

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-18-03 (ORDINANCE 2018-0449)

SEPTEMBER 5, 2018

Location: 9825 San Jose Boulevard (SR 13)
Between Kori Road and San Jose Place

Real Estate Number: 148970-0000

Waiver Sought: Reduce minimum setback from ten (10) feet to seven (7) feet

Current Zoning District: Commercial Community/General-1 (CCG-1)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: 3-Southeast

Applicant /Owner: Gates of Park Avenue, LLC/E Holdings, LLC
P.O. Box 56678
Jacksonville, FL 32241

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2018-0449 (SW-18-03)** seeks to reduce the required minimum setback from ten (10) feet to seven (7) feet. The applicant plans to replace a twenty-eight foot internally illuminated monument sign along the west property line, fronting San Jose Boulevard (see **Figures A and C**).

Situated on a 7.28 acre lot, the subject property contains a one-story concrete block and stucco building constructed in 1984, with approximately 58,840 square feet of rental unit space. Although the original monument sign was considered legally nonconforming, a sign permit (**S-15-735168.000**) was approved and completed by the Building Inspections Division for the replacement of a sign cabinet on the structure.

Comments were also provided by FDOT, which had no objections to the replacement of the sign as “on premise” signs are exempt from FDOT permitting and setback requirements per Florida Statute 479.16(1).

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.

Staff should also note that prior to the original monument sign becoming destroyed by Hurricane Irma in 2017, the same sign was approved by the Building Inspections Division for the installation and replacement of a cabinet (S-15-735168.000), along with a Certificate of Completion being issued on April 4, 2017.

- (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 replacing the monument sign is unable to conform to required setbacks due to the layout of the subject parcel and its close proximity to right-of-way. 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 monument sign (which is currently removed), and will not be injurious to the rights of others.

- (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 San Jose Boulevard is a high vehicular traffic commercial corridor, it is unlikely that the replacing a previously approved externally illuminated monument 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 this location without causing any adverse effects. Instead, staff finds granting of this waiver will increase safety by ensuring sufficient visibility along the San Jose corridor.

Additionally, Staff can attest to the urgent need for directional signage along San Jose Boulevard 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 an ongoing 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 subject parcel in relation to SR-13 (see Figure A), significantly restricts where free-standing signs can be installed—with the only option being to encroach into the vehicle use area (VUA) 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.

- (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 pylon 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.

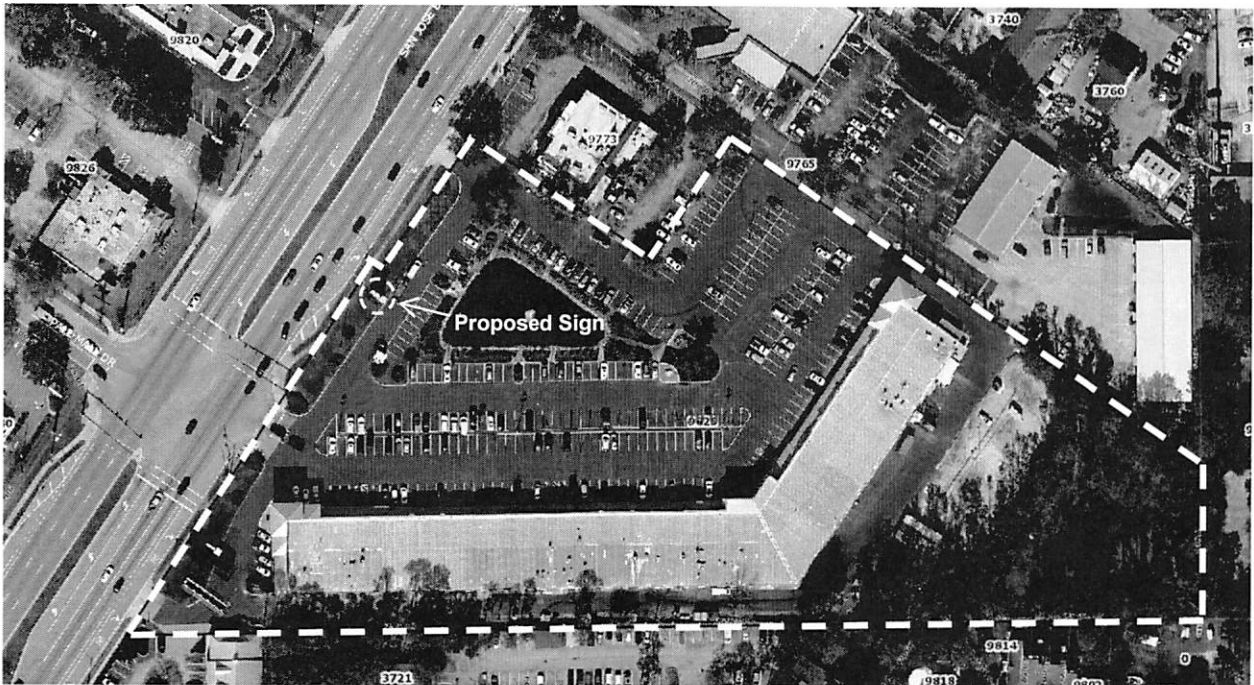
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 8, 2018**, by the Planning and Development Department, the Notice of Public Hearing signs **were not** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-18-03 (Ordinance 2018-0449)** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 8/10/18

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

Figure B:



Source: Planning & Development Dept, 8/8/18

View of the vehicle use area (VUA) immediately behind the sign, facing southeast.
Figure C:



Source: Planning & Development Dept, 8/8/18

View of the proposed monument sign and its proximity to SR-13, facing northeast.

Figure D:



Source: Planning & Development Dept, 8/8/18

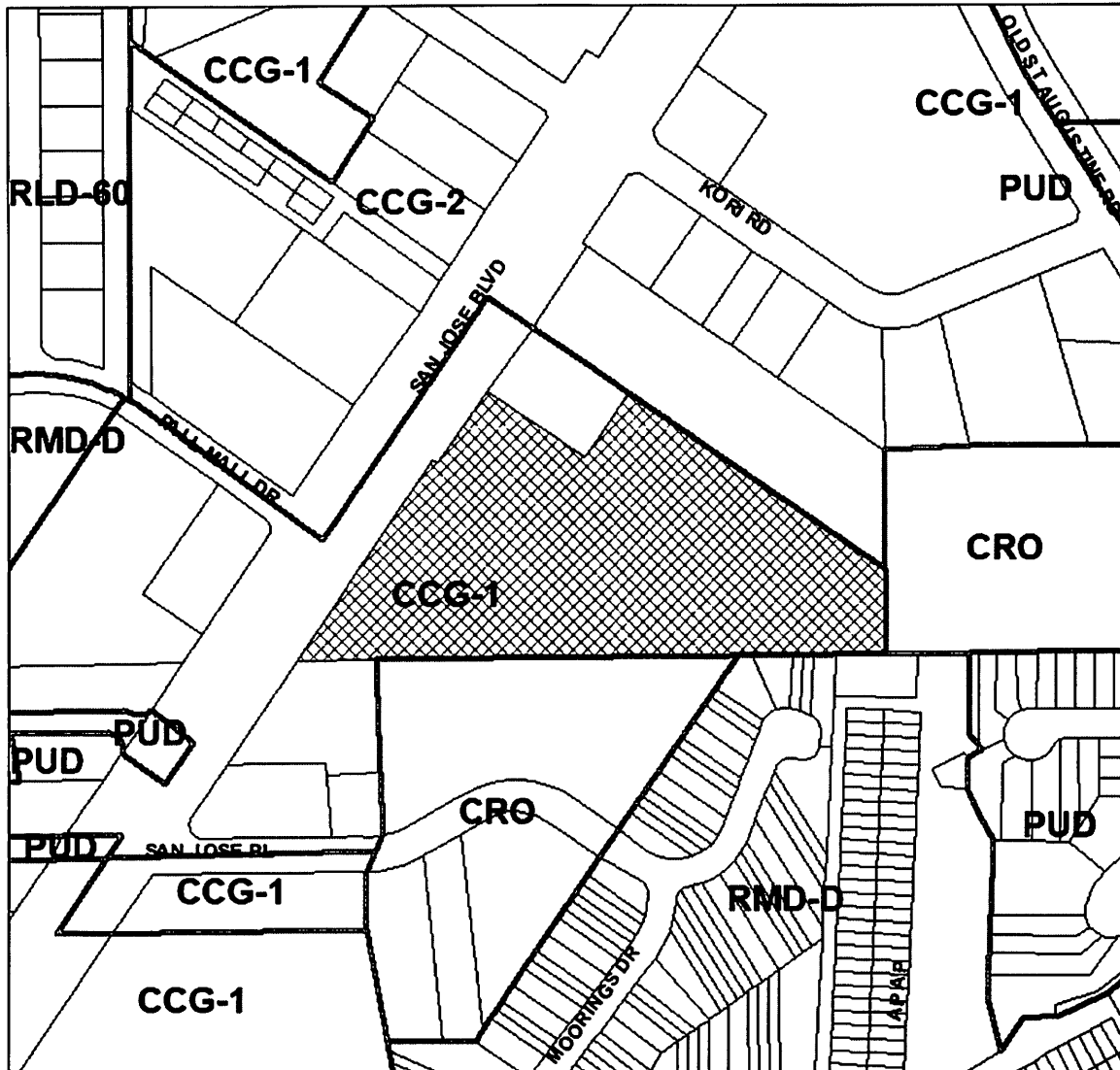
View of the proposed monument sign, facing northwest.

Figure E:



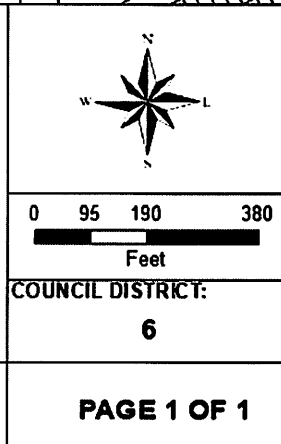
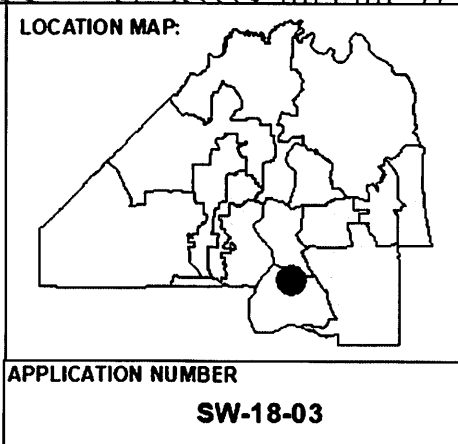
Source: Planning & Development Dept, 8/8/18

View of the proposed monument sign, facing northwest.



REQUEST SOUGHT:

**REDUCE MINIMUM SETBACK
FROM 10 FEET TO 7 FEET**



APPLICATION REVIEW SHEET

9825 San Jose BV

EXCEPTION

VARIANCE

WAIVER

ADMINISTRATIVE DEVIATION

Application 6/21/2018
Date

Assistant

Name

C. O. Fale

Forward to Planner 6/25/2018
Date

Weekend

11x17 Site Plan (or larger)

Legal

Survey

Application Fields Complete

Property Dimensions

Adjacent Streets & ROW

Building Location

North Arrow & graphic scale

Parking Spaces depicted

Signage depicted

Adjacent property uses

Ingress & Egress

Off-site Access Utilized (if "yes", forward to OGC)

PLANNER REVIEW AND OGC REVIEW (IF NECESSARY)

Date In _____

Date Out _____

Comments: _____

Ok to File 6-26
Bb 26-14

* 580 LF RD FRONTAGE.

* 280' FROM EXISTING SW-N

* 220' PROPOSED.

RESUBMIT REVIEW

Date In _____

Date Out _____

Resubmit Comments: _____

Approved for Payment (OK to file) _____

Date Submitted:	6/25/2018
Date Filed:	6/27/18

Application Number:	SW-18-03
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:	CCG1	Current Land Use Category:	CCG
Council District:	6	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): V-90-97, V-93-123, V-98-109, E-98-103, E-04-19, W04-01 E-12-02, WLD-12-01 E-14-36,			
Applicable Section of Ordinance Code: WLD-14-07, E-16-17 656.1303 (i)(2)			
Notice of Violation(s): none			
Neighborhood Associations: Pickwick Park Civic Associations			
Overlay: none			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	2	Amount of Fee:	\$1768.
		Zoning Asst. Initials:	CJR

PROPERTY INFORMATION	
1. Complete Property Address: 9825 San Jose Blvd., Jacksonville, FL 32257	2. Real Estate Number: 148970-0000
3. Land Area (Acres): 7.23 acres	4. Date Lot was Recorded: 12/27/83
5. Property Located Between Streets: Fronting on San Jose Blvd. between Kori Road and San Jose Place	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 _____ to _____ 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 _____ sq. ft. to _____ 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 7 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
Gates of Park Avenue, LLC and E Holdings, 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: Gates of Park Avenue, LLC and E Holdings, LLC	11. E-mail: koko.head@Hakimian.us
12. Address (including city, state, zip): P.O. Box 56678 Jacksonville, FL 32241	13. Preferred Telephone: (904) 757-4000 ext. 218

APPLICANT'S INFORMATION (if different from owner)

14. Name:	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:



HAKIMIAN HOLDINGS

Koko Head
General Counsel

www.hakimian.us

7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
O 904/757-4000, ext. 218
F 904/268-9901
C 904/535-0642
koko.head@hakimian.us

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.

1. Yes

2. No

3. No

4. No

5. No

6. Yes. This is the existing pylon sign that was damaged during Hurricane Irma and was previously approved to have the cabinet installed (see attached City approval). There isn't sufficient room to move the steel pylons back due the the parking lot roadway directly behind the existing pylon sign. We are only requesting to replace what was there prior to Hurricane Irma. We are not seeking to move the pylon sign closer to San Jose Blvd.

7. No

8. No

9. No

10. Yes, but compliance isn't possible due to the location of the existing pylon sign support beams.

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.coi.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		



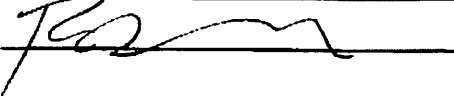
NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

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.

<p>Owner(s) Print name: <u>Gates of Park Avenue, LLC</u> Signature: </p>	<p>Applicant or Agent (if different than owner) Print name: <u>Koko Head, Esq.</u> Signature: </p>
<p>Owner(s) Print name: <u>E Holdings, LLC</u> Signature: </p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

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

A part of the Southeast 1/4 of the Northwest 1/4 of Section 32, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Begin at the intersection of the South line of the Southeast 1/4 of the Northwest 1/4 of section 32, with the Easterly right-of-way line of State Road No. 13 (A 174.00 foot right-of-way as now established); Thence N 34 degrees 08 minutes 50 seconds E., along said Easterly right-of-way line of State Road No. 13, a distance of 424.02 feet; Thence S. 55 degrees 51 minutes 10 seconds E., along said Easterly right-of-way line, 10.0 feet; Thence in N. 34 degrees 08 minutes 50 seconds E., along said Easterly right-of-way line, 154.0 feet; Thence S. 55 degrees 30 minutes 25 seconds E., 210.0 feet; Thence N. 34 degrees 08 minutes 50 seconds E., 138.0 feet; Thence S. 55 degrees 30 minutes 25 seconds E., 536.69 feet to the Easterly line of the Southeast 1/4 of the Northwest 1/4 of Section 32; Thence S. 00 degrees 14 minutes 19 seconds E., along said Easterly line, a distance of 148.44 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 32; Thence S. 89 degrees 07 minutes 30 seconds W., along said South line of the Southeast 1/4 of the Northwest 1/4 of Section 32, a distance of 1026.35 feet to the Point of Beginning.

BOUNDARY SURVEY OF:

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION
32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY,
FLORIDA.

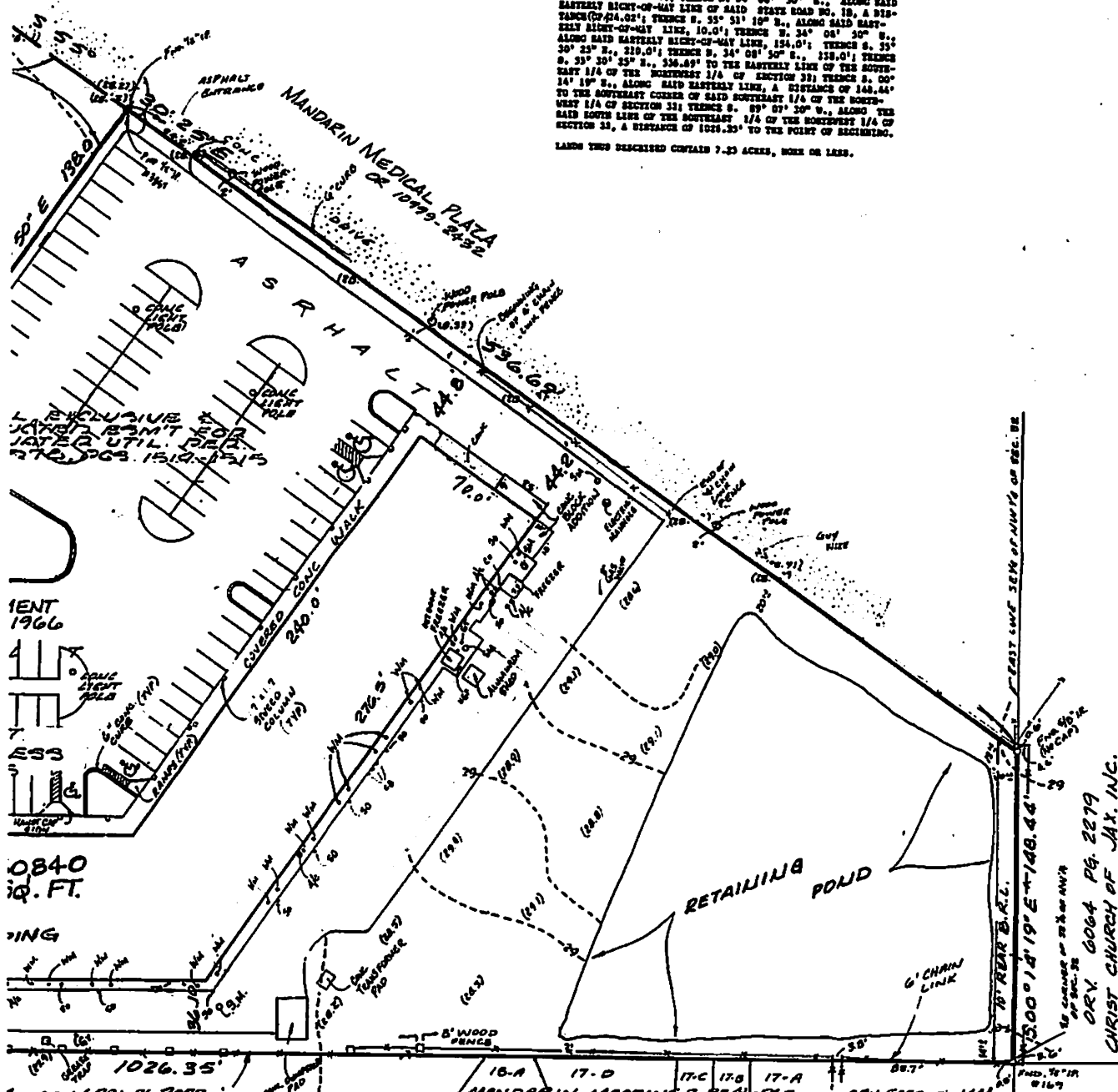
CERTIFIED TO: NATIONWIDE LIFE INSURANCE COMPANY
CHICAGO TITLE INSURANCE COMPANY
LOWMEES, DROSDICK, DOSTER, KANTOR & REED, P.A.
HARRISMAN HOLDINGS, INC.
GATES OF PARK AVENUE, LLC & HOLDINGS, LLC.
NOTE: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 150501940
EFFECTIVELY DATED August 30, 2005
5:00 PM

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, WITH THE EAST-WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (A 174.0' EASE-OF-WAY AS NOW ESTABLISHED); TRVERSE N. 34° 08' 30" E., ALONG SAID EAST-WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15, A DISTANCE OF 174.00'; TRVERSE S. 55° 51' 10" W., ALONG SAID EAST-WEST RIGHT-OF-WAY LINE, 10.0'; TRVERSE N. 34° 08' 30" E., ALONG SAID EAST-WEST RIGHT-OF-WAY LINE, 124.0'; TRVERSE S. 55° 51' 10" W., 219.0'; TRVERSE N. 34° 08' 50" E., 219.0'; TRVERSE S. 55° 51' 10" W., 336.89' TO THE EAST-WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; TRVERSE S. 00° 14' 18" W., ALONG SAID EAST-WEST LINE, A DISTANCE OF 148.44' TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; TRVERSE S. 00° 07' 30" W., ALONG THE SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 1026.35' TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 7.33 ACRES, MORE OR LESS.



LEGEND

- (O) CONC MON
- IRON COR (SET)
- X- FENCE
- (I) IRON COR (FD)
- ⊗ CROSS CUT

FB 247-71-74

NOTE: HANDI-CAP PARKING

I HEREBY CERTIFY THAT THE PARCEL SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD AREA ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 220 E FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-82

ALL AMERICAN SURVEYORS, INC.

LAND SURVEYORS - 6810 Southport Hwy Suite 1 - JACKSONVILLE FLORIDA 32216 - 904-271-0288

I hereby certify that the above lands were surveyed under my responsible supervision and direction, that there are no encroachments except as shown and that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes.

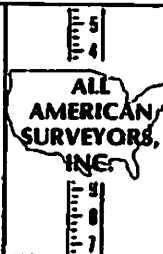
SCALE 1" = 50'

DATE DEC 2, 1983

JAMES D. HARRISON, JR. PLS
Licensed Surveyor
3057

REGISTERED SURVEYOR, NO 2647, FLORIDA

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL





VICINITY MAP
(NOT TO SCALE)

THE UNDERSIGNED FOR THE CLERK OF COURTS TO MATHEWSON LIFE INSURANCE COMPANY CHICAGO ILL. SURVIVOR COMPANY; LOWRIE, CHICAGO, ILL. EASTON AND LEE, P.A. AND MADDISON BUILDING, INC. AS OF THE 27th DAY OF SEPTEMBER, 1981, THAT THE FOREGOING SURVEY CORRECTLY SHOWS (1) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, AND THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORD EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADDITIONAL PREMISES, EASEMENTS, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADDITIONAL PREMISES, (2) THE CORNERS AND MEASURED DISTANCES OF THE EXTENDED PROPERTY LINES OF THE PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE SAID PREMISES, (3) THE LOCATION AND NUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE SAID PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE SAID PREMISES, (4) THE DIMENSIONS OF ALL IMPROVEMENTS ON THE SAID PREMISES AT OR NEAR SURFACE LEVEL, AND (5) THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT, THE DISTANCE TO THE NEAREST INTERSECTING STREET AND POINT OF BEGINNING FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE PREMISES ADJUT, THE LOT AND BLOCK NUMBER SHOWN ON ANY FILED MAP TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PREMISES AS MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE PREMISES ADJUT, THE LOT AND BLOCK NUMBER SHOWN ON ANY FILED MAP TO WHICH REFERENCE IS MADE IN AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF THE COUNTY OF COCKER, TEXAS, THE UNDERSIGNED FURTHER CERTIFIES THAT (A) ALL STREETS ADJUTING THE SAID PREMISES AND ALL MEANS OF ACCESS AND EGRESS FOR THE SAID PREMISES HAVE BEEN COMPLETELY DEDICATED AND ACCEPTED FOR PUBLIC USE BY THE CITY OF JACKSONVILLE AND (B) ALL UTILITIES ARE AVAILABLE TO THE PREMISES FROM BUILDING SET-BACK LINES EXCEPT AS SHOWN, THERE ARE NO

REGISTERED LAND SURVEYOR NO. 2547

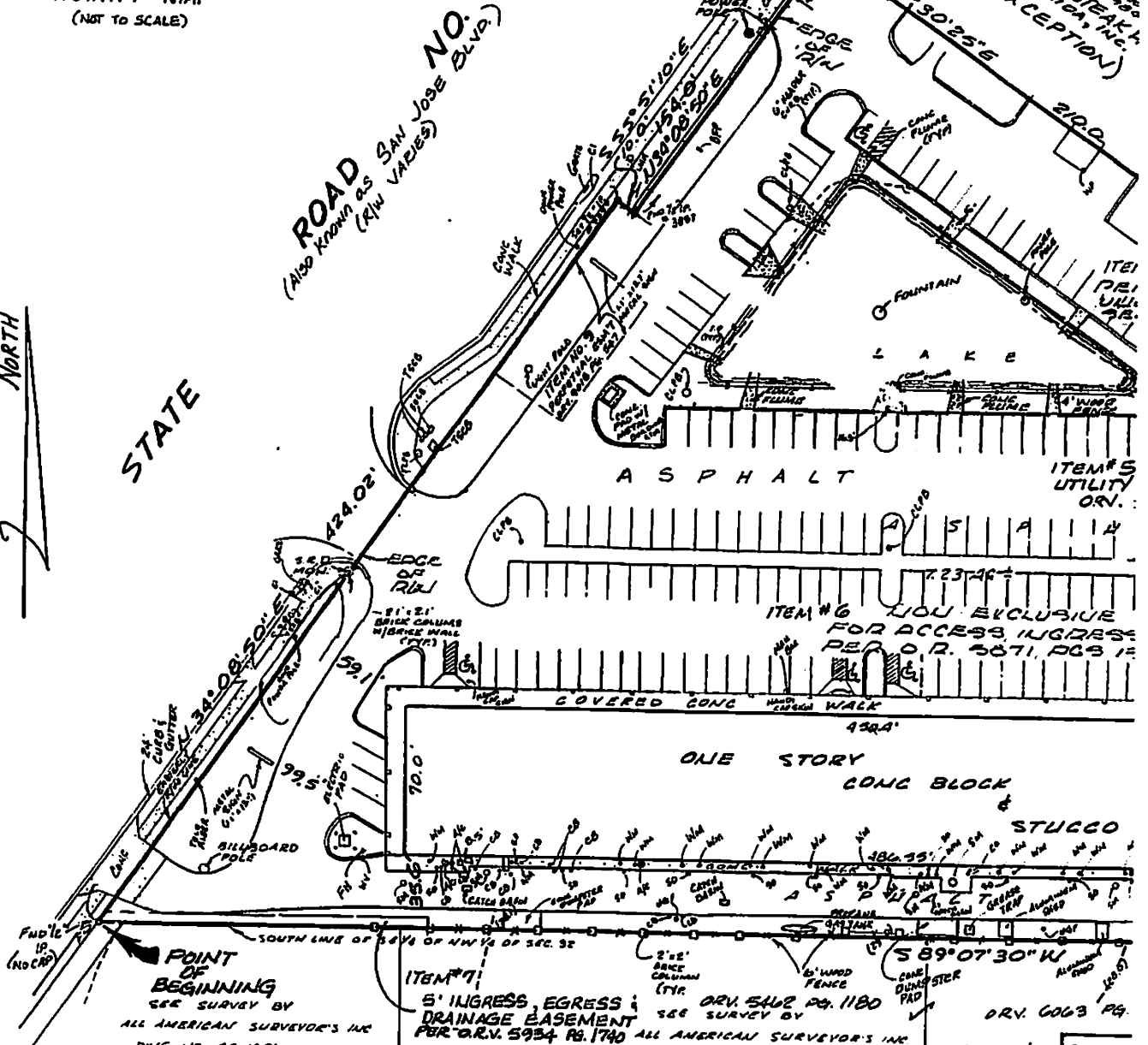
Jan L. Frazier
-10/14/85

NORTH

STATE

ROAD SAN JOSE BLVD.
(Also known as (R/W Varies))

NO. 13



POINT OF BEGINNING
SEE SURVEY BY
ALL AMERICAN SURVEYOR'S INC
DWS NO. 66-1936
O.R.V. 5710 PG. 1029
WILLIAM J. FRAZIER

SM - SAN
CV - CAE
BFP - BA
CBPS - C
TLPS - T
FCB - F
TSCB - TI
CB - CON
WAJ - WA
WV - WA1
MH - MAP
SC - SEW
CLPB - C
S - CURR
S - CURR

REPORT, W.D.# 10-3363-4, 7-22-85 (FIELD)
REPORT #10-3363-3, 1-27-84 (FIELD)
RECEIVED, W.D.# 10-5263-2, 11-20-76 (FIELD) (SEE NOTE)
REV. DEC. 17, 1985
REV. DEC. 18, 1985, W.D. 10-3363
RECEIVED DEC. 13, 1985, W.D. 10-3371

REVISED: JAN 25, 1985 TO SHOW EXCEPTION
FINAL SURVEY W.D. 9-512 JAN 19, 1985 FB. 318: 32-53
REVISED: APR. 9, 1984 TO SHOW CHANGE IN RIGHT-OF-WAY OF S

- NOTE:**
- 1) UNDERGROUND ENCROACHMENTS NOT LOCATED
 - 2) TOTAL PARKING PLACES 237 LESS 8 HANDI CAP SPACES.
 - 3) PARKING REQUIREMENTS: 1 SPACE PER 150 SQ. FT. NONE STORAGE AREA. HANDI-CAP 1 PER 25 SPACES.
 - 4) PROPERTY CONTAINS 315,193.72 SQ. FT.
 - 5) ZONED CCG-1 (COMM. COMMUNITY GENERAL) NO FRONT OR SIDE SETBACKS, 10' REAR SETBACK

9825 SAN JOSE

DEPARTMENT OF PLANNING AND DEVELOPMENT
Building Inspection Division

Jacksonville
Where Florida Begins

The City of Jacksonville hereby issues a Certificate of Completion at the below listed address

FOR PROPERTY AT:

9825 SAN JOSE Boulevard
JACKSONVILLE, FL 32257

CONTRACTOR:

Heritage Signs
1001 WORTHINGTON AVE
Green Cove Springs, FL 32043

RE# 148970 0000

Permit #: S-15-735168.000

OWNER:

OWNER

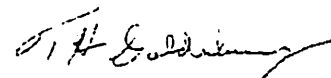
C/O CHILDERS COMMERCIAL
PROPERTIES INC
1301 GULF LIFE DR STE 2101
JACKSONVILLE, FL 32207-9031

On-Site New

This is to certify that the Building Inspection Division has inspected and approved the construction of the work as identified by the permit above.

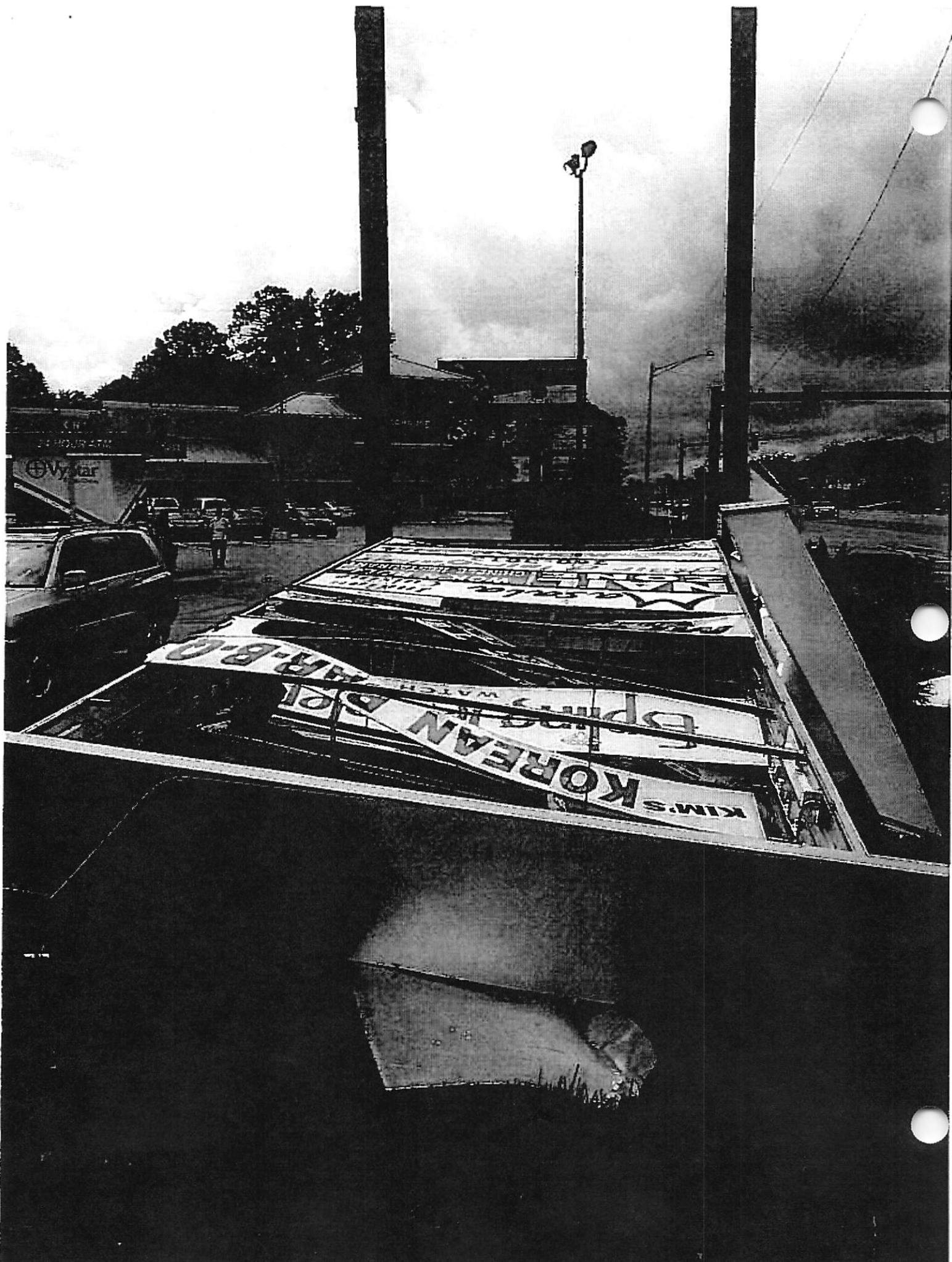
4/4/2017

Certificate Issued Date

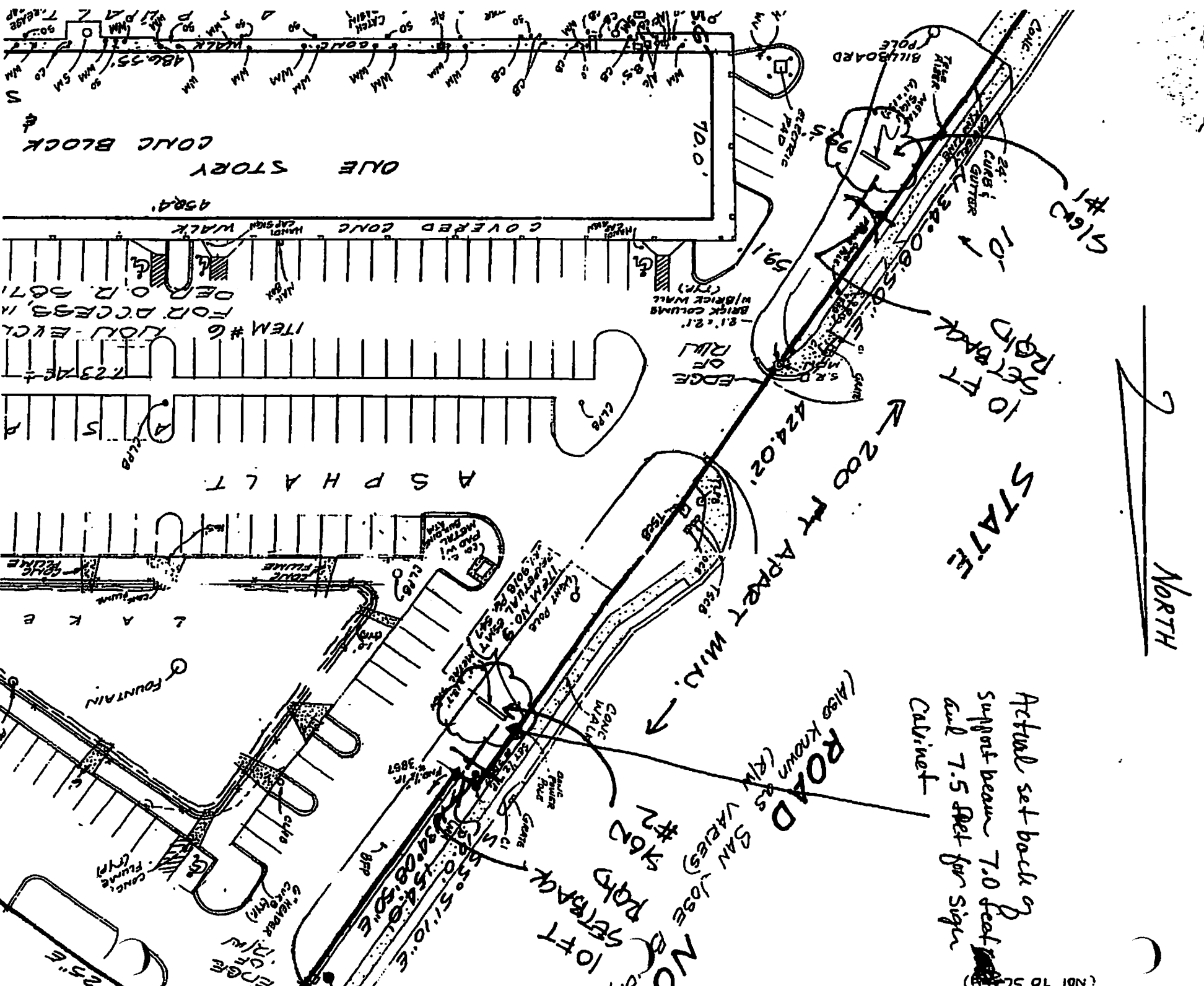


Tom Goldsby, C.B.O.
Building Official

Previous approval for replacement of sign cabinet that was replaced prior to Hurricane Irma. Replacement cabinet was installed with a 7' feet back because it was grandfathered in. Now City is referring to authorize the repairs without a variance.







CONC BLOCK ONE STORY

COVERED CONC WALK

ASPHALT

ROAD

STATE

NORTH

Actual set back of support beam 7.0 feet and 7.5 feet for sign cabinet

LOFT SETBACK #2
SAN VASES #162
N.C. #162

4584

70.0'

424.02'

200 FT APPET WID.

Sign #1

10 FT SETBACK

ITEM # 6 FOR ACCESS IN DEN O.R. 5871

723.45 ±

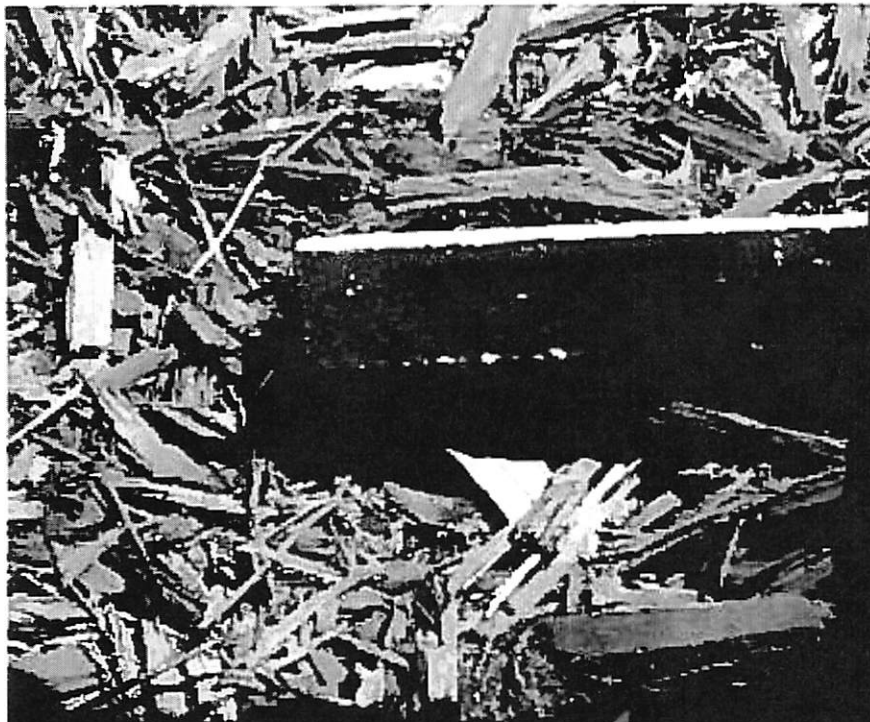
TAKE

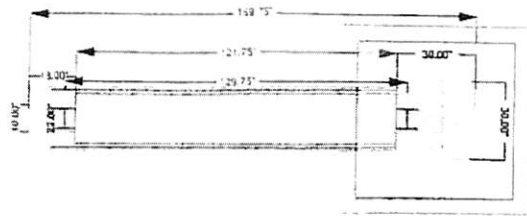
FOUNTAIN

25'E

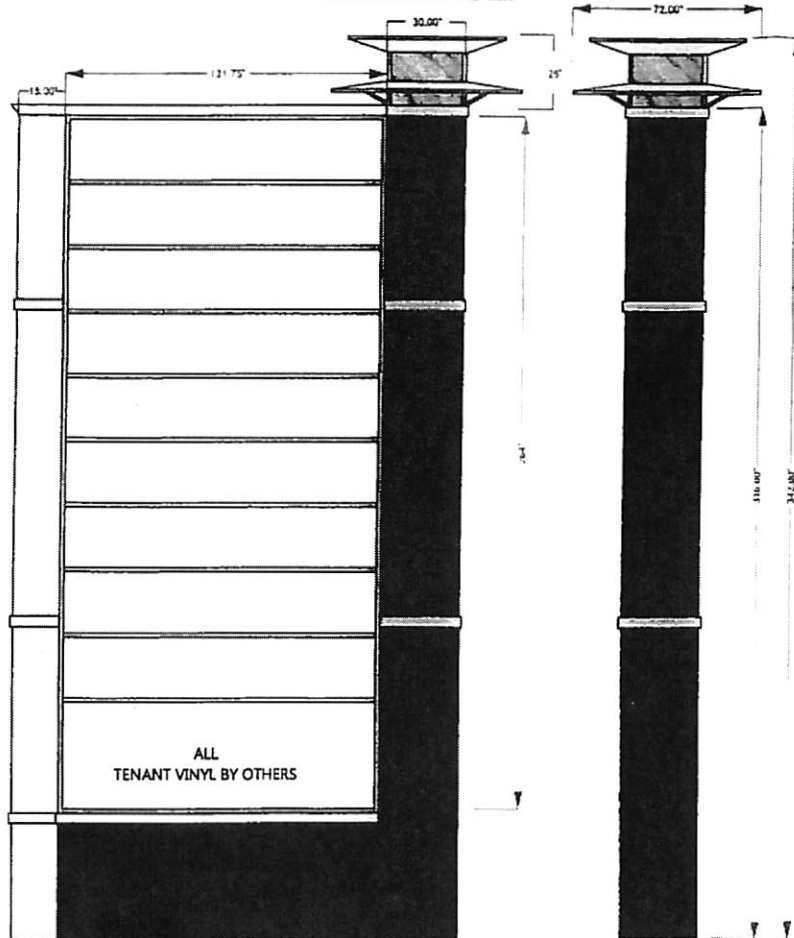
(NOT TO SCALE)












INTERNALLY ILLUMINATED
LANTERN FEATURE



-  MICA LOOK PRINTED SHADE
-  BM 194 HATHAWAY GOLD
-  BM 197 AMERICA'S HEARTLAND
-  MEDIUM BRONZE C/M
-  8886 SILVER

SCOPE OF WORK:

Install new LED illuminated ground sign cabinet, pole covers and lantern feature on existing I-Beams and concrete footers to replace sign destroyed by hurricane. Sign sizes to be the same as permitted previously S15-735168.000



1001 Worthington Ave.
PO Box 236
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Project / Location:

Mandarin Outback Plaza
9825 San Jose Blvd.
Jacksonville, FL 32257
RE 148970-0000 CCG-1

Space Frontage:
578' lease space

Allowance:

578 SF
SF of Sign:
223.2 SF EACH SIGN
446.40 SF TOTAL

Burn rate on plastic as measured by ASTM D-635 is 1.8 inches per minute

Existing North elevation sign Google Street view January 2017



X
Client Approval/Date:

X
Landlord Approval/Date:

Date: 11-16-17

Drawn By:
Chuck Knight

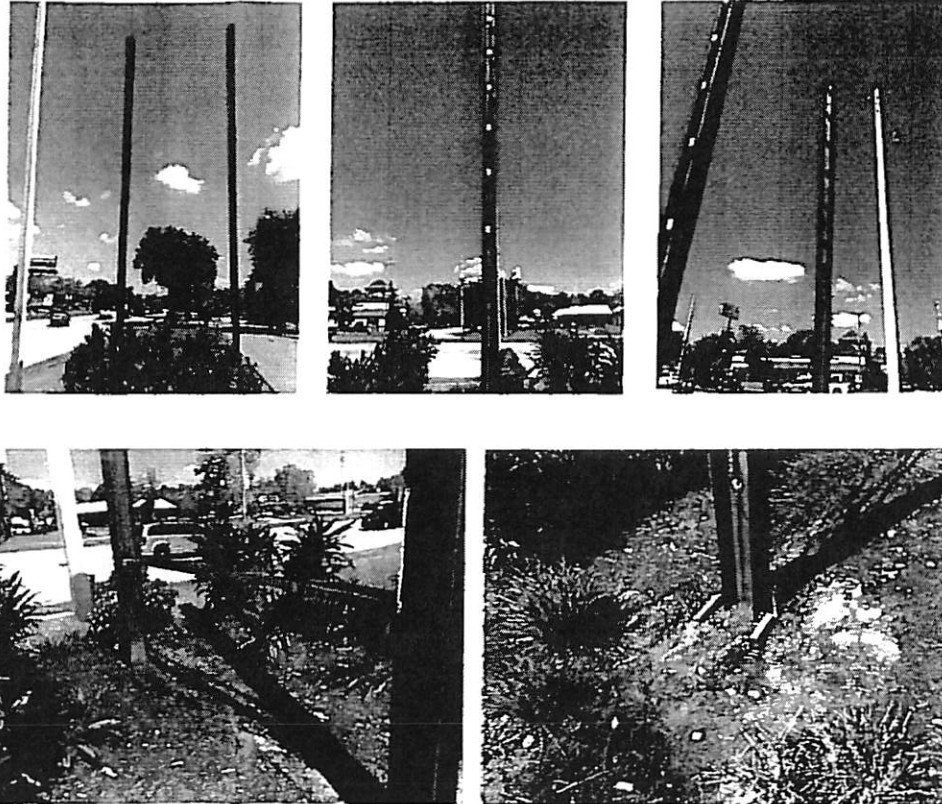
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Existing North elevation sign 2/16/16 after completion of work permitted on sign permit S-15-735168.000 prior to hurricane damage



Photo of structure after cleanup of cabinet taken 9-27-17



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