

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-14-08**

**DECEMBER 2, 2014**

***Location:*** 111990 Beach Boulevard.  
Between Pemberton Street & Huffman Boulevard

***Real Estate Number:*** 167064-0030

***Waiver Sought:*** 1) Increase the maximum size of the sign from 24 square feet to 30 square feet 2) allow for internal illumination & 3) reduce front setback from 10 feet to 0 feet

***Current Zoning:*** Residential Medium Density – D (RMD-D)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** District 3, Southeast

***Planning Commissioner:*** Dow W. Peters, III

***City Council Representative:*** The Honorable Richard Clark, District 3

***Owner:*** Leonardo Simpser  
750 B Street, #3020  
San Diego, CA 92101

***Agent:*** Randall Taylor  
4162 St. Augustine Road  
Jacksonville, FL 32207

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Sign Waiver Ordinance **2014-0698 (SW-14-08)** seeks to allow for a larger new sign at 11990 Beach Boulevard, internally illuminated and closer to Beach Boulevard. The site is a multifamily complex, which has an existing sign set back from Beach Boulevard. The applicant is requesting to have the sign with a zero foot setback from Beach Boulevard, to

change the new sign to internally illuminated, and to allow the sign to go from 24 square feet, to 30 square feet. The property is in the Residential Medium Density - B (RMD-B) Zoning District, but is surrounded on three sides, along Beach Boulevard, by Community / Commercial General – 1 (CCG-1). The CCG-1 sign requirements allow for both larger signs than RMD-B, and also allow for internal illumination.

**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 Residential Medium Density zoning district, which is surrounded on all sides that front on Beach Boulevard by CCG-1 zoning. The surrounding signs, as noted below, are larger, and all internally illuminated. A larger and internally illuminated sign would not be out of character with the surrounding signs, and the reduction in setback would make the sign more visible, and help compensate for the overall reduced height requirements in RMD-B of 20 feet, as opposed to 50 feet in the CCG-1 zoning district. Although the sign would be closer to the right of way when completed, the actual street and sidewalk are significantly farther from the site of the proposed sign than the edge of the right of way, so therefore it is not anticipated that the new sign location would interfere with visibility.

- 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 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. As mentioned previously, the surrounding signs are of a commercial nature, and therefore have the right to be internally illuminated. The request for internal illumination would not be substantially out of character with the surrounding properties. The location of the sign would be in keeping with the character of the surrounding properties, as many of them appear to be closer to the right of way than the standard 10 foot setback.

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 will not interfere with the vision of motorists as they approach the intersection with Beach Boulevard. The proposed internal illumination and increase in size will be in keeping with the commercial nature of the surrounding neighboring properties. There is no evidence to demonstrate that the approval of this application will cause any injury to the rights of nearby property owners.

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 for roadway intersections and access ways. The surrounding properties are developed for commercial 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. The sign design, size, illumination and location will not cause any detrimental impact on the public health. The surrounding properties are all commercially zoned, and have large internally illuminated signs. The location of the sidewalk along Beach Boulevard and the street itself are far enough away that there should be no impact on the visibility of motorists as they approach the intersection.

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 odd shape of the property, and the wall and fence that are located on site make it difficult to see the sign from Beach Boulevard. The surrounding properties, which are all zoned commercial, all have larger, internally illuminated signs, several of which are located closer to the road than the standard 10 foot setback. Requiring the applicant to meet the letter of the code would place them at a disadvantage for visibility, as compared to their neighbors.

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 fences and walls that surround the entrance, and to allow the sign to stand out as well as its neighbors for motorists traveling on Beach Boulevard.

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 an existing site that has come under new ownership.

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 better display information to passing traffic, resulting in enhanced traffic safety, by reducing the likelihood of a prospective customer passing the site, and having to turn around.

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 the visual shadow of the existing fence and wall, as well as be overshadowed by the surrounding commercial signs of its neighbors.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on November 10, 2014 by the Planning and Development Department the required Notice of Public Hearing sign **was not** posted.



*Source: Planning and Development Department*

*Date: November 10, 2014*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-14-008** be **APPROVED**.



**Aerial**

*Source: Planning and Development Department*

*Date: November 10, 2014*



**Subject Property**

*Source: Planning and Development Department*

*Date: November 10, 2014*



**Neighboring property with internally illuminated sign,  
less than 10 feet from the right of way**

*Source: Planning and Development Department*

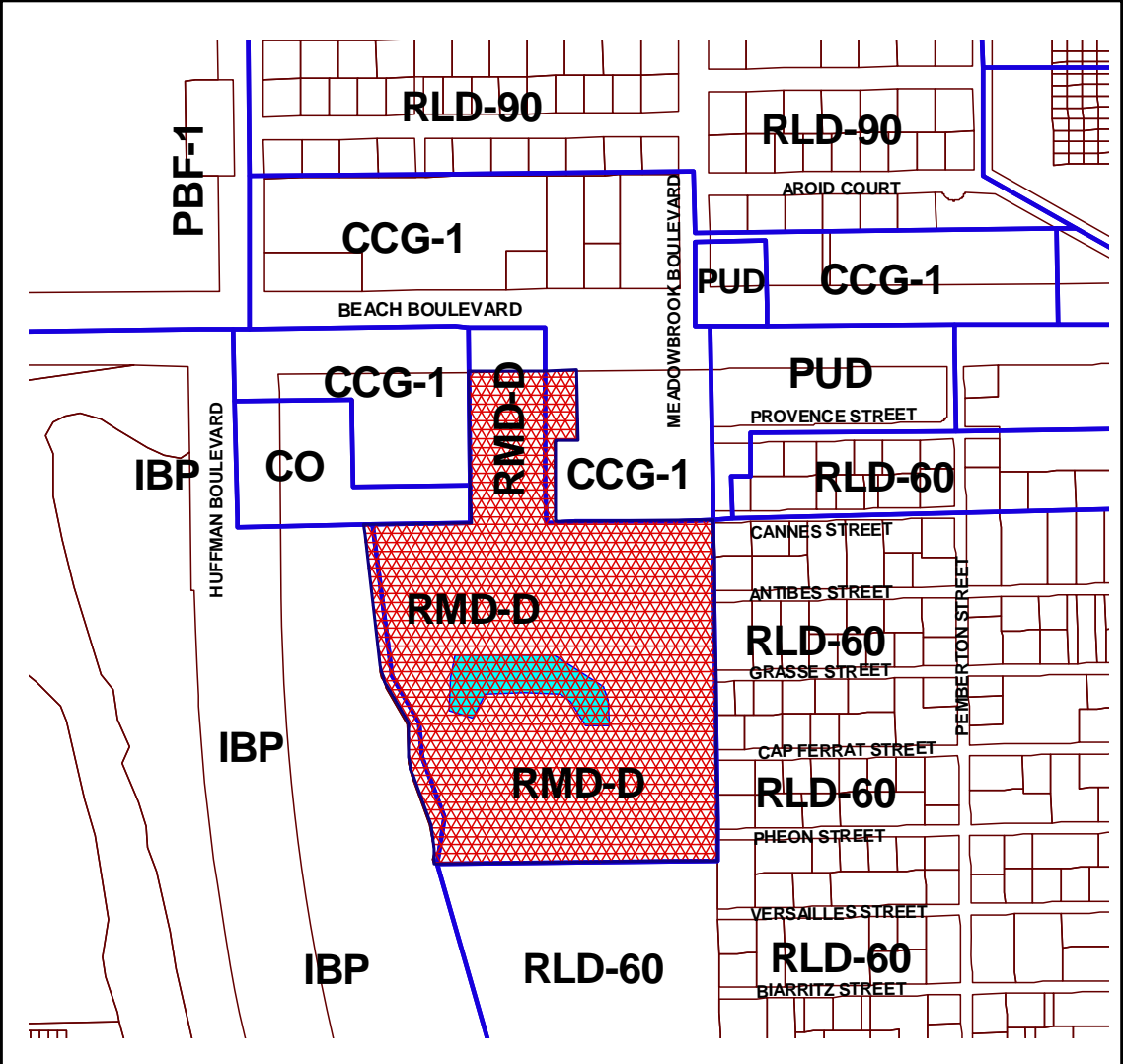
*Date: November 10, 2014*



**Neighboring commercial sign, with larger size,  
and internal illumination**

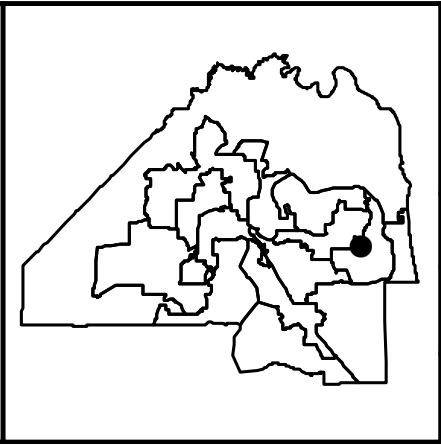
*Source: Planning and Development Department*

*Date: November 10, 2014*



**REQUEST SOUGHT:**

INCREASE SIZE OF SIGN FROM 24 SQ. FT. TO 30 SQ. FT. AND ALLOW FOR ILLUMINATION CHANGE FROM EXTERNAL TO INTERNAL, AND REDUCE SIGN SETBACK FROM 20 FT. TO 0 FT.



N  
W E  
S

0 100 Feet

COUNCIL DISTRICT: **3**

APPLICATION NUMBER: **SW-2014-0008**



# 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.

#1342. / 1 sign

Ordinance Number:
Application Number: SW- 14-08
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:  7/8/14	2. Date Filed:  8/27/14	3. Current Zoning District(s):  RMDD	4. Future Land Use Ma Category (FLUMs):  MDR	5. Applicable Section of Ordinance Code:  656.1303
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6. LUZ Public Hearing Date: ____/____/____	7. City Council Public Hearing Date: ____/____/____
8. Neighborhood Association (If Applicable): _____	
9. Number of Signs To Be Posted: <u>1</u>	

### TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>11990 Beach Blvd Jacksonville FL 32246</u>	13. Between Streets: <u>Pemberton Street and Huffman Blvd.</u>
11. Real Estate Number: <u>167064-0030</u>	
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 checked="" type="checkbox"/> Increase maximum size of sign from <u>24</u> SF to <u>30</u> 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 checked="" type="checkbox"/> Allow for illumination or change from _____ external to <input checked="" type="checkbox"/> internal lighting:	
<input checked="" type="checkbox"/> Reduce minimum set back from <u>20</u> ft. to <u>0</u> ft. (Less than 1 ft. may be granted administratively).	

15. In whose name will the waiver be granted? LLJ. MULTI-FAMILY VENTURES II

Is transferability being requested? Yes:  No:

16. Land Area(1/100 Acres): 24

17. Utility Services Provider

Well:  City Water:   
Septic Tank:  City Sewer:

**\*\* 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)(i) 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. The business lies between commercial zoned properties and is consistent with the signage along the street. No portion of sign will encroach public rightaway.

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, due to the fact that there is a considerable right of way in front of the property, the sign is difficult to see from the street.

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?

NO

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

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: Jason S. Talbot

Address: 237 Spruce St  
Suite B

City: San Diego

State: CA Zip: 92103

Email: Jason@talbco.com

Daytime Telephone: 310 890 4845

Name and address of Authorized Agent(s)

Name: Russell Taylor

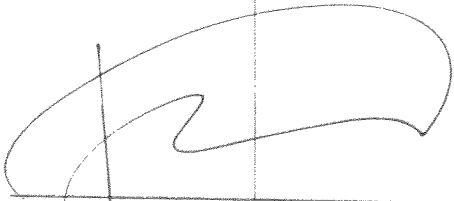
Address: 4162 St. Augustine  
Road

City: Jacksonville

State: FL Zip: 32207

Email: rtaylor@taylorsignco.com

Daytime Telephone: 904.346.4652



SIGNATURE OF ~~OWNER(S)~~  
Members



SIGNATURE OF AUTHORIZED AGENT(S)  
The Agent's letter of authorization must be attached if application is not signed by the owner of record

**LETTER OF AUTHORIZATION**

**Affidavit**

To Whom It May Concern:

This letter authorizes **Taylor Sign & Design, Inc.** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 11990 Beach Blvd Jacksonville FL

Company Name: LLJ Multifamily Ventures LLC Phone Number: 310 890 4845

Name: Jason S. Talbot Title: Member

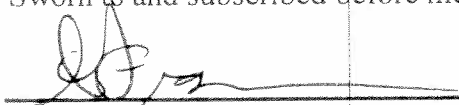
Address: 237 Spruce St Suite B San Diego CA 92103

  
**SIGNATURE OF PROPERTY OWNER/AGENT**

STATE OF California

COUNTY OF San Diego

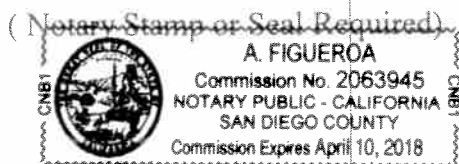
Sworn to and subscribed before me this 27 day of June, 2014.

  
Signature of Notary State of California

Print or Type Commissioned Name of Notary Public

Personally Known ( ) OR Produced Identification (X)

Type of Identification Produced: CA Driver License Commission Expires April 10, 2018



# EXHIBIT A

## Property Ownership Affidavit

Date: 6/13/14

### City of Jacksonville

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

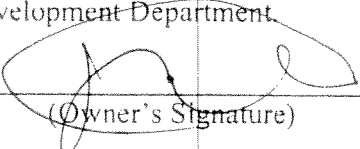
Re: Ownership Certification

Gentleman:

I, Jason S. Talbot hereby certify that I am

~~the Owner of~~ the property described in the attached legal description, **Exhibit 1** in  
a Member of the LLC that owns  
connection with filing application(s) for a sign set-back

Variance, submitted to the Jacksonville Planning and  
Development Department.

  
(Owner's Signature)

STATE OF ~~FLORIDA~~ California  
COUNTY OF ~~DUVAL~~ San Diego

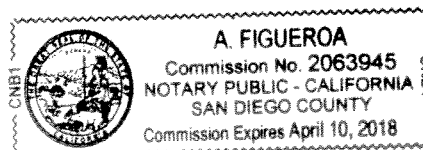
The foregoing affidavit was sworn and subscribed before me this 27 day of

June (month), 2014 (year) by

Jason S. Talbot who is personally known to me or has

produced CA Driver license as identification.

  
(Notary Signature)



**EXHIBIT B**  
**Agent Authorization**

Date: 6/13/14

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

Re: Agent Authorization for the following site location:

11990 Beach Blvd. Jacksonville FL. 32246

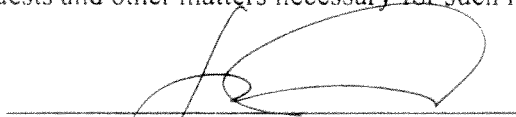
Gentleman:

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

Taylor Sign & Design, Inc / Kandy Taylor to act as agent to file application(s) for LLS Multifamily Ventures 5 LLC

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)

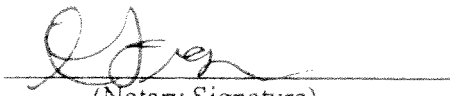
Members

STATE OF ~~FLORIDA~~ California  
COUNTY OF ~~DUVAL~~ San Diego

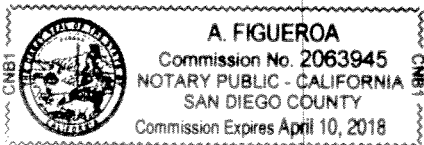
The foregoing affidavit was sworn and subscribed before me this 27 day of

June (month), 2014 (year) by Jason S. Talbot,

who is personally known to me or has produced CA Driver license as identification.



(Notary Signature)



**ORDINANCE** \_\_\_\_\_

**Legal Description**

33-25-28E 19.23 PT RECD

O/R 11472-2230

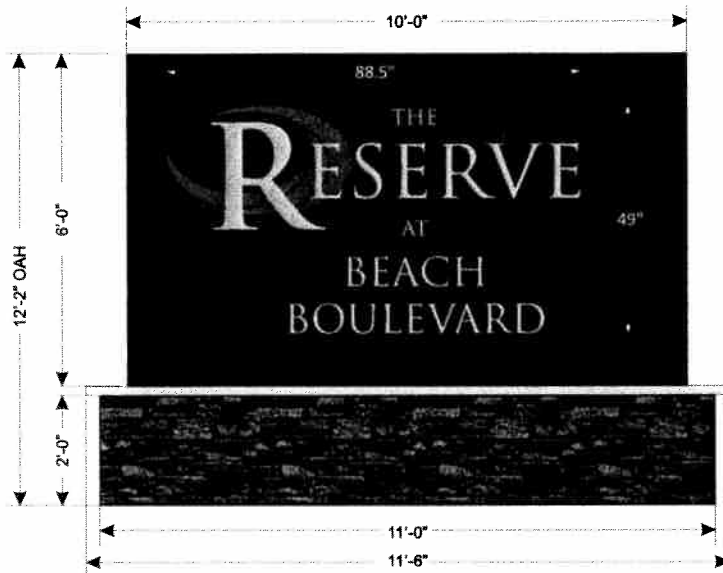






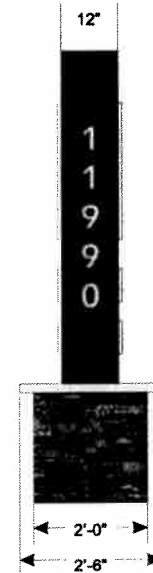
# ILLUMINATED MONUMENT SIGN

DISPLAY AREA: 88.5"W x 49"H / 144 = 30 SQ FT



EAST ELEVATION

SCALE: 3/8" = 1.0'



NORTH ELEVATION

SCALE: 3/8" = 1.0'

DOUBLE-FACED ALUMINUM CONSTRUCTION MONUMENT SIGN PAINTED 46253SP COPPER METALLIC - LRV 25.5 WITH ROUTED COPY. LETTERS TO BE 1" THICK PUSH-THRU CLEAR ACRYLIC WITH TRANSLUCENT 8500-805 IVORY & 8500-081 LIGHT BROWN VINYL OVERLAY. ADDRESS NUMERALS TO BE 5" TALL x 1/2" THICK ACRYLIC PAINTED SW6141 SOFTER TAN, STUD MOUNTED TO ONE SIDE OF SIGN. CAP FOR BASE TO BE PAINTED SW6141 SOFTER TAN. FAUX STONE BASE BY OTHERS.

**TAYLOR**  
**Sign & Design, Inc.**

COMMERCIAL SIGN TECHNOLOGIES

State Certified # KS12000117

[www.TaylorSignCo.com](http://www.TaylorSignCo.com)

4162 St. Augustine Rd., Jacksonville, FL 32207  
Phone: 904/396-4652 • Fax 904/396-3777

COMPANY

THE  
**RESERVE**  
AT  
BEACH  
BOULEVARD  
11990 Beach Blvd.  
Jacksonville, FL 32246

DATE

5/14/2014

REVISION

8/4/2014

CONTACT

Roger Davis

SALES PERSON

Sean Taylor

DRAWING NAME

The Reserve\_Monument.Cdr

DRAWING BY

Jennifer Michel

**This sign meets or  
exceeds 132 mph wind  
zone requirements  
as per 2010  
Florida Building Code.**

This artwork protected under  
copyright law and is  
the property of  
Taylor Sign & Design, Inc.  
And is not to be duplicated,  
reproduced, or distributed  
without written permission.

©2014 Taylor Sign & Design, Inc.

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_



**MEMORANDUM**

**TO:** Bernadette Smith, Legal Assistant, Office of General Counsel  
**FROM:** Glenda Thompson Wiggins, Executive Secretary I  
**DATE:** August 28, 2014  
**RE:** New Application

The enclosed copy of a paid application for sign waiver has been received by this office and forwarded to you for assignment of ordinance number.

For additional information, please call me at 255-7828. Thank you for your assistance.

**SIGN WAIVER (SW-14-08)** (current zoning district(s) RMD-D, waiver sought to increase maximum size of sign from 24 SF to 30 SF; to allow for illumination or change to internal lighting; and reduce minimum set back from 20 ft. to 0 ft.), located at 11990 Beach Boulevard, between Pemberton Street and Huffman Boulevard, Council District 3, Planning District 3. Christian Popoli is the assigned planner.

/GTW

**EXHIBIT A**

**Property Ownership Affidavit**

Date: 6/13/14

**City of Jacksonville**

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

Re: Ownership Certification

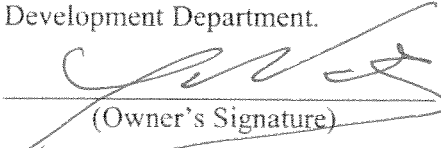
Gentleman:

I, LEONARDO SIMPREZ 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 Securing permits or Variances by local governing  
body and to perform sign installations or removals, submitted to the Jacksonville Planning and

Development Department.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this \_\_\_\_\_ day of

\_\_\_\_\_ (month), \_\_\_\_\_ (year) by

\_\_\_\_\_ who is personally known to me or has

produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

\_\_\_\_\_  
Signature of Document Signer No. 1

\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)

State of California

County of California

Subscribed and sworn to (or affirmed) before me on this

7 day of October, 2014, by  
Date Month Year

(1) Leonardo Simpser,  
Name of Signer

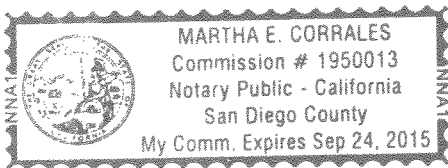
proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

(2) N/A,  
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature   
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Further Description of Any Attached Document

Title or Type of Document: Property Ownership Affidavit

Document Date: June 13, 2014 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

**EXHIBIT B**  
**Agent Authorization**

Date: 6/13/14

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

Re: Agent Authorization for the following site location:

11990 Beach Blvd. Jacksonville FL. 32246


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


Taylor Sign & Design, Inc. / Randy Taylor to act as agent to file application(s) for securing permits or variances to perform sign installations or removals

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 \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year) by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification.

~~SEE THE CERTIFICATE ATTACHED ME~~  
  
(Notary Signature)

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

\_\_\_\_\_  
 Signature of Document Signer No. 1

\_\_\_\_\_  
 Signature of Document Signer No. 2 (if any)

State of California  
 County of California

Subscribed and sworn to (or affirmed) before me on this  
7 day of October, 2014, by  
Date Month Year

(1) Leonardo Simpser  
Name of Signer

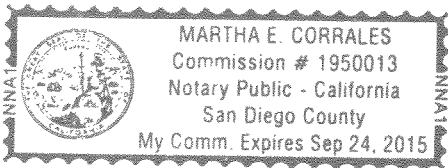
proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (,)

(and

(2) N/A  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)

Signature   
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove  
 valuable to persons relying on the document and could prevent  
 fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Agent Authorization

Document Date: June 13, 2014 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

**RIGHT THUMBPRINT  
 OF SIGNER #1**  
 Top of thumb here

**RIGHT THUMBPRINT  
 OF SIGNER #2**  
 Top of thumb here



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: Leonardo Simpson

Name: Randall Taylor

Address: 750 B St.  
# 3020

Address: 4162 St. Augustine  
Road

City: San Diego

City: Jacksonville

State: CA Zip: 92101

State: FL Zip: 32207


Email: lsimpser@  
llventures.com

Email: rtaylor@taylorignco.com

Daytime Telephone: 619 814-1400

Daytime Telephone: 904-396-4652

  
SIGNATURE OF OWNER(S)

  
SIGNATURE OF AUTHORIZED AGENT(S)  
The Agent's letter of authorization must be attached if application is not signed by the owner of record

**LETTER OF AUTHORIZATION**

**Affidavit**

To Whom It May Concern:

This letter authorizes **Taylor Sign & Design, Inc.** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 11990 Beach Blvd. Jacksonville, FL 32246

Company Name: LLJ Multifamily Ventures 5, LLC Phone Number: 619.450.2206

Name: Leonardo Simpser Title: Managing Member

Address: 750 B Street Suite 3010, San Diego CA 92101

  
SIGNATURE OF PROPERTY OWNER/AGENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature of Notary State of \_\_\_\_\_

Print or Type Commissioned Name of Notary Public

Personally Known ( ) OR Produced Identification ( )

Type of Identification Produced: \_\_\_\_\_ Commission Expires \_\_\_\_\_

( Notary Stamp or Seal Required)

*SEE HOUSE CERTIFICATE ATTACHED MC*

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

\_\_\_\_\_  
Signature of Document Signer No. 1

\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)

State of California

County of California

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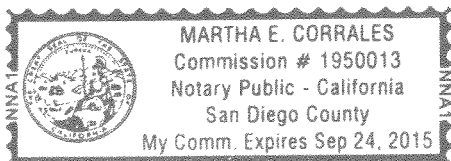
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(and

(2) N/A  
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### Further Description of Any Attached Document

Title or Type of Document: Letter of Authorization

Document Date: N/A Number of Pages: 1

Signer(s) Other Than Named Above: N/A

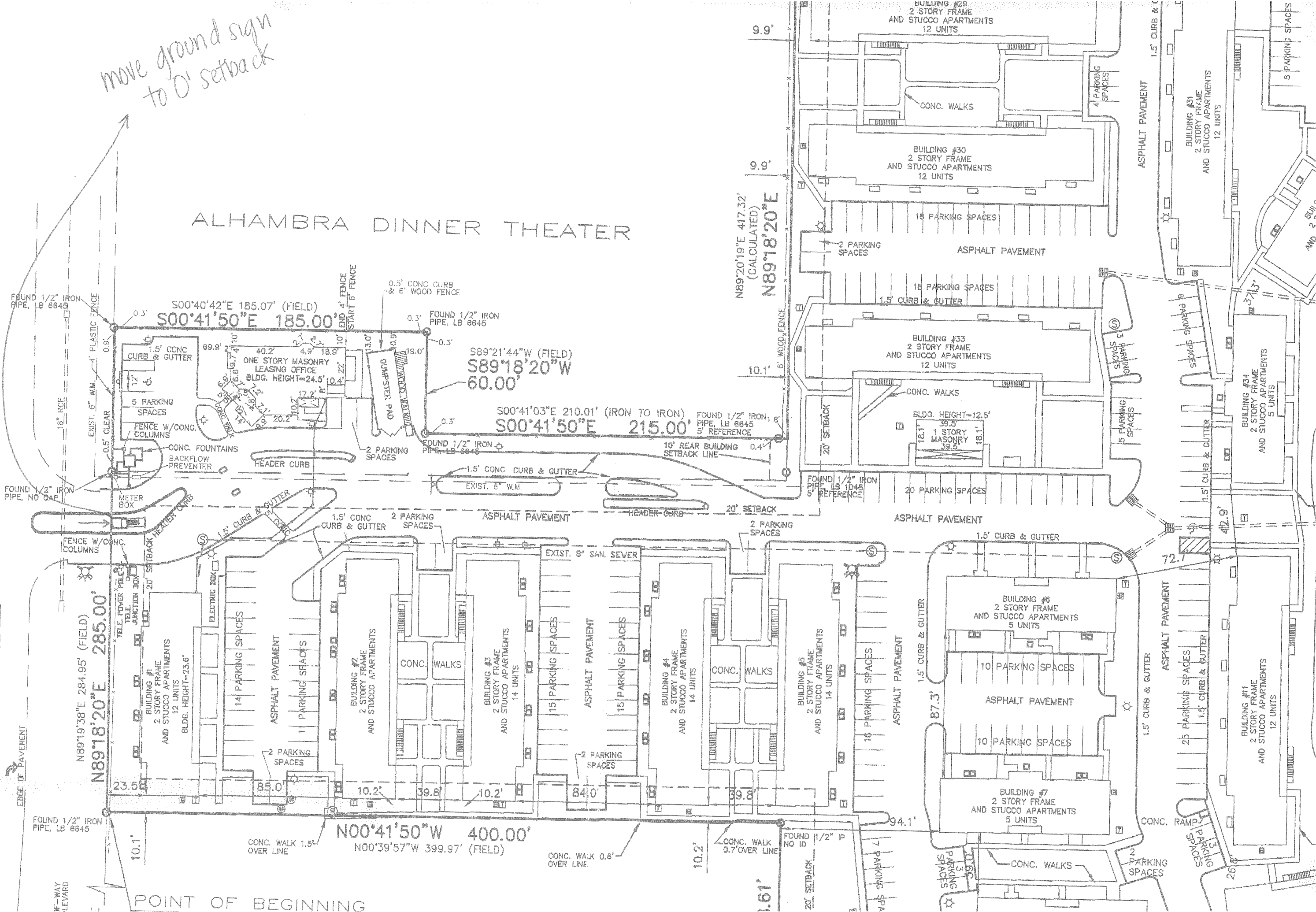
RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

BEACH BOULEVARD  
(STATE ROAD NO. 212)  
200' R/W

*move ground sign  
to 0' setback*

# ALHAMBRA DINNER THEATER



POINT OF BEGINNING

$N89^{\circ}20'19''E$  417.32'  
(CALCULATED)  
 $N89^{\circ}18'20''E$

$N89^{\circ}19'38''E$  284.95' (FIELD)  
 $N89^{\circ}18'20''E$  285.00'

$N00^{\circ}41'50''W$  400.00'  
 $N00^{\circ}39'57''W$  399.97' (FIELD)

$S89^{\circ}21'44''W$  (FIELD)  
 $S89^{\circ}18'20''W$   
60.00'

$S00^{\circ}41'03''E$  210.01' (IRON TO IRON)  
 $S00^{\circ}41'50''E$  215.00'

87.3'

1.61'