

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-16-04

AUGUST 2, 2016

Location: 7211 Crane Avenue,
between Arlington Expressway and Atlantic
Boulevard

Real Estate Number(s): 136169-0500

Waiver Sought: Reduce minimum setback from the right of way
from 10 feet to 4 feet

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

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington/ Beaches – 2

Planning Commissioner: Vacant

City Council Representative: The Honorable Scott Wilson, District 4

Agent: James Sebra
Silversmith Creek Florida Owner, LLC
2929 Arch Street, 17th Floor
Philadelphia, PA 19104

Owner: Silversmith Creek Florida Owner, LLC
2929 Arch Street, 17th Floor
Philadelphia, PA 19104

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2016-0397(SW-16-04) seeks to allow for the reduction the setback from a right of way, from 10 feet to 4 feet, for an existing sign for an apartment complex. The applicant has updated the sign cabinet, requiring a new permit, which has triggered the requirements for compliance with all of Part 13 of the Zoning Code. The sign location will not change from its current location, 4 feet from the right of way. Crane Avenue has a 60 foot right of way, and a portion of the right of way is used for the drive isle of the 90 degree angle parking in front of the apartment complex. The sign

occupies an area approximately the size of one parking space. Crane Avenue is roughly in the center of the right of way, leaving nearly 20 feet of paved area on either side of the actual travel lanes of the right of way, which is not part of the street itself. The site is approximately 7.75 acres, and is located in the RMD-D Zoning District. The sign abuts the complex's internal sidewalk, and would obstruct pedestrian access were it located any further from the right of way.

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 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:

- (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. While the sign is located only 4 feet from the right of way, there is roughly 20 feet to the actual travel lane of Crane Avenue. This portion of the right of way is utilized as the drive isle for the 90 degree off street parking in front of the apartment complex. The signage is in a similar location as the commercial signage, located in the CN Zoning District, to the west.

- (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. Although there are several non-conforming signs to the west, these signs are on property which, were they required to bring these signs into compliance, would have the room and ability to relocate their signs. The subject site would not be able to relocate their sign, as the structure's proximity to the right of way precludes it. The unique nature of the location of the structure is distinctive to this site, and therefore not similar to the commercial properties to the west.

- (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 sign itself will be modernized, aesthetically similar to the overall design of the apartment complex. The sign has existed for many years in its current configuration and location, and would be allowed to persist, were it not for the substantial upgrades to the sign itself. The sign does not interfere with rights of others, and it is not anticipated that the continuation of this sign will have any negative impacts on the surrounding area.

- (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. Although the sign will remain 4 feet from the right of way, the actual distance to the travel lanes of the street is roughly 20 feet. The right of way adjacent to the complex effectively serves as the drive isle for the 90 degree off street parking. The location of the sign does not impede the ability of a motorist backing out of a parking space from seeing oncoming traffic or pedestrians, since any car leaving the parking area would not be backing directly into the street, but would have 20 feet to find visual cues to approaching cars.

- (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 create any conditions that would be distinctly different from the signs located along Crane Avenue, and given the width of the right of way in relation to the actual travel lanes; it is unlikely the continued use of this sign in this location will have any detrimental effect on the public health, safety or wellbeing.

- (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. As mentioned above, the location of the structure in relation to the right of way leaves little room to place the sign the required 10 feet from the edge of the right of way. Additionally, the right of way is 60 feet in width, and the travel lanes occupy only a small portion of that space. The sign does not inhibit visibility of oncoming vehicular or pedestrian traffic, and a strict 10 foot setback would be burdensome to the applicant, who has asked to upgrade the existing sign.

- (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. There is no evidence to suggest that there would be any cost savings with the installation of upgrades to the existing sign. Additionally, the request for reductions in required setback for the existing sign would be the minimum request necessary to grant this property owner the same rights as the businesses located to the west, along Crane Avenue.

- (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 sign was built prior to the current code, and has been an existing violation, prior to the current owner taking possession of the property.

- (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. The request does provide for an aesthetic enhancement, which is in the public interest. The site is fully developed, and the sign is an existing sign with an upgrade to the sign face and lighting.

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

Yes. Given that the sign could not be relocated to meet the required setback, without impacting the existing sidewalk, the sign would need to be relocated to a new location that could meet the required setbacks. Since the applicant is not building a new sign, but simply making improvements to the existing sign, the requirement to comply with the required setbacks would create a financial burden, in that a new sign would need to be constructed, which would be significantly more costly than the proposed upgrades.

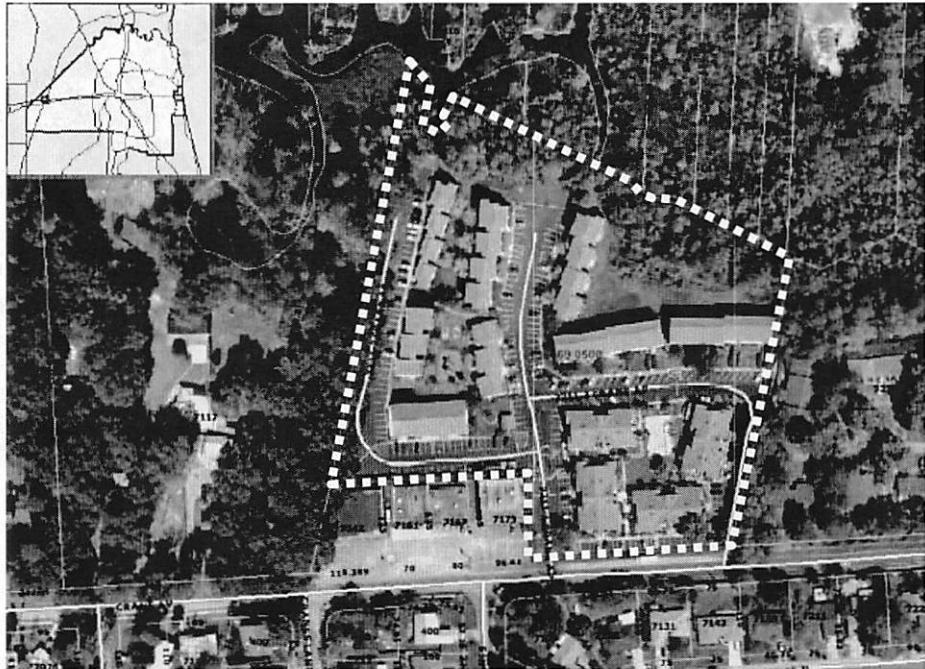
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 18, 2016 by the Planning and Development Department, the required Notice of Public Hearing signs were **not** posted.

The applicant has been notified of the need to repost the signs.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-16-04 be **APPROVED**.



Aerial

*Source: City of Jacksonville Planning & Development Department
Date: July 18, 2016.*



Subject Property

*Source: City of Jacksonville Planning & Development Department
Date: July 18, 2016*



Existing sign

Source: City of Jacksonville Planning & Development Department

Date: July 18, 2016



Existing commercial signs to the west, with similar encroachments

Source: City of Jacksonville Planning & Development Department

Date: July 18, 2016



Location of existing sign, drive isle, and edge of travel lanes

Source: City of Jacksonville Planning & Development Department

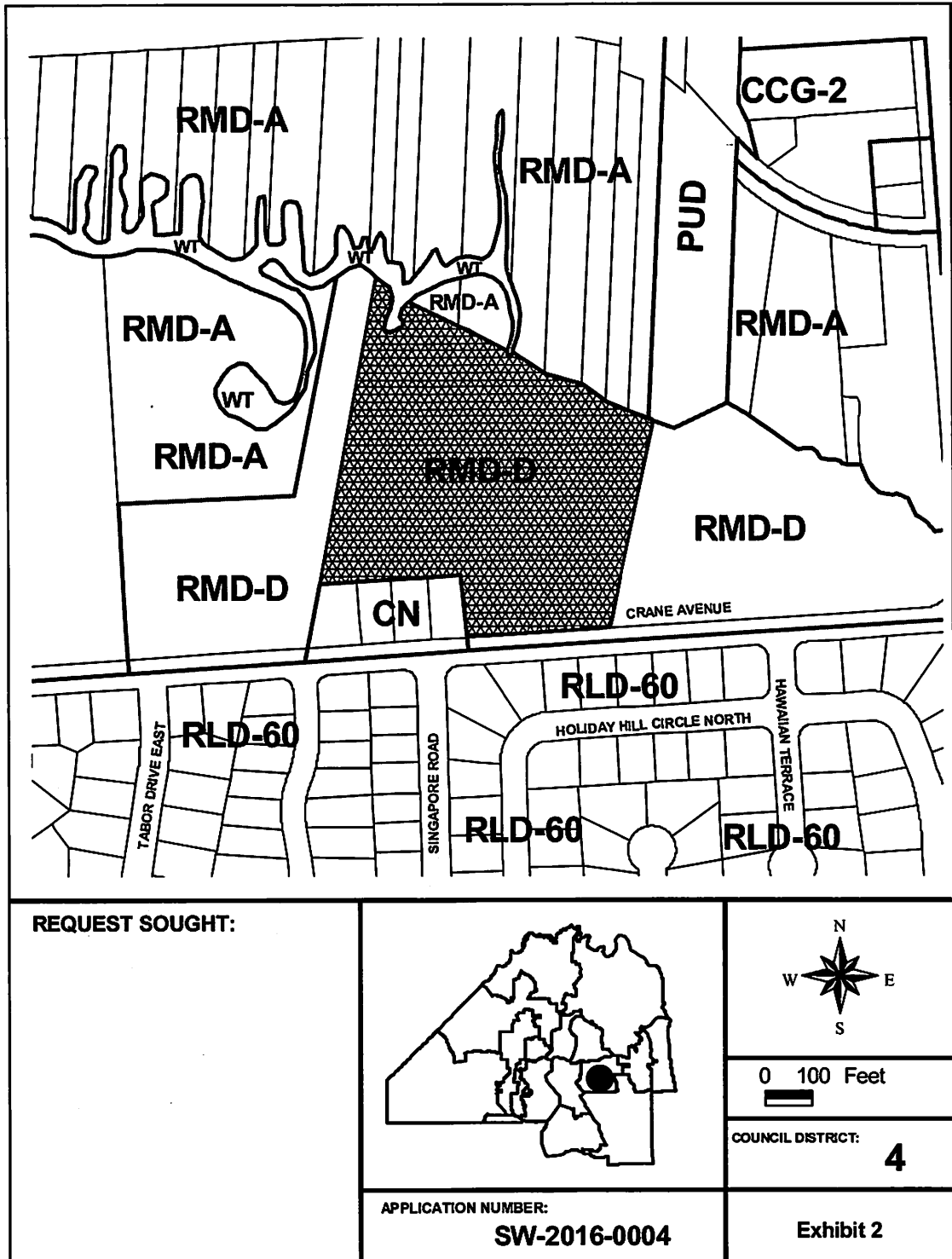
Date: July 18, 2016



Residential neighborhood across Crane Avenue

Source: City of Jacksonville Planning & Development Department

Date: July 18, 2016





April 14, 2016

MEMORANDUM

TO: William B Killingsworth, Director,
Planning & Development Department

FROM: DEVELOPMENT SERVICES DIVISION,
ZONING SECTION

SUBJECT: **APPLICATIONS FOR SIGN WAIVER AND WAIVER OF
REQUIRED ROAD FRONTAGE**

The enclosed copies of zoning exception/waiver application(s) have been received by this office. They are forwarded to you for consideration.

<u>Application Number</u>	<u>Date Filed</u>	<u>Council District</u>	<u>Owner/ Agent</u>
SW - 16 - 04	4-14-2016	4	Silversmith Creek Florida Owner, LLC Michael Krisch, Matthew Harker

7211 GRANE AVE

SILVERSMITH APT CREEK

APPLICATION REVIEW SHEET

SIGN WAIVER

EXCEPTION

VARIANCE

ADMINISTRATIVE DEVIATION

Application 4/8/16
Date

Assistant SAILER
Name

Forward to Planner 4/8/16
Date

Site Plan

Legal

Survey

Application Fields Complete

- Property Dimensions
- Building Location
- Parking Spaces depicted
- Ingress & Egress
- Adjacent Streets & ROW
- North Arrow & graphic scale
- Signage depicted
- Adjacent property uses

PLANNER REVIEW

Date In _____
Date Out _____

Comments: _____
* CLEARLY IDENTIFY SIGN LOCATION ON SITE PLAN
Otherwise OK to FILE 4-8-16

RESUBMIT REVIEW

Date In _____
Date Out _____

EMAIL SENT TO APPLICANT
4/12/16 Requesting Invoice
Payment

Resubmit Comments: _____

General Collection Receipt

Account No: CR364619
User: Hetzel, Andrew

Date: 4/12/2016
Email: AHetzel@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Silvermist Creek Apartments
Address: Property located at 7211 Crane Ave
Description: Invoice for 7211 Crane Ave Sign Waiver application submitted

Grant code	Index code	Sub/Objct	GL Acct	Subsid No	Asset code	Project	ProjectID#	Grant	GrantID#	Doc No	Amount
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Miscellaneous
Item: CR - CR364619
Receipt 0252519.0001-0001

Total Paid: 1,444.00

CREDIT: 1,444.00

Total Tendered: 1,444.00

Paid By: JENNY C SPINN
Thank You

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc
Date: 04/14/2016 Time: 11:57:17
Location: P10 Clerk: MTH
Transaction: 0252519

Total Due: \$1,444.00

Michael Corrigan, Tax Collector
General Collections Receipt

Thank you for visiting the
Duval County Tax
Collector
Michael Corrigan, Tax
Collector

Transaction	Date	Rate	Payment	Type	Item:	Administrative Fee	Administrative Code	Amount	Government Fee	Total Payment Amount:
4/12		5.000000	7254.00	Application Expense		7254.00	511819	51544.00	426.10	\$1,480.10

Payment Receipt
Duval County Tax Collector

15. In whose name will the waiver be granted? Silversmith Creek Florida Owner LLC.

Is transferability being requested? Yes: No:

16. Land Area(1/100 Acres):

7.88

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. Neighboring business signage are in line with same set backs, including same size and configuration.

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. The sign has been in place for a more than 15 years and is uniform with the look and size of the property.

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. The sign is in no way obstructing view or causing any vehicle parking challenges.

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? Will certainly impede onto the sidewalk restricting movement, and will not be handicap accessible if forced to move.

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? There is no noted violation cited at this time. This burden was inherited when we purchased the property, and have just recently found out after we followed proper protocol and pulled a permit for a sign reface project

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? There is proper access to all public sidewalks at this time, if forced to move there will be no way for pedestrians to use partial or all right ways.

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance? Yes, if we are to be compliant with the current signage codes, it will force us to be non compliant with other codes, such as sidewalk accessibility

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.

<p style="text-align: center;">FILING FEES</p> <p>RESIDENTIAL DISTRICTS.....\$1,073.00</p> <p>NON-RESIDENTIAL DISTRICTS..... \$1,091.00</p>	<p>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</p> <p>ADVERTISING COSTS: BILLED TO OWNER /AGENT</p>
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***** 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: Silversmith Creek Florida Owner LLC

Name: _____

Address: 2929 Arch Street

Address: _____

17th Floor

City: Philadelphia

City: _____

State: PA Zip: 19104

State: _____ Zip: _____

Email: mharker@rait.com

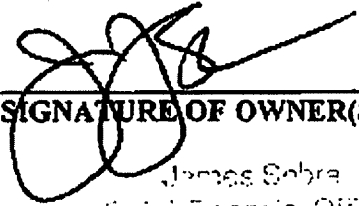
Email: _____

Daytime Telephone: 215-243-8078

Daytime Telephone: _____

Silversmith Creek Florida Owner, LLC
By: Silversmith Creek Florida Member, LLC, its manager
By: Rail Equity Holdings I, LLC, its sole member
By: Rail Partnership, L.P., its sole member
By: Rait General, INC., its general partner

SIGNATURE OF OWNER(S)


James Sobra
Rait General, INC.

SIGNATURE OF AUTHORIZED AGENT(S)

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

EXHIBIT B – Agent Authorization Affidavit – Property Owner

Date: _____, 2016

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization Affidavit for the following site location: Silversmith Creek Apartments, 7211 Crane Avenue, Jacksonville, Florida 32202

To Whom It May Concern:

You are hereby advised that the undersigned, Silversmith Creek Florida Owner, LLC (“Owner”), is the owner of the property described in Exhibit 1 attached hereto. Owner hereby authorizes and empowers _____ the _____ of RAIT General, Inc., the general partner of RAIT Partnership, L.P., the sole member and manager of RAIT Equity Holdings I, LLC, the sole member and manager of Silversmith Creek Florida Member, LLC, the sole member and manager of Owner to act as agent to file application(s) for Sign Waiver for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

[INTENTIONALLY LEFT BLANK – SIGNATURE CONTAINED ON THE FOLLOWING PAGE]

SILVERSMITH CREEK FLORIDA OWNER, LLC

By: Silversmith Creek Florida Member, LLC, its sole member and manager

By: RAIT Equity Holdings I, LLC, its sole member and manager

By: RAIT Partnership, L.P., its sole member and manager

By: RAIT General, Inc., its general partner

By: [Signature]
Name: Jacalyn D'Stepano
Title: Regional Vice President

State of Florida

~~COMMONWEALTH OF PENNSYLVANIA~~
~~COUNTY OF PHILADELPHIA~~ Broward

Sworn to and subscribed and acknowledged before me this 18 day of May, 2016, by Jacalyn D'Stepano, who is personally known to me or who has produced FL license as identification and who took an oath.

[Signature]
(Signature of Notary Public)

Debra Stanger
(Printed Name of Notary Public)

~~Commonwealth of Pennsylvania~~ State of Florida
~~at Large.~~

My commission expires: 5/4/18

DEBRA STANGER
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION # FF 118812
My Comm. Expires on May 4, 2018

EXHIBIT 1

[Legal Description]

See Attached

EXHIBIT B
Agent Authorization

Date: _____

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

Re: Agent Authorization for the following site location:

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

_____ to act as

agent to file application(s) for _____

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.

(Notary Signature)

ORDINANCE

Legal Description

50-2S-27E 7.75

John B Richard Grant

PT Recd O/R 15200-681

4/14/16

Instructions for Filing Sign Waiver

An Application for Sign Waiver is filed with the Planning and Development Department, Current Planning Section, Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202, (904) 255-7800. All applications must be complete when filed. The following is a step-by-step guide to help persons interested in applying for a deviation.

Items 1 through 9

These blocks are for official use only and will be completed by the Current Planning Section Staff.

Item 10 - Complete Property Address

Enter the physical address of the property. If the property has not been addressed, please inform the Current Planning Section.

Item 11 - Real Estate Number

Real estate numbers can best be obtained through the Property Appraiser's Office in the Claude Yates Building on 231 E. Forsyth Street, Room 270, or either the Property Appraiser's portion of the City's website (www.coj.net) or through Jaxgis (www.maps.coj.net/jaxgis).

Item 12 - Date Lot was Recorded

This is the date that the lot was officially recorded as shown on the original deed for the parcel.

Item 13 - Intersecting Streets

Provide the names of the two streets closest to the property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

Item 14 - Waiver Sought

Check the box corresponding to the sought request. If more than one waiver is requested, check all that applies and provide appropriate numbers.

Item 15 - Name that the waiver will be granted to and Transferability.

The applicant must provide the name of the person for whom the waiver is to be granted. All Sign Waivers are transferable unless otherwise provided for in the Final Order granting the waiver. Transferability refers to the rights granted through the Sign Waiver process and the transfer of those rights with the sale of the property. If the waiver is granted without transferability, the waiver is personal, and any waiver granted is valid for as long as that person owns the property, as long as other provisions related to commencement are met. Upon sale of the property an Amendment to Final Order must be filed to transfer the waiver to another individual.

Item 16 - Land Area (Acres) and Utility Services Provider

The total land area of the proposed site within 1/100 of an acre. (e.g., 1.01 acres).

Item 17 - Utility Services Provider

Identify type of services (i.e., well, septic system, etc.)

Item 18 – Criteria

There are ten (10) criteria used by the City Council to either approve, approve with conditions, or deny an Application for Sign Waiver. The owner / agent / applicant must provide answers, and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to approve the proposed waiver.

Item 19 – Attachments

An Application for Sign Waiver must consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½ " x 11" paper, with the addition of two of the four application sets, which will include two site plans at 11" x 17" or larger.

- Survey - (signed and sealed by a licensed surveyor within the last five (5) years.) The same shall show all improvements existing on the property as of the date this application is filed.
- Legal description (either lot and block or metes and bounds) The legal description for the property is to be provided on Exhibit I to the application. The legal description must be typed and legible.
- Site Plan- Drawn to Scale
- Letter of Authorization for Agent / Applicant is required if application is made by any person other than the property owner. This must be included on the prescribed Exhibit B template included with the application.
- 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
- Proof of Ownership: i.e., deed; Exhibit A – Ownership Affidavit must be included with the application.

The following information must be shown on the site plan:

- A. Existing and proposed signage
- B. Property Dimensions and total land area
- C. Buildings (including dimensions, square footage, and total lot coverage area)
- D. Parking spaces and dimensions (including handicap)
- E. Loading and unloading area, if applicable, with turn around area and dimensions
- F. Landscape areas and dimensions
- G. Ingress and egress (driveways, alleys and easements)
- H. Adjacent streets and right-of-way
- I. North arrow, map scale, and date of drawing
- J. Building setbacks per Zoning Code
- K. Adjacent zoning districts and property uses
- L. Other signage in vicinity (conforming and nonconforming)

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being denied by the Current Planning Section.

When your completed application is submitted to the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-7865, a list of property owners (addressee) within the 350 feet radius of the property will be prepared by the Division.

REMOVE EXISTING SIGNCAP
AND ADD NEW SIGN TOPPER
WITH ACCENTS AND NEW
BALL FINIALS TO BE
ADDED TO COLUMNS

NEW MONUMENT SIGN FACE
ALUM CONSTRUCTED
APPROX 96" WIDE

INSTALLED AT EXISTING
SIGN AREA

SIGN MOUNTED AT EXISTING
SIGN LOCATION

NO DIMENSIONS
COMPLETE SURVEY NEEDED
BEFORE PRODUCTION



DESIGN 1 REPLACEMENT FACES ONLY

SCALE: NTS

Color Specs: BLACK TBD TBD TBD TBD

WHITE TBD

Client: SILVERSMITHCREEK

Project: MONUMENT DESIGN

Sales Rep: JANET MIANO

Drawn By: PIR

Date: 4.17.15

File Name: SILVERSMITHCREEK_MONUMENTDESIGN_41087_FL_062.dwg

Signature Required To Proceed. Please Fax Approval To: 813-901-9334

[Signature]

I HAVE VERIFIED THAT THIS LAYOUT CONTAINS NO MISTAK AND IS TO BE PRODUCED PER THE SPECS OUTLINED.

Approved

Approved with changes

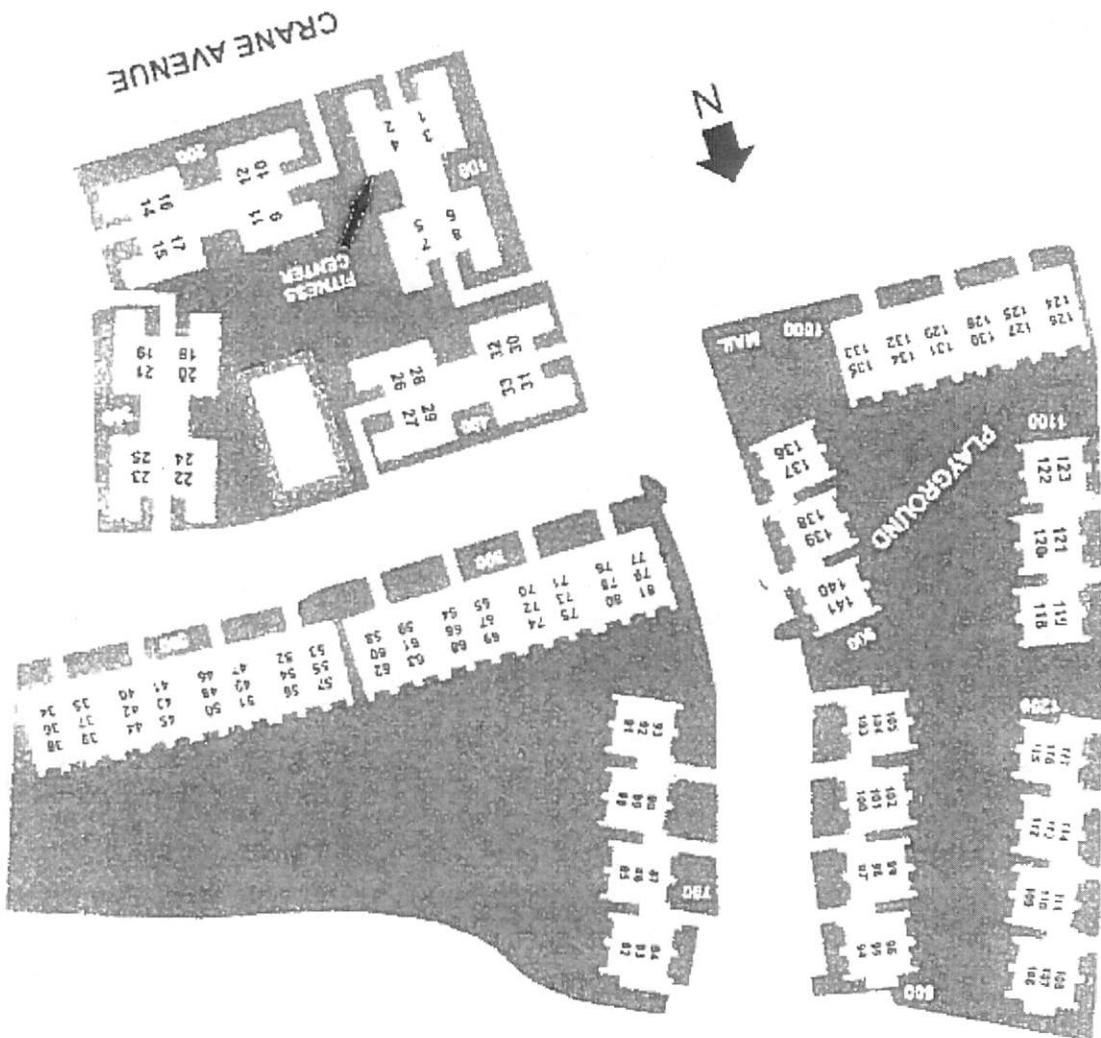
Revise & Resubmit



4123 W. Hillsborough Ave.
Tampa, FL 33614
Ph 813-901-9333 Fax 813-901-9334
www.signsusainc.com

SilverSmith Creek APARTMENT HOMES

SILVERSMITH CREEK



Office Phone: (904) 725-9532

ALL AMERICAN SURVEYORS OF ILLINOIS

1. The purpose of this survey is to determine the boundaries and areas of the property described in the accompanying plat.

2. The survey was conducted in accordance with the laws and regulations of the State of Illinois.

3. The survey was conducted by the undersigned, a duly licensed and qualified surveyor.

4. The survey was conducted on the day of the month of the year.

5. The survey was conducted at the following place:

6. The survey was conducted in the presence of the following witnesses:

7. The survey was conducted in accordance with the following conditions:

8. The survey was conducted in accordance with the following conditions:

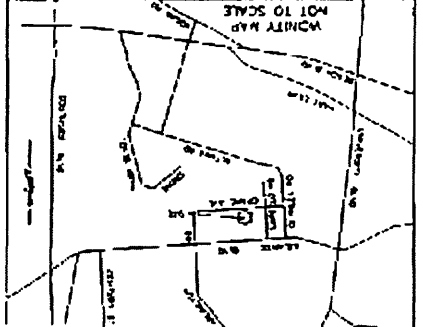
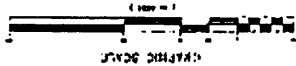
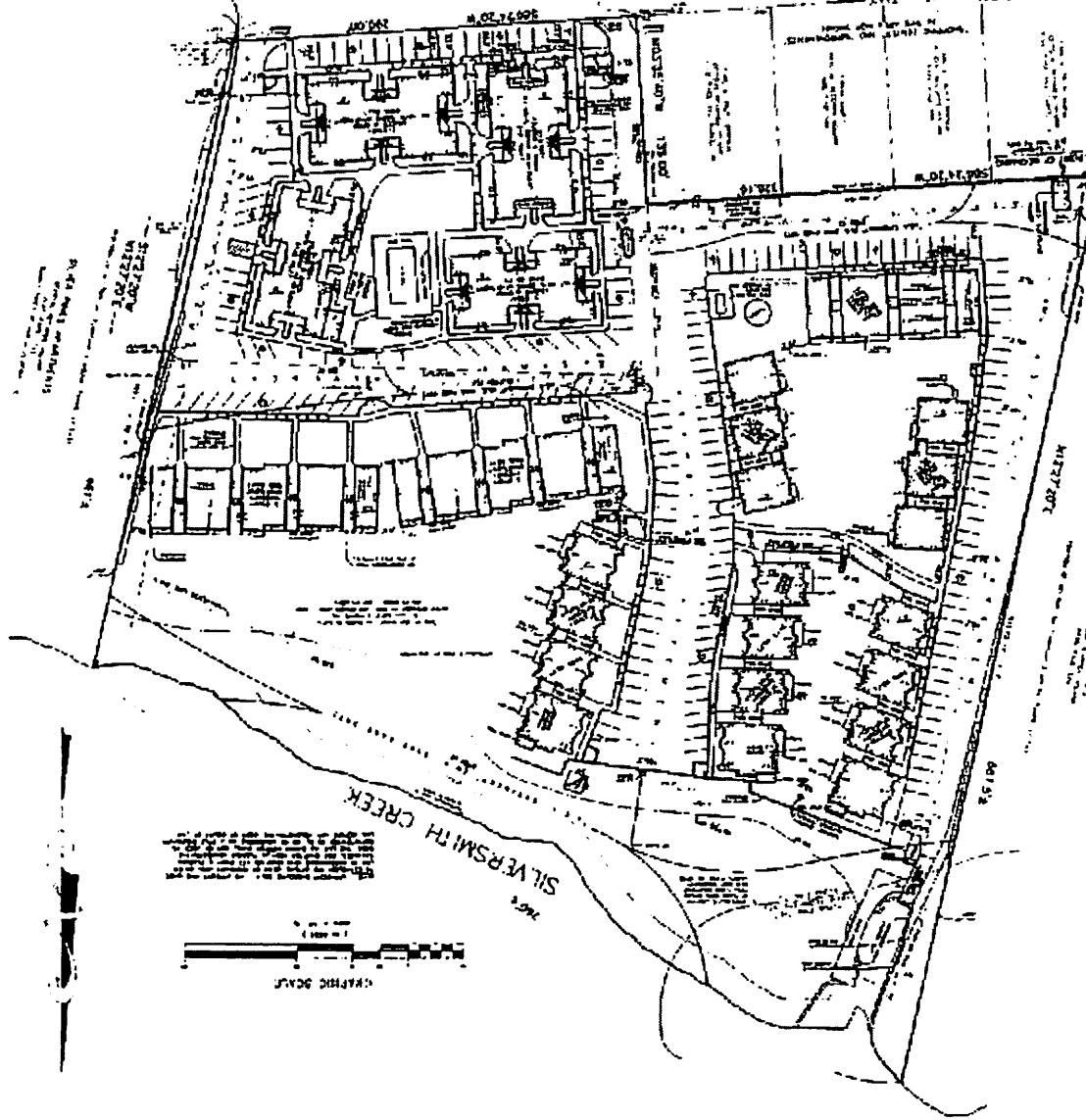
9. The survey was conducted in accordance with the following conditions:

10. The survey was conducted in accordance with the following conditions:

POINT OF BEGINNING

CRANE AVENUE

POINT OF REFERENCE



ALTA/ACSM LAND TITLE SURVEY

1. The purpose of this survey is to determine the boundaries and areas of the property described in the accompanying plat.

2. The survey was conducted in accordance with the laws and regulations of the State of Illinois.

3. The survey was conducted by the undersigned, a duly licensed and qualified surveyor.

4. The survey was conducted on the day of the month of the year.

5. The survey was conducted at the following place:

6. The survey was conducted in the presence of the following witnesses:

7. The survey was conducted in accordance with the following conditions:

8. The survey was conducted in accordance with the following conditions:

9. The survey was conducted in accordance with the following conditions:

10. The survey was conducted in accordance with the following conditions:

Sailer, Scott

From: Krisch, Michael <mkrisch@raitresidential.com>
Sent: Tuesday, April 12, 2016 1:32 PM
To: Sailer, Scott
Subject: FW: Sign Waiver-dated 4/8/2016 for Silversmith Creek Apartments at 7211 Crane Avenue, Jacksonville, Florida
Attachments: COJ

Good afternoon

Thank you for your response regarding our sign waiver application at Silversmith Creek. I have a few questions that was hoping to speak with you about, can you please contact me when you have a moment. You can reach me at 630-330-0034, I appreciate it.

Respectfully,

Michael Krisch

t: 630.330.0034
f: 312.924.1602
e: mkrisch@raitresidential.com

230 W. Monroe St., Suite 2320
Chicago, IL 60606
www.raitresidential.com

From: Harker, Matt
Sent: Tuesday, April 12, 2016 11:43 AM
To: Krisch, Michael
Subject: Fwd: Sign Waiver-dated 4/8/2016 for Silversmith Creek Apartments at 7211 Crane Avenue, Jacksonville, Florida

FYI

Matthew Harker
President
RAIT Residential
t: [215.243.9078](tel:2152439078)
e: mharker@rait.com

Cira Center
2929 Arch Street, 17th Floor
Philadelphia, PA 19104

----- Forwarded message -----

From: Sailer, Scott <SSailer@coj.net>
Date: Apr 12, 2016, 12:36 PM -0400
To: Harker, Matt <mharker@rait.com>
Cc: Kelly, Sean <SKELLY@coj.net>, Charles, Brenda <BCHARLES@coj.net>, Hetzel, Andrew

Sailer, Scott

To: mharker@rait.com
Cc: Kelly, Sean; Charles; Brenda; Metzel; Andrew
Subject: Sign Waiver dated 4/8/2016 for Silversmith Creek Apartments at 7211 Crane Avenue, Jacksonville, Florida
Attachments: COJ

Mr. Harker:

Your Sign Waiver for the Silversmith Creek Apartments located at 7211 Crane Avenue, Jacksonville, Florida has been reviewed, found complete and ready for payment of \$1,444.00 to Michael Corrigan, Tax Collector. Please come to the Zoning Section to obtain your invoice. Then pay the Tax Collector and provide a receipt to the Zoning Section, both at the Ed Ball Building, 2nd Floor, 214 N. Hogan Street, Jacksonville, Florida. You will receive two signs to be posted along the road frontage within five business days.

Attached is a copy of the Application Review Sheet showing that the Application is OK to file.

If you have any questions, please contact me.

Regards,
Scott Sailer
Planning and Development
City of Jacksonville
Phone 904.255.8300

RE	LNAME	LN#	MAIL_ADDR1	MAIL_ADDR2	M#	MAIL_CITY	M#	MAIL_ZIP
136166 0000	ADAMS MARY ANNE		1361 CATALINE RD E			JACKSONVILLE	FL	32216
1240 0510	ALVAREZ RAY R DAVID A III		C/O MARK A SMITH	406 CRANES LAN		JACKSONVILLE	FL	32216-0619
140228 1254	ASTOR FLA LLC		C/O INCORPORATING	3500 S DUPONT		DOVER	DE	19901
145264 0000	BARNES JOEL B		7306 SILVER LAKE TER			JACKSONVILLE	FL	32216-9251
145267 0000	BAZEMORE JOHN WESLEY		7216 SILVER LAKE TER			JACKSONVILLE	FL	32216-9249
136240 0595	BISCOTTI ARQUINIGO NICOLE		403 CRANES LANDING CT			JACKSONVILLE	FL	32216-0619
145263 0000	BLANTON VARLEY W ET AL		3868 RAINTREE RD			JACKSONVILLE	FL	32277
145266 0000	BOOKER LORETTA ET AL		7230 SILVER LAKE TER			JACKSONVILLE	FL	32216-9249
140228 1350	BRAREN MORRISON P SR		7125 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9129
140228 1362	BROWN PHYLLIS S		7227 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9189
140228 1324	CAMERON BELVALENE H B/E		7232 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9195
140228 1342	CAMPBELL JOHN R		426 HOLIDAY HILL CIR W			JACKSONVILLE	FL	32216-9134
140228 1360	CATOE BEN M		7219 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9189
145236 0100	COLLINS LEIGHTON J		49 N FEDERAL HWY #299			POMPANO BEACH	FL	33062
145262 0000	CORBITT ROBERT F		7324 SILVER LAKE TER			JACKSONVILLE	FL	32216-9251
139178 0000	DAVIS HEATHER D		7116 CRANE AVE			JACKSONVILLE	FL	32216-9013
140228 1274	DEMONT MARK DAVID		412 TAHITIAN TER			JACKSONVILLE	FL	32216
140228 1330	DENEFIELD TERRANCE H		7160 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9130
140228 1328	DOUGHTY ROBERT H B/E		7216 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9195
136240 0505	FRANCIS GORDON MARK JR T		1145 N TROPICAL TRL			MERRITT ISLAND	FL	32952
136173 0090	GARDNER FAYE		438 SINGAPORE RD			JACKSONVILLE	FL	32216-9176
145332 0000	GERHART LISA LUCAS		7124 SILVER LAKE TER			JACKSONVILLE	FL	32216-9247
1228 1352	GEVARA VICTORIA L		7131 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9129
145333 0000	GRAVES DAVID B		7136 SILVER LAKE TER			JACKSONVILLE	FL	32216-9247
136240 0585	HAYES BERNADETTE E		411 CRANES LANDING CT			JACKSONVILLE	FL	32216-0619
136173 0080	HERNANDEZ ERNESTO M		416 SINGAPORE RD			JACKSONVILLE	FL	32216-9176
145269 0000	JONES CHARLES PELZER SR ET		7204 SILVER LAKE TER			JACKSONVILLE	FL	32216-9249
140228 1326	LEWIS BEATRICE B LIFE ESTAT		7224 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9195
140228 1344	LISTES MILORAD		414 HOLIDAY HILL CIR W			JACKSONVILLE	FL	32216-9134
140228 1356	MATTISZ LANCE		7155 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9129
136173 0060	MEZO RAYMOND J		430 SINGAPORE RD			JACKSONVILLE	FL	32216-9176
140228 1346	NICHOLS MARY Q		402 HOLIDAY HILL CIR W			JACKSONVILLE	FL	32216-9134
140228 1256	PALLONE B/M PATRICIA P		431 HOLIDAY HILL CIR W			JACKSONVILLE	FL	32216-9133
140228 1358	PETTIT EDWARD J		917 ARTHUR MOORE DR			GREEN COVE SP	FL	32043
140228 1332	PEYTON VERA F		7148 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216-9130
145331 0000	PURVIS URSULA M ET AL		7114 SILVER LAKE TER			JACKSONVILLE	FL	32216-9247
136173 0000	QUINTIN K GEORGE		400 SINGAPORE RD			JACKSONVILLE	FL	32216-9176
136177 0030	SAN MARCO INVESTMENTS O		7167 CRANE AVE			JACKSONVILLE	FL	32216
136240 0580	SAND VALLEY EQUITY LLC		4745 SUTTON PARK CT #601			JACKSONVILLE	FL	32224
140228 1276	SCHAPPERT ROBERT J		417 TAHITIAN TER			JACKSONVILLE	FL	32216
145170 0000	SHORAKA ABDOL RASOUL		5222 GOLF COURSE DR			JACKSONVILLE	FL	32277-1318
136169 0500	SILVERSMITH CREEK FLORIDA		C/O RAIT FINANCIAL	2929 ARCH ST 17		PHILADELPHIA	PA	19104
136177 0050	ST JOHNS ENTERPRISE INVEST		7167 CRANE AVE			JACKSONVILLE	FL	32216
15265 0000	STEVENS FARRELL V		7244 SILVER LAKE TER			JACKSONVILLE	FL	32216-9249
136173 0070	SURCEY RENEE A		P O BOX 551722			JACKSONVILLE	FL	32255-1722
140228 1354	TEKULA SHAUNA MARIE		7143 HOLIDAY HILL CIR N			JACKSONVILLE	FL	32216

136165 0020 THE FOREST APARTMENTS LLI 701 W BROAD ST STE 200
145268 0000 THOMAS CYNTHIA F ET AL 7210 SILVER LAKE TER
145237 0000 TTLREO 2 LLC 4747 EXECUTIVE DR STE 510
140228 1348 TUKA MIROSLAV ET AL 7109 HOLIDAY HILL CIR N
139177 0000 VIVION NOEL E TRUSTEE 1250 FRUIT COVE DR S
145170 0050 WARRENS ASPHALT INC 7411 SILVER LAKE TER
136240 0590 WHITEHEAD ROBBIN D 407 CRANES LANDING CT
Arlington CPAC 5921 Arlington Rd
No neighborhood assoc.

BETHLEHEM PA 18018
JACKSONVILLE FL 32216-9249
SAN DIEGO CA 92121
JACKSONVILLE FL 32216-9129
JACKSONVILLE FL 32259-2884
JACKSONVILLE FL 32216
JACKSONVILLE FL 32216-0619
JACKSONVILLE FL 32211

