

Date Submitted: 11-5-20
Date Filed:

Application Number: SW-21-04
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: RMD-D	Current Land Use Category: MDR	
Council District: 11	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): NA		
Applicable Section of Ordinance Code: 656.1310(b)(2), (3), (5)		
Notice of Violation(s): NA		
Neighborhood Associations: BAYMEADOWS COMMUNITY COUNCIL VILLAGE GREEN		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee: 1173	Zoning Asst. Initials: PL
	16 x 7	112
	\$1285	

PROPERTY INFORMATION	
1. Complete Property Address: 9801 Old Baymeadows Road	2. Real Estate Number: 148522-0020
3. Land Area (Acres): 10.7	4. Date Lot was Recorded: 1985
5. Property Located Between Streets: Southside Blvd and Paseo Drive	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

Revised on Heritage Signs 9/17/21
 @Chuck Knight

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 24 sq. ft. to 30 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 X external to X internal lighting
- Reduce minimum setback from 10 feet to 0 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

TRC Baymeadows 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: TRC Baymeadows LLC	11. E-mail: scott@tablerock-capital.com
12. Address (including city, state, zip): 1091 Morton Court Mountain View, CA 94040	13. Preferred Telephone: 208-999-2912

APPLICANT'S INFORMATION (if different from owner)

14. Name: Heritage Signs Chuck Knight	15. E-mail: chuck@heritagesignsfl.com
16. Address (including city, state, zip): PO Box 236 Green Cove Springs, FL 32043	17. Preferred Telephone: 904-529-7446

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 11-4-20

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: 9801 Old Baymeadows Rd RE#(s): 148522-0020

To Whom it May Concern:

I Scott Haycock, as Asset Manager of TRC Baymeadows 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) Scott Haycock

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 4th day of November 2020, by Scott Haycock, as authorized representative, of TRC Baymeadows LLC, a Limited Liability Company, who is personally known to me or who has produced as identification and who took an oath.

[Handwritten Signature: Charles]
(Signature of NOTARY PUBLIC)
Charles KNIGHT
(Printed name of NOTARY PUBLIC)

State of Florida at Large
My commission expires:

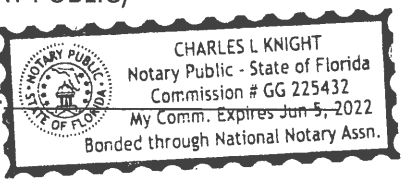


EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 11-4-20

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: 9801 Old Baymeadows Rd RE#(s): 148522-0020

To Whom It May Concern:

You are hereby advised that Scott Haycock, as Asset Manager of TRC Baymeadows 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 Chuck Knight of Heritage Signs Inc. to act as agent to file application(s) for TRC Baymeadows LLC / Southside Commons 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) Scott Haycock

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 4th day of November 2020, by Scott Haycock, as Asset Manager, of TRC Baymeadows LLC, 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)

Charles Knight
(Printed name of NOTARY PUBLIC)


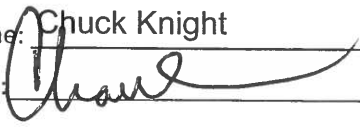
State of Florida at Large. CHARLES L KNIGHT
My commission expires _____ Notary Public - State of Florida
Commission # GG 225432
My Comm. Expires Jun 5, 2022
Bonded through National Notary Assn.

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>Scott Haycock</u> Signature: </p>	<p>Applicant or Agent (if different than owner) Print name: <u>Chuck Knight</u> Signature: </p>
<p>Owner(s) Print name: _____ 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

3

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

William T. Conroy, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
333 3rd Avenue North, Suite 200
St. Petersburg, Florida 33701

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21 day of June, 2019, between 9801 OLD BAYMEADOWS LLC, a Florida limited liability company whose principal address is 2420 W. Mississippi Ave., Tampa, Florida 33629 (hereinafter called the "Grantor"), and TRC BAYMEADOWS, LLC, an Idaho limited liability company, whose address is 1091 Morton Ct., Mountain View, California 94040 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Duval, State of Florida, as more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO the easements, restrictions, agreements and reservations of record listed on Exhibit "B" hereto and all real estate taxes for 2019 and all subsequent years.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.


And the Grantor does fully warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.


NOTE TO RECORDER: Documentary stamp taxes in the amount of \$92,955.00 are being paid on consideration of \$13,285,000.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.


IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

9801 OLD BAYMEADOWS LLC,
a Florida limited liability company


Print Name: Luke Markham

By: 
Bert de Alejo, III, as Authorized Signatory


Print Name: Linda Clark

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18th day of June, 2019, by Bert de Alejo, III, as Authorized Signatory of 9801 OLD BAYMEADOWS LLC, a Florida limited liability company, on behalf of the company. (He is personally known to me or produced a valid driver's license for identification.


LINDA KAE CLARK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF223571
Expires 8/10/2019
[Notary Seal]

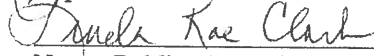

Notary Public, State of Florida
Printed Name of Notary Public: Linda Kae Clark
My Commission expires: 8/10/2019

EXHIBIT "A"

Legal Description of Property

A parcel of land in Section 24, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For a point of reference, commence at the point of intersection of the Westerly right of way line of Southside Boulevard (Alternate U.S. Highway 1, Florida State Road 115, a 300 foot right of way) with a Northerly right of way line of Baymeadows Road (a 100 foot right of way) and run North 88°34'20" West, along said Northerly right of way line, a distance of 791.08 feet to a point for a point of beginning. From the point of beginning thus described, continue North 88°34'20" West and along said Northerly right of way line, a distance of 545.00 feet to a point; run thence North 00°01'50" West, and parallel to said Southside Boulevard, a distance of 805.00 feet to a point; run thence South 88°34'20" East, and parallel to said Baymeadows Road, a distance of 545.00 feet to a point; run thence South 00°01'50" East, a distance of 805.00 feet to the point of beginning.

EXHIBIT "B"

Easements, restrictions, agreements and reservations

1. Easement in favor of Jacksonville Electric Authority recorded in Official Records Book 3663, Page 906, of the Public Records of Duval County, Florida.
2. Land Use Restriction Agreement by and between Resolution Trust Corporation, as Receiver for Concordia Federal Bank for Saving a/k/a Concordia Federal Bank for Savings N.A. f/k/a Concordia Federal Savings and Loan Association and C.A.U. Cedars, Inc., a Florida non-profit corporation recorded January 5, 1996 in Official Records Book 8253, page 1629, of the Public Records of Duval County, Florida.
3. Broadband Service Agreement between MediaOne of Greater Florida and C.A.U. Cedars, Inc., recorded in Official Records Book 9606, Page 1553, of the Public Records of Duval County, Florida.
4. Grant of Easement in favor of Comcast of Greater Florida/Georgia, Inc. recorded in Official Records Book 16726, page 1262, of the Public Records of Duval County, Florida.
5. Rights of tenants, as tenants only, occupying all or part of the insured land under prior unrecorded and unexpired written unrecorded leases or rental agreement, with no right or option to purchase.

2020 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M19000004021

Entity Name: TRC BAYMEADOWS, LLC

Current Principal Place of Business:

1300 S. HEIDI PLACE
MERIDIAN, ID 83642

Current Mailing Address:

1300 S. HEIDI PLACE
MERIDIAN, ID 83642

FEI Number: 83-4010764

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

UNIVERSAL REGISTERED AGENTS, INC.
1317 CALIFORNIA STREET
TALLAHASSEE, FL 32304 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name TRC PARTNERS, LLC
Address 1300 S. HEIDI PLACE
City-State-Zip: MERIDIAN ID 83642

Title ASSET MANAGER
Name HAYCOCK, SCOTT
Address 1300 HEIDI PL
City-State-Zip: MERIDIAN ID 83642

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SCOTT HAYCOCK

ASSET MANAGER

03/19/2020

Electronic Signature of Signing Authorized Person(s) Detail

Date



1282 Energy Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Client:
Southside Commons
9801 Old Baymeadows
Jacksonville, FL 32256
Date: 09.17.20

DWG NAME:
SSC101-R1

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

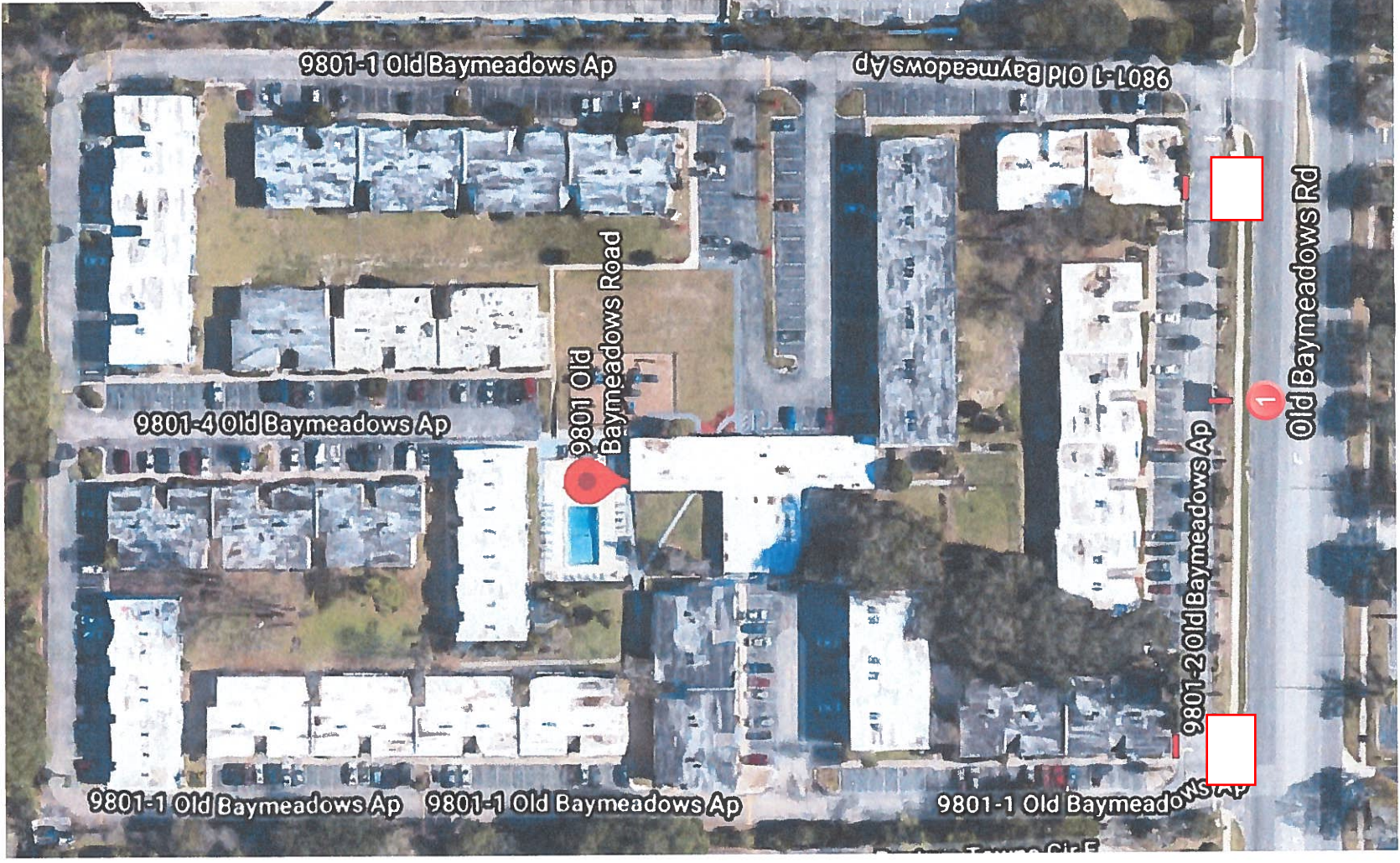
Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date:
 Landlord Approval/Date:
Notes:



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

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Aerial View - Exterior Signage

NTS

1282 Energy Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Client:
Southside Commons
9801 Old Baymeadows
Jacksonville, FL 32256
Date: 09.17.20

DWG NAME:
SSC101-R1

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

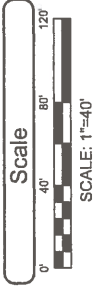
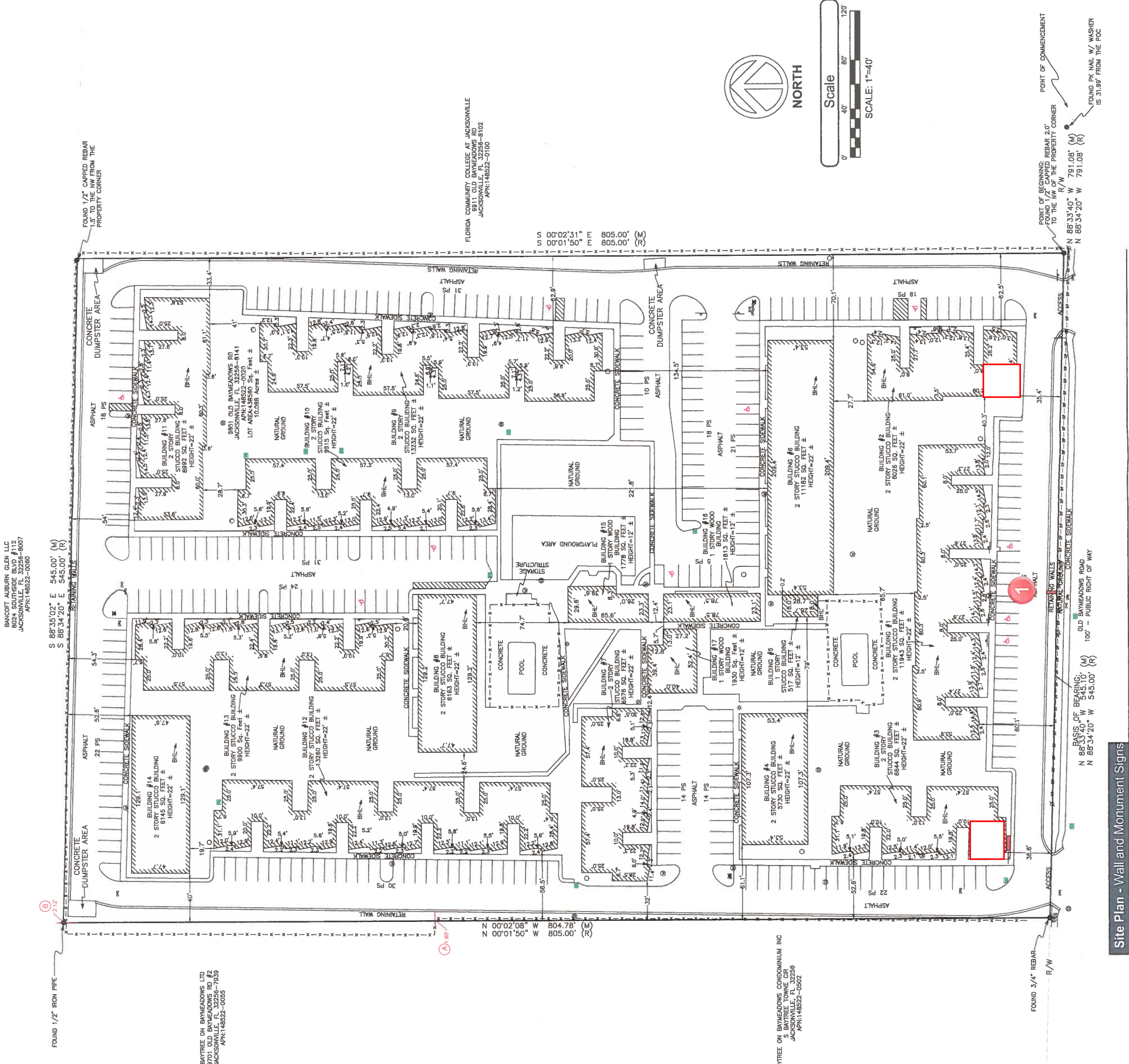
Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date:
 Landlord Approval/Date:
Notes:



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Site Plan - Wall and Monument Signs



1282 Energy Cove Ct.,
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Client:
Southside Commons
9801 Old Baymeadows
Jacksonville, FL 32256
Date: 09.17.20

DWG NAME:
SSC101-R1

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

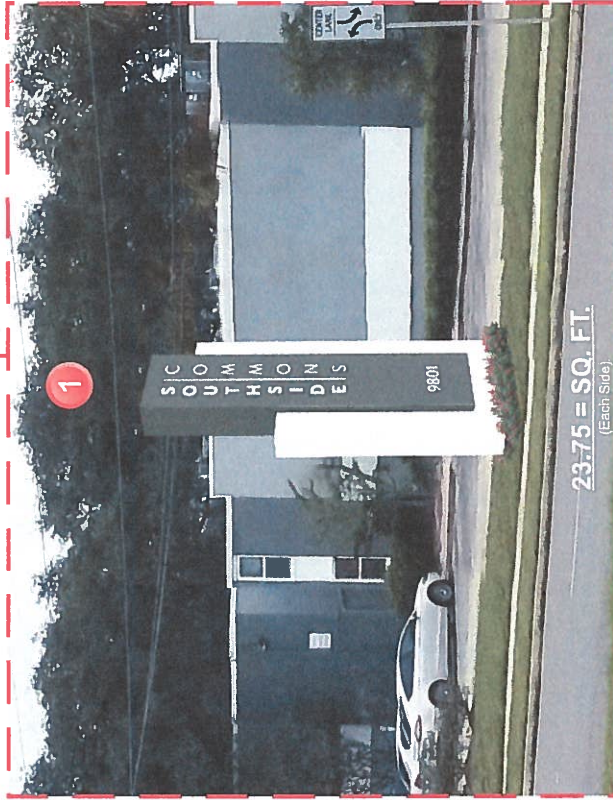
Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date:
 Landlord Approval/Date:
Notes:



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NEW

Proposed Elevation

23.75 = SQ. FT.
(Each Side)

Photo Overlay - Internally Illuminated Pylon Sign

NTS

QTY: 1



1282 Energy Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Client:
Southside Commons
9801 Old Baymeadows
Jacksonville, FL 32256
Date: 09.17.20

DWG NAME:
SSC101-R1

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date:
 Landlord Approval/Date:
Notes:



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New Signage

Proposed Elevation



Scope Of Work:

Manufacture And Install One Internally Illuminated Pylon Sign.
Pylon To Be Fabricated Aluminum Skin With Internal Aluminum Tube Frame
And Automotive Grade Painted Finish (color Tbd). Copy To Be 1" Thick Push
Through Routed Clear Acrylic With Surface Applied Translucent White
Vinyl. Internal Illumination By White L.e.d. Modules. Address Numbers To
Be 3/8" Thick Routed White Acrylic Installed Flush To Sign Body With
Aluminum Studs. Pylon Installed With Single Steel Support Tube Into
Concrete Footer (sizes Tbd By Engineering).

23.75 = SQ. FT.

1 Front Elevation and End View - Internally Illuminated Pylon Sign

3/8" = 1'-0"