

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER ORDINANCE 2022-559 / SW-22-04**

**SEPTEMBER 7, 2022**

***Location:*** 71538 Hendricks Ave between Cedar Street and LaSalle Street

***Real Estate Number:*** 080525-0000

***Waiver Sought:*** Reduce setback from 10 ft. to 1 ft.

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

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

***Planning District:*** 3-Southeast

***Applicant/Agent:*** Randy Taylor  
Taylor Sign and Design, Inc.  
4162 St. Augustine Road  
Jacksonville, Florida 32207

***Owner:*** 1538 Hendricks Avenue, LLC  
1450 San Marco Boulevard, #3  
Jacksonville Florida 32207

***Staff Recommendation:*** **DENY**

**GENERAL INFORMATION**

Application for Sign Waiver Ordinance 2021-354 (SW-22-04) seeks to reduce the setback from the right of way from 10 feet to 1 foot. The property is in San Marco across from the COJ Southside Park.

**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?*

No. This area in San Marco has few ground signs because many of the buildings have been constructed to the property line, leaving no area for ground signs. Those buildings that were built later with parking in the front have ground signs that meet the 10 foot setback requirement. Approval of the waiver will be **inconsistent** with the existing signs that meet the setback and the general character of the area.

- (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. Approval of the sign waiver will not promote the continued existence of a non-conforming sign. The property currently does not have a sign.

- (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?*

Yes. The effect of the proposed sign waiver is unlikely to diminish property values in the area. However, approval of the waiver may negatively alter the aesthetic character of the area, by allowing a sign that does not meet the required setback. Also, the neighboring property owner has installed a sign structure directly adjacent to the proposed sign. Staff could not find a permit for the existing “A” structure.

- (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. The entrance to this parking area is one way. No vehicles will be exiting the property, therefore the view of pedestrians and other vehicles will not be obstructed by the proposed sign.

- (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?*

Yes. The proposed waiver will not be detrimental to the public health, safety, or welfare to the public. However, approval of the waiver may create a nuisance in that the location of the sign may interfere with turning vehicles causing damage to the sign.

- (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?*

No, the subject property does exhibit specific physical limitations that make the strict letter of the regulation burdensome. The sign could meet the required setback. Many other businesses in this area of Hendricks Avenue do not have ground signs.

- (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. Staff finds no evidence the request is not based on a desire to reduce the costs associated with compliance.

- (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?*

No. Staff has no evidence the proposed request accomplish a result in the public interest nor that it will further the preservation of any natural resources.

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

No. Strict compliance with the sign regulations would not create a substantial financial burden. The sign can be moved back to meet the required 10 foot setback.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on August 19, 2022, 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 Ordinance **2022-559 / SW-22-04** be **DENIED**.



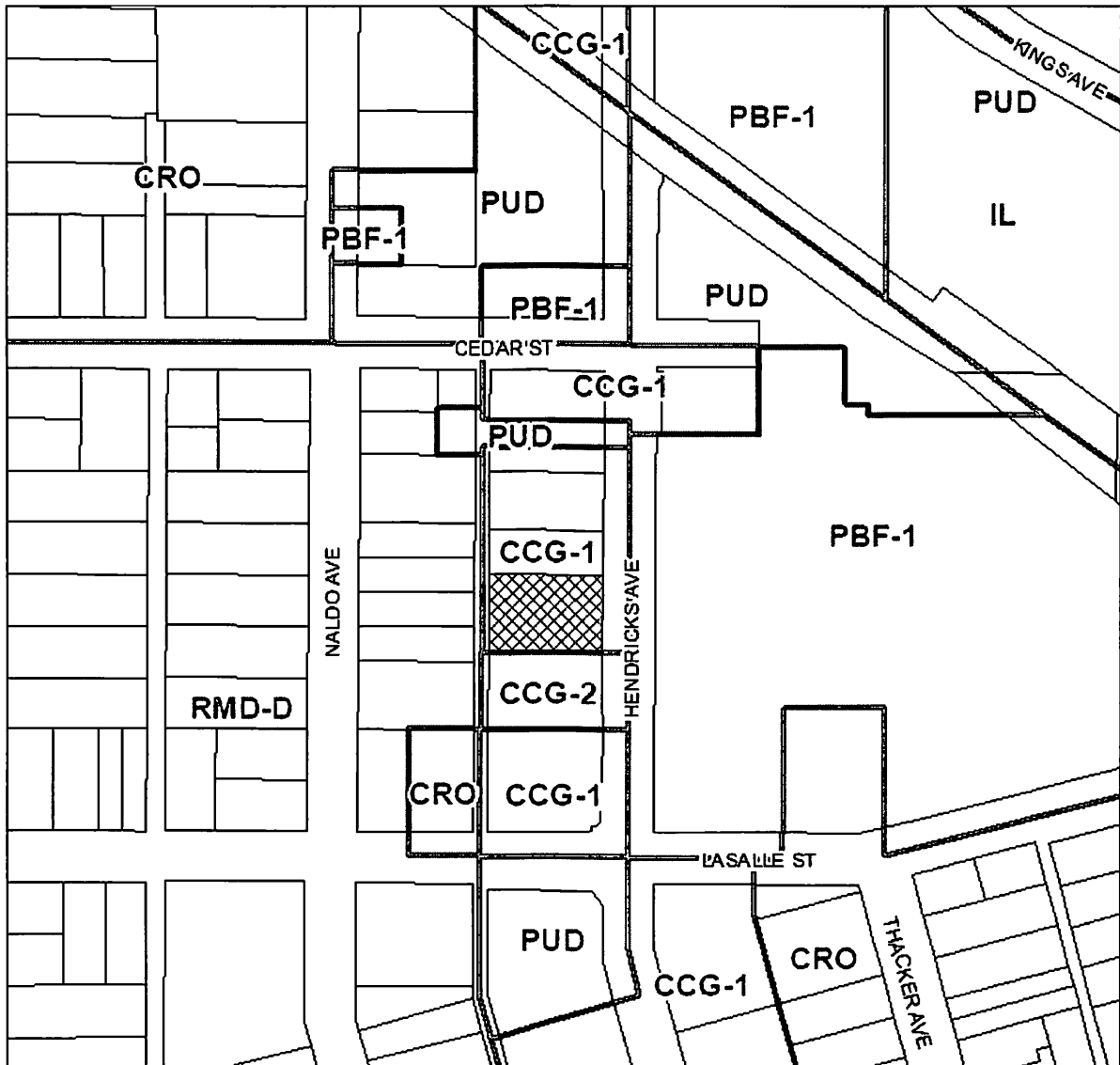
View of approximate sign location

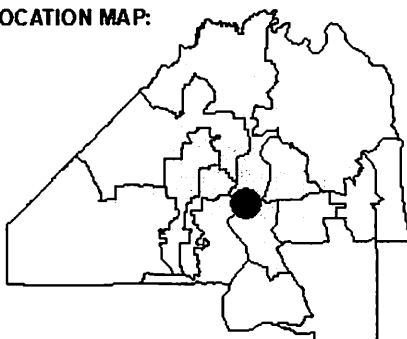

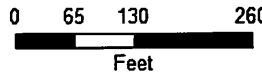


View of subject property and location of sign looking south on Hendricks Ave.



View of subject property and location of sign looking north on Hendricks Ave.



<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE THE SETBACK FROM 10 FEET TO 1 FEET</b></p>	<p><b>LOCATION MAP:</b></p> 	  <p><b>COUNCIL DISTRICT:</b></p> <p><b>5</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0559</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>SW-22-04</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Date Submitted:
Date Filed: 6/13/22

Application Number: SW. 22.4
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: CCG-1	Current Land Use Category: CGC	
Council District: 5	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.1303 (1) (2)		
Notice of Violation(s): N/A		
Neighborhood Associations: SAN MARCO PRESERVATION		
Overlay: SAN MARCO		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1425.00	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 1538 Hendricks Ave Jacksonville, FL 32207	2. Real Estate Number: 080525-0000
3. Land Area (Acres): .27	4. Date Lot was Recorded: July 31st, 1975
5. Property Located Between Streets: Lasalle St & Cedar St	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 1 feet (less than 1 ft. may be granted administratively)

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**8. In whose name will the Waiver be granted?** 1538 Hendricks Avenue LLC

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**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)**

<b>10. Name:</b> <u>1538 Hendricks Avenue LLC</u>	<b>11. E-mail:</b> <u>Wncesery@cesery.net</u>
<b>12. Address (including city, state, zip):</b> <u>1450 San Marco Blvd. #3 Jacksonville, FL 32207</u>	<b>13. Preferred Telephone:</b> <u>904-396-9601</u>

**APPLICANT'S INFORMATION (if different from owner)**

<b>14. Name:</b> <u>Taylor Sign &amp; Design, Inc</u>	<b>15. E-mail:</b> <u>KVarne@taylorsignco.com</u>
<b>16. Address (including city, state, zip):</b> <u>4162 St. Augustine Rd. Jacksonville, FL 32207</u>	<b>17. Preferred Telephone:</b> <u>904-396-4652</u>

## 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.

In 2011, a sign waiver (2011-381-E) was granted to allow this property to have a monument sign located 1 ft behind the property line. The existing, outdated sign was removed, and the new proposed monument sign is 2' wider. As a result, the owner is now seeking approval for a monument sign to be located in the exact same place as previously granted.

There is no room for a monument sign to be located anywhere else on this property. If the sign was required to meet the 10 ft setback requirement it would not be visible to any oncoming traffic. The buildings are so close together that customers need to be able to identify the restaurant before they get to the entry drive. If you aren't familiar with the location a driver will either have to slam on breaks to make the turn or go back around the block. The 10 ft setback would also require the removal of well-maintained landscaping. Furthermore, the sign would have to be extremely narrow to be placed within the 2ft space between the fence and curb. At which point, it will not meet the 2 ft distance from the back of the curb as required by FDOT.

The placement of the sign will not pose any visibility issues for as the driveway is for incoming traffic only. The exit is in the rear of the building. Additionally, the proposed location has the sign at least 7 ft from the back of curb. This greatly exceeds the FDOT requirement to help with vehicular safety.

**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](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: William B Casery Jr  
Signature: [Handwritten Signature]

Applicant or Agent (if different than owner)

Print name: Kelly Varn  
Signature: [Handwritten Signature]

Owner(s)

Print name: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

**SUBMITTAL**

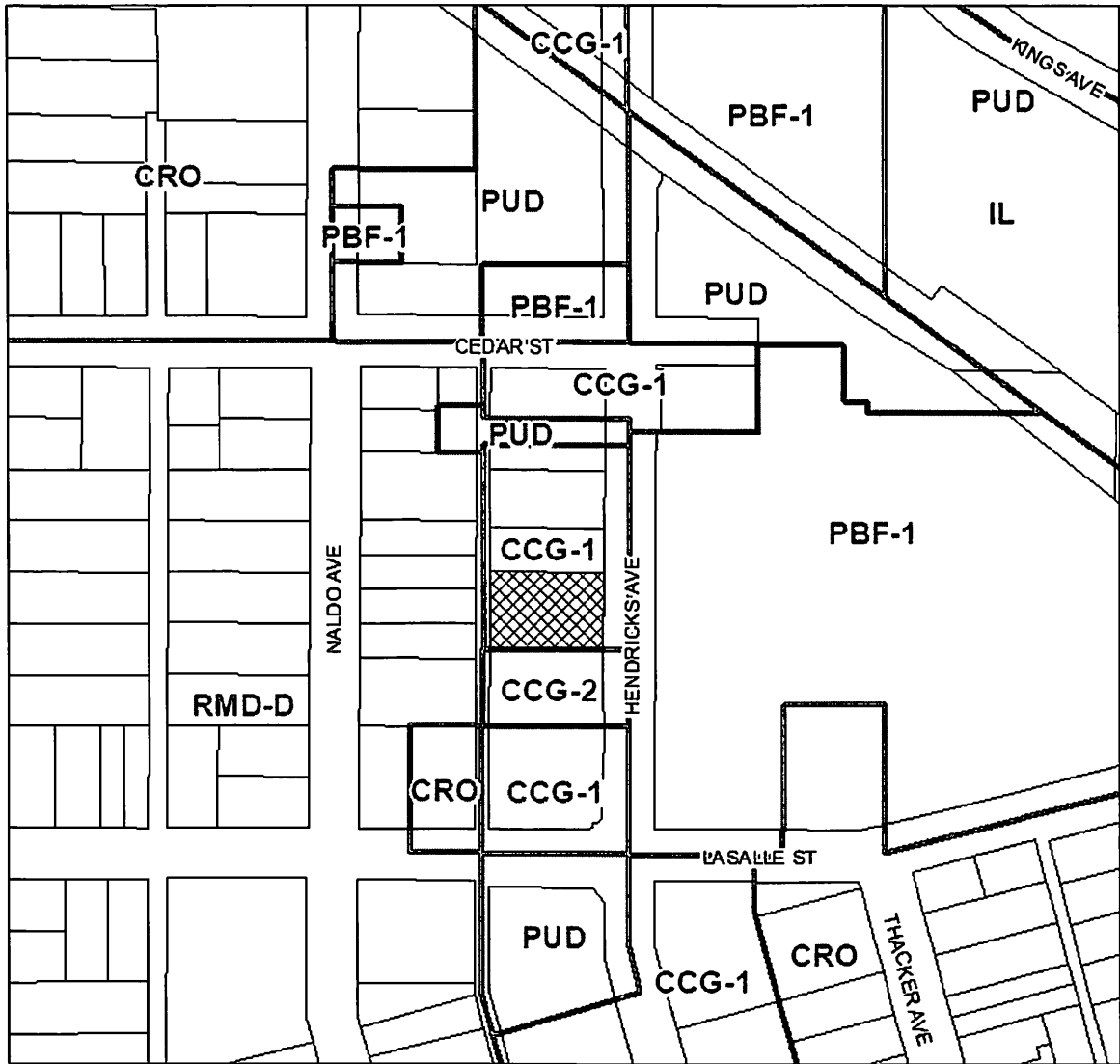
This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

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

EXHIBIT 1  
LEGAL DESCRIPTION

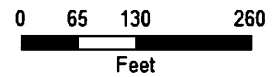
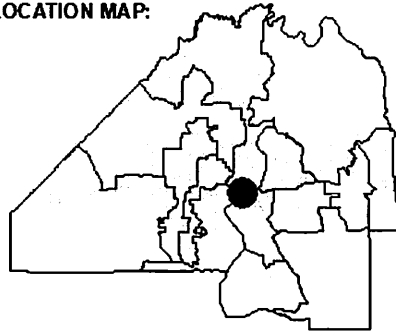
2-7 44-2S-26E .28  
OKLAHOMA  
LOT 5,N 30FT LOT 6(EX PT R/W CO  
RECD O/R 11567-84 BLK 11



**REQUEST SOUGHT:**

**REDUCE THE SETBACK  
FROM 10 FEET TO 1 FOOT**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**5**

**TRACKING NUMBER**

**SW-22-04**

**EXHIBIT 2  
PAGE 1 OF 1**



**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 05/03/2022

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: 1538 Hendricks Ave RE#(s): 080525-0000

To Whom it May Concern:

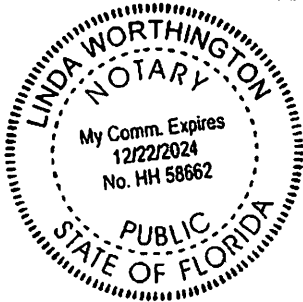
William R Casery Jr, as owner of 1538 Hendricks Ave LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for sign waiver submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]  
(print name) William R Casery Jr

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 3<sup>rd</sup> day of May 2022, by William R. Casery Jr. as owner of 1538 Hendricks Ave, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Handwritten Signature]  
(Signature of NOTARY PUBLIC)  
Linda Worthington  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 12/22/24

**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 05/03/2022

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: 1538 Hendricks Ave RE#(s): 080525.0000

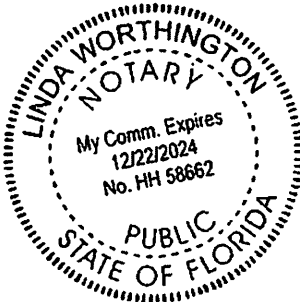
To Whom It May Concern:

You are hereby advised that William R Cesary Jr as owner of 1538 Hendricks Ave 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 Taylor Signs to act as agent to file application(s) for Sign Variance 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) William R Cesary Jr

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 3rd day of May 2022, by William R. Cesary Jr as owner of 1538 Hendricks Ave, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)  
Linda Worthington  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 12/22/24

1538 HENDRICKS AVENUE LLC  
1450 SAN MARCO BLVD #3  
JACKSONVILLE, FL 32207-8551

Primary Site Address  
1538 HENDRICKS AVE  
Jacksonville FL 32207-

Official Record Book/Page  
03976-00504

Tile #  
6424

1538 HENDRICKS AVE

Property Detail

RE #	080525-0000
Tax District	USD1
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01387 OKLAHOMA (LYONS SURVEY)
Total Area	12111

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$304,900.00	\$304,900.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$682,100.00	\$804,300.00
Assessed Value	\$682,100.00	\$750,310.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$53,990.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$682,100.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03976-00504	7/31/1975	\$61,000.00	WD - Warranty Deed	Unqualified	Improved
10292-00091	12/31/2001	\$416,500.00	WD - Warranty Deed	Qualified	Improved
10347-00197	1/24/2002	\$100.00	MS - Miscellaneous	Unqualified	Improved
10347-00200	1/24/2002	\$187,500.00	WD - Warranty Deed	Unqualified	Improved
11567-00084	12/11/2003	\$100.00	RW - Right of Way	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	4,609.00	\$8,412.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	12,196.00	Square Footage	\$304,900.00	1	2-7 44-25-26E .28
										2	OKLAHOMA
										3	LOT 5,N 30FT LOT 6(EX PT R/W CO
										4	RECD O/R 11567-84 BLK 11

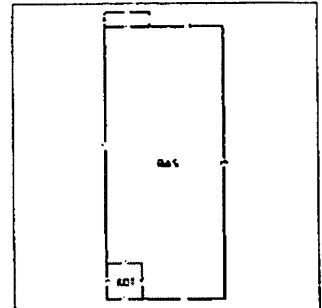
Buildings

Building 1  
Building 1 Site Address  
1538 HENDRICKS AVE  
Jacksonville FL 32207-

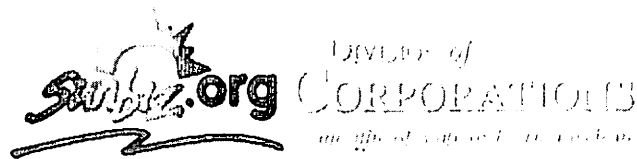
Building Type	1602 - SHOP CTR NBHD
Year Built	1926
Building Value	\$330,301.00

Type	Gross Area	Heated Area	Effective Area
Base Area	5525	5525	5525
Addition	225	225	225
Canopy	114	0	28
Total	5864	5750	5778

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	12	12 Reinfrcd Conc
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	3	3 Concrete Fin
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
1538 HENDRICKS AVENUE, LLC

### Filing Information

Document Number	L02000002486
FEI/EIN Number	04-3597092
Date Filed	02/01/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/10/2003

### Principal Address

1450-3 SAN MARCO BLVD  
JACKSONVILLE, FL 32207

Changed: 10/10/2003

### Mailing Address

1450-3 SAN MARCO BLVD  
JACKSONVILLE, FL 32207

Changed: 10/10/2003

### Registered Agent Name & Address

CESERY JR, WILLIAM R  
1450-3 SAN MARCO BLVD  
JACKSONVILLE, FL 32207

Name Changed: 04/15/2021

Address Changed: 10/10/2003

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CESERY JR, WILLIAM R  
1450-3 SAN MARCO BLVD  
JACKSONVILLE, FL 32207

Title MGR

BHC LIMITED PARTNERSHIP, LLLP  
1450-3 SAN MARCO BLVD  
JACKSONVILLE, FL 32207

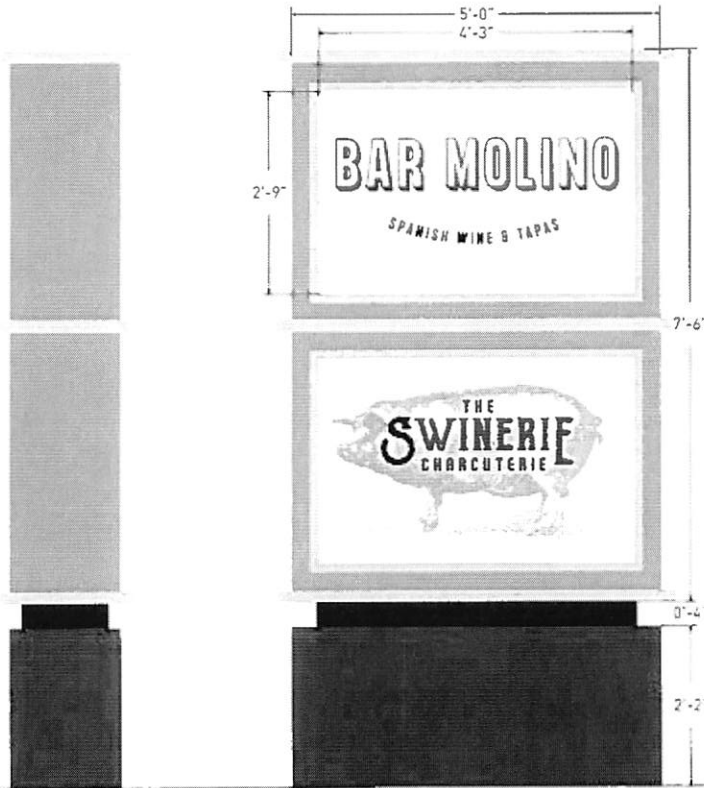
**Annual Reports**

Report Year	Filed Date
2020	06/18/2020
2021	04/15/2021
2022	04/18/2022

**Document Images**

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Proposed Signage



Substrate / Sign:

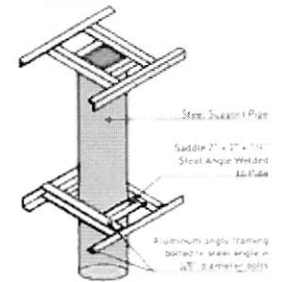
- 3/16" white acrylic
- aluminum body SW 9133 jasper stone
- aluminum base SW 2739 charcoal blue
- aluminum trim SW 9165 gossamer veil

WIND DESIGN CRITERIA	
WIND VELOCITY	132 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY (EMF)	C
INTERNAL PRESSURE COEFFICIENT	+0.0
COMPONENT & CLADDING PRESSURE	26.8 PSF
FORCE COEFFICIENT	1.7

1. Design wind pressure in conformance w/ FBC-2020 Ed Ref. ASCE7. See chart for design criteria per ASCE7-16.

Zoning  
CCG-1 // 1 sq ft per lin ft of frontage  
Lot  
90ft width = 90 Sq Ft. Allowed  
Sign  
51' x 33' x 2 / 144 = 24 Sq Ft. Proposed

Saddle Mount Detail



Existing Conditions

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SWINERIE / BAR MOLINO

Contact: Alfred Young  
Phone#: 904.993.0030  
Email: alfredyoung@gmail.com

Address: 1538 Hendricks Ave  
Suite 2-3  
Jacksonville, FL

Date: 03.14.2022  
Options: OPT 2

Salesperson: Chris Taylor  
Designer: Signe Grozier

Zoning: CCG-1 // 1:1  
Saved as: Ash Properties V2.PDF

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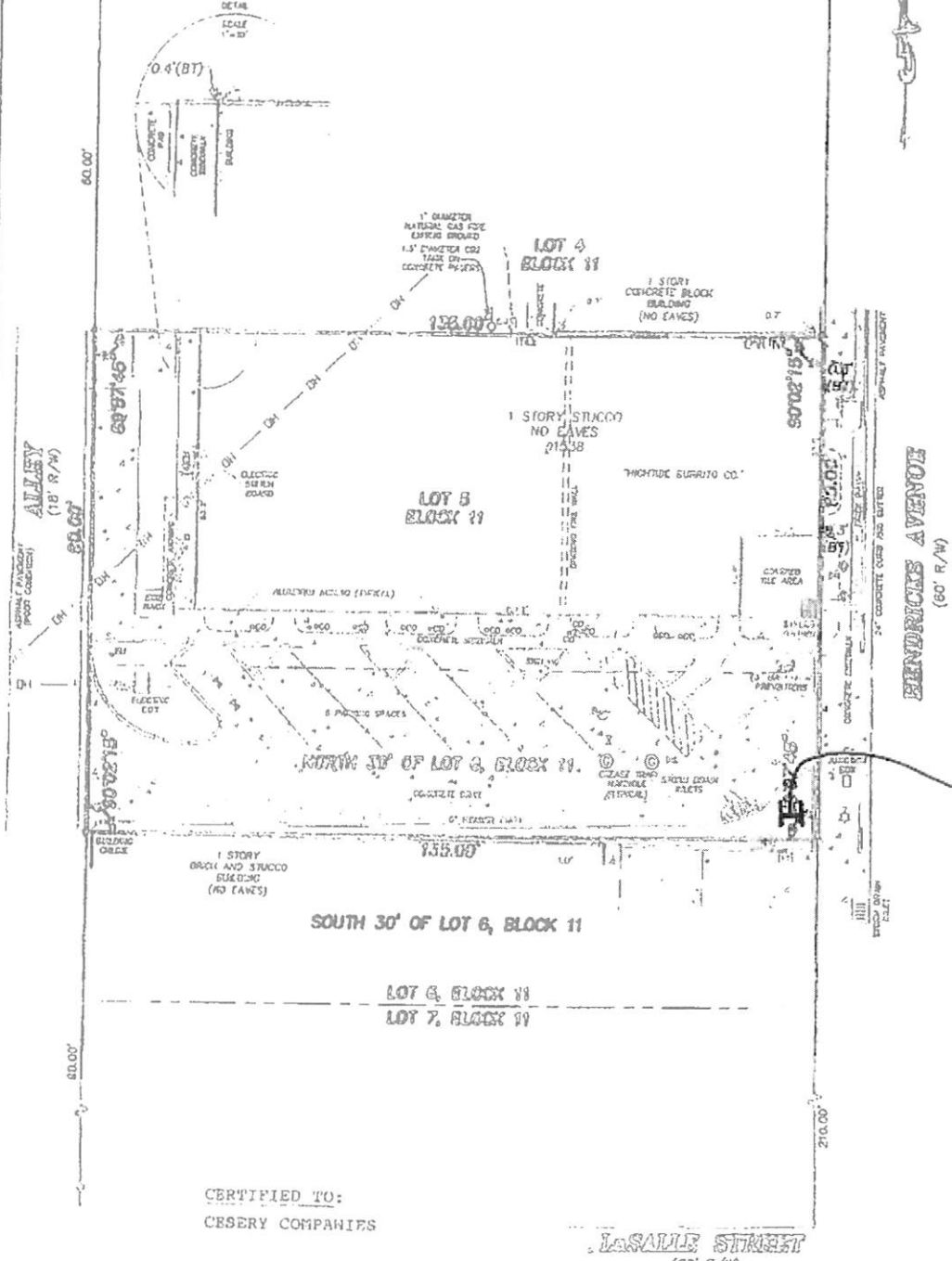
This sign meets or exceeds 132 mph wind zone requirements as per 2020 Florida Building Code.

Please ensure all colors, dimensions, verbiage, layout, etc. are correct before approving rendering. Colors portrayed on proof may not match final product due to the difference between digital and pigmented colors. Once artwork is approved, you will be responsible for 1/2 of the re-make cost should any problems be found after installation.

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**MAP SHOWING BOUNDARY SURVEY OF LOT 5 AND THE NORTH 30 FEET  
OF LOT 6, BLOCK 11, AS SHOWN ON MAP OF OKLAHOMA**  
AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND		LEGEND	
○	FOUND 1/2" SPWN (NO CAP)	⊗	HANDICAP PARKING SPACE
△	SET DISK (LB 1700) OVER X CUT	⊙	LIGHT POLE
R/W	RIGHT OF WAY	⊕	GREASE TRAP W/WHOLE
O.R.	OFFICIAL RECORDS DOOR OR VALVE	⊖	STORM DRAINAGE MANHOLE
PG	PAGE	⊘	VALVE (AS NOTED)
○	CLEAN OUT	⊙	WATER METER
DEM	ELECTRIC METER	⊕	WOOD UTILITY POLE
—	OUT WIRE	—	OVERHEAD UTILITY LINE



MONUMENT SIGN  
1' SETBACK MIN.

CERTIFIED TO:  
CESERY COMPANIES



I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 81C17-6, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

SURVEYED: JUNE 04, 2009.

SCALE: 1"=20'

FIELD BOOK: D14 PAGE: 48-51

CLARSON AND ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS & MAPPERS  
4643 HALDO AVE., JACKSONVILLE, FL. 32207  
(904) 723-1704

STATE SURVEYOR NO. 2697, FLORIDA  
ROSE A. HILL, JR.  
LICENSED WITHOUT ENCROACHED SURVEYOR'S SEAL