

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-15-01

MAY 12, 2015

Location: 5461 Commonwealth Avenue; on the north side of Commonwealth Avenue between Ellis Road and Odessa Drive West

Real Estate Number: 048974 0000

Waiver Sought: Reduce minimum setback for sign from ten (10') feet to one (1') foot

Current Zoning District: Industrial Light (IL)

Current Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

City Council Representative: The Honorable Warren Jones, District 9

Applicant /Agent: Ken Bringle
CNS Signs
263 Edgewood Avenue South
Jacksonville, Florida 32254

Owner: Paxon Revival Church
Steve Dobbs
5461 Commonwealth Avenue
Jacksonville, Florida 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2015-0246 (SW-15-01) seeks to allow for a reduction in the minimum distance from the right-of-way for the replacement of an existing non-conforming pole sign that was damaged in an accident from ten (10') feet to one (1') foot. The 14.3 acre site was developed in 1970, including the destroyed sign, and has been utilized by a church since 1995. The site is within an Industrial Light (IL) zoning district and a Light Industrial (LI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The sign has existed on the property since it was originally developed in 1970 prior to the time of the current Zoning Code and has remained without

incident or complaint. The current owner (the Church) received a sign permit (99-15552) to re-face the sign in 1999. The request is due to the destruction of the current sign by a vehicle and the owner would like to install a new one, updating it with an electronic message device.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “*a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction*”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. There are many existing signs similar to what did exist and what is proposed for the subject site; which is located along an older, established Commonwealth Avenue industrial and commercial corridor. The effect of the sign waiver will be compatible with existing contiguous signage and consistent with the general character of the area. The site is located along an intensely industrial and commercialized roadway where similar sign structures, while on separate properties, are a similar distance from the ROW, with some even encroaching into the existing right of way. Most of the existing signs in the area were installed prior to the adoption of the City's current sign regulations. Given the development pattern along this corridor, a relaxation of the Code to allow for the proposed reduction in setback for the sign is consistent with the general character of the area.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. While approval of this waiver would allow the continued existence of a permitted non-conforming sign, the intent of the zoning ordinance as it relates to this request is to discourage and not have signage that interferes with site, distance, and/or

intersection visibility and to discourage signage that is overly large and inconsistent with the adjoining community. The requested reduction does/will not detract from the specific intent of the zoning code as it relates to safety or compatibility with existing development and signage. The intent of the ordinance is to promote aesthetically pleasing signage with great deference to adjoining properties, the general character of the area and the streetscape. The sign is of a size and scale that's consistent with signage in the area and is aesthetically compatible with the use that it will identify. Approval of this waiver will not promote the continued proliferation of signage, nor does it interfere with site distance or intersection visibility. The owner proposes to update the existing pole/pylon sign on this parcel that faces Commonwealth Ave. and is consistent with other signage found in the surrounding area. Given the location of the sign in relationship to the established developed pattern of the area, staff has determined that the requested reduction in setback does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The applicant seeks to replace the 30+ year old sign that was destroyed with a newer and more modern one. The request is to allow the owner to install an updated style of sign in the same location that it has been in for over thirty (30) years. The approval of this sign waiver will not alter the aesthetic character of the area surrounding the site, nor will it injure the rights of others by granting more signage rights to the applicant than are otherwise afforded to adjoining property owners along this Commonwealth Avenue corridor.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. The nature, size and location of the existing sign are similar to other signs in the area, and does not create any visibility impediment, traffic or vehicular parking problem. The sign as it existed and is proposed is significantly less than what could otherwise be built per the signage requirements for the IL zoning district, and the new sign face will not result in any objectionable effects such as lighting or glare, especially when considering other signage and structures located nearby. Additionally, the sign will be facing a busy roadway corridor and will not have a negative effect on any residential zoning districts. Not all signs the vicinity are nonconforming, but those signs which are nonconforming share a similar characteristic in that they were installed prior to the current Code requirements. While the goal is not to promote the continued existence of nonconforming signs, consideration should be given to preexisting conditions, and particularly site layouts.

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

No. The proposed waiver 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, when taking into account existing uses and zoning in the vicinity. It does not create or contribute to visual obstructions' along this corridor and does not limit vehicular access to the site. Approval of this waiver will benefit the public welfare by maintaining the existing sign area and location, and providing improvements that benefit the aesthetics of the surrounding area.

(vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes. The property is located within and part of a major industrial and commercial corridor, and was developed in 1970. Strict enforcement of the regulation would require the sign to be set back further from the right-of-way and roadway, greatly reducing the visibility of the sign and interfering with the existing parking and vehicular use areas. The layout of the existing parking lot and the movement of the existing sign to another location on site meeting setback requirements would reduce the off street parking and limit maneuverability outside of the public right-of-way. Given the existing conditions of the site, the proposed improvements make the strict letter of the distance regulation unduly burdensome on the applicant.

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

No. The request is not based upon a desire to reduce the costs associated with compliance, but rather the strict enforcement of the regulation would severely alter the layout of the existing parking lot and relocation of the sign to another location on site meeting setback requirements would reduce the off street parking and limit maneuverability outside of the public right-of-way. While the location of the sign is close to the ROW, it's approximately five (5) feet back from the sidewalk; and separated from the roadway's edge of pavement by at least ten (10) feet. If required to be moved, the sign could still be located in front of the building or along the roadway, but would result in the loss of off street parking and/or alter the property's internal traffic pattern and parking configuration.

(viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a*

direct result of the actions of the current owner?

Yes. The property was slightly altered in 2000, when the church was granted an exception for expansion (E-00-01), and the sign was re-faced. The nature, size and location of the sign are similar to that of others in the area. It is tall enough that it does not create any visibility impediment, traffic or vehicular parking problems. With the property having over 500 feet of road frontage along Commonwealth Avenue, the sign is significantly smaller in size than what could otherwise be built per the signage requirements for the IL zoning district, and will not result in any objectionable effects such as lighting or glare, especially when considering other signage nearby.

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

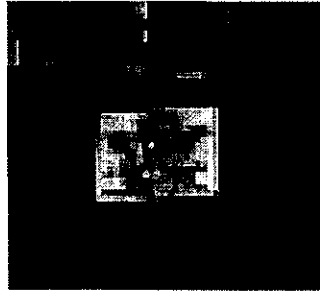
Yes. It is the intent of the Zoning Code, under most circumstances, to permit these nonconformities to continue until they are removed but not to encourage their survival. It is further the intent of the Zoning Code that nonconformities shall not be enlarged upon, expanded, intensified or extended nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. Although the request may not seem to accomplish a larger public interest, allowing the proposed improvements, and the existing sign location to remain, it keeps a taller and larger sign (the property has over 500' of frontage) from taking its place along the roadway. The approval of this application would allow the owner to update the main identification sign that was destroyed and promote signage that is similar to other development in the area allowing businesses to effectively communicate their message while protecting the rights of others. It furthers the public interest as it recognizes the original sign location as well as assuring that the safety and interests of the public and the property owner are protected.

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

Yes. While the goal is not to promote the continued existence of nonconforming signs, maintaining a similar sign area and height outweigh the benefits of an increased setback; and consideration should be given to pre-existing or created conditions and existing site layouts. Strict compliance with the regulation in moving the sign, when considering the costs associated in dealing with limitations of the existing site, and that the sign does not pose a threat to the public safety, would be substantially burdensome in relation to the benefit that would be accomplished by approving this application.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 10, 2014 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-15-01 (Ordinance 2015-0246) be **APPROVED.**



Aerial view of the subject site facing north



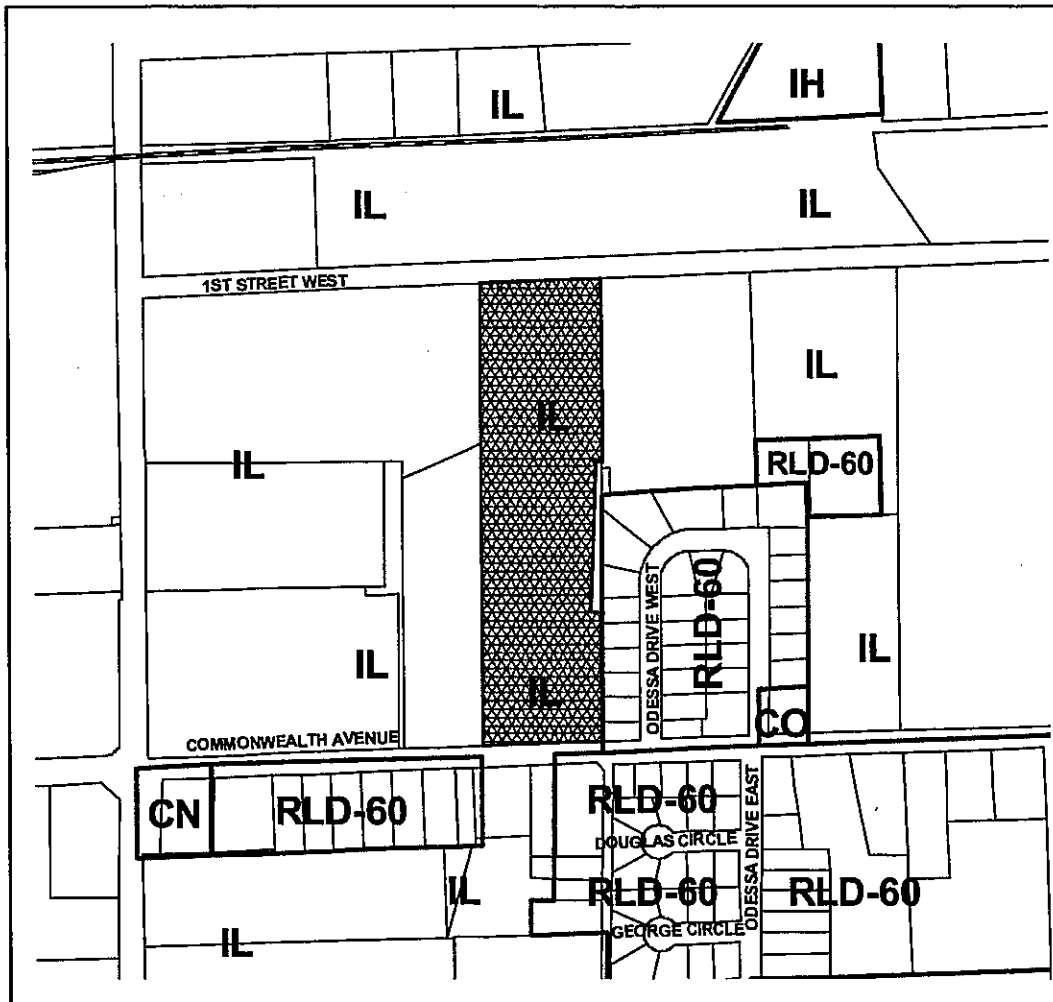
The subject site ahead on the right facing west along Commonwealth Ave.





View of the subject site/sign on the left facing east from Commonwealth Ave.



The subject site on the left facing east along Commonwealth Ave.



| | | |
|--|--|--|
| <p>REQUEST SOUGHT:</p> <p>REDUCE SIGN SET BACK FROM 10 FT. TO 1 FT.</p> | | <p style="text-align: center;">N W  E S</p> <p style="text-align: center;">100 0 100 Feet </p> <p>COUNCIL DISTRICT: 9</p> <p>APPLICATION NUMBER: SW-2015-0001</p> |
|--|--|--|

CV
PD 5

APPLICATION FOR SIGN WAIVER

| |
|------------------------------|
| Ordinance Number: 2015-296 |
| Application Number: SW-15-01 |
| Notice of Violation: |

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.

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) 630-1902.

TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

| | | | | |
|--|---------------------------|---|--|---|
| 1. Date Submitted: 2-27-15 | 2. Date Filed: 3/10/15 | 3. Current Zoning District(s): EL | 4. Future Land Use Map Category (FLUMs): L1 | 5. Applicable Section of Ordinance Code: 656-1303 (1)(2) |
| 6. LUZ Public Hearing Date: 5/12/15 | | 7. City Council Public Hearing Date: 5/12/15 | | |
| 8. Neighborhood Association (If Applicable): | | | | |
| 9. Number of Signs To Be Posted: 5 | | AD-2000-01 / AD-2000-122 EXCEPTION 2000-01 | | |

TO BE COMPLETED BY APPLICANT

| | |
|--|---|
| 10. Complete Property Address: 5461 Commonwealth Jacksonville, FL 32254 | 13. Between Streets: ELLIS Rd and odessa Drive West |
| 11. Real Estate Number: 048974-0000 | |
| 12. Date lot was recorded: 02-02-1977 | |
| 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 1' ft. (Less than 1 ft. may be granted administratively). | |
| Note: No waiver shall be granted allowing an increase in the size, height or number of directional signs. Additionally, no Waiver shall be granted for a sign in a Planned Unit Development (PUD) Zoning District. | |

Jimmie Dobbs Revivals and
Paxon Revival Center Church

15. In whose name will the waiver be granted?

Paxon Revival Center Church

Is transferability being requested? Yes: No:

16. Land Area (1/100 Acres):

14.1

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, we are a community church that is close to other commercial businesses and we want to continue to serve the community and be visible by replacing the sign in same area.
2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity? This will not detract, we are wanting to replace the existing sign that was damaged, we are in an industrial area next to other commercial buildings which has as well a warehouse close to road blocking our property.
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? There is a large warehouse on west side of property that covers our property which is built very close to front of our property and we want to preserve the oak trees on opposite end, we want to keep new sign in same area as existing.
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 we are going to invest a considerable amount to this to have a very appealing sign and be able to communicate & serve our community as we have for 30+ years

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 Violations

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? *yes, we want to keep our oak trees and not disturb or trim bark.*

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance? *we only want to preserve what has been here for 30+ years as sign was hit and damaged to where we can replace and ~~that~~ continue to help our community better.*

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 / APPLICANT

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 City Council. You (or your agent) must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. The notice(s) must remain posted and maintained until a final determination has been made on the application.

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.

| FILING FEES | | NOTIFICATION COSTS: | \$7.00 PER ADDRESSEE |
|--|----------|---------------------|--------------------------|
| COMMERCIAL OR INDUSTRIAL DISTRICTS..... | \$500.00 | ADVERTISING COSTS: | BILLED TO OWNER /AGENT / |
| *\$1,000.00 AFTER VIOLATIONS | | | APPLICANT |
| RESIDENTIAL OR MISC. ZONING DISTRICTS..... | \$250.00 | | |
| *\$500.00 AFTER VIOLATIONS | | | |

1009.⁰⁰

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/ Applicant |
|--|--|
| Name: <u>Steve Dobbs</u> | Name: <u>Ken Bringle</u> |
| Address: <u>5461 Commonwealth Ave.</u> | Address: <u>263 Edgewood Ave. S.</u> |
| City, State, Zip: <u>Jacksonville, FL 32254</u> | City, State, Zip: <u>Jacksonville, FL 32254</u> |
| Daytime Telephone: <u>626-4846</u> | Daytime Telephone: <u>425-3363</u> |
| Fax Number: _____ | Fax Number: _____ |
| E-mail Address: _____ | E-mail Address: <u>info@bcassign.com</u> |
| <u><i>Paula Still</i></u> SIGNATURE OF OWNER(S) | _____ SIGNATURE OF AUTHORIZED AGENT / APPLICANT |

The Agent / Applicant letter of authorization must be attached if application is not signed by the owner of record.

EXHIBIT A

Property Ownership Affidavit

Date: 2/26/15

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Steve Dobbs For Paxon Revival Center 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 Paxon Revival Center Church, 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 26th day of FEBRUARY (month), 2015 (year) by STEVE B DOBBS who is personally known to me or has produced FL DRIVER LICENSE as identification.

[Handwritten Signature]
(Notary Signature)



BETSY S. SAPOUNAS
MY COMMISSION # FF 027006
EXPIRES: June 12, 2017
Bonded Thru Budget History Services

EXHIBIT B

Agent Authorization

Date: 2/26/15

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

5461 Commonwealth Ave

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 Ken Bringle
_____ to act as agent to file application(s)

for Paxon Revival Center Church 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.

[Signature] for Paxon Revival Center Church
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26th day of FEBRUARY (month), 2015 (year) by STEVE B DOBBS, who is personally known to me or has produced FL DRIVER LICENSE as identification.

[Signature]
(Notary Signature)



BETSY S. SAPOUNAS
MY COMMISSION # FF 027006
EXPIRES: June 12, 2017
Bonded Thru Budget Notary Services

ORDINANCE

Legal Description

EXHIBIT "A"

PARCEL 1

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF ODESSA TERRACE, AS RECORDED IN PLAT BOOK 20, PAGE 76 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87 DEGREES 59 MINUTES 36 SECONDS WEST, 335.90 FEET, ALONG THE NORTH LINE OF COMMONWEALTH AVENUE (A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST, 360.03 FEET, ALONG THE EAST LINE OF OFFICIAL RECORDS VOLUME 2843, PAGE 812; THENCE NORTH 87 DEGREES 54 MINUTES 06 SECONDS EAST, 333.61 FEET, TO THE WEST LINE OF SAID ODESSA TERRACE; THENCE SOUTH 00 DEGREES 56 MINUTES 54 SECONDS EAST, 360.52 FEET, ALONG THE WEST LINE OF SAID ODESSA TERRACE, TO THE POINT OF BEGINNING.

SUBJECT HOWEVER, TO THAT CERTAIN STATE ROAD DEPARTMENT DRAINAGE EASEMENT DESCRIBED AS PARCEL NO. 189.1, SECTION 72730-2601, STATE ROAD S-21-B, DUVAL COUNTY FLORIDA, ALSO:

PARCEL 2

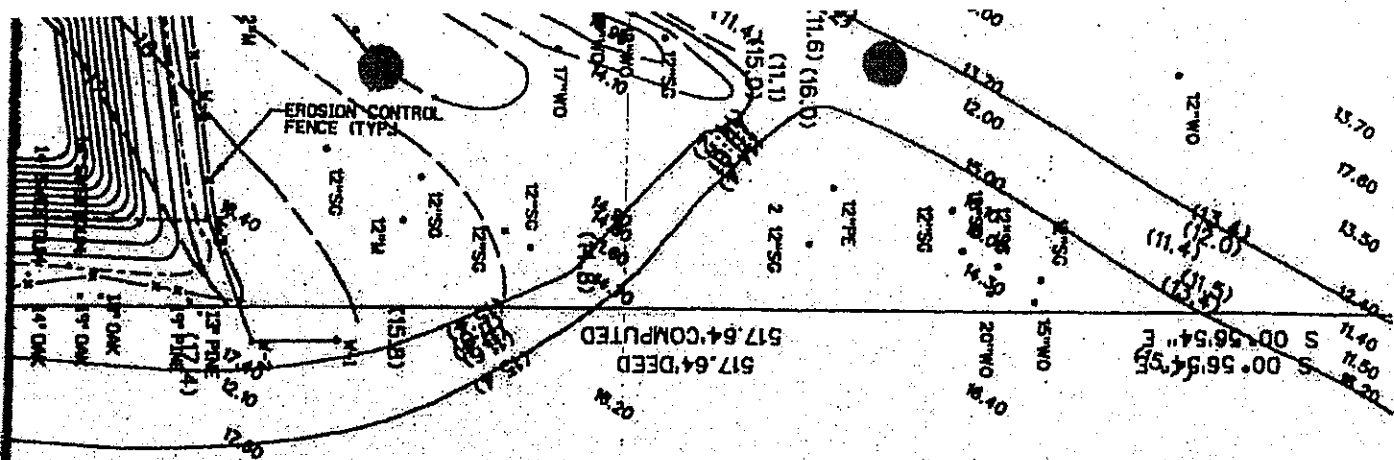
THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 26 EAST, CONSOLIDATED CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE LANDS SHOWN ON THE PLAT OF ODESSA TERRACE, AS RECORDED IN PLAT BOOK 20, PAGE 76, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87 DEGREES 59 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF COMMONWEALTH AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), 335.90 FEET TO THE WEST LINE OF SAID EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID LAST MENTIONED WEST LINE, 360.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST, 950.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THAT CERTAIN 60-FOOT PAVED STREET, KNOWN AS 1ST STREET; THENCE NORTH 87 DEGREES 54 MINUTES 06 SECONDS EAST ALONG SOUTHERLY RIGHT OF WAY LINE, 327.52 FEET TO A POINT SITUATE ON A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LANDS SHOWN ON THE PLAT OF ODESSA TERRACE; THENCE SOUTH 00 DEGREES 56 MINUTES 54 SECONDS EAST ALONG SAID NORTHERLY PROLONGATION, 517.64 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 19 SECONDS WEST, 10.09 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 36 SECONDS WEST ALONG THE WESTERLY LINE OF THAT CERTAIN STATE ROAD DEPARTMENT DRAINAGE EASEMENT OR RIGHT-OF-WAY, DESCRIBED AS PARCEL 189.1 SECTION 72730-2601, 433.83 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 06 SECONDS WEST, 305.41 FEET TO THE POINT OF BEGINNING.

Book 8304 P# 1156

SW

March 10, 2015

5461 Commonwealth Ave.



MAP SHOWING BOUNDARY SURVEY OF

PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 24 EAST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A PERMANENT REFERENCE MONUMENT SITUATE AT THE SOUTHWEST CORNER OF ODESSA TERRACE, PLAT BOOK 20, PAGE 78 AND THE NORTH LINE OF ADAMS ROAD AS NOW ESTABLISHED; THENCE SOUTH 87 DEGREES 48 MINUTES WEST, 335.90 FEET TO A POINT; THENCE NORTH 0 DEGREES 41 MINUTES WEST, 800 FEET TO A POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 48 MINUTES WEST 75 FEET TO A POINT; THENCE NORTH 0 DEGREES 41 MINUTES WEST 710.80 FEET TO A POINT; THENCE NORTH 87 DEGREES 07 MINUTES EAST 76 FEET TO A POINT; THENCE SOUTH 00 DEGREES 41 MINUTES EAST, 710.40 FEET TO THE POINT OF BEGINNING.

A RECTANGULAR PARCEL OF LAND BEING 75 FEET BY 800 FEET IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 28 EAST, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF THE PROPERTY DEEDED BY J.B. THOMPSON AND VENESIE THOMPSON, HIS WIFE, BY WARRANTY DEED DATED APRIL 20, 1948, RECORDED IN DEED BOOK 1312, PAGE 118, TO CLARENCE HERBERT WILLIAMS AND LORRAINE WILLIAMS, HUSBAND AND WIFE; THENCE NORTH 800 FEET; THENCE EAST 75 FEET; THENCE SOUTH 800 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART RECORDED IN OFFICIAL RECORDS VOLUME 8302 PAGE 343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

A PART OF THE WEST 148.33 FEET OF THE EAST 223.33 FEET OF THE WEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF ODESSA TERRACE AS RECORDED IN PLAT BOOK 20, PAGE 78 OF CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID CORNER BEING ON THE NORTHERLY RIGHT OF WAY LINE OF COMMONWEALTH AVENUE A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, FOR A POINT OF REFERENCE THENCE SOUTH 87 DEGREES 48 MINUTES WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 410.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 48 MINUTES WEST 148.33 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST, 700 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH; THENCE NORTH 70 DEGREES 21 MINUTES 42 SECONDS EAST ALONG SAID CENTERLINE, 167 FEET, MORE OR LESS, TO A POINT ON A LINE BEARING NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST, 827 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 2.73 ACRES MORE OR LESS.

PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF ODESSA TERRACE, AS RECORDED IN PLAT BOOK 20, PAGE 78 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87 DEGREES 59 MINUTES 36 SECONDS WEST, 335.90 FEET, ALONG THE NORTH LINE OF COMMONWEALTH AVENUE (A 60 FOOT RIGHT OF WAY) THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST 360.03 FEET, ALONG THE EAST LINE OF OFFICIAL RECORDS VOLUME 2843, PAGE 812; THENCE NORTH 87 DEGREES 54 MINUTES 08 SECONDS EAST, 333.60 FEET TO THE WEST LINE OF SAID ODESSA TERRACE; THENCE SOUTH 00 DEGREES 58 MINUTES 54 SECONDS EAST, 360.52 FEET ALONG THE WEST LINE OF SAID ODESSA TERRACE, TO THE POINT OF BEGINNING, SUBJECT TO THAT CERTAIN STATE ROAD DEPARTMENT DRAINAGE EASEMENT DESCRIBED AS PARCEL NO. 189.1, SECTION 72730-2803, STATE ROAD ROAD S 21B, DUVAL COUNTY, FLORIDA ALSO:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE EAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CONSOLIDATED CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE LANDS SHOWN ON THE PLAT OF ODESSA TERRACE, AS RECORDED IN PLAT BOOK 20, PAGE 78, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87 DEGREES 59 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF COMMONWEALTH AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) 335.90 FEET TO THE WEST LINE OF SAID EAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST 360.03 FEET FOR A SOUTHERLY RIGHT OF WAY LINE OF THAT CERTAIN 50 FOOT PAVED STREET, KNOWN AS 1ST. STREET; THENCE NORTH 87 DEGREES 54 MINUTES 08 SECONDS EAST ALONG SAID NORTHERLY PROLONGATION, 327.52 FEET TO A POINT SITUATE ON A SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LANDS SHOWN ON THE PLAT OF ODESSA TERRACE; THENCE SOUTH 00 DEGREES 58 MINUTES 54 SECONDS EAST ALONG SAID NORTHERLY PROLONGATION, 517.84 FEET; THENCE WEST ALONG THE WESTERLY LINE OF THAT CERTAIN STATE ROAD DEPARTMENT DRAINAGE EASEMENT ON RIGHT OF WAY, DESCRIBED AS PARCEL 189.1 FEET SECTION 72730-2801, 433.83 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 08 SECONDS WEST, 305.41 FEET TO THE POINT OF BEGINNING.

5461 COMMONWEALTH
AVE

https://www.google.com/maps/@40.336062,-81.740673,3a,37.5y,299.52h,88.76t/data=!1m1!1e3!1m1!1s5461 Commonwealth Ave - ... X

Convert > Select

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Suggested Sites > Oracle I-PM

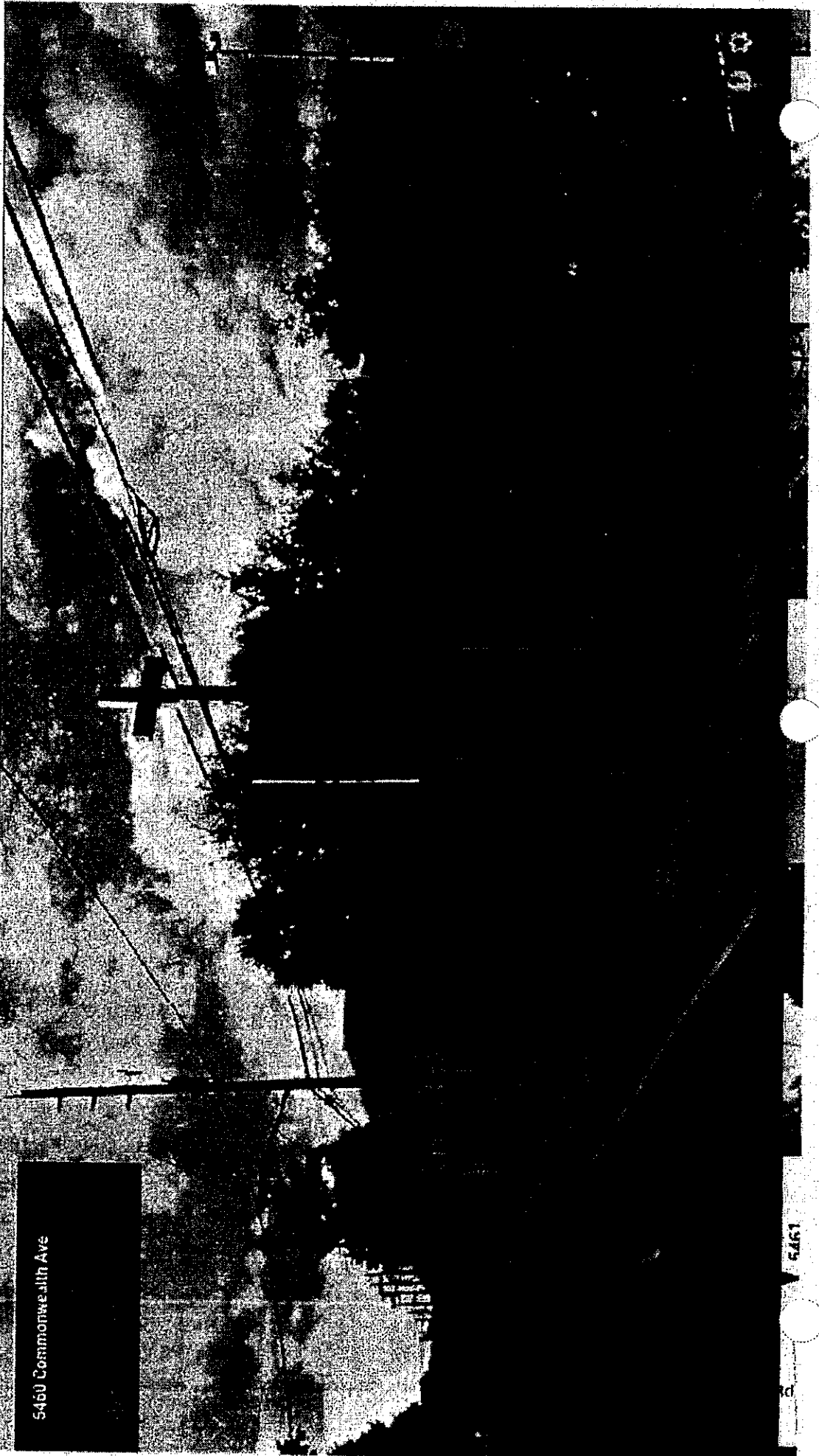
Citrix XenApp - Applicatio...

Google Maps

Current Planning

Bill Search

Zoning Mgmt



5461 Commonwealth Ave

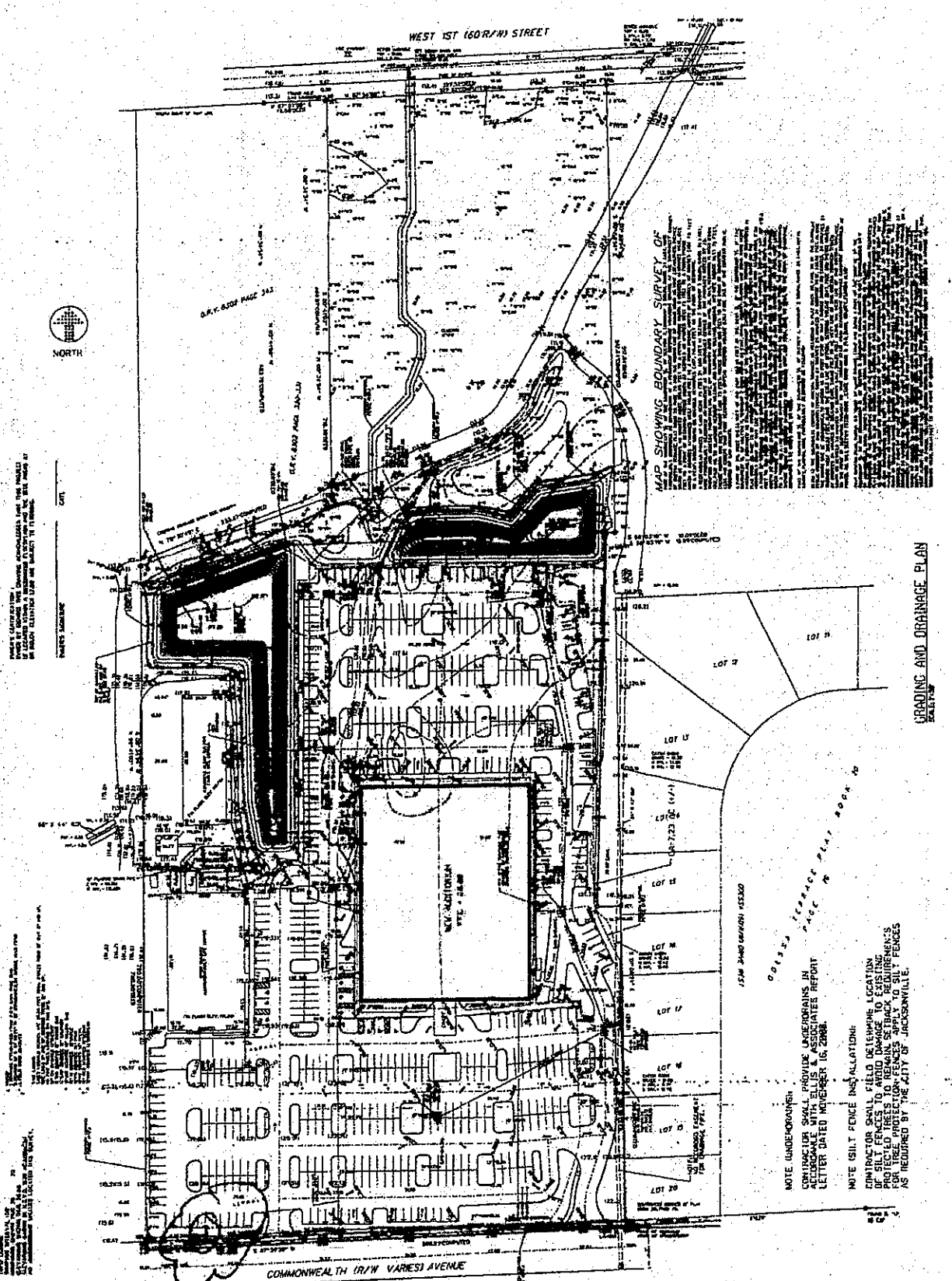
5461

| | |
|------------|----------|
| JOB NO. | 2815 |
| DATE | 10/15/08 |
| DESIGN BY | P.A.P. |
| DRAWN BY | P.A.P. |
| CHECKED BY | |
| DATE | |
| REVISIONS | |

NEW AUDITORIUM
 5481 COMMERCIAL AVE.
 JACKSONVILLE, FLORIDA

RAH & ASSOCIATES
 Consulting Engineers
 Jacksonville, Florida
 (904) 251-0081

SHEET
 1
 OF
 12
 C-4



NOTES:
 1. CONTRACTOR SHALL PROVIDE UNDERDRAINS IN ALL CONCRETES WITH SLOPE TO EXISTING DRAINAGE SYSTEMS.
 2. CONTRACTOR SHALL PROVIDE UNDERDRAINS IN ALL CONCRETES WITH SLOPE TO EXISTING DRAINAGE SYSTEMS.
 3. CONTRACTOR SHALL PROVIDE UNDERDRAINS IN ALL CONCRETES WITH SLOPE TO EXISTING DRAINAGE SYSTEMS.



PROPERTY SURVEY
 DATE: 10/15/08

MAP SHOWING BOUNDARY SURVEY OF
 THE PROPERTY OF RAH & ASSOCIATES
 CONSULTING ENGINEERS
 JACKSONVILLE, FLORIDA
 (904) 251-0081

NOTE: CONTRACTOR SHALL PROVIDE UNDERDRAINS IN ALL CONCRETES WITH SLOPE TO EXISTING DRAINAGE SYSTEMS.
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GRADING AND DRAINAGE PLAN
 SHEET 1 OF 12

SIGN PERMIT APPLICATION

Building and Zoning Inspection Division — Department of Public Works
CITY OF JACKSONVILLE, FLORIDA

DATE ISSUED: APR 07 1998 16302 PERMIT NO.: 15552

| | | |
|-------------------|--------------------------|--|
| OFFICIAL USE ONLY | HOUSE NUMBER <u>5461</u> | STREET NAME <u>Commonwealth</u> |
| | TYPE <u>AV</u> | DIRECTION _____ APT _____ ZONING <u>IL</u> |
| | INSR. AREA <u>192</u> | G.T. _____ ZONING APPROVAL <u>785</u> |
| | DATE <u>3-29-97</u> | FINAL APPROVAL <u>H.B.</u> FEE \$ <u>20.00</u> |

APPLICANT HOUSE NUMBER 5461 Commonwealth STREET NAME COMMONWEALTH.
INTERSECTING STREET: BETWEEN EDGEWOOD AVE AND ELLIS RD.

We, the undersigned, hereby agree to perform the job, for which this permit is given, in accordance with the plans and specifications approved for construction, and made a part hereof, in accordance with the building regulations and street lines and grades of the City of Jacksonville. If this permit application is received after an amendment to the Zoning Code has been made, your permit is subject to revocation if the Zoning Code is amended to restrict or prohibit the construction authorized by the permit. Section 334.703.

| CONTRACTOR | OWNER | FLORIDA ENGINEER |
|------------------------------------|--------------------|------------------|
| <i>[Signature]</i> | <i>[Signature]</i> | |
| LAWRENCE FARHAT | STEVE DOBBS | |
| MEMBER RIDERS OF AM. PAXON REVIVAL | | |
| 521 COPELAND ST | 5461 COMMONWEALTH | |
| JAX. F. | JAX | |
| FL. 32204 | FL. 32110 | |
| 633-8000 | | |
| 0000498 | 610-1700 | |
| 7191 | | |

SIGN ADDRESS 5461 COMMONWEALTH AVE.
FORMER LOCATION OF MOBILE SIGN WITH SAME DECAL NUMBER _____
LOT NO. _____ BLOCK _____ LEGAL DESCRIPTION _____

| | |
|---|--|
| I. OWNERSHIP <input checked="" type="radio"/> PRIVATE (individual corporation; nonprofit institution, etc.) <input type="radio"/> Public (federal, state, or local gov't) | D. SIGN NUMBER <u>16135</u> NEEDED FOR TYPES A, C, E, G, Z |
|---|--|

| | | |
|--|--|-------------------------|
| III. TYPE OF SIGN <input type="radio"/> OFF-SITE <input type="radio"/> ON-SITE (New) <input checked="" type="radio"/> ON-SITE (Existing Non-Conforming) <input type="radio"/> ON-SITE (Existing Conforming) <input type="radio"/> MOBILE <input type="radio"/> REMOVAL | IV. CLASS <input checked="" type="radio"/> GROUND/POLE <input type="radio"/> MOBILE <input type="radio"/> PROJECTING <input type="radio"/> ROOF <input type="radio"/> WALL <input type="radio"/> OTHER | COST <u>\$500.00</u> |
|--|--|-------------------------|

| | | |
|---|--|---|
| V. SIGN DETAILS KIND OF POLES <input checked="" type="radio"/> PIPE <input type="radio"/> STEEL WF <input type="radio"/> WOOD | FACE SHAPE <input checked="" type="radio"/> DOUBLE <input type="radio"/> SINGLE <input type="radio"/> VEE | WHAT DOES SIGN ADVERTISE <u>MAIN IDENTIFICATION</u> <u>REVIVAL CENTER</u> |
| SIGN HEIGHT <u>25'</u> NUMBER OF POLES _____ ILLUMINATION YES _____ NO <input checked="" type="checkbox"/> OFF-SITE SIGN _____ FED-AID/INTERSTATE YES _____ NO <input checked="" type="checkbox"/> | SIGN SIZE: HEIGHT <u>4'</u> WIDTH <u>10'</u> <u>40#</u> | |

REMARKS
FACE CHANGE ONLY
(EXISTING) Sign Reads: Paxon Revival Center church
Pastors Jimmie & Steve Dobbs

NOTE: Separate permit is required for electrical.