

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-16-09**

**MARCH 15, 2016**

***Location:*** 2114 and 2120 University Boulevard  
Southwest corner of the intersection of University  
Boulevard and Colgate Road

***Real Estate Number:*** 146592-0000; 146593-0000

***Waiver Sought:*** Allow for internal illumination with LCD Strip

***Current Zoning:*** Commercial-Residential-Office (CRO)

***Current Land Use Category:*** Residential-Professional-Institutional (RPI)

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

***Planning Commissioner:*** Daniel Blanchard

***City Council Representative:*** The Honorable Lori N. Boyer, District 5

***Owner:*** Steve Hyers  
4389 Heaven Trees Road  
Jacksonville, Florida 32207

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

**GENERAL INFORMATION**

Application for Sign Waiver Ordinance 2016-0112 (SW-16-09) seeks to allow for internal illumination by means of an LCD reader strip. The sign previously had internal illumination in place since the 1970's. The change to LCD lighting is an intensification of a legal non-conforming use that triggers this application.

The site consists of two adjoining parcels with a total 0.35 acres and lies within the CRO Zoning District and the RPI 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 mixed residential and commercial zoning district along University Boulevard West, a four lane principle arterial roadway. The effect of the sign waiver site will be compatible with existing signage in this area. There are many similar commercial/office/professional uses that have signs similar in nature. A similar request was granted directly across the street for Lakewood Presbyterian Church by Ordinance 2010-0072-E for SW-09-09.

Because of the size of the parcel, the location/orientation of the sign, and existing buffers afforded to nearby residential development, the proposed internally illuminated sign in this location is appropriate when taking into consideration scale and orientation of the sign, property and surrounding uses. The sign meets all other requirements of Part 13 of the Zoning Code.

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. The intent of the ordinance is furthered by allowing an aesthetically pleasing signage that is compatible with adjoining properties,

the general character of the area and the streetscape. The sign is of a size and scale that's consistent with other signage in the area and is aesthetically compatible with the use that it will identify.

- 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 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. The proposed sign will not interfere with sight lines or visibility by vehicles nor pedestrians and is architecturally compatible with the building. The proposed replacement sign will have a greater setback than the existing one, but will be easier to see and read. Moreover, the area is currently characterized by multiple establishments with internally illuminated signage.

- 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. Considering the existing uses and signs in the vicinity, the proposed waiver will have no detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects. The internal lighting feature for the proposed sign would consist of an electronic reader board; NOT a changing message device; with a monochrome LED display atop a masonry base. **The message is a static message, and if approved as conditioned will not be permitted to change more than once every ½ hour. No scrolling or animation is allowed. This provision is consistent with SW-09-09 directly across the street.**

- 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 proposed sign adheres to the strict letter of the CRO district regulation per the Zoning Code. The request for illumination aids in clearly identifying the business, benefiting the public health, safety and welfare. Imposition of the strict letter of the regulation is unduly burdensome in this case, because of the limitations on types, location and the illumination of signs in a CRO zoning district by Part 13 of the Zoning Code, do not take into account individual property locations and their surrounding uses or development. The sign site is located along a corridor surrounded by more commercially intense uses and signage.

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 is to increase the aesthetics allow the business to reasonably communicate their message to customers. This request to obtain reasonable identification and communication of messages is not based exclusively upon a desire to reduce the costs associated with compliance. If approved, the result of granting this waiver will be an additional cost to the applicant and not a means to reduce the cost of compliance

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 an update to technology of the existing legal nonconforming sign.

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 meet the sign code requirements in other respects, 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.*

The request is not based upon a desire to reduce costs of compliance.

#### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on January 25, 2016 by the Planning and Development Department the required Notice of Public Hearing sign was posted.

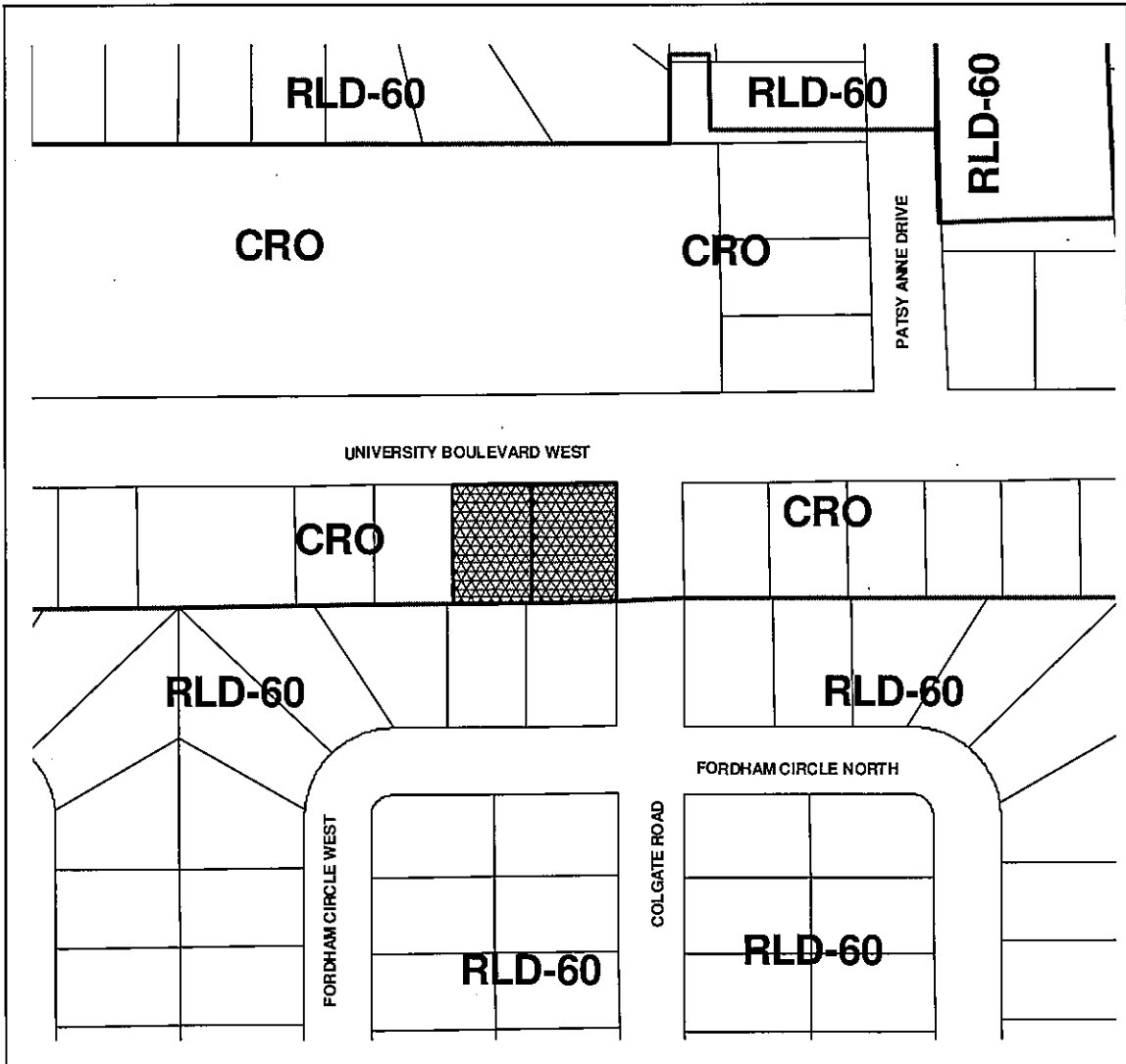


**Figure 1. Subject property viewed looking west-northwest from Colgate Road showing sign with reader board, notice signs posted, and sign approved by SW-09-09 for church across University Boulevard.**

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-16-09** be **APPROVED** with the following condition:

- 1. The messages on the electronic reader board shall be static, and may not change more than once every ½ hour. No scrolling or animation shall be allowed.**



<p><b>REQUEST SOUGHT:</b></p> <p><b>ALLOW CHANGE FROM EXTERNAL TO INTERNAL ILLUMINATION OF SIGN</b></p>		
		<p>0 100 Feet</p>
		<p>COUNCIL DISTRICT: <b>5</b></p>
	<p>APPLICATION NUMBER: <b>SW-2015-0009</b></p>	<p><b>Exhibit 2</b></p>

# 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: <b>SW-15-09</b>
Notice of Violation:

Planning and Development Department,  
Zoning Section  
Ed Ball Building  
214 North Hogan Street, 2<sup>nd</sup> 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: <b>12-8-15</b>	2. Date Filed: <b>12-21-15</b>	3. Current Zoning District(s): <b>CRO</b>	4. Future Land Use Ma Category (FLUMs): <b>RPI</b>	5. Applicable Section of Ordinance Code: <b>Part 13</b>
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6. LUZ Public Hearing Date: <u>    </u> / <u>    </u> / <u>    </u>	7. City Council Public Hearing Date: <u>    </u> / <u>    </u> / <u>    </u>
8. Neighborhood Association (If Applicable): _____	
9. Number of Signs To Be Posted: <u>    2    </u>	

### TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>2120 UNIVERSITY BLVD</u> <u>JACKSONVILLE, FL</u>	13. Between Streets: <u>COLGATE</u> and <u>STEYSON RD.</u>
11. Real Estate Number: <u>146593-0000</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 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 checked="" type="checkbox"/> Allow for illumination or change from <del>ILLUMINATED</del> <sup>INTERNAL</sup> external to _____ internal lighting <sup>WITH LCD-STRIP</sup> .	
<input type="checkbox"/> Reduce minimum set back from _____ ft. to _____ ft. (Less than 1 ft. may be granted administratively).	

15. In whose name will the waiver be granted? STEVE HYERS = CAPITAL DIMENSIONS L.L.C.

Is transferability being requested? Yes:  No:

16. Land Area(1/100 Acres):

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. ADDED 2 LCD STRIPS TO ALREADY EXISTING INTERNALLY ILLUMINATED SIGN THAT HAS EXISTED SINCE THE LATE 1970'S. THERE IS AN INTERNALLY ILLUMINATED LCD SIGN DIRECTLY ACROSS THE STREET ALSO.

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? **NO**

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? **YES & NO.**  
**THE ILLUMINATED SIGN WAS INSTALLED IN THE 1970'S, BY A PREVIOUS OWNER. I ADDED THE LCD STRIPS AFTER THE PROPERTY ACROSS THE STREET INSTALLED THEIRS.**

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. OVER 70% OF THE AMERICAN PUBLIC HAS A 401K OR 403B RETIREMENT PLAN. WE PROVIDE THE CLOSING - TAPE OF THE NYSE, NASDAQ & S&P FOR THE NEIGHBORS & PUBLIC @ LARGE.**

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance? **YES. IT TOOK 40 YEARS IN BUSINESS TO BE ABLE TO AFFORD THE LCD UPGRADE.**

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) 255-7865, 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.**

**FILING FEES**

**RESIDENTIAL  
DISTRICTS.....\$1,073.00**

**NON-RESIDENTIAL  
DISTRICTS..... \$1,091.00**

**NOTIFICATION COSTS:  
\$7.00 PER ADDRESSEE**

**ADVERTISING COSTS:  
BILLED TO OWNER /AGENT**

**\*\*\* Applications filed to correct existing zoning violations are subject to a double fee. \*\*\***

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: STEVE HYERS

Name: \_\_\_\_\_

Address: 4389 HEAVEN TREES RD.

Address: \_\_\_\_\_

City: JACKSONVILLE, FL

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: 32207

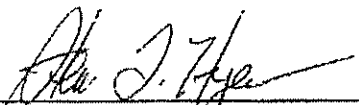
State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: shyers1288@AOL.COM

Email: \_\_\_\_\_

Daytime Telephone: (904) 730-3877

Daytime Telephone: \_\_\_\_\_

  
\_\_\_\_\_  
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

## **Ordinance 2016-0112**

### **Legal Description**

Lot 21, (except the East 1 foot) Block 8 of LAKEWOOD UNIT NO. 6, according to the Plat thereof as recorded in Plat Book 21, Page 41, of the current Public Records of Duval County, Florida.

AND

Lot 22 and the East 1 foot of Lot 21 Block 8 of LAKEWOOD UNIT NO. 6, according to the Plat thereof as recorded in Plat Book 21, Page 41, of the current Public Records of Duval County, Florida.

February 23, 2016

**EXHIBIT A**

**Property Ownership Affidavit**

Date: 11/4/15

**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, STEVE HYERS 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 UD SIGN-WAIVER

\_\_\_\_\_ , submitted to the Jacksonville Planning and

Development Department.

[Signature]  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

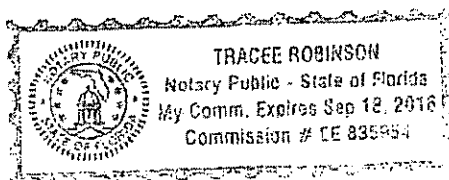
The foregoing affidavit was sworn and subscribed before me this 4<sup>th</sup> day of

November (month), 2015 (year) by

Steve Hyers who is personally known to me or has

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

[Signature]  
(Notary Signature)



**PREPARED BY, RECORD AND RETURN TO:**

Christopher J. Hurst, Esquire  
Christopher J. Hurst, P.A.  
4340 Southside Boulevard, Suite 302  
Jacksonville, Florida 32216

File #: H05-371

**Parcel Identification Number:**

146592-0000 & 146593-0000

**WARRANTY DEED**

THIS WARRANTY DEED made this 10th day of June, 2005, by Lucille P. Carter and Gregory G. Gebhardt, hereinafter called Grantor, whose post office address is 6111 Powers Avenue, Jacksonville, Florida 32217, to Capital Dimensions, LLC, a Florida limited liability company, hereinafter called Grantee, and whose post office address is 2120 University Boulevard West, Jacksonville, Florida 32217.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations).

**WITNESSETH:**

② 848218  
THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of Duval, State of Florida, to-wit:

Lot 21, (except the East 1 foot) Block 8 of LAKEWOOD UNIT NO. 6, according to the Plat thereof as recorded in Plat Book 21, Page 41, of the current Public Records of Duval County, Florida.

AND

Lot 22, and the East 1 foot of Lot 21, Block 8 of LAKEWOOD UNIT NO. 6, according to the Plat thereof as recorded in Plat Book 21, Page 41, of the current Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Grantee's Federal ID #: \_\_\_\_\_

**SUBJECT TO** taxes accruing subsequent to December 31, 2004.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.



**TOGETHER** with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

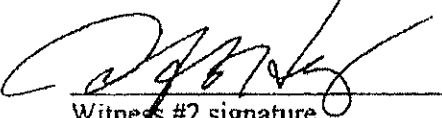
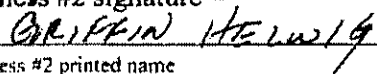
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

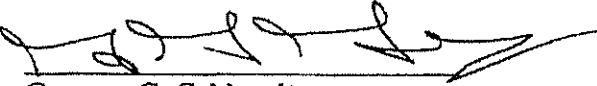
**IN WITNESS WHEREOF**, the said Grantor has set their hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
\_\_\_\_\_  
Witness #1 signature  
  
\_\_\_\_\_  
Witness #1 printed name

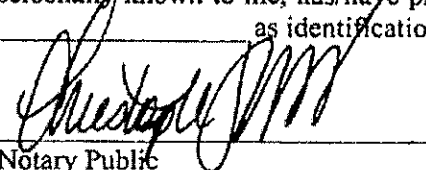
  
\_\_\_\_\_  
Lucille P. Carter

  
\_\_\_\_\_  
Witness #2 signature  
  
\_\_\_\_\_  
Witness #2 printed name

  
\_\_\_\_\_  
Gregory G. Gebhardt

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of June, 2005, by Lucille P. Carter and Gregory G. Gebhardt, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced \_\_\_\_\_ as identification.

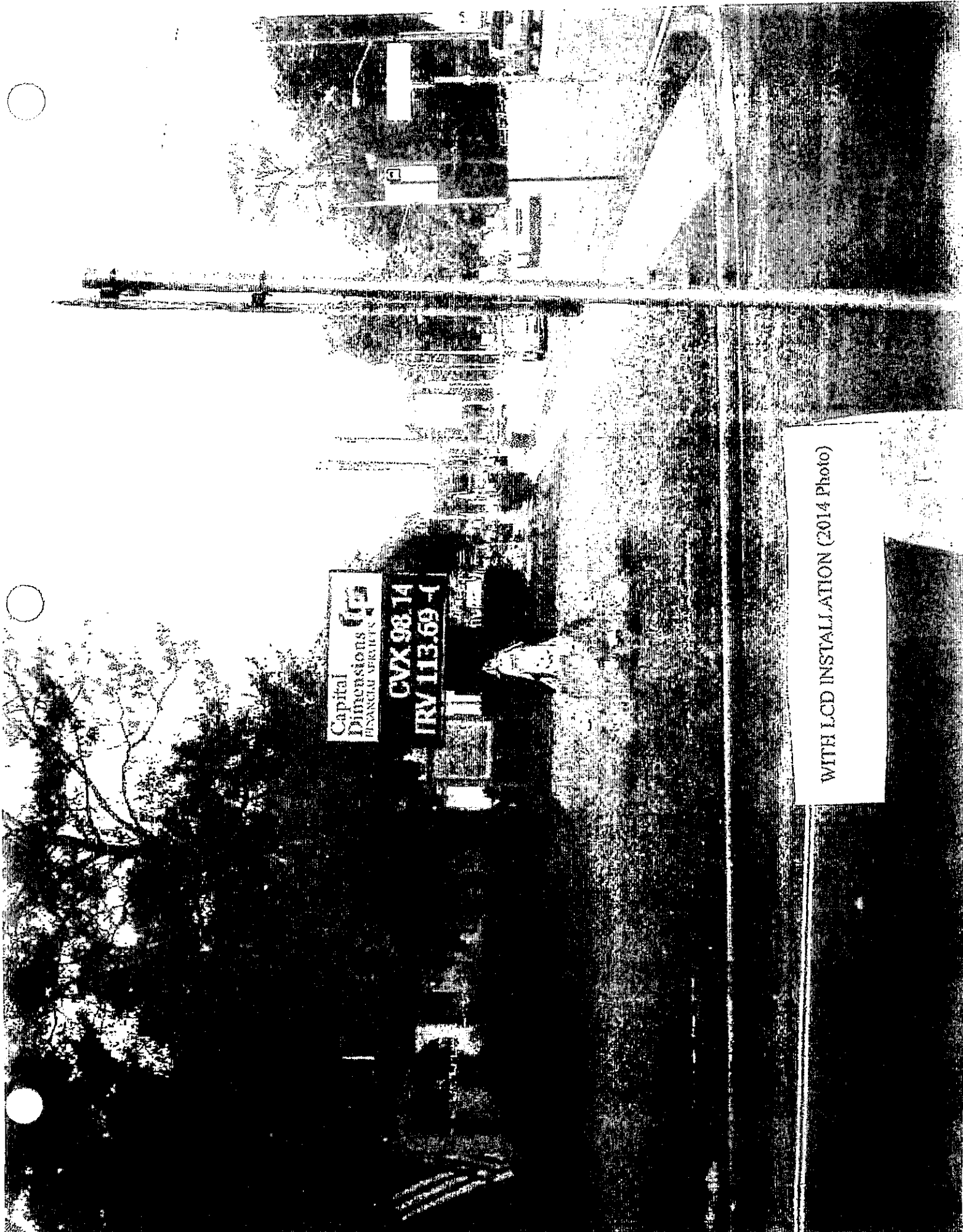
  
\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(Notary Seal)

 Christopher J. Hurst  
MY COMMISSION # DD160109 EXPIRES  
December 28, 2006  
BONDED THRU TROY FARM INSURANCE INC



SIGN BEFORE LCD INSTALLATION (2007 Photo)





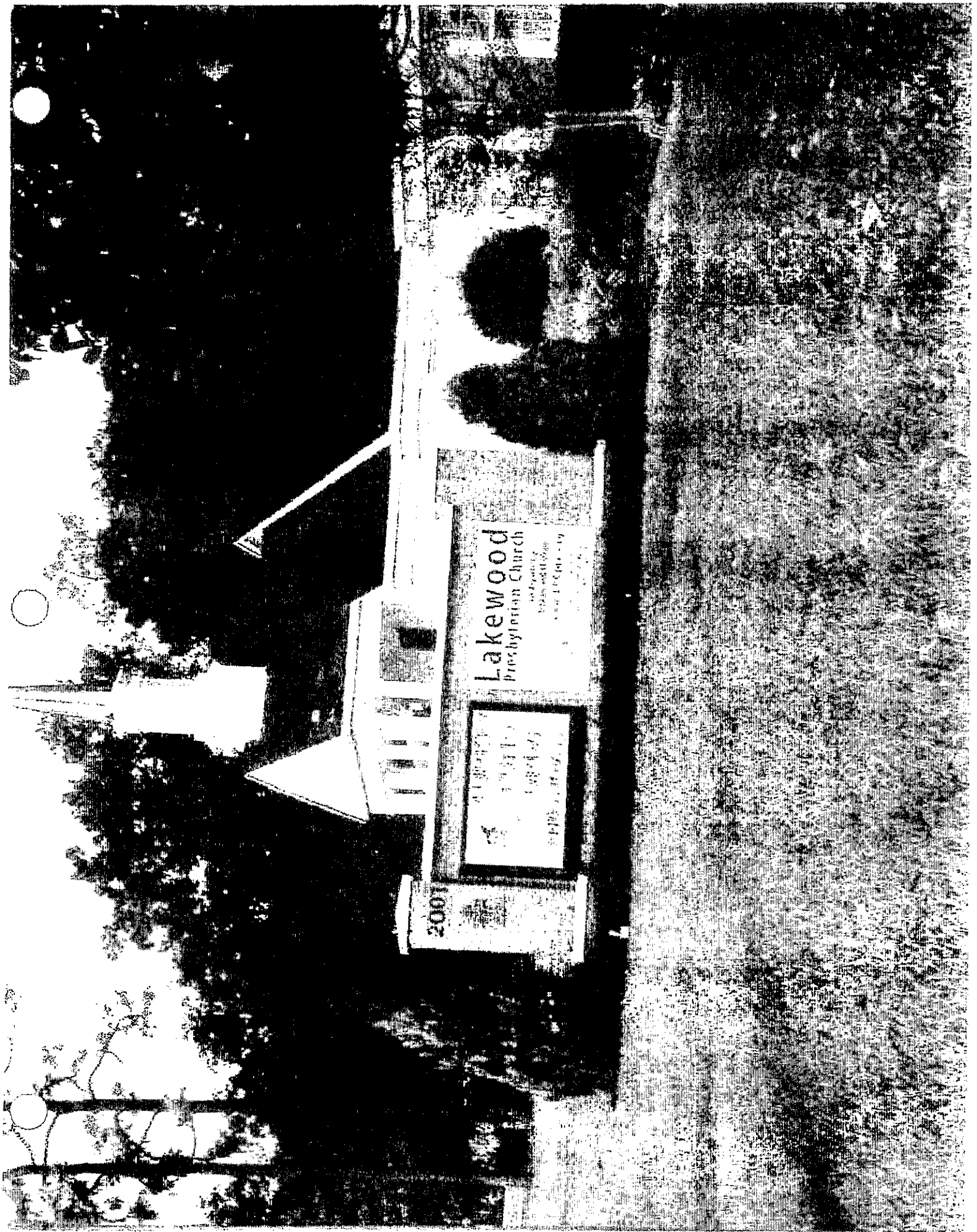
WITH LCD INSTALLATION (2014 Photo)



Capital  
Dimensions  
PENNSYLVANIA HOME, INC.

BA 148.09-0  
-0.21 JPM

LOD SIGN ACROSS STREET (approx. 75 feet from applicants sig



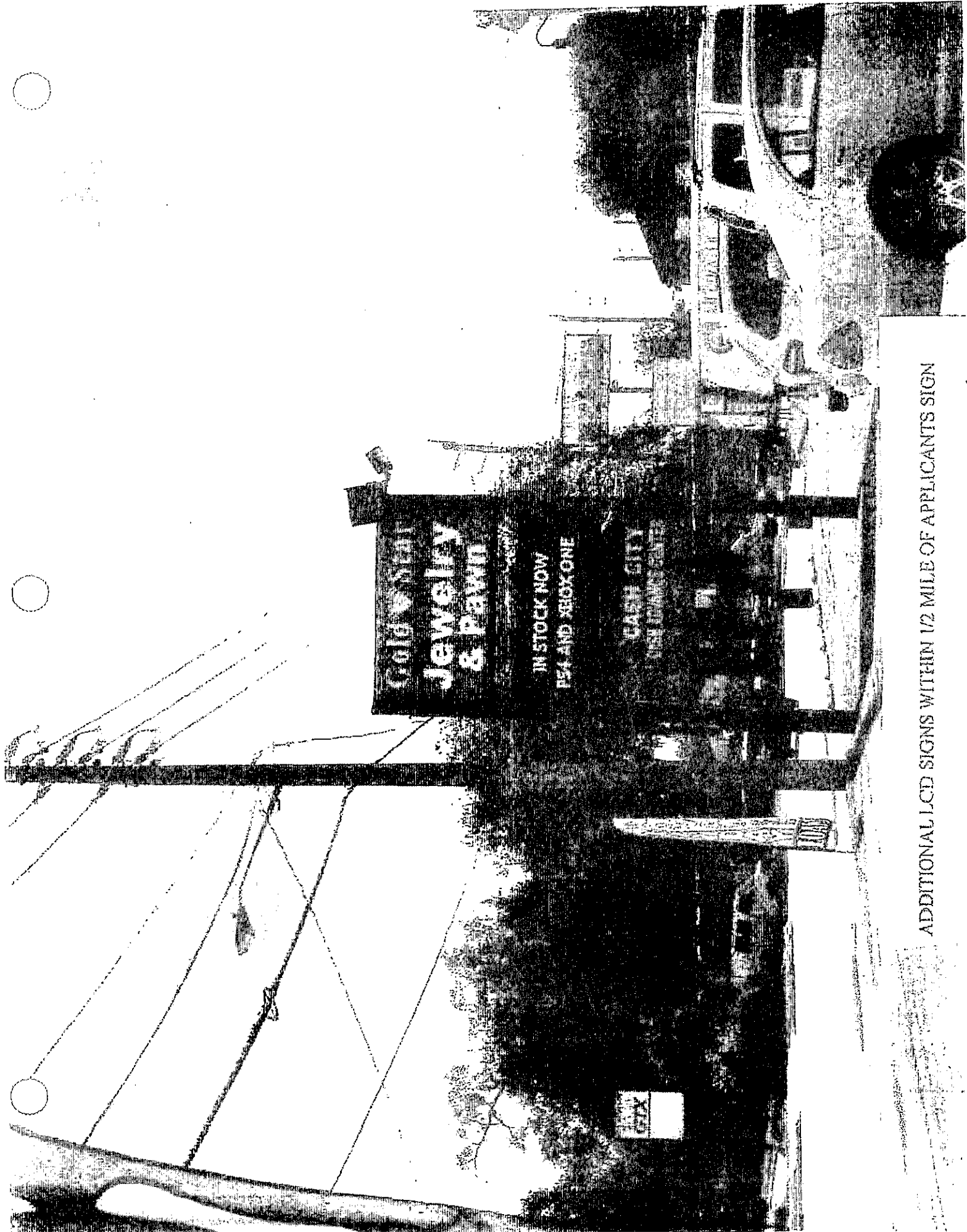
Lakewood  
Presbyterian Church  
10000 Lakewood Blvd  
Lakewood, CO 80023

2001



WITH LCD INSTALLATION (2015 Photo showing LCD sign across the street)





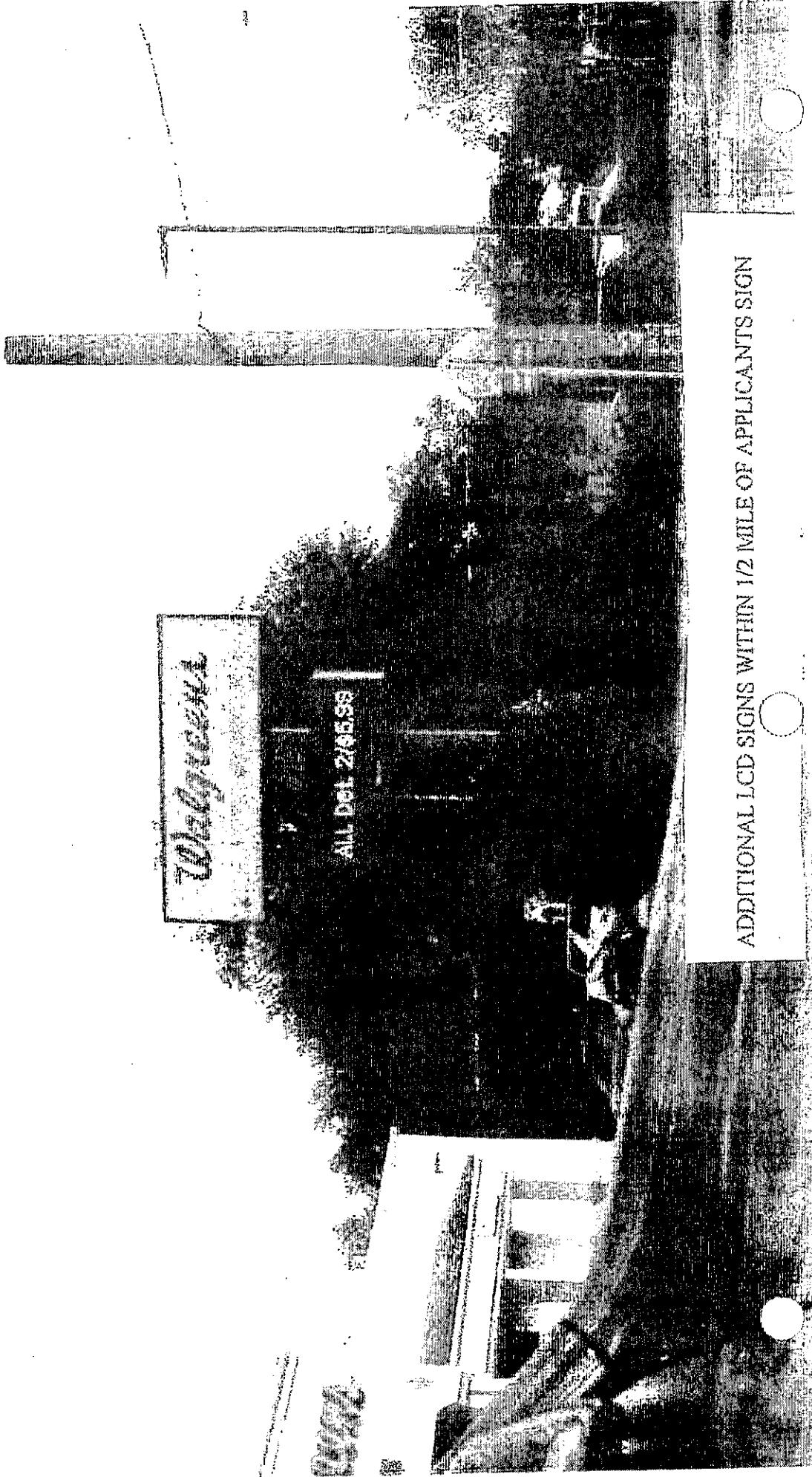
Gold & Silver  
Jewelry  
& Pawn

IN STOCK NOW  
P54 AND XROK ONE

CASH CITY  
100% FINANCING

MILWAUKEE

ADDITIONAL LCD SIGNS WITHIN 1/2 MILE OF APPLICANTS SIGN



ADDITIONAL LCD SIGNS WITHIN 1/2 MILE OF APPLICANTS SIGN

AUTOMAS, INC.

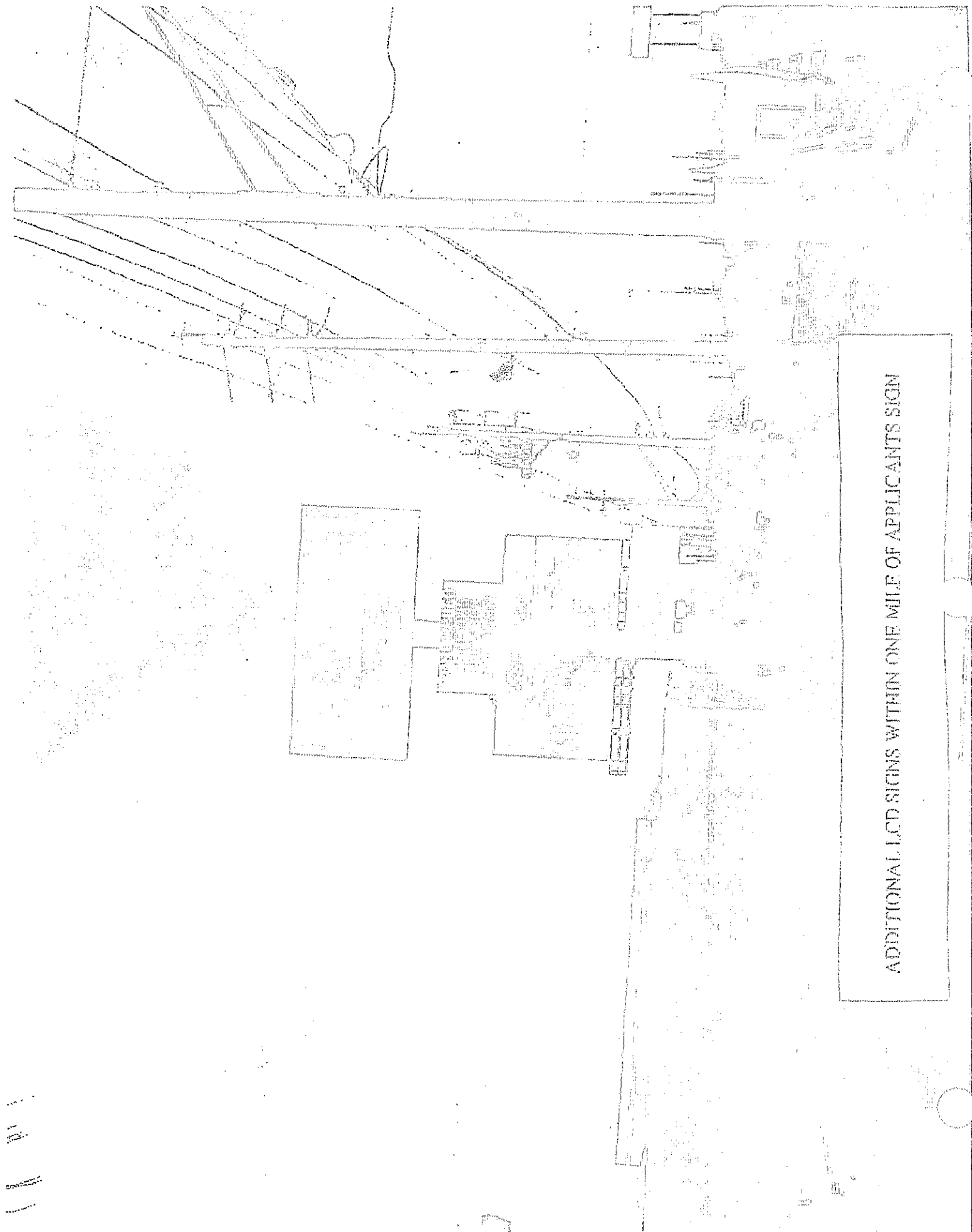
13054

ADDITIONAL LCD SIGNS WITHIN ONE MILE OF APPLICANTS SIGN

13054

3732

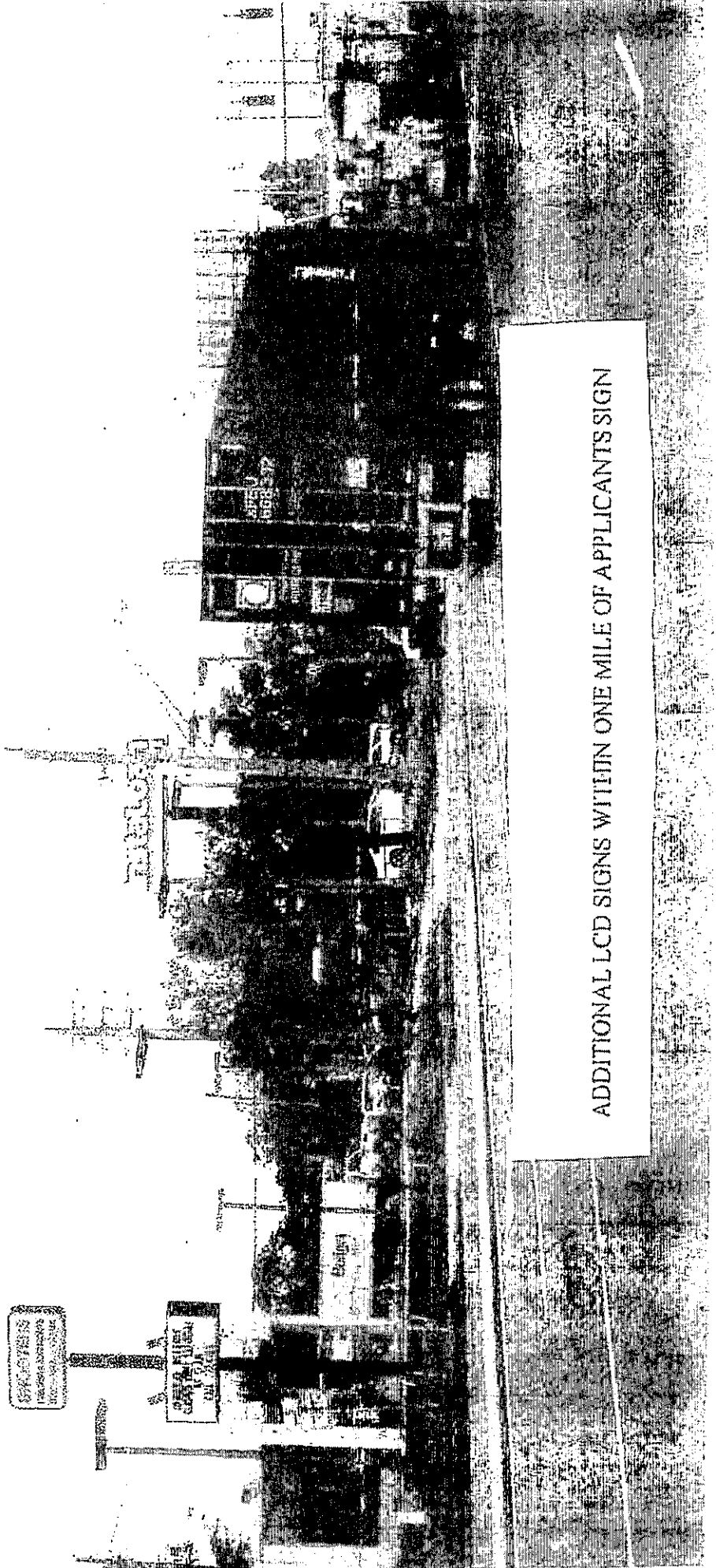




ADDITIONAL LCD SIGNS WITHIN ONE MILE OF APPLICANTS SIGN

11/11/11





ADDITIONAL LCD SIGNS WITHIN ONE MILE OF APPLICANTS SIGN



Commercial Sign Technologies

2120 UNIVERSITY BLVD W  
FACE CHANGE ONLY  
2448 SQ FT

▶ 10' SET BACK ◀

▶ 6' 0" ◀



Design and layout remain property of Commercial Sign Technologies, Inc.  
All rights reserved. Use without permission from CST, Inc. is prohibited.

SIGN PLANS EXAMINED  
REVIEWED FOR  
CODE COMPLIANCE  
KEEP THIS PLAN ON JOB

DL 9 / 2007

Building Inspection Div. Tall, FL  
PLAN REVIEW AND ISSUING OF PERMITS  
DOES NOT IMPLY GUARANTEE OF  
COMPLYING WITH ALL CODES

MAY 06 2002 8:29AM TJP

9043876969

P.2

JAN-84-1988 15-54

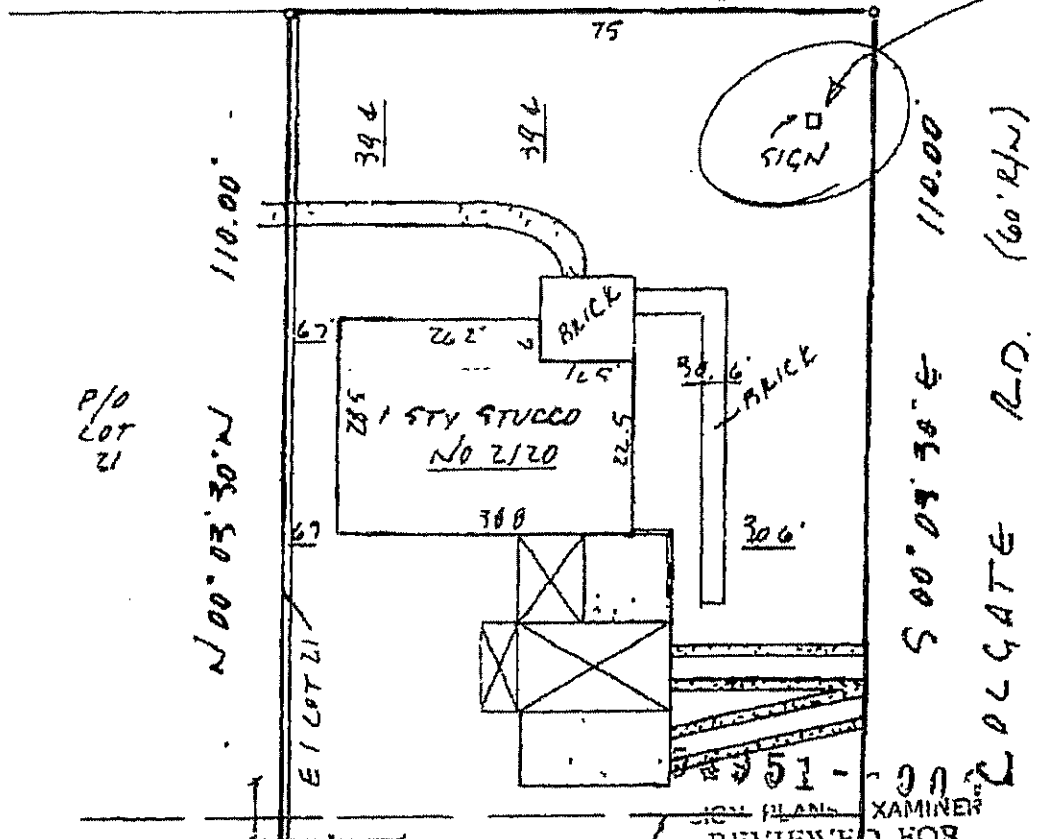
P.01

# MAP SHOWING BOUNDARY SURVEY OF EAST 1/2 LOT 21 BLOCK 6 AS SHOWN ON MAP OF ALL LOT 22 LAKENOOD UNIT NO. 6

AS RECORDED IN PLAT BOOK 21 PAGES 41 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA  
CERTIFIED FOR THOMAS J. PURDIE, ALLEN L. POUCHER, JR., P.A.

2120 University Blvd. W  
UNIVERSITY BLVD W. (60' R/W)  
(FORMERLY KNOWN AS LIVE OAK RD)  
N 89° 56' 30" E 76.00'

# REFERENCE ONLY  
10' SET  
BACK



P/O  
LOT  
21

N 00° 03' 30" W  
110.00'

110.00'

S 00° 09' 30" E  
76.00'

S 09° 56' 30" W 76.00'

PLAN REVIEWED FOR  
COMPLIANCE  
WITH ALL CODES

23 BUILDING INSPECTION DIV. JAX., FL  
PLAN REVIEWED AND ISSUING OF PERMITS  
DOES NOT RELIEVE CONTRACTOR OF  
COMPLYING WITH ALL CODES

REV 5 8 02

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE 1 AS SHOWN ON FLOOD  
INSURANCE RATE MAP 207 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8 15 89 AND  
IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME

### TRI-STATE LAND SURVEYORS, INC.

2411 RAYMEADOWS WAY SUITE 40 JACKSONVILLE FLORIDA 32218

