

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-18-01 (ORDINANCE 2018-0156)

APRIL 17, 2018

Location: 2565 Park Street
Between Barrs Street and Park Street

Real Estate Number: 090969-0000

Waiver Sought: ~~Increase maximum height of sign from four (4) feet to five (5) feet~~
~~Increase maximum sign of sign from 14 sq. ft. to 20 sq.-ft~~
Reduce minimum setback from ten (10) feet to five (5) feet

Current Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Residential Professional Industrial (RPI)

Planning District: 5-Southwest

Applicant /Agent: Michael Fetner
2465 Park Street
Jacksonville, FL 32204

Owner: F&H Perio, LLC
2565 Park Street
Jacksonville, FL 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2018-0156 (SW-18-01)** seeks to reduce the required minimum setback from ten (10) feet to five (5) feet. The applicant plans to install a five (5) foot externally illuminated pole sign in the southeast corner of the property line and face perpendicular to Park Street (see **Figures A and C**). The sign has also been aesthetically approved by Historic Preservation with a Certificate of Appropriateness (**COA-17-707**).

Situated on a 0.57 acre lot, the subject property currently contains an 8,200 square foot, one-story masonry building built in 1974. The structure currently contains the applicant's business, Fetner & Hartigan Periodontics, LLC, which is located at the corner of Park Street and Barrs

Street in the Riverside-Avondale Historic District and Office Character area.

Furthermore, given the signage regulations of the Riverside-Avondale Historic District and its default provision to Section 656.1303 (c) for CRO zoned properties, Staff finds the following requests unnecessary:

- **Increase maximum height of sign from four (4) feet to five (5) feet** – Under 656.1303 (c) (i), the requested increase is already within the allowed height requirements, as the maximum height is 12 feet.
- **Increase maximum sign of sign from 14 sq. ft. to 20 sq. ft** – Under 656.1303 (c) (i), the requested increase is already within the allowed size requirements, as the maximum size is 24 square feet.

NOTICE TO OWNER / AGENT

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area in that nearby free-standing signs are a similar distance from the right-of-way, with some explicitly identifiable encroachments. In fact, two neighboring properties located to the west (**2577 Park Street**) and to the east (**2549 Park Street**)—both have existing pole signs in that encroach into the setback requirements for CRO zoning. As surmised from the historically mixed-use of properties, Staff finds the waiver request to be consistent with the orientation and scale of other structures in the Riverside-Avondale Historic District.

- (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 result of the sign waiver will not detract from the specific intent of the zoning ordinance, in that the new sign is unable to conform to required setbacks due to the layout of the building structure and its close proximity to the sidewalk. The situation is unique to the subject property and would not promote the existence of any other non-conforming signs in the area.

- (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 effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the proposed sign will replace the original brick sign (which is currently removed), and will not be injurious to the rights of others. Rather, Staff finds the applicant to have made a compelling and considerable effort to comply with the signage regulations by replacing the brick sign with a pole sign that will be in compliance with setback requirements on Barrs Street—as the original sign had not.

- (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 waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions. Considering that Park Street is a high vehicular traffic commercial corridor, it is unlikely that the proposed externally illuminated sign will create objectionable light, glare or other effects additional to what already exists in the area.

- (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 is unlikely to be detrimental to the public health, safety, or welfare in that the signage has traditionally existed at the intersection of Park Street and Barrs Street without causing any adverse effects. Instead, staff finds granting of this waiver will increase safety by ensuring sufficient visibility is available at the southeast corner of the site.

Additionally, Staff can attest to the urgent need for directional signage along Park Street as evidenced from visual inspection, where the limited visibility of signage caused significant access issues for Staff. Therefore, without granting of this waiver, the lack of signage at the intersection has the potential to become a detriment to the public.

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

Yes, the subject property does exhibit specific physical limitations that limit the setback of the sign location from the road. The current orientation of the office building and the elevated surface grade (see **Figure C**), significantly restricts where free-standing signs can be installed—with the only option being further north along Barrs street in order to meet the strict letter of the code.

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

No. The request is not based on a desire to reduce the costs associated with compliance. Additionally, the request is prefaced using the minimum setback necessary to obtain a reasonable communication of the business' message.

- (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 not the result of any cited violation. Rather, the owner has made a concerted effort to remove the original nonconforming brick sign from the property in order to comply with current code.

- (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 will further the public interest as it recognizes the original sign location as well as assures that the safety and interests of the public and the property owner are protected. Granting this waiver will allow the owner to replace the original brick sign and promote positive vehicular flow and provide efficient ingress and egress onto the site.

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

Yes. While the goal of the Zoning Code is not to promote the continued existence of nonconforming signs, maintaining a sign in the specified location significantly outweigh the benefits of complying with the strict letter. Moreover, when considering the rigid limitations of the existing site and the need for directional signage, a substantial burden is imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

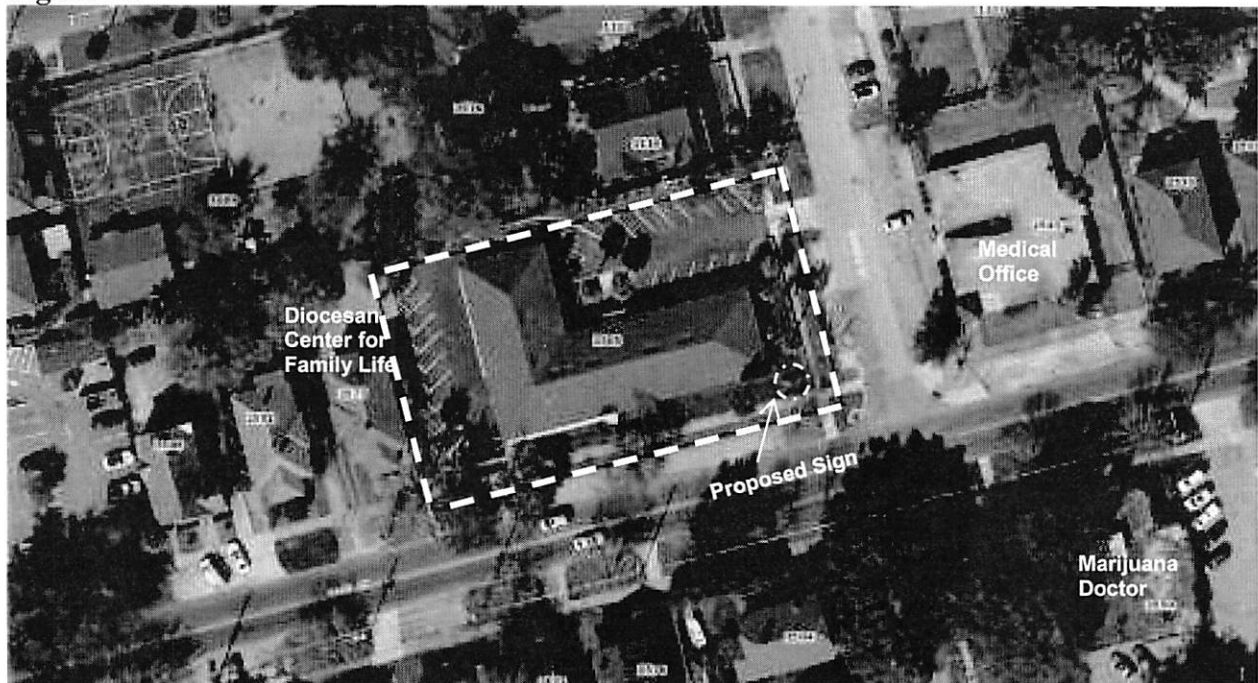
Upon visual inspection of the subject property on **March 21, 2018**, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-18-01 (Ordinance 2018-0156)** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 3/21/18

Aerial view of the subject site and proposed sign location, facing north.

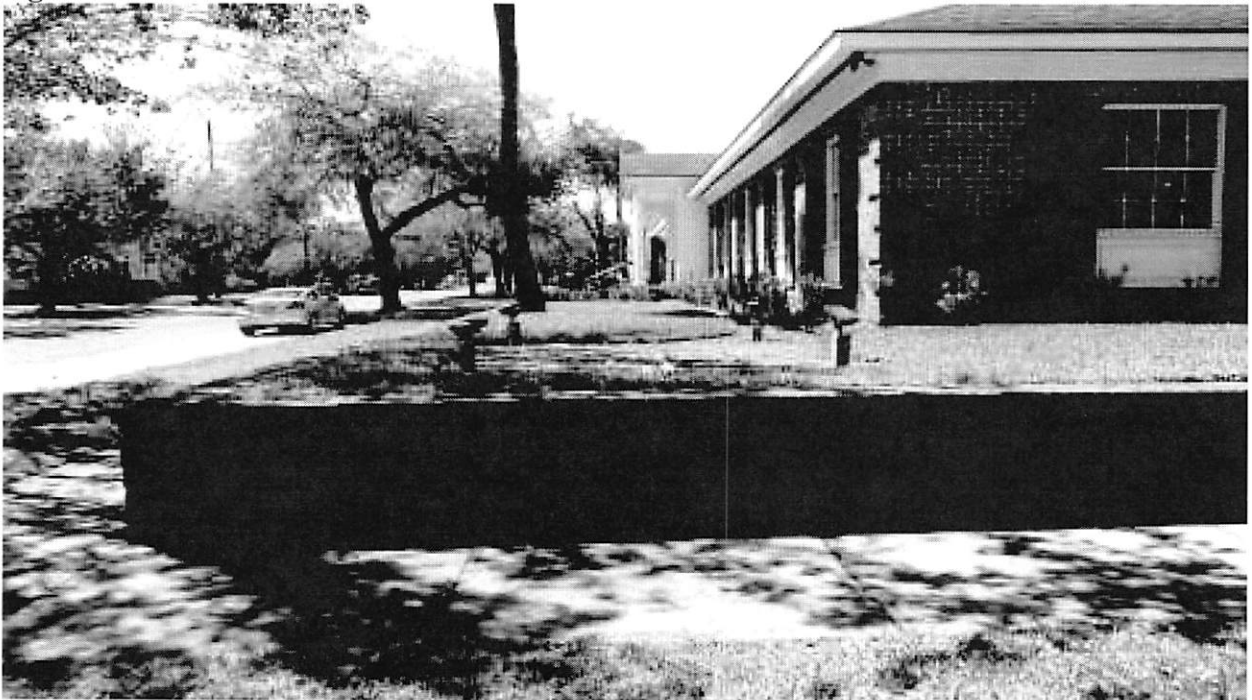
Figure B:



Source: Planning & Development Dept, 3/21/18

View of Park Street and the main entrance of the subject property, facing north.

Figure C:



Source: Planning & Development Dept, 3/21/18

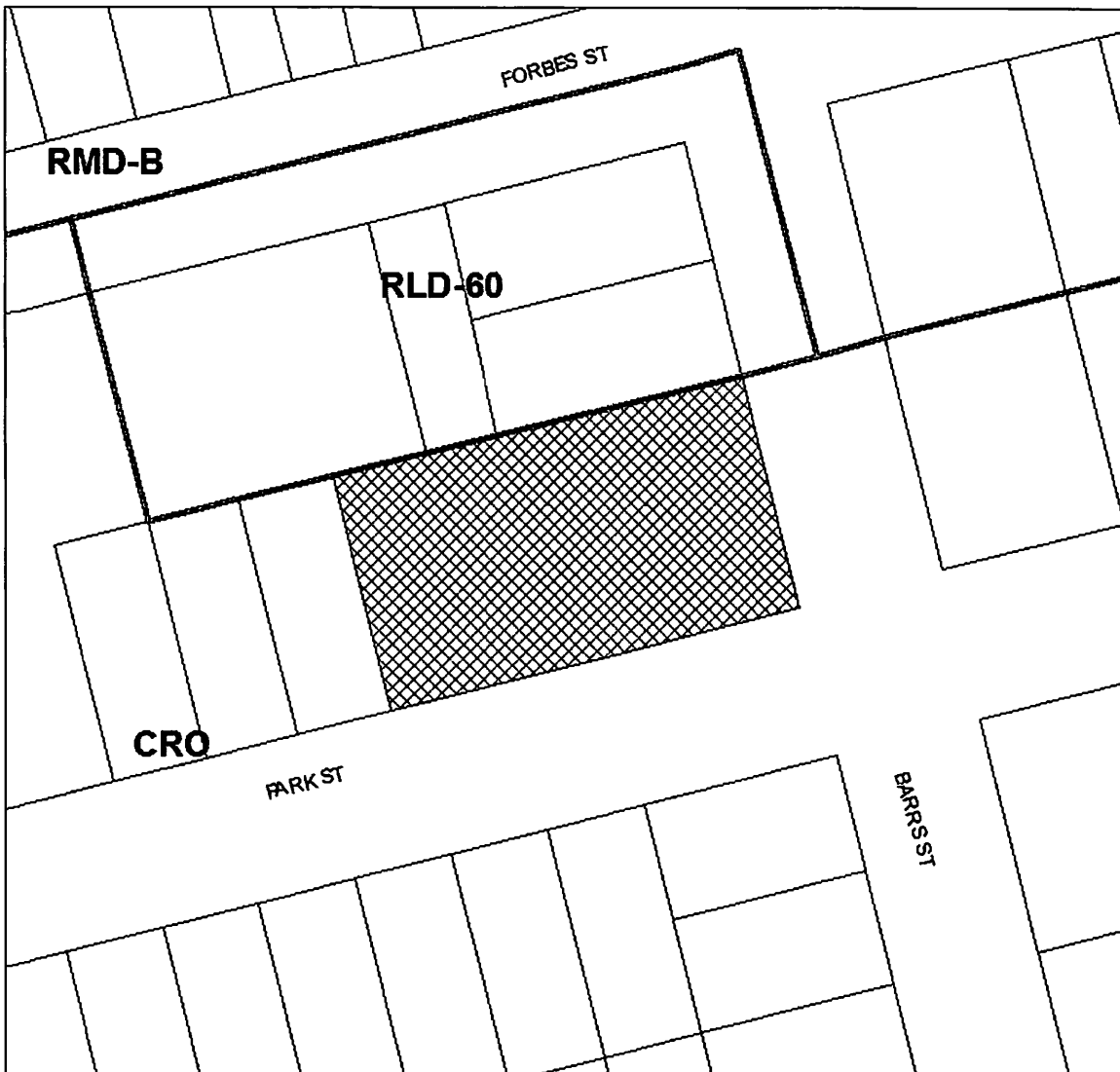
View of the 2.5 foot elevated surface grade & location of the proposed sign, facing west.

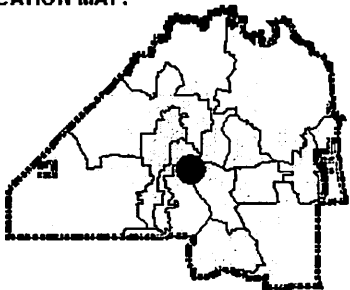

Figure D:



Source: Planning & Development Dept, 3/21/18

Intersection of Park Street and Barrs Street, facing northwest.



<p>REQUEST SOUGHT:</p> <p>INCREASE MAXIMUM HEIGHT OF SIGN FROM 4 TO 5'</p> <p>INCREASE MAXIMUM SIZE OF SIGN FROM 14 SQ FT TO 20 SQ FT</p> <p>REDUCE MINIMUM SETBACK FROM 10 FEET TO 5 FEET</p>	<p>LOCATION MAP:</p> 	 <p>0 25 50 100 Feet</p> <p>COUNCIL DISTRICT: 14</p>
	<p>APPLICATION NUMBER SW-18-01</p>	<p>EXHIBIT 2</p>

Date Submitted:	1/24/2018
Date Filed:	2/16/2018

Application Number:	SW-18-01
Public Hearing:	

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District:	CRO	Current Land Use Category: RPI
Council District:	14	Planning District: 5
Previous Zoning Applications Filed (provide application numbers): _____		
Applicable Section of Ordinance Code: 056.1303		
Notice of Violation(s): no active violations		
Neighborhood Associations: RIVERSIDE Avondale Preservation Society		
Overlay: RIVERSIDE		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$1544	Zoning Asst. Initials: MZ

PROPERTY INFORMATION	
1. Complete Property Address: 2565 PARK ST	2. Real Estate Number: 090969-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
5. Property Located Between Streets:	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from 4 to 5 feet (maximum request 20% or 5 ft. in height, whichever is less). **Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.*

Increase maximum size of sign from 14 sq. ft. to 20 sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 10 feet to 5 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
F & H Perio, LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: F & H Perio, LLC	11. E-mail: alan@fetnerandhartigan.com
12. Address (including city, state, zip): 2565 Park St., Jacksonville, FL 32204	13. Preferred Telephone: (904)234-6060

APPLICANT'S INFORMATION (if different from owner)

14. Name: Michael Fetner	15. E-mail: mjfetner@gmail.com
16. Address (including city, state, zip): 2465 Park St., Jacksonville, FL 32204	17. Preferred Telephone: (904)472-4313

CRITERIA

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, 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."*

Section 656.133(c)1 through 10, 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:

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?*
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?*
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?*
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?*
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?*
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?*
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?*
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 applicant's acquiring the property, not being a direct result of the actions of the current owner?*
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?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

Please see attached Exhibit.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- 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 (2) 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.

FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

NOTE: City 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.

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

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

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.

Owner(s)

Print name: Alan Fetner
Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Michael Fetner
Signature: [Signature]

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____
Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT 1

Legal Description

Lot 1 and 2, Block 69, Riverside, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Duval County, Florida recorded in Plat Book 1, page 109; said lands situate, lying and being in Duval County, Florida.

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 1-24-18

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 2565 Park St. RE#(s): _____

To Whom it May Concern:

I Alan Fetner, as owner of F & H Peria LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for 2565 Park St. submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) Alan Fetner

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24th day of January 2018, by Alan Fetner, as owner of F & H LLC, a Limited Liability Company, who is personally known to me or who has produced Drivers License as identification and who took an oath.

[Handwritten Signature]

(Signature of NOTARY PUBLIC)

Harriet H. Simmons

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: _____

Exhibit —Criteria

Section 656.133(c)(1) through (10), 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:

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

Yes. The property is located along a portion of Park Street in the Riverside-Avondale Historic District where all of the parcels are zoned CRO. Many of the buildings and signs surrounding the property are located close to the right-of-way and less than the minimum set-back requirement. Due to the character of the area and the location of other structures nearby, the waiver for reduced setback will be compatible and consistent with the 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. The approval of this sign waiver will not promote the continued existence of nonconforming signs that exist in the vicinity since this property is unique in that the building location on the parcel does not leave room for a monument sign to be placed with the sign face perpendicular to Park St. and at least 10 feet from the sidewalk and 25 feet from the street intersection of Park St. and Barrs St.

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 proposed sign is consistent and compatible with the aesthetic character of the area surrounding the property as evidenced by the approved Certificate of Appropriateness application that was administratively approved by the Historic Section of the Planning Department on July 12, 2017 per COA-17-707 for the design of the sign. Further, the sign will not diminish property values or interfere or injure the rights of others in the surrounding area since it is proposed to be located on the corner of the lot near the intersection of two sidewalks adjacent to Barrs St. and Park St. and not immediately adjacent to any surrounding properties. The sign will not block visibility to other uses or diminish any access to properties and will be compliant with Sec. 804.617(a), Ordinance Code, which requires at least 25 feet between the sign and the street intersection.

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 external illumination, clearance, and height are in compliance with the Zoning Code and Sec. 804.617(a) and will not have a detrimental effect on vehicular traffic,

parking conditions, or create objectionable or excessive lights, glare, shadows or other effects. The proposed location of the sign will actually engage pedestrian and vehicular traffic to the property since the sign will be able to be read straight ahead rather than requiring the traveller to turn away from the road or sidewalk to read the sign. Further, the proposed location of the sign is adjacent to the entrance to the property's parking lot, thereby enhancing vehicular flow on site and reducing confusion on the usually congested portion of Park St.

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. 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. The proposed waiver will increase safety and reduce nuisances on the site and on Park St. by identifying the property on the corner of the site and adjacent to the entrance of the parking lot on the property. Due to the site layout, the parking lot requires a single entrance on Barrs St. and a single exit on Park St. Locating the sign anywhere else would likely confuse drivers and my result in illegal u-turns and congestion on Park St. Finally, the orientation of the sign allows drivers to easily read the sign straight ahead without needing to take his or eyes off the road to read the sign.

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 building is located 16.8' from the sidewalk on Park St. and 19.8 ' from the sidewalk on Barrs St., thereby severely limiting the type, size, orientation and location of a monument sign to be right up against the building. These physical limitations and characteristics are unique to the site and the Riverside-Avondale Historic District in general and would make the imposition of the strict letter of the set back requirements unduly burdensome.

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?

There will be no reduction in cost due to this request. The request for the waiver is a result of a desire to install a visible and easy to read sign, improve traffic flow on-site and minimize adverse impacts on Park St., and improve the aesthetic appearance of the property.

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 applicant's acquiring the property, not being a direct result of the actions of the current owner?

No.

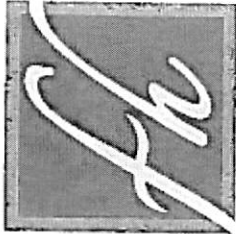
9. Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?

Yes. The request for waiver accomplishes a public interest by minimizing adverse impacts on traffic circulation on-site and on Park St.

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

Yes. Strict compliance with the set back requirements could create a substantial financial burden if the site is difficult to locate and access.

4x4 Sandblasted Sign, double sided, with white plastic posts



FETNER & HARTIGAN

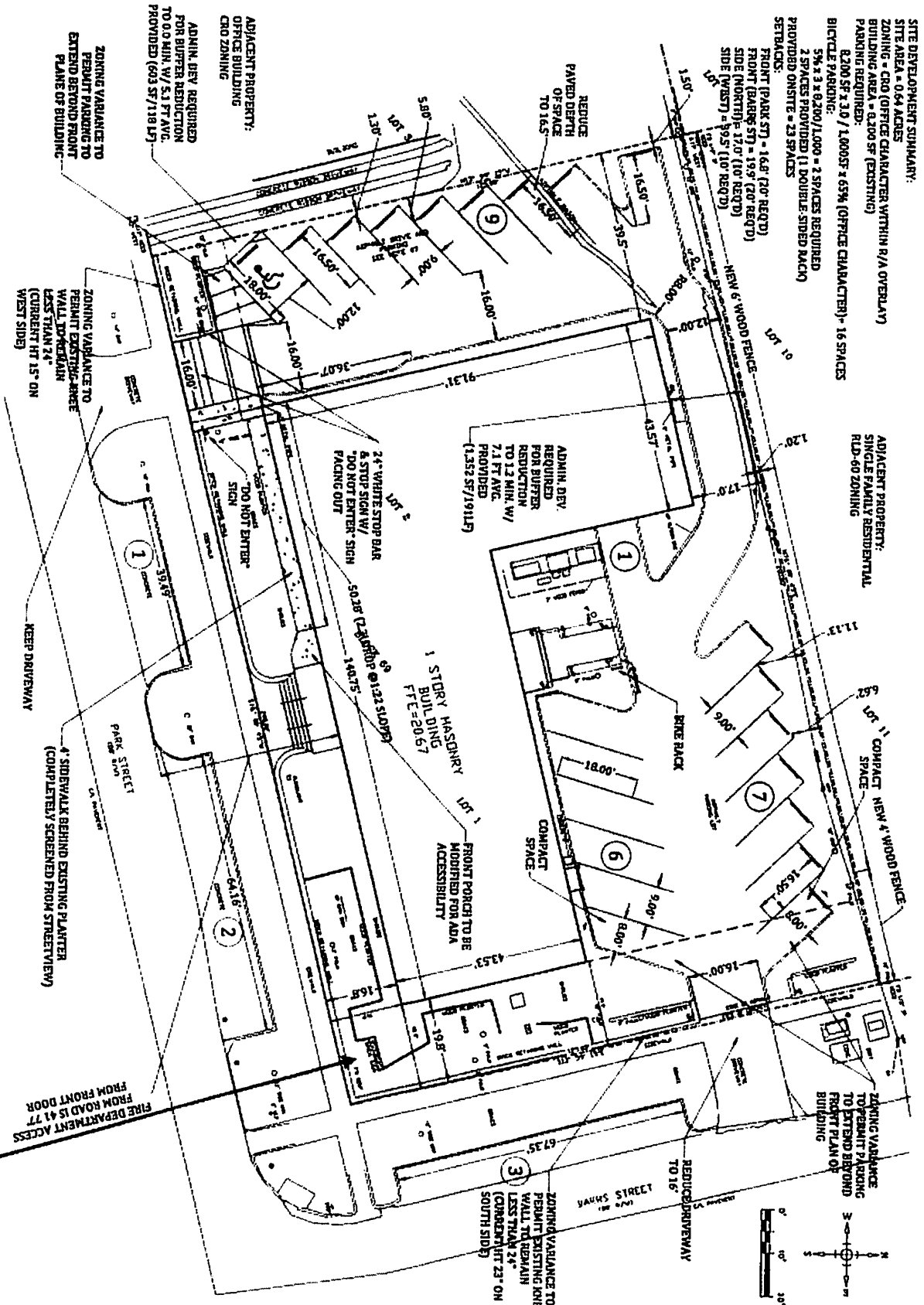
PERIODONTICS • ORAL MEDICINE
IMPLANTS • LASER THERAPY
FAMILY OWNED PRACTICE SERVING
NORTHEAST FLORIDA SINCE 1988

1ft off
ground

SITE DEVELOPMENT SUMMARY:

SITE AREA = 0.64 ACRES
 ZONING = CRO (OFFICE CHARACTER WITHIN R/A OVERLAY)
 BUILDING AREA = 8,200 SF (EXISTING)
 PARKING REQUIRED:
 8,200 SF x 3.0 / 1,000SF = 65% (OFFICE CHARACTER) = 16 SPACES
 BICYCLE PARKING:
 5% x 8,200 / 1,000 = 2 SPACES REQUIRED
 2 SPACES PROVIDED (1 DOUBLE SIDED RACK PROVIDED ON-SITE = 2 SPACES SETBACKS:
 FRONT (PARK ST) = 16.8' (70' REQ'D)
 FRONT (PARK ST) = 19.9' (20' REQ'D)
 SIDE (NORTH) = 12.0' (10' REQ'D)
 SIDE (WEST) = 89.5' (10' REQ'D)

ADJACENT PROPERTY:
 SINGLE FAMILY RESIDENTIAL
 RLD-60 ZONING



Original Site plan with Original Brick Sign

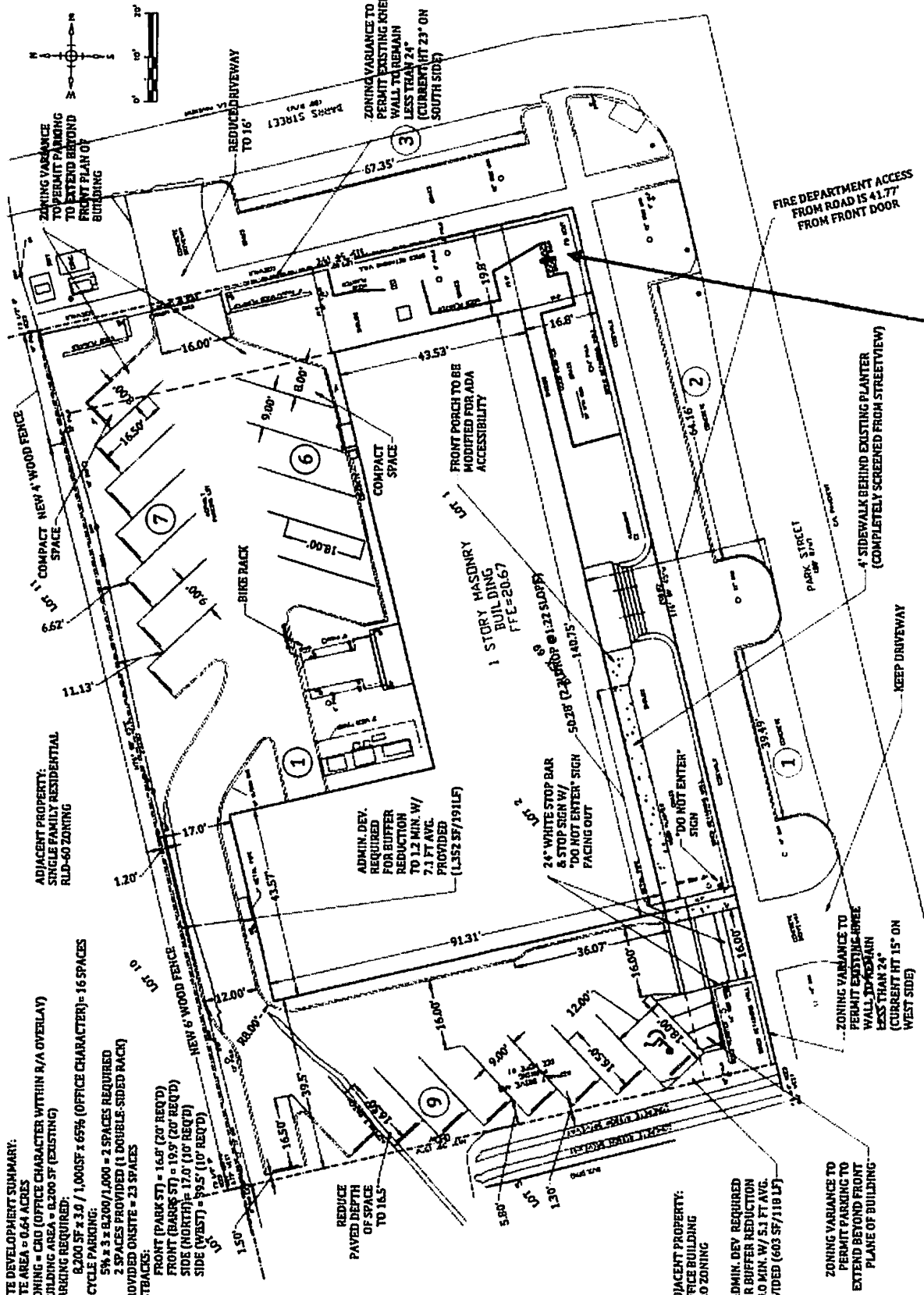


Fetner & Hartigan Office
 2565 Park Street, Jacksonville, Florida

Site Geometry Plan
 C-1.0

SITE DEVELOPMENT SUMMARY:

SITE AREA = 0.64 ACRES
 ZONING = CRO (OFFICE CHARACTER WITHIN R/A OVERLAY)
 BUILDING AREA = 62,000 SF (EXISTING)
 PARKING REQUIRED: 8,200 SF ± 2.0 / 1,000SF ± 65% (OFFICE CHARACTER) = 16 SPACES
 BICYCLE PARKING: 5% x 3 x 62,000 / 1,000 = 2 SPACES REQUIRED
 2 SPACES PROVIDED (1 DOUBLE-SIDED RACK)
 PROVIDED ON-SITE = 23 SPACES
 SETBACKS:
 FRONT (PARK ST) = 16.8' (20' REQ'D)
 FRONT (BARKS ST) = 19.9' (20' REQ'D)
 SIDE (NORTH) = 17.0' (10' REQ'D)
 SIDE (WEST) = 39.5' (10' REQ'D)



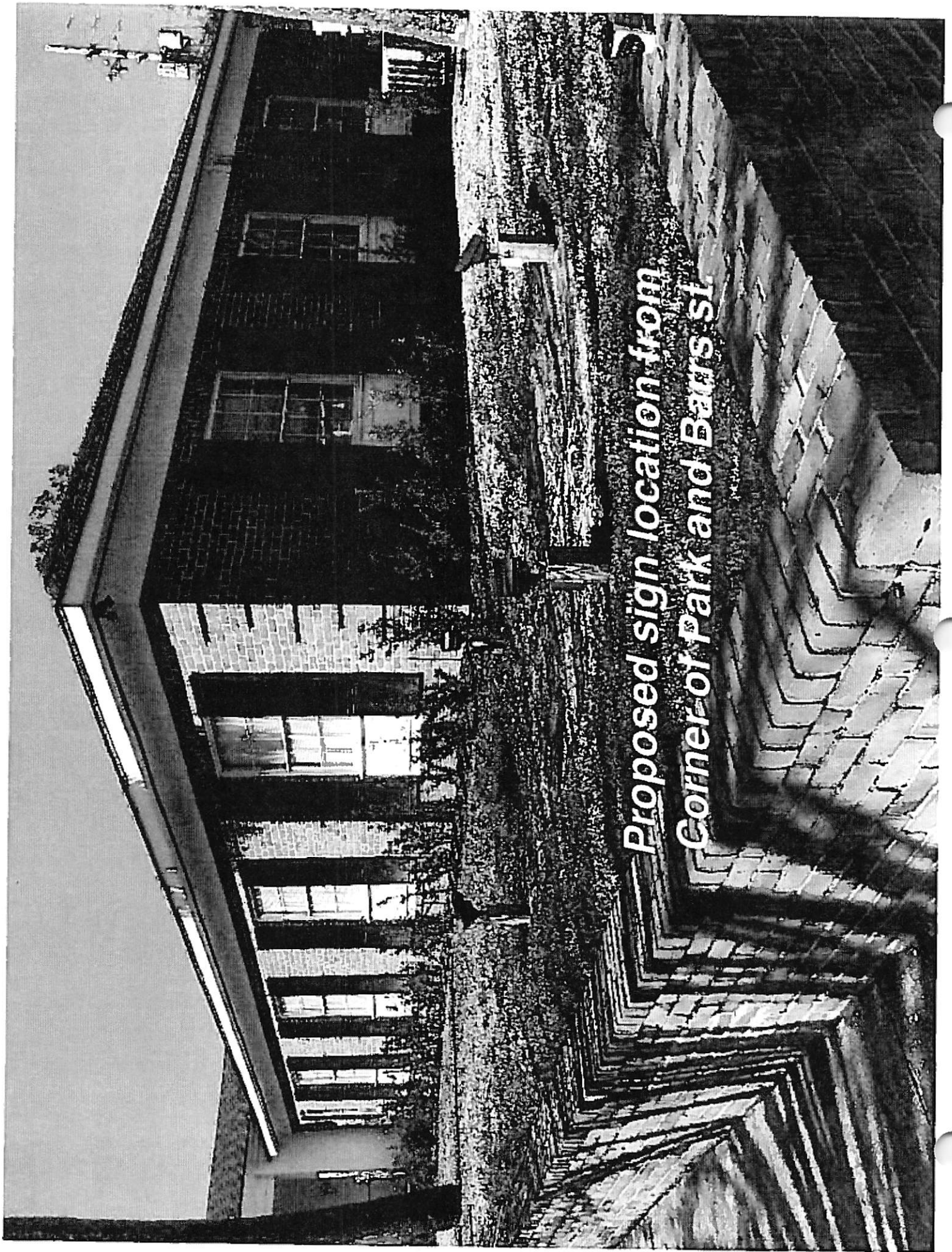
2565 Park Street, Jacksonville, Florida
 FETNER & HARTIGAN OFFICE
 DESIGN • ENGINEERING



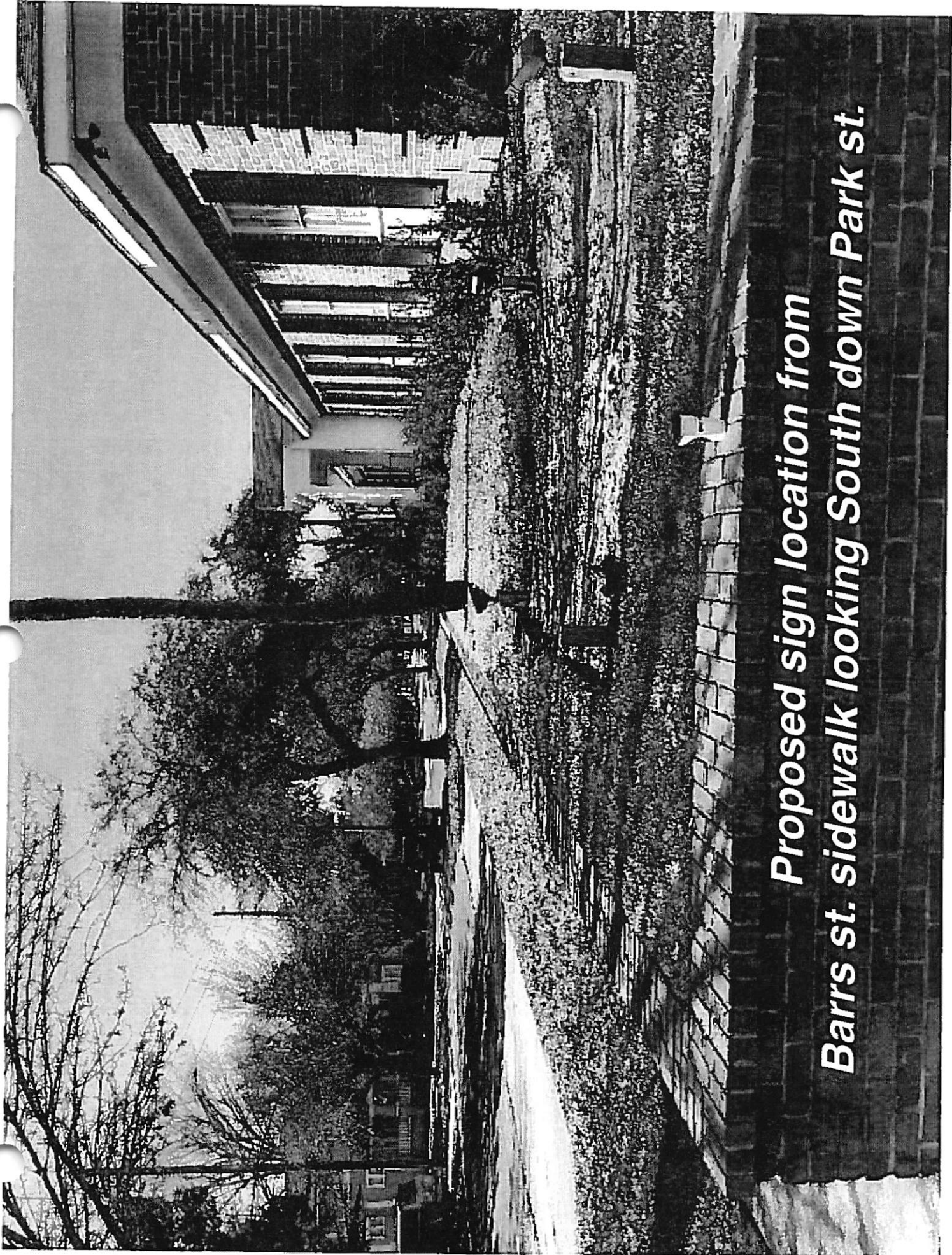
Fetner & Hartigan Office
 2565 Park Street, Jacksonville, Florida

Site Geometry Plan
 C-1.0

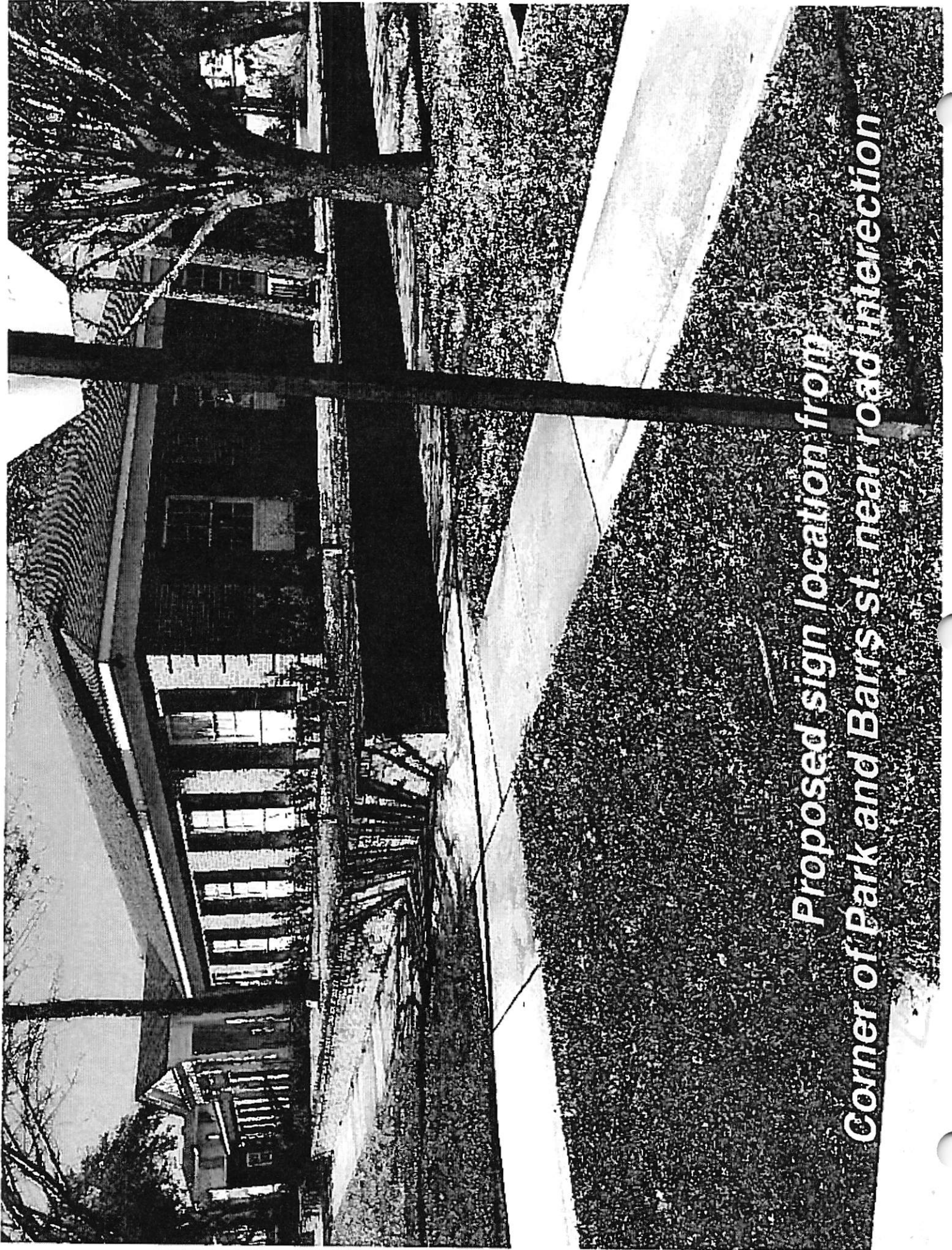
Newly Proposed sign in red



*Proposed sign location from
Corner of Park and Barrs St.*



***Proposed sign location from
Barrs st. sidewalk looking South down Park st.***



*Proposed sign location from
Corner of Park and Barrs st. near road interection*

SITE DEVELOPMENT SUMMARY:
 SITE AREA = 0.64 ACRES
 ZONING = CRO (OFFICE CHARACTER WITHIN R/A OVERLAY)
 BUILDING AREA = 8,200 SF (EXISTING)
 PARKING REQUIRED:
 8,200 SF x 3.0 / 1,000SF ± 65% (OFFICE CHARACTER) = 16 SPACES
 5% x 3 x 8,200 / 1,000 = 2 SPACES REQUIRED
 2 SPACES PROVIDED (1 DOUBLE-SIDED RACK)
 PROVIDED ON-SITE = 23 SPACES
 SETBACKS:
 FRONT (PARK ST) = 16.8' (20' REQ'D)
 FRONT (BARRS ST) = 19.9' (20' REQ'D)
 SIDE (NORTH) = 17.0' (10' REQ'D)
 SIDE (WEST) = 39.5' (10' REQ'D)

ADJACENT PROPERTY:
 SINGLE FAMILY RESIDENTIAL
 RLD-60 ZONING

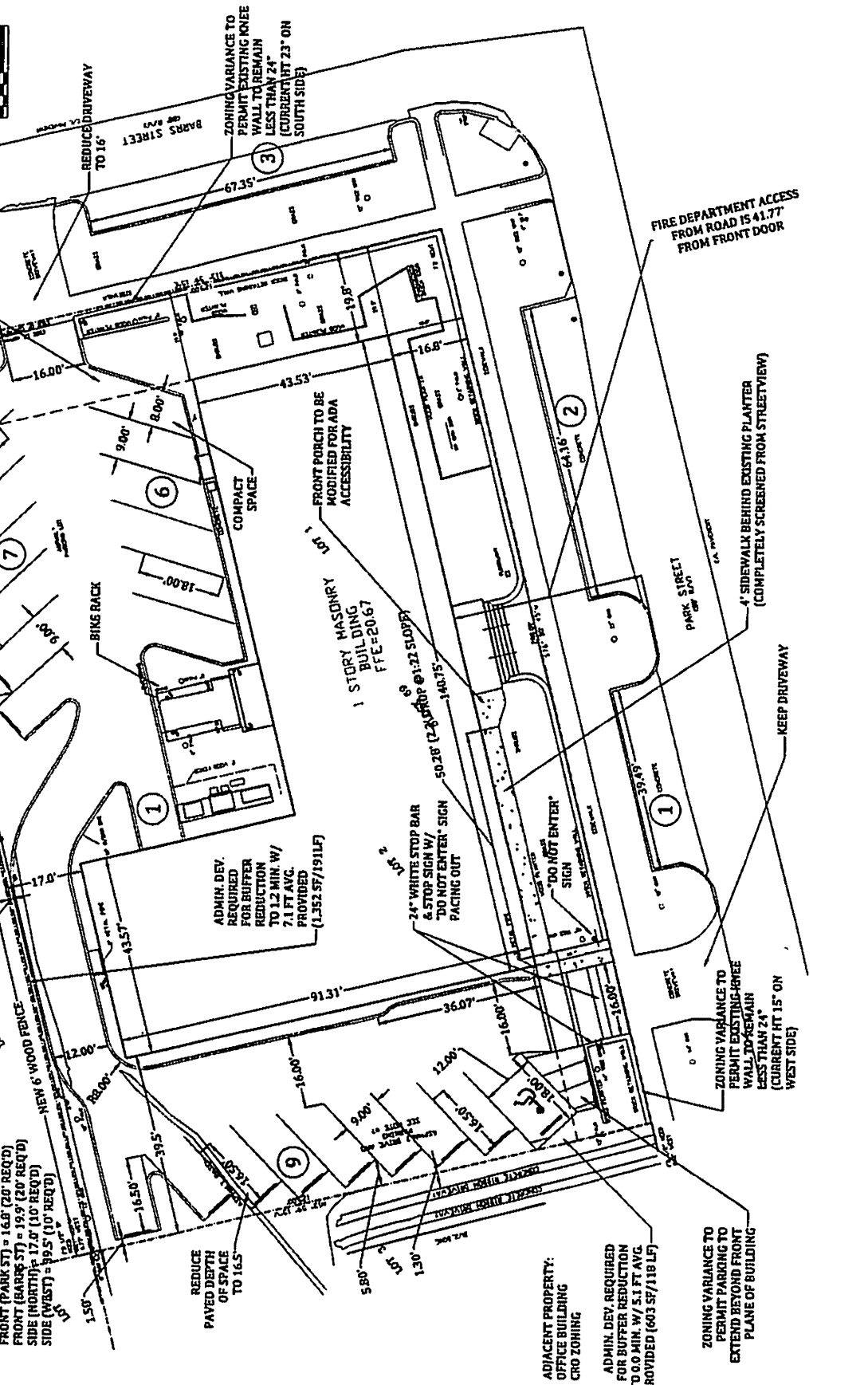
ADJACENT PROPERTY:
 OFFICE BUILDING
 CRO ZONING

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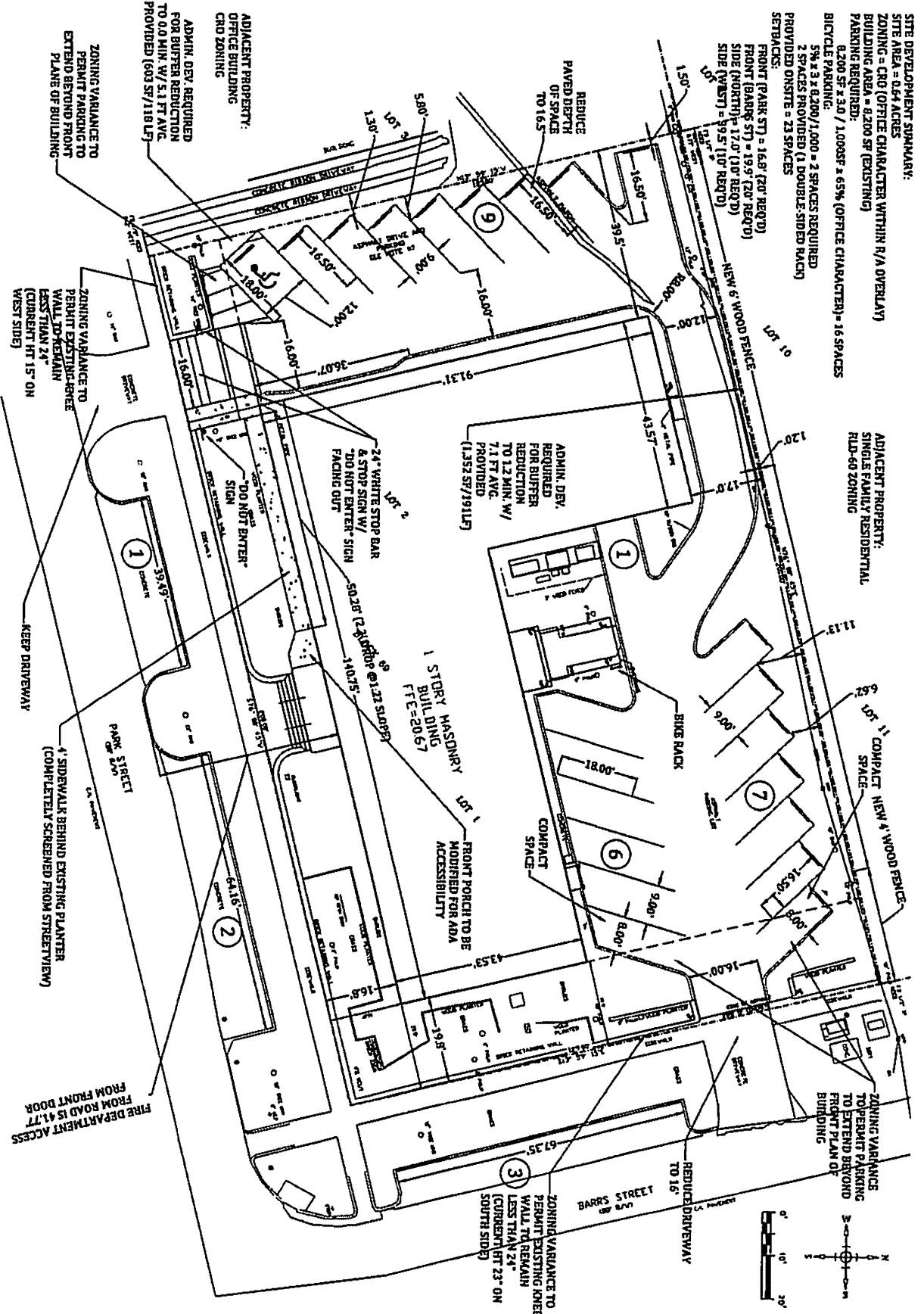
ADJACENT PROPERTY:
 OFFICE BUILDING
 CRO ZONING

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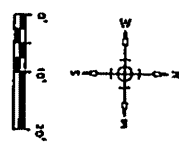
ADJACENT PROPERTY:
 OFFICE BUILDING
 CRO ZONING



SITE DEVELOPMENT SUMMARY:
 SITE AREA = 0.44 ACRES
 ZONING = CRD (OFFICE CHARACTER WITHIN R/A OVERLAY)
 BUILDING AREA = 8,200 SF (EXISTING)
 PARKING REQUIRED: 8,200 SF x 5.0 / 1,000SF = 65% (OFFICE CHARACTER) = 16 SPACES
 BICYCLE PARKING: 5% x 8,200 / 1,000 = 2 SPACES REQUIRED
 PROVIDED ON-SITE = 23 SPACES
 SETBACKS:
 FRONT (PARK ST) = 16.8' (20' REQ'D)
 FRONT (BARRS ST) = 19.9' (20' REQ'D)
 SIDE (NORTH) = 17.0' (10' REQ'D)
 SIDE (WEST) = 9.5' (10' REQ'D)

ADJACENT PROPERTY:
 SINGLE FAMILY RESIDENTIAL
 RLD-60 ZONING

ZONING VARIANCE TO PERMIT PARKING TO EXTEND BEYOND FRONT PLAN OF BUILDING



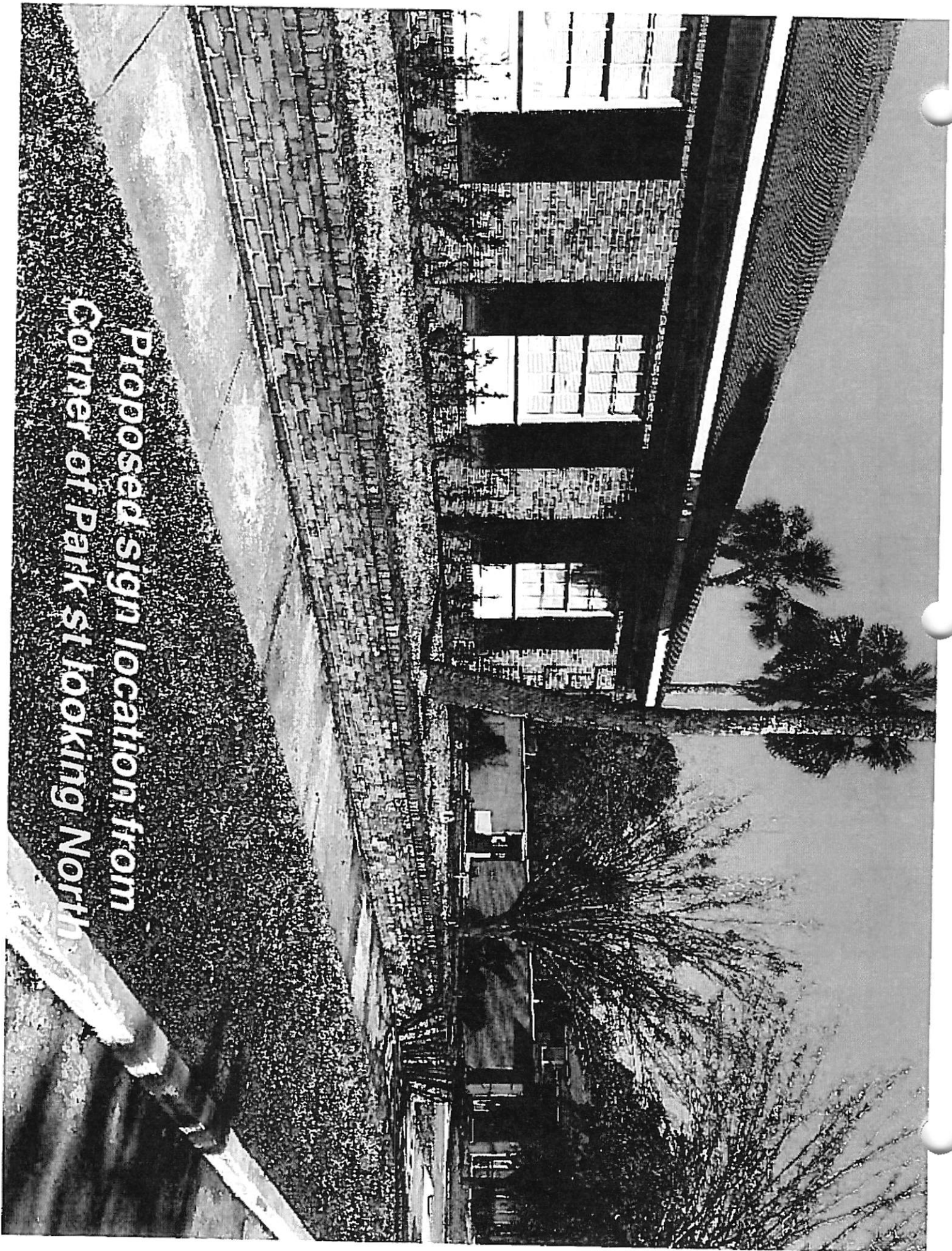
2228 San Marco Boulevard, Suite 202
 Jacksonville, Florida 32209
 www.envisionsd.com
 904-481-0744
 Certificate of Professional Registration No. 10001

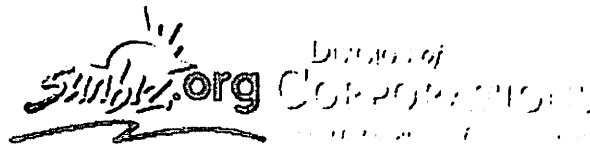
Fetner & Hartigan Office
 2565 Park Street, Jacksonville, Florida



Site Geometry Plan
 C-1.0

*Proposed sign location from
Corner of Park st looking North*





Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
F & H PERIO, L.L.C.

Filing Information

Document Number L13000162311
FEI/EIN Number 46-4214570
Date Filed 11/19/2013
State FL
Status ACTIVE

Principal Address

7043 SOUTHPOINT PARKWAY S
 SUITE B
 JACKSONVILLE, FL 32216

Mailing Address

POST OFFICE BOX 551260
 JACKSONVILLE, FL 32255-1260

Registered Agent Name & Address

ANSBACHER & SCHNEIDER, P.A.
 5150 BELFORT ROAD
 BLDG 100
 JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGRM

FETNER, ALAN
 7043 SOUTHPOINT PARKWAY S, SUITE B
 JACKSONVILLE, FL 32216

Title MGRM

HARTIGAN, MARY
 7043 SOUTHPOINT PARKWAY S, SUITE B
 JACKSONVILLE, FL 32216

Annual Reports

Report Year **Filed Date**

2015	02/24/2015
2016	04/21/2016
2017	03/03/2017

Document Images

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02/24/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
11/19/2013 -- Florida Limited Liability	View image in PDF format

Florida Department of State - Division of Corporations

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 2-14-18

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: 2565 Park St RE#(s): 090969-000

To Whom It May Concern:

You are hereby advised that Alan Fetner, as Owner of F & H LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Michael Fetner to act as agent to file application(s) for F & H Rio 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) [Signature]
(print name) Alan Fetner

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 20th day of February 2018, by Alan Fetner, as owner, of F & H LLC, a Limited Liability Company, who is personally known to me or who has produced known to me as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Deborah L Dickson
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: May 4, 2021

