $79^{\circ}45'37''$ East, 19.25 feet to said curves end; thence South $68^{\circ}39'34''$ East, a distance of 81.84 feet to a point of curvature of a curve concave Northerly and having a radius of 62.00 feet; thence on and around the arc of said curve, a distance of 24.02 feet, through a central angle of $22^{\circ}12'06''$, being subtended by a chord bearing and distance of South $79^{\circ}45'37''$ East, 23.87 feet to said curves end; thence North $89^{\circ}08'20''$ East, a distance of 215.52 feet; thence North $89^{\circ}08'20''$ East, a distance of 72.67 feet; thence South $15^{\circ}51'48''$ East, a distance of 126.03 feet to the point of curvature of a curve concave Westerly and having a radius of 150.00 feet; thence on and around the arc of said curve, a distance of 39.28 feet, through a central angle of $15^{\circ}00'09''$; said curve being subtended by a chord bearing and distance of South $08^{\circ}21'43''$ East, 39.16 feet to the curves end; thence South $00^{\circ}51'39''$ East, a distance of 141.55 feet; thence South $89^{\circ}13'36''$ West, a distance of 456.95 feet to the aforementioned Easterly right of way line of Kernan Boulevard North and to the POINT OF BEGINNING.

(A portion of)
RE PARCEL ID #165265-0300

CORPORATE WARRANTY DEED

THIS INDENTURE, made this 11th day of May, 2011, by **Titus Harvest Dome Spectrum Church, Inc.**, a Florida not-for-profit corporation, whose address is 10551 Beach Boulevard, Jacksonville, Florida 32246 ("Grantor"), to **Water Marble Holding, L.L.C.**, a Florida Limited Liability Company, whose address is 10551 Beach Boulevard, Jacksonville, Florida 32246 ("Grantee").

(Whenever used herein, the terms "grantor" and "grantees" include singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so requires or admits.)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the said grantee, all that certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, State of Florida, to wit.:

See Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, and easements of record, this reference to which shall not serve to reimpose same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

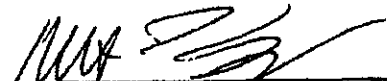
AND the grantor does hereby covenant with the grantee that it is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and

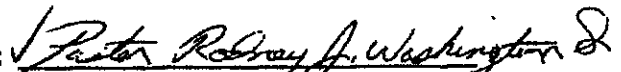
PREPARED BY & RETURN TO:
Herbert T. Sussman, Esq.
210 E. Forsyth St.
Jacksonville, FL 32202

convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

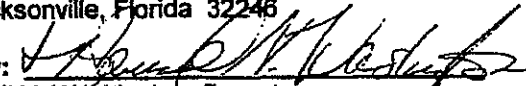
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed, and delivered in presence of: Titus Harvest Dome Spectrum Church, Inc.


Print Name: Herbert T. Sussman

By: 
Rodney J. Washington, Sr., President
10551 Beach Blvd.
Jacksonville, Florida 32246


Print Name: Peggy L. Rounds

By: 
April V. Washington, Secretary
10551 Beach Blvd.
Jacksonville, Florida 32246

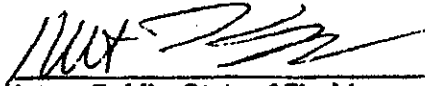
STATE OF FLORIDA
COUNTY OF DUVAL

CORPORATE SEAL:



The foregoing instrument was acknowledged before me this 11th day of May, 2011, by Rodney J. Washington, Sr., as President, and by April V. Washington, as Secretary, on behalf of Titus Harvest Dome Spectrum Church, Inc., a Florida non-profit corporation, who are known to me or who produced identification as follows: N/A; the said persons so appearing before me are the individuals and the officers aforementioned of said corporation and who executed the foregoing deed; and that then and there, said individuals as aforesaid officers acknowledged before me that the seal affixed to said deed is the corporate seal of said corporation; and that their names officially are by them respectively subscribed thereto; and they acknowledged that they executed and delivered the foregoing on behalf of said corporation, with authority duly vested in them by said corporation for the purposes set forth therein and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of May, 2011.


Notary Public, State of Florida
Name of Notary:
My Commission expires:
Commission No.:



PLANNING CALCULATIONS
 1. 200' R.O. REQUIRED FOR AVA ENGINEERS
 2. 100' R.O. REQUIRED FOR AVA ENGINEERS
 3. 100' R.O. REQUIRED FOR AVA ENGINEERS
 4. 100' R.O. REQUIRED FOR AVA ENGINEERS
 5. 100' R.O. REQUIRED FOR AVA ENGINEERS
 6. 100' R.O. REQUIRED FOR AVA ENGINEERS
 7. 100' R.O. REQUIRED FOR AVA ENGINEERS
 8. 100' R.O. REQUIRED FOR AVA ENGINEERS
 9. 100' R.O. REQUIRED FOR AVA ENGINEERS
 10. 100' R.O. REQUIRED FOR AVA ENGINEERS
 11. 100' R.O. REQUIRED FOR AVA ENGINEERS
 12. 100' R.O. REQUIRED FOR AVA ENGINEERS
 13. 100' R.O. REQUIRED FOR AVA ENGINEERS
 14. 100' R.O. REQUIRED FOR AVA ENGINEERS
 15. 100' R.O. REQUIRED FOR AVA ENGINEERS

Kerman Blvd.
 200' Right Of Way

Abess Boulevard
 LOCATION OF RIGHT OF WAY LINES
 LOCATED ON MAP OF 1998

THE 100' AVA SETBACK SHALL
 NOT BE USED FOR STORING OR
 LAY DOWN AND BUILDING CONSTRUCTION

S. 00°44'44" E. - 934.12'

**Under Construction
 Recreation Fields At
 Titus Harvest Dome**
 3411 N. N. Highway 100, Suite 100
 Titus, FL 32781
 Phone: (407) 592-8200
 Fax: (407) 592-8201
 Email: titus@titus.com
 Website: www.titus.com
 Titus Harvest Dome 14877 N. Highway 100
 Titus, FL 32781
 Phone: (407) 592-8200
 Fax: (407) 592-8201
 Email: titus@titus.com
 Website: www.titus.com

Harvest Dome Master Plan
 Preliminary Site Plan
 Brevard County Florida



AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00000000
 3701 NW 10th Street, Suite 100
 Ft. Lauderdale, FL 33309
 Phone: (954) 586-2500
 Fax: (954) 586-2501
 Website: www.avaengineers.com

5	
DATE	08-12-13
PROJECT	Harvest Dome Master Plan
DESCRIPTION	Preliminary Site Plan
APPROVED BY	[Signature]
CHECKED BY	[Signature]
DESIGNED BY	[Signature]
SCALE	AS SHOWN
DATE	08-12-13

