

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**APPLICATION FOR SIGN WAIVER SW-16-08****JANUARY 4, 2017**

Location: 6420 Southpoint Parkway, between Bowden Road and 95 Corporate Center Boulevard

Real Estate Number: 152570-3100

Waiver Sought: Reduce the minimum sign setback from ten feet to two feet

Current Zoning: Industrial Business Park (IBP)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council Representative: The Honorable Scott Wilson, District 4

Applicant/Agent: Don Hamilton
6440 Southpoint Parkway, Suite # 100
Jacksonville, Florida 32216

Owner: Bluerock Property Management, LLC
Patrick Kendall (Authorized Signatory)
27777 Franklin Drive, Suite #900
Southfield, Michigan 48034

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2016-0722 (SW-16-08) seeks to allow for a reduction of the minimum set-back requirement from ten feet to zero feet for a new pylon sign. The current monument sign in place is worn and has outlived its effectiveness, and it will be replaced with an updated pylon sign with energy efficient internal lighting and an electronic reader board at the top of the sign. The lighting on the sign will also be adjustable. The site of the sign is located along Interstate 95, and it is within view of the traffic traveling on the same. The applicant wishes to place the sign on the same site as the current monument sign because of the great

exposure that the site has to the passing traffic on Interstate 95. A retention pond situated directly east of the sign location limits the dry area on which the sign can be placed, and large pine and cypress trees surrounding the sign would limit the visibility of the sign if strict conformity of the required ten-foot set-back were met.

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:

- (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. The site is within an IBP zoning district and the BP 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. The proposed sign conforms to the applicable sections Part 13 of the Zoning Code. The proposed sign would face the heavily-traveled Interstate 95 highway, and it is consistent with the pylon signs found along the I-95 corridor. The placement of the sign in the proposed location will not affect any surrounding property owners, and will only be visible to the drivers on Interstate 95.

- (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. The intent of the Zoning Code is the ultimate elimination of all legal, nonconforming signs throughout the City through the enforcement of applicable sign requirements as signs are replaced. However, it is not possible to uphold the intent in this case as the new sign cannot be placed anywhere other than the proposed location without partially encroaching upon the retention pond.

Given the particular circumstances that necessitate the present request for waiver, it is not likely that the approval of the present request will create precedence that would promote the continued existence of nonconforming sign that exist in the vicinity.

- (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 approval of this waiver will allow the Bluerock Summit business park to replace its main identification sign on the Interstate 95 frontage with a new sign that will help better advertise the businesses and institutions that occupy the buildings that compose the subject business park. The proposed reduction in the required set-back should not have a negative impact on the aesthetic character of the area or diminish property values. The sign will be situated along the immediate I-95 corridor, and the proposed sign is consistent with the signs that are common in such interstate corridors. Furthermore, the sign will only be visible to the vehicles traveling on Interstate 95, and it will be located more than 700 feet from the properties that are adjacent to the northwest and southeast of the subject property. The property to the immediate east of the lot is a wooded lot owned by the City of Jacksonville. Therefore, it is not expected that approval of the present request would interfere with or injure the rights of surrounding property owners.

- (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 requested encroachment of the sign will be on the Interstate 95 frontage of the subject property. Vehicular traffic and parking should not be impacted. Furthermore, the new sign will contain efficient LED lighting that can be adjusted to ensure that it will not create excessive light, glare, shadows, or affect the drivers on Interstate 95 in any negative manner.

- (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 be detrimental to the public health, safety or welfare. As previously mentioned, the sign will only be visible by the drivers on Interstate 95. The intensity of the LED lighting within the sign can be adjusted to ensure that the glare of the sign will not impair the vision of drivers on Interstate 95.

- (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. A retention pond situated directly east of the sign location limits the dry area on which the sign can be placed, and large pine and cypress trees surrounding the sign would limit the visibility of the sign if strict conformity of the required ten-foot set-back were met. Furthermore, there are few other places that the sign could be placed to achieve the same effect of advertising the businesses located at the Bluerock Summit business park. The imposition of the strict letter of the regulation would be unduly burdensome to the property owners as the sign would be obstructed by trees along I-95, and partial placement of an electronic sign over wet or submerged land would be cost prohibitive. The subject property thus exhibits specific physical limitations that are unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome.

- (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 based on both practical difficulties and financial concerns. However, the cost of compliance would exceed what would be reasonably expected of the replacement of a sign as the new sign would have to be partially placed on wet or submerged ground to allow for placement of the sign in compliance with the ten-foot set-back. Given the high cost of such a placement and the obstruction of view which would be posed by the trees surrounding the sign, it would be unreasonable to request that the placement of the sign strictly conform to the required ten-foot set-back.

- (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?*

No. The request is the result of the physical limitations that are unique to the site that prevent the strict enforcement of the ten-foot set-back.

- (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 accomplishes a compelling public interest as the approval of the present waiver will allow the replacement of the older, weathered sign with a new sign that will more effectively advertise to the public the businesses and institutions located within the Bluerock Summit business park. The new sign will also improve the aesthetic nature of the area by eliminating an aged, weathered sign with an updated sign.

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

Yes. Strict compliance with the regulation would create a substantial financial burden when considering the cost of compliance. It would exceed what would be reasonably expected of the replacement of a sign as the new sign would have to be partially placed on wet or submerged ground to allow for compliance with the ten-foot set-back. Given the high cost of such a placement, it would be unreasonable to request that the placement of the sign strictly conform to the required ten-foot set-back.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 26, 2016 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



Subject property viewed from Southpoint Parkway with Posted Sign
Source: Planning and Development Department *Date: November 14, 2016*

RECOMMENDATION

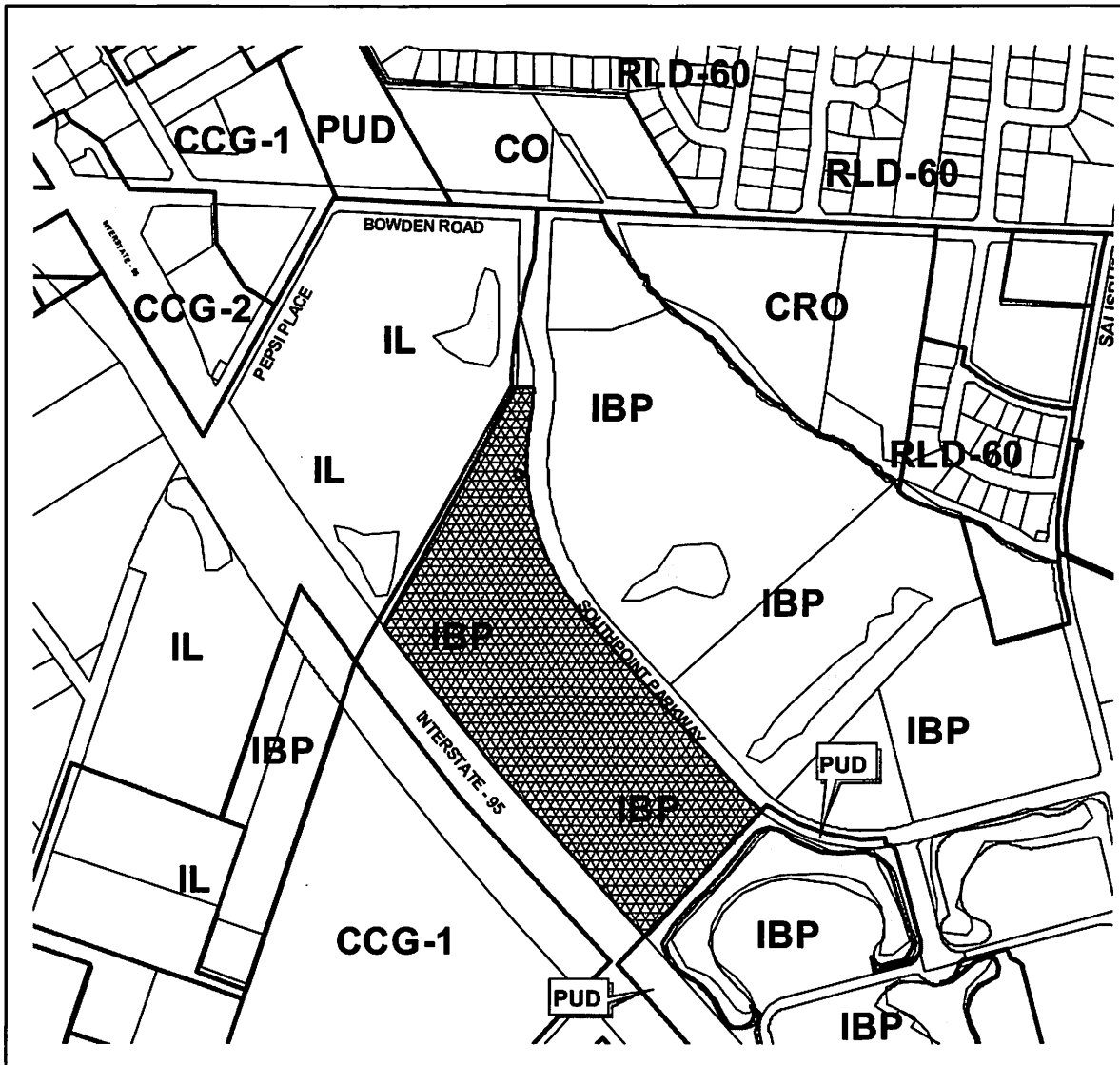
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-16-08 be **APPROVED**.

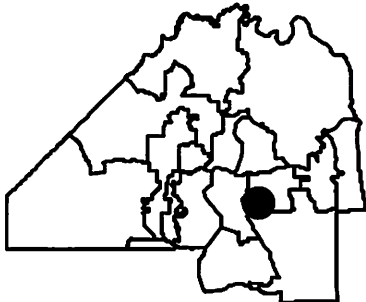
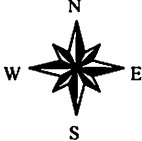



Current Monument Sign Location (Proposed Location of New Pylon Sign) Showing Close Proximity of Retention Pond to the East and Interstate 95 to the West

Source: Planning and Development Department

Date: November 14, 2016



<p>REQUEST SOUGHT:</p> <p>REDUCE SIGN SETBACK FROM 10 FT. TO 2 FT.</p>		 <p>0100 Feet</p> 
	<p>APPLICATION NUMBER: SW-2016-0008</p>	<p>COUNCIL DISTRICT: 04</p> <p>Exhibit 2</p>

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2016-**

5 AN ORDINANCE APPROVING SIGN WAIVER APPLICATION
6 SW-16-08 FOR A SIGN LOCATED IN COUNCIL
7 DISTRICT 4 AT 6420 SOUTHPOINT PARKWAY BETWEEN
8 BOWDEN ROAD AND 95 CORPORATE CENTER BOULEVARD
9 (R.E. NO. 152570-3100) AS DESCRIBED HEREIN,
10 OWNED BY BLUEROCK SUMMIT S, LLC ET AL.,
11 REQUESTING TO REDUCE THE MINIMUM SETBACK FROM
12 10 FEET TO 2 FEET IN ZONING DISTRICT
13 INDUSTRIAL BUSINESS PARK (IBP), AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
15 DISCLAIMER THAT THE WAIVER GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
17 ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.
19

20 **WHEREAS**, an application for a waiver of requirements for
21 signs, **on file** with the City Council Legislative Services Division,
22 was filed by Bluerock Summit S, LLC et al., the owner of property
23 located in Council District 4 at 6420 Southpoint Parkway between
24 Bowden Road and 95 Corporate Center Boulevard (R. E. No. 152570-
25 3100) ("Subject Property"), requesting to reduce the minimum
26 setback from 10 feet to 2 feet in Zoning District Industrial
27 Business Park (IBP); and

28 **WHEREAS**, the Planning and Development Department has
29 considered the application and all the attachments thereto and has
30 rendered an advisory recommendation ("Staff Report"); and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 held a public hearing and having duly considered both the
2 testimonial and documentary evidence presented at the public
3 hearing, has made its recommendation to the Council;

4 **WHEREAS**, taking into consideration the above recommendations
5 and all other evidence entered into the record and testimony taken
6 at the public hearings, the Council has considered the criteria for
7 sign waivers pursuant to Sec. 656.133(c), *Ordinance Code* and finds
8 that the request is in harmony with the spirit and intent of the
9 Zoning Code and should be approved; now therefore,

10 **BE IT ORDAINED** by the Council of the City of Jacksonville:

11 **Section 1.** The Council has considered the sign waiver
12 criteria pursuant to Sec. 656.133(c), *Ordinance Code*, the
13 recommendation of the Land Use and Zoning Committee, and has
14 reviewed the Staff Report of the Planning and Development
15 Department concerning zoning waiver SW-16-08 and finds that the
16 waiver is in harmony with the spirit and intent of the Zoning Code.

17 **Section 2. Owner, Property and Sign Description.** The
18 Subject Property is owned by Bluerock Summit S, LLC et al. and is
19 legally described in **Exhibit 1, attached hereto**, dated September
20 22, 2016. The agent is Brown Enterprises, 8841 Corporate Square
21 Ct., Jacksonville, FL 32216, pam@brownenterprisesusa.com, (904)
22 724-2262. A graphic depiction of the sign(s) is **attached hereto** as
23 **Exhibit 2.**

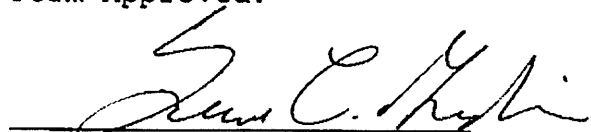
24 **Section 3.** Legislative Services is hereby directed to
25 mail a copy of this legislation, as enacted, to the applicant and
26 any other parties to this matter who testified before the Land Use
27 and Zoning Committee or otherwise filed a qualifying written
28 statement as defined in Section 656.140(c), *Ordinance Code*.

29 **Section 4. Disclaimer.** The sign waiver granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits
32 or approvals. All other applicable local, state or federal permits

1 or approvals shall be obtained before commencement of the
2 development or use and issuance of this sign waiver is based upon
3 acknowledgement, representation and confirmation made by the
4 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
5 or designee(s) that the subject business, development and/or use
6 will be operated in strict compliance with all laws. Issuance of
7 this sign waiver does not approve, promote or condone any practice
8 or act that is prohibited or restricted by any federal, state or
9 local laws.

10 **Section 5. Effective Date.** The adoption of this
11 ordinance shall be deemed to constitute a quasi-judicial action of
12 the City Council and shall become effective upon signature by the
13 Council President and Council Secretary. Failure to exercise the
14 waiver, if herein granted, by commencement of the use or action
15 herein approved within one year of the effective date of this order
16 shall render this waiver invalid and all rights arising therefrom
17 shall terminate.

18
19 Form Approved:

20 
21 _____

22 Office of General Counsel

23 Legislation Prepared By: Gabriel Quintas

24 G:\SHARED\LEGIS.CC\2016\Ord\Sign Waiver\SW-16-08.doc

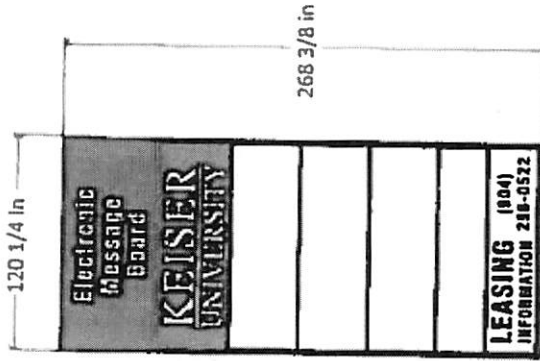
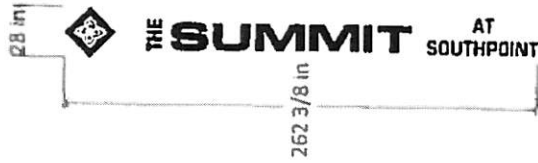
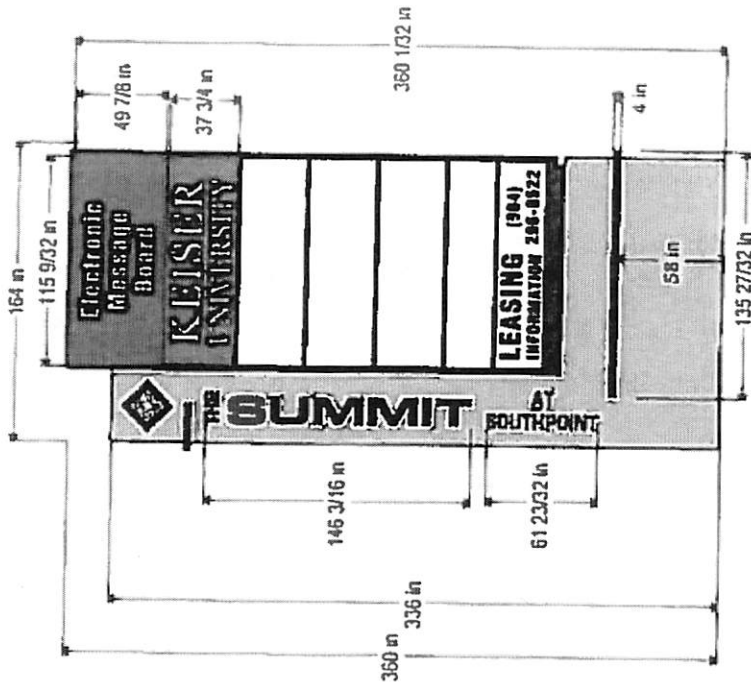
September 22, 2016

ORDINANCE _____

Legal Description

56-35-27E 2344 F RICHARD GRANT
PT 50, 56-35-27E RECD OR 14078-633

Proposed
Pylon Sign
at 275 SF



$120.25' \times 268.375' = 32,272.09144 = 224 \text{ SF}$

$28' \times 262.375' = 7,346.507144 = 51 \text{ SF}$

Sign square feet = 51 SF + 224 SF = 275 SF

Drawing #:

Revisions:

bj

BROWN
ENTERTAINMENT

8841 Corporate Square Court
Jacksonville, FL 32216
P. 904.724.2262 · F. 904.721.1774

Client:

Project:

I have verified the accuracy of all graphics shown with respect to sizes and content. I understand all mechanical/ shop drawings are accurate, but any photo composites are not exact photos of finished products and may vary slightly. These specifications are correct and represent our order requirements. I authorize release for production according to this approved submittal.

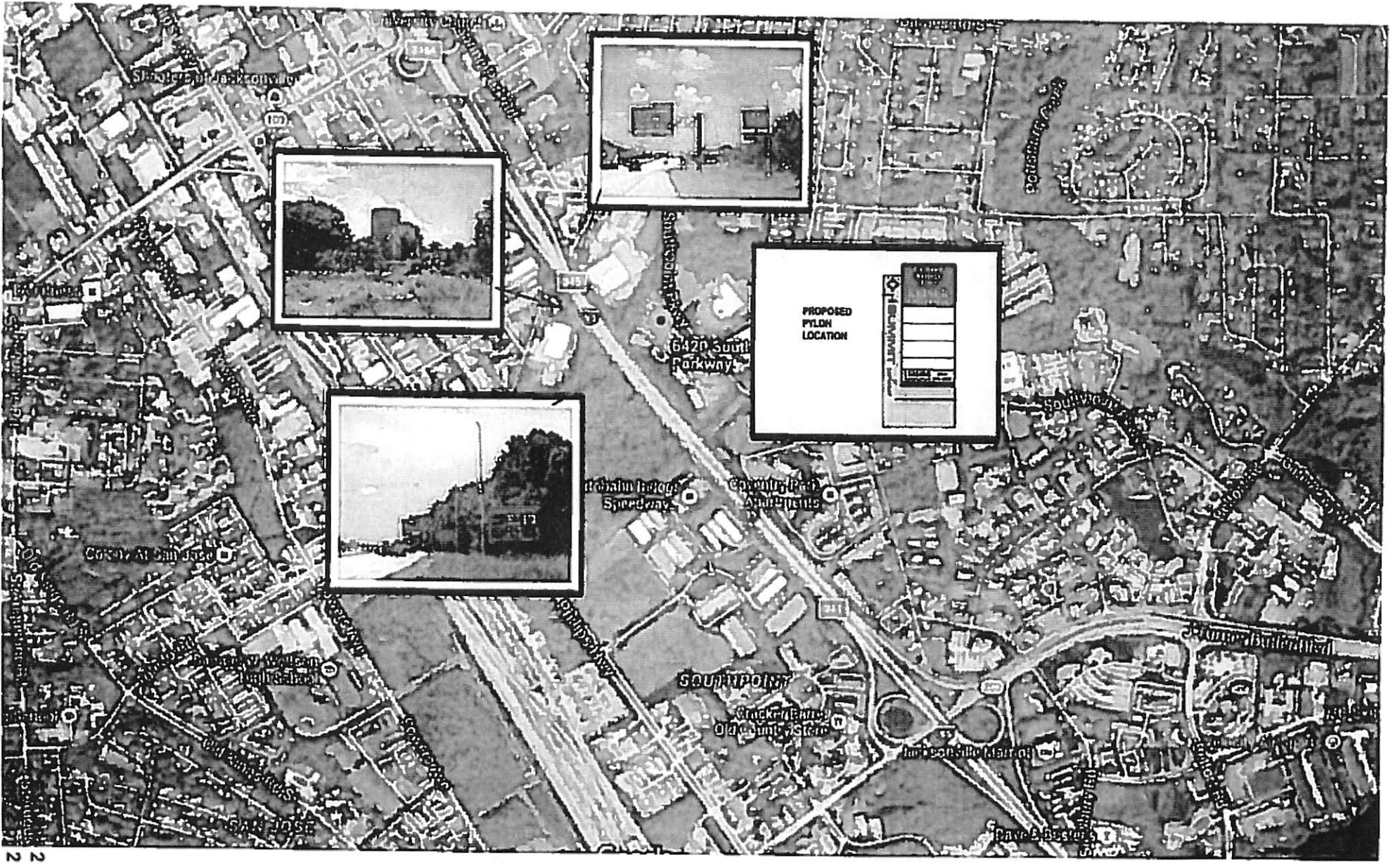
Approved by:

Date:

Date:

Acc'l. Rep.

Sheet 1 of 1



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: <u>SW- 16-08</u>
Notice of Violation: <u>no</u>

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

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

TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

1. Date Submitted: <u>7/28/2016</u>	2. Date Filed: <u>9/16/2016</u>	3. Current Zoning District(s): <u>IBP</u>	4. Future Land Use Ma Category (FLUMs): <u>BP</u>	5. Applicable Section of Ordinance Code: <u>656.1303 (i) (2)</u>
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\$1271.

6. LUZ Public Hearing Date: <u> / / </u>	7. City Council Public Hearing Date: <u> / / </u>
8. Neighborhood Association (If Applicable): <u>none</u>	
9. Number of Signs To Be Posted: <u>9</u>	

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>6420 Southpoint Parkway, Jacksonville, FL 32216</u>	13. Between Streets: <u>Bowden Rd.</u> and <u>95 Corporate Center Blvd.</u>
11. Real Estate Number: <u>15 2570 3100</u>	
12. Date lot was recorded: <u>7/11/2007</u>	
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 <u>10</u> ft. to <u>2</u> ft. (Less than 1 ft. may be granted administratively).	

RECEIVED

SEP 22 2016

15. In whose name will the waiver be granted? Bluerock Summit S LLC et al

Is transferability being requested? Yes: No:

16. Land Area(1/100 Acres): 23.44

17. Utility Services Provider

Well: No City Water: Yes
Septic Tank: No City Sewer: Yes

**** 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. This sign is compatible with others in this 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? No

3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same. No

4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity? No

5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law? *No*

6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?

Yes. Please see attached sheet

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?

Please see comments on attached sheet

8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner? *No*

9. Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees? *No*

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance? *Yes Please see attached sheet*

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 (Tree)

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.

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



6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?

Yes. The proposed sign location is situated within a clear space within a line of trees along I-95, and in a space between the property line and a retention pond. Meeting the standard 10' setback requirement will put the sign visually back behind the trees, and will move the sign closer to the retention pond. We expect that a closer proximity to the retention pond will be an additional cost burden for engineering, materials, and labor to install. The requested 2' setback would allow the sign to be clear of the retention pond and provide better visibility in the clear space between the trees.

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, this request is not based exclusively upon a desire to reduce the costs of compliance, but would be a factor. Yes, this request is the minimum necessary to obtain a reasonable communication of the message since the 2' setback would be the optimal use of the existing clear space and allow for better sign visibility.

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

Although the sign already complies with the maximum size and design allowances of the "IBP" zoning of this property, the request for a 2' setback from the property line, instead of the normal 10' setback, would allow for better visibility from I-95 because of the existing tree line and would avoid the retention pond that currently stretches the entire length of the 4-building complex. Additionally, the pylon sign is vitally important towards securing a long term tenant who would occupy 70,000 square feet of vacant building space and employ well over 500 people in the Summit at Southpoint complex. The new sign would replace an old, decaying monument sign that has outlived its effectiveness, thereby enhancing the property's



BROWN

ENTERPRISES

SIGNAGE / ENVIRONMENTAL / PROJECTS

appearance and exposure along I-95, as well as attracting new potential clients to the property, and Jacksonville as a whole. Our existing clients and interested prospects have expressed that having signage along a major thoroughfare such as I-95 would be a major determining factor toward attraction and retention of talent while continuing their businesses in the city of Jacksonville.

We respectfully request that this request for a 2' setback be considered.

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

N/A - 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~~
\$1173

**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. *****

Agent Authorization – Limited Liability Company (LLC)

Date: 8/15/2016

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 6410, 6420, 6430, 6440 Southpoint Parkway Suite 100 RE#(s): 56-3S-27E 23.44 F

To Whom It May Concern:

You are hereby advised that Patrick Kendall, as Authorized Signatory of Bluerock Property Management LLC, a Limited Liability Company organized under the laws of the state of Delaware, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Don Hamilton to act as agent to file application(s) for Bluerock Property Management, LLC for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) PATRICK M. KENDALL

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17th day of August 2016, by Patrick M. Kendall, as CFO of Bluerock, a Limited Liability Company, who is personally known to me or who has produced Michigan DL as identification and who took an oath.

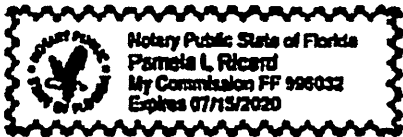
1534676603559

[Handwritten Signature]

(Signature of NOTARY PUBLIC)

PAMELA L RICARD

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 07/15/2020

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: Bluerock Summit S
LLC et al
Address: 6440 Southpoint
Parkway

City: Jacksonville

State: FL Zip: 32216

Email: don.hamilton@foundry
commercial.com

Daytime Telephone: 904.296.0522

Name and address of Authorized Agent(s)

Name: Brown Enterprises
Address: 8841 Corporate Square Ct

City: Jacksonville FL 32216

State: FL Zip: 32216

Email: pam@brownenterprisesusa.com

Daytime Telephone: 904.724.2262

Don Hamilton
SIGNATURE OF OWNER(S)
AS Agent Bluerock

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

EXHIBIT A

Property Ownership Affidavit

Date: July 25, 2016

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

Re: Ownership Certification

Gentleman:

I, DON HAMILTON hereby certify that I am
the Owner of the property described in the attached legal description, Exhibit 1 in
connection with filing application(s) for SIGN WAIVER FOR TWO (2)
FOOT SETBACK, submitted to the Jacksonville Planning and
Development Department.

Don Hamilton
(Owner's Signature)
AS Agent BlueRoll

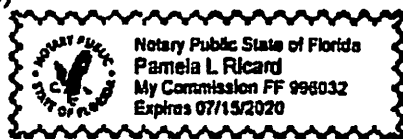
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 25th day of

JULY (month), 2016 (year) by

DON HAMILTON who is personally known to me or has
produced N/A as identification.

Pamela L. Ricard
(Notary Signature)

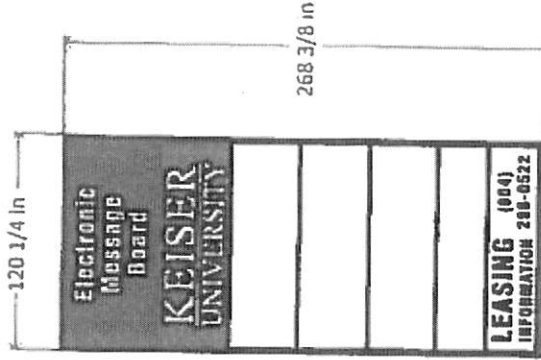
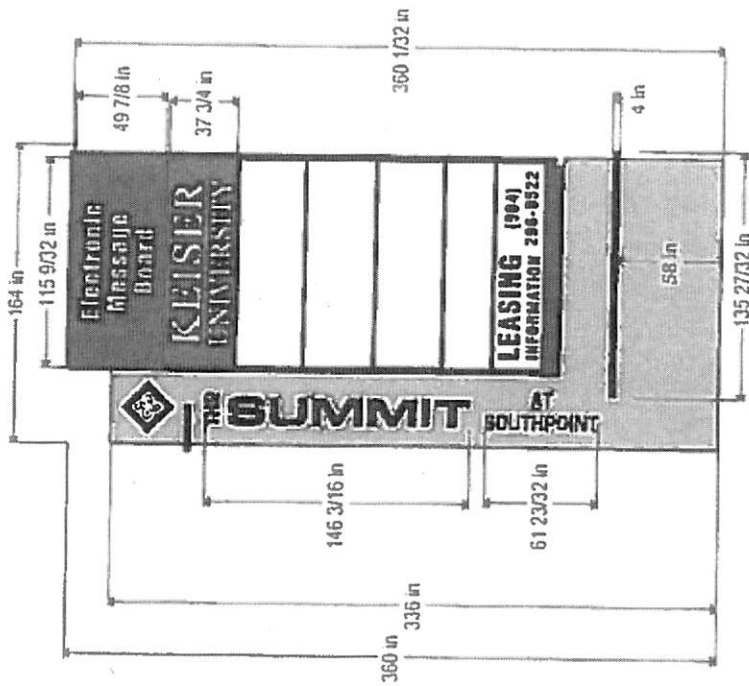


ORDINANCE _____

Legal Description

56-35-27E 23 44 F RICHARD GRANT
PT 50, 56-35-27E RECD OR 14078-633

**Proposed
Pylon Sign
at 275 SF**



$120.25' \times 268.375' = 32,272.09/141 = 224 \text{ SF}$

$29' \times 282.375' = 7,348.50/144 = 51 \text{ SF}$

Sign square feet = 51 SF + 224 SF = 275 SF

Drawing #:
Revisions:

bj
BROWN
ENTERTAINMENT
8841 Corporate Square Court
Jacksonville, FL 32216
P: 904.724.2262 • F: 904.724.1774

Client:

Project:

I have verified the accuracy of all graphics shown with respect to sizes and content. I understand all mechanical shop drawings are accurate, but any photo composites are not exact reproductions of finished products and may vary slightly. These specifications are correct and represent our order requirements. I authorize release for production according to the approved submittal.

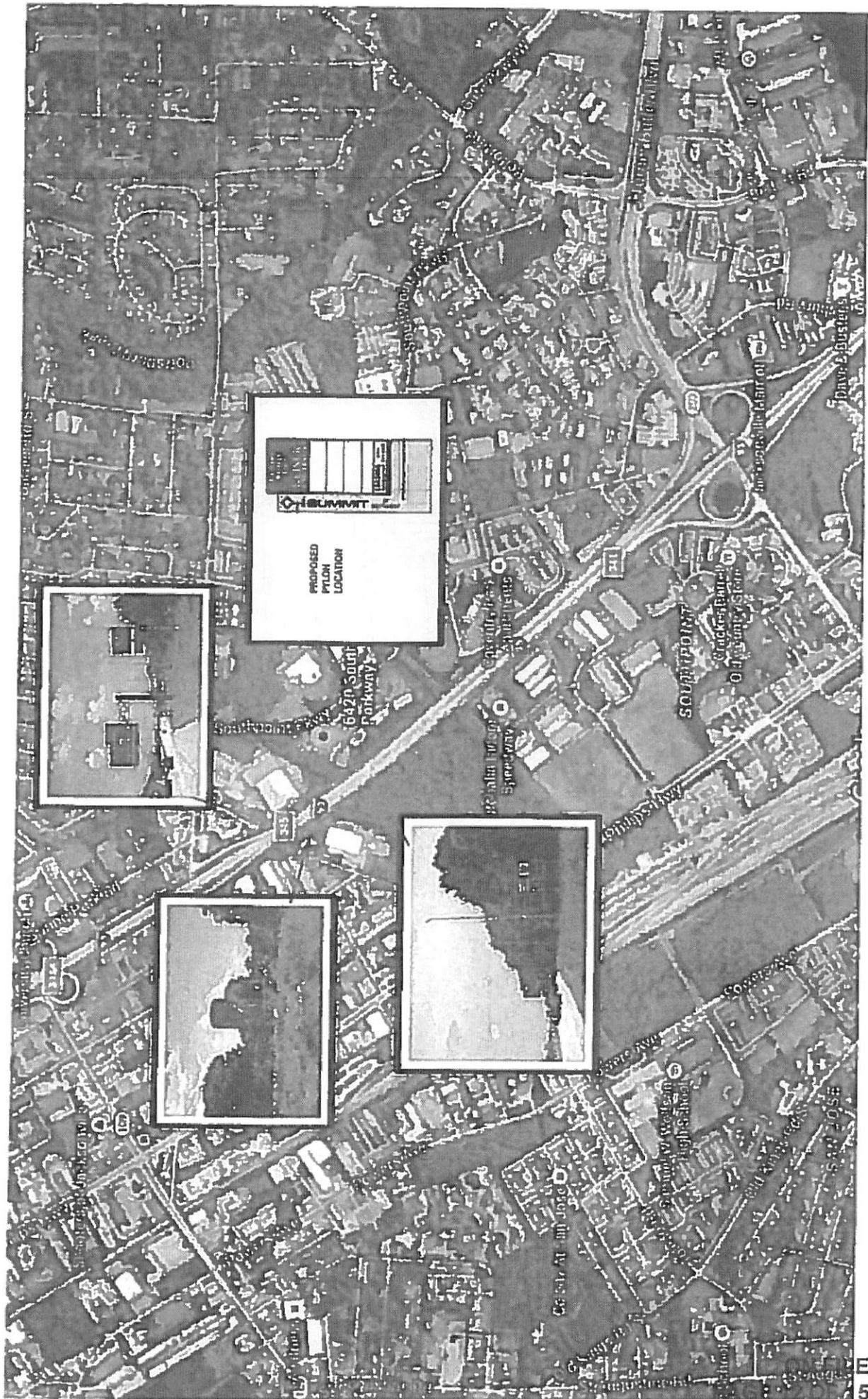
Approved by:

Date:

Date:

Acct. Rep.:

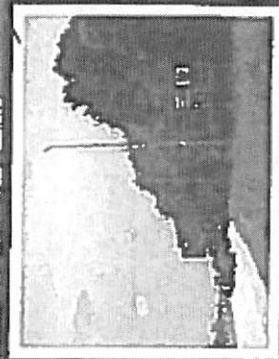
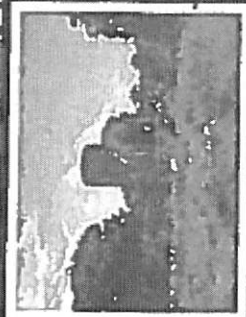
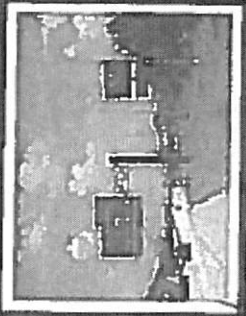
Sheet 1 of 1

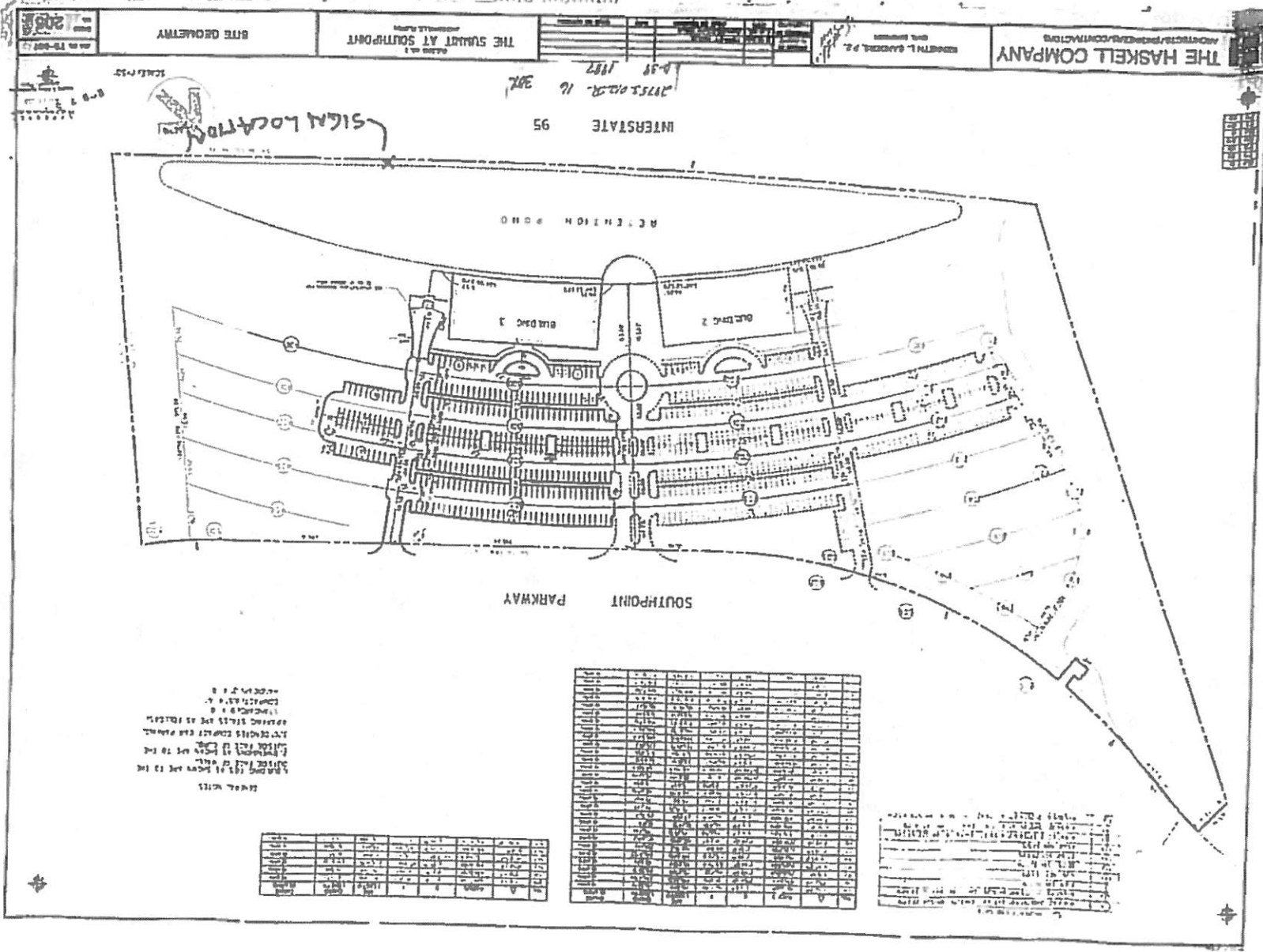


Area	Volume

SUMMIT

PROPOSED PITCH LOCATION





THE HASKELL COMPANY
 ARCHITECTS/ENGINEERS/PLANNERS/INTERIORS
 1000 L. AVENUE, P.O. BOX 1000
 DENVER, COLORADO 80202
 PROJECT NO. 1000-1000
 SHEET NO. 1000-1000-1000
 DATE: 10-10-1000
 THE SUMMIT AT SOUTHPPOINT
 ARCHITECTURAL PLAN
 SITE GRADUATION
 SCALE: 1/8" = 1'-0"

INTERSTATE 95
 10-10-1000
 10-10-1000
 10-10-1000

SPECIAL NOTES:
 1. BUILDING FOOTPRINTS ARE TO BE
 SETBACK FROM ALL ADJACENT
 LOTS BY THE DISTANCE
 SPECIFIED IN THE
 ZONING ORDINANCES.
 2. ALL UTILITIES TO BE
 DELETED FROM THE
 SITE PLAN.
 3. ALL UTILITIES TO BE
 DELETED FROM THE
 SITE PLAN.
 4. ALL UTILITIES TO BE
 DELETED FROM THE
 SITE PLAN.

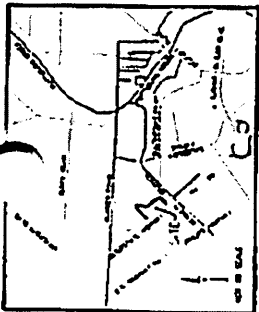
NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
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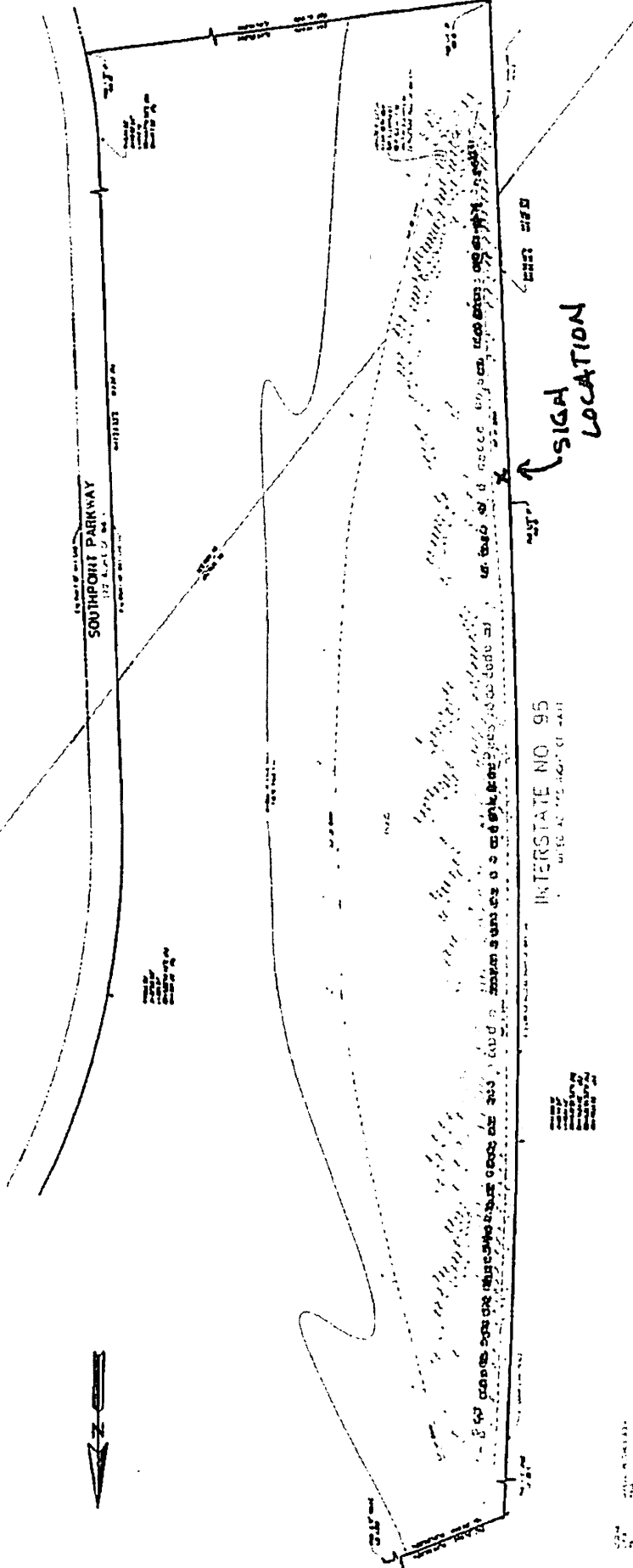
THE HASKELL COMPANY
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 SHEET NO. 1000-1000-1000
 DATE: 10-10-1000
 THE SUMMIT AT SOUTHPPOINT
 ARCHITECTURAL PLAN
 SITE GRADUATION
 SCALE: 1/8" = 1'-0"

MAP SHOWING SPECIFIC PURPOSE LIMITED TOPOGRAPHIC AND TREE SURVEY OF

A PORTION OF THE FRANKS RICHARD CRANT, SECTIONS 50 AND 56, TOWNSHIP 3 SOUTH, RANGE 37 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED BY OFFICIAL RECORDS BOOK 1407B, PAGE 633 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY



VICINITY MAP



Robert H. Hayes Surveying, Inc.
 LAND SURVEYING, PLANNING AND CIVIL ENGINEERING
 1000 N. W. 10th St., Suite 1000
 Ft. Lauderdale, FL 33304
 P.O. Box 1000
 Ft. Lauderdale, FL 33304
 Tel. 561-551-1111
 Fax 561-551-1112



GRAPHIC SCALE

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR377565

User: Rule, Cynthia

REZONING/VARIANCE/EXCEPTION

Date: 7/29/2016

Email: CRule@coj.net

Name: BLUEROCK SUMMIT S LLC / BROWN ENTERPRISES

Address: 6420 SOUTHPOINT PY JACKSONVILLE, FL 32216

Description: APPLICATION FOR SIGN WAIVER

TransCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDt1	Grant	GrantDt1	DocNo	Amount
701	PDCU011	342504									1271 00

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc
 Date: 09/16/2016 Time: 13:33:35
 Location: P13 Clerk: CYW
 Transaction 0589971

Miscellaneous
 Item: CR - CR377565
 Receipt 0589971.0001-0001 1,271.00
 Total Paid 1,271.00
 CHECK 9974 1,271.00
 Total Tendered 1,271.00

Paid By: BROWN ENTERPRISES
 Thank You

Total Due: \$1,271.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR377565 REZONING/VARIANCE/EXCEPTION
 Name: BLUEROCK SUMMIT S LLC / BROWN ENTERPRISES
 Address: 6420 SOUTHPOINT PY JACKSONVILLE, FL 32216
 Description: APPLICATION FOR SIGN WAIVER

Date: 7/29/2016

Total Due: \$1,271.00