

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-19-09

JANUARY 22, 2020

Location: 7524 Southside Boulevard (SR 115)

Real Estate Number: 147982-0300

Waiver Sought: Internal illumination in a residential zoning district

Current Zoning District: Residential Medium Density-C (RMD-C)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast – District 3

Applicant /Agent: Audrianna Seitz
12445 62nd Street North #305
Largo, Florida 33773

Owner: Capital Vision Management. LLC
9045 Vista Way
Parkland, Florida 33076

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2019-841 (SW-19-09)** seeks to permit an internally illuminated in a residential zoning district. The proposed sign will be located at the site of the Pointe Parc at St Johns, which is zoned Residential Medium Density-C (RMD-C). Currently, there is a non-illuminated sign in existence at the same location. The proposed sign would add internal illumination to the lettering on that sign.

The applicant uses the Arium-Deerwood sign as support for their application. The Arium-Deerwood sign has similar internal illumination to the request made for the Pointe Parc apartment's sign. However, the sign in mention does not have a sign permit, therefore the sign was not permitted by the City of Jacksonville.

There are about eight other apartment and condominium complexes on the Southside Service Road. No other residential signs in the area have internal illumination. Illumination of all other signs are external or unlit.

The Southeast CPAC met on December 16, 2019 and voted in opposition to the request for internal illumination. They have submitted their letter of opposition dated December 20, 2019.

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. The current sign at the site was approved with sign permit, S-17-869196. The monument sign is 8 ft tall, 18.7 square feet, and non-illuminated. Per Sec. 656.1312, “[a]ny neighborhood in any zoning district may have one neighborhood identification sign per entrance not exceeding twenty-four square feet in area for each sign, provided that each such sign shall be located at any entry of the neighborhood. The sign may be either a double-faced sign located in the median of the road entering the neighborhood or two single-faced signs located on either side of the road entering the neighborhood. Signs shall be of monument style, and not exceed eight feet in height... Neighborhood signs may be nonilluminated or externally illuminated.”

There are about eight other apartment and condominium complexes on the Southside Service Road. All other residential properties follow these requirements. The applicant points to a sign at Arium-Deerwood, 9820 Creekfront Road, which is internally illuminated. This sign was not permitted with the City of Jacksonville. There are no permitted signs in the area that are similar to the requested sign.

- (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?*

Yes. The result of the sign waiver will detract from the specific intent of the zoning

ordinance, in that the new sign would promote the use of internally illuminated signs in residential zoning districts where that it is not the character of the area. The applicant has not provided any evidence that the sign is needed for the development; rather it is a want for the new property owner.

The applicant states in their application that they want an internally illuminated sign because Arium-Deerwood at 9820 Creekfront Road has one. This sign is not permitted with the City of Jacksonville. There are no permitted signs in the area that are similar to the requested sign. Allowing this sign waiver to be approved would set a precedence and allow similar requests in the area to be supported.

The sign currently in place at Pointe Parc St Johns meets all current code, per S-17-869196.

- (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 proposed sign waiver is unlikely to diminish property values. However, it will negatively alter the aesthetic character of the area surrounding the site, in that the proposed change to the existing sign would be inconsistent with signs along the same roadway. No other property has sought a waiver of internally illumination and all adhere to the external illumination. The one internally lit sign on Southside Service Road is unpermitted. External illumination is allowed by right in this zoning district and is the accepted character signage in the area.

- (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. The proposed sign is located at the entrance of the apartment complex facing the Southside Service Road/Southside Boulevard. The sign however, does not promote any added benefits that do not already exist with the signage package at this apartment complex. Not only do they have a sign at their main entrance but they also have signage on a large, shared, externally illuminated monument sign on Southbrook Drive to indicate another entrance to the property. On Southbrook Drive there are another two direction signs which indicate the location for the property. That is a total of four signs for the complex.

- (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 already exists and the addition of illumination would not result in additional public expense, creation of nuisances, or cause conflict with any other applicable law.

- (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 not exhibit specific physical limitations that call for the allowance of internal illumination of the existing sign. External illumination is allowed by right.

- (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. There is no evidence that internal illumination compared to external illumination would convey the advertisement of the neighborhood identification sign more or less. All of the apartment and condominium complexes on the Southside service Road (except the unpermitted Arium-Deerwood sign) have externally illuminated signs. The church properties along this road also have eternally illuminated signs.

- (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. The sign waiver was triggered when a permit for the internal illumination was submitted and denied.

- (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?*

The Planning Department has not identified any result of the request that is in the public interest at this time.

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

No. Strict compliance with the letter of the regulation would not create a substantial financial burden for the applicant. If the owner wants the sign to be lit the sign can be externally lit, as is the character of the area, and be in compliance with the code without a financial burden.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on December 30, 2019 by the Planning and Development Department, the required 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-19-09 (**Ordinance 2019-0841**) be **DENIED**.



Subject Sign to be illuminated

*Source: COJ, Planning & Development Department
Date: November 14, 2019*



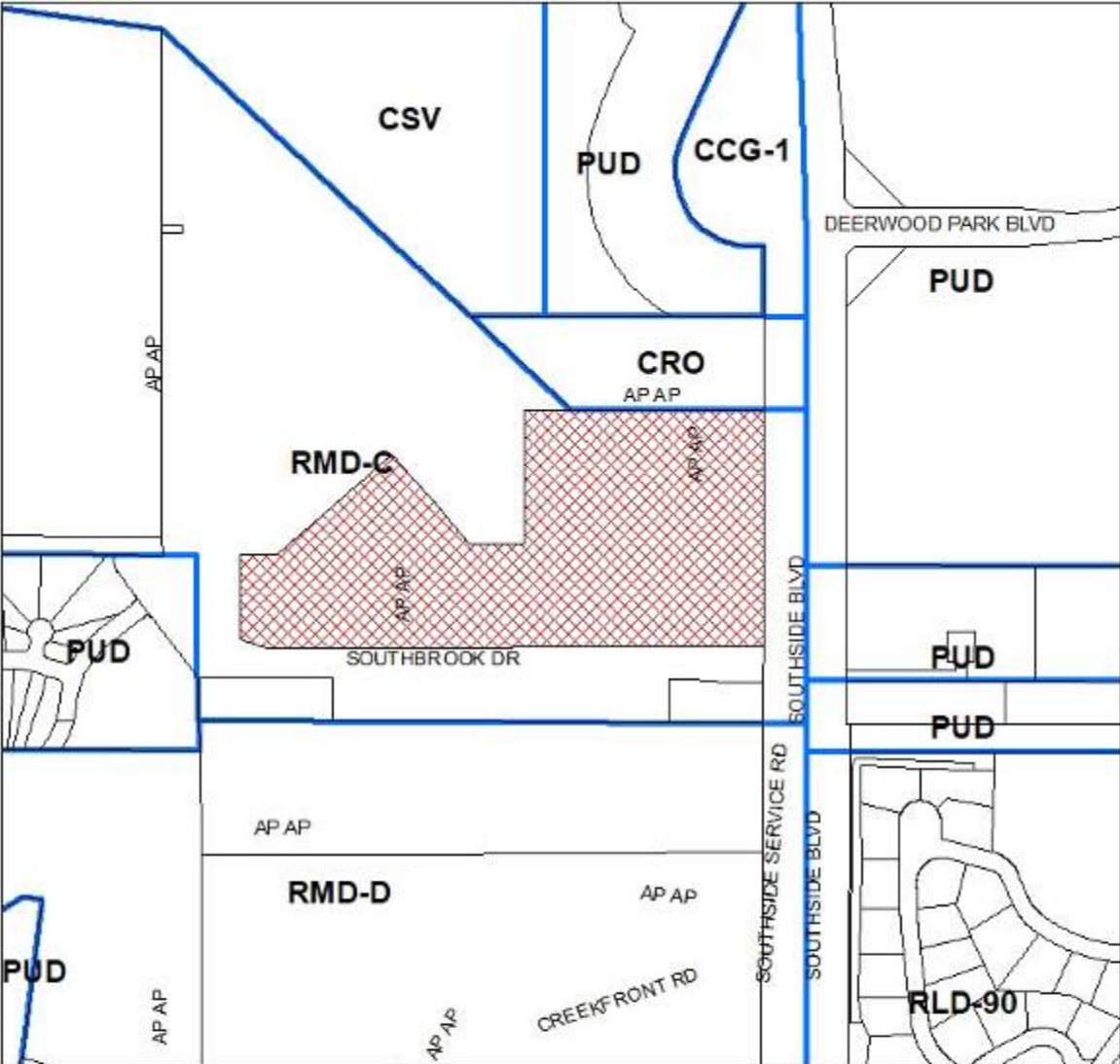
Monument sign with identifier for Pointe Parc at St Johns on Southside Service Road.

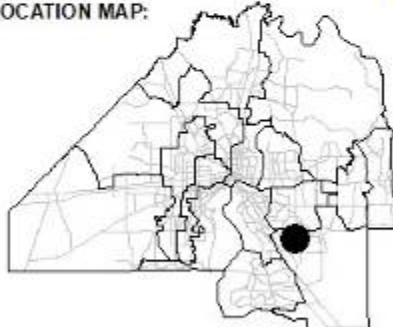
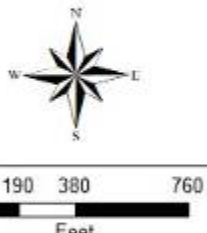
Source: COJ, Planning & Development Department
Date: December 30, 2019

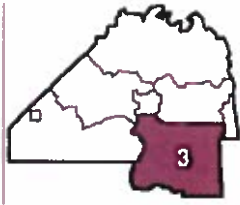


One of two wayfinding signs on Southbrook Drive

Source: COJ, Planning & Development Department
Date: December 30, 2019



<p>REQUEST SOUGHT:</p> <p>ALLOW FOR ILLUMINATION OR CHANGE FROM EXTERNAL TO INTERNAL LIGHTING</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2019-0841</p>	<p>APPLICATION NUMBER SW-19-09</p>	<p>COUNCIL DISTRICT: 11</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



Southeast Citizens Planning Advisory Committee
Chair: Carol D'Onofrio Vice Chair: Jon Malmind

December 20, 2019

To: The Honorable Scott Wilson, City Council President

RE: Sign Waiver - 2019-0841 7524 Southside Boulevard

At the December 16, 2019 SE CPAC meeting, the membership voted unanimously to support the Planning and Development recommendation to deny 2019-0841 Sign Waiver application for permission for internal illumination in the RMD-C Zoning District.

According to Section 656.133 (c) of the Zoning Code, substantial competent evidence must be positively demonstrated for all applicable waiver criteria.

After careful review of each criteria, the membership found the proposed sign waiver to be inconsistent with items - 1,2,7,9 and 10, and not in harmony with the spirit and intent of the Zoning Code. The sign as presented is not compatible with the surrounding area, detracts from the surrounding area and does not meet all the criteria for a waiver.

Therefore, based upon the above references the Southeast CPAC is in support of the denial for 2019-0841.

Respectfully,

A handwritten signature in blue ink that reads "Carol D'Onofrio". The signature is written in a cursive, flowing style.

Carol D'Onofrio
Southeast CPAC Chair *RW*

cc: All City Council Members
William Killingsworth, Director, Planning and Development Department
Connie Quinto, City Planner II, Planning and Development Department
Arimus Wells, City Planner II, Planning and Development Department
Patricia Sales, Executive Secretary I, Planning and Development Department
Rosemary Wesolowski, Human Services Planner III, Neighborhoods Department

Date Submitted:	10/21/2019
Date Filed:	11/1/19

Application Number:	SW-19-09
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 MDR			
Current Zoning District:	RMDC	Current Land Use Category:	
Council District:	11	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): AD-02-55, V-85-26			
Applicable Section of Ordinance Code: 656.1303 (a)(2)(i)			
Notice of Violation(s): none found			
Neighborhood Associations:	DEER WOOD PARK PROPERTY OWNERS ASSOC.	BAYMEADOWS COMMUNITY COUNCIL	
	BRAYWICK OWNERS ASSOCIATION, INC	DEERWOOD IMPROVEMENT ASSOCIATION	
		BETTER BAYMEADOWS, INC.	
Overlay: none			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	7	Amount of Fee: \$1271.	
		Zoning Asst. Initials: CIR	

PROPERTY INFORMATION	
1. Complete Property Address: 7524 Southside Blvd Jacksonville FL 32256	2. Real Estate Number: 147982-0300
3. Land Area (Acres): 1123110	4. Date Lot was Recorded: 09/09/2019
5. Property Located Between Streets: Baymeadows Rd and Deerwood Park Blvd	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 _____ feet to _____ feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
Pointe Parc Apartments

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: Capital Vision Management, LLC	11. E-mail: Audrianna.Seitz@Oakhurstsigns.com
12. Address (including city, state, zip): 9045 Vista Way Parkland FL 33076	13. Preferred Telephone: 727-644-8915

APPLICANT'S INFORMATION (if different from owner)

14. Name: Audrianna Seitz	15. E-mail: Audrianna.Seitz@Oakhurstsigns.com
16. Address (including city, state, zip): 12445 62nd St. N. #305 Largo FL 33773	17. Preferred Telephone: 727-644-8915

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.

Our customer, Capital Vision Management LLC, would like for their previously approved monument sign to allow for illumination to be added. There is a property less than half a mile down the same street (Southside Blvd) called Arium Deerwood that has an illuminated monument. I have attached pictures for your review.

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: _____

Signature: _____

Applicant or Agent (if different than owner)

Print name: Audrianna Seitz

Signature: *Audrianna Seitz*

**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

ATLANTIC MULTI FAMILY 7 APPLE LLC
 9045 VISTA WAY
 PARKLAND, FL 33076

Primary Site Address
 7524 SOUTHSIDE BLVD
 Jacksonville FL 32256

Official Record Book/Page
 18925-00930

Tile #
 7513

7524 SOUTHSIDE BLVD

Property Detail

RE #	147982-0300
Tax District	GS
Property Use	0300 Multi-Family Units 10 or More
# of Buildings	30
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1123110

Value Summary

Value Description	2019 Certified	2020 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$6,884,700.00	\$6,884,700.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$32,304,200.00	\$32,383,000.00
Assessed Value	\$26,144,030.00	\$32,383,000.00
Cap Diff/Portability Amt	\$6,160,170.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$26,144,030.00	See below

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.](#)

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
18925-00930	8/30/2019	\$42,623,000.00	SW - Special Warranty	Qualified	Improved
17716-00708	9/19/2016	\$29,360,000.00	SW - Special Warranty	Qualified	Improved
12185-02362	12/15/2004	\$20,000,000.00	SW - Special Warranty	Qualified	Improved
10419-02408	3/1/2002	\$14,895,800.00	SW - Special Warranty	Qualified	Improved
10419-02404	3/20/2002	\$100.00	SW - Special Warranty	Unqualified	Improved
08489-00554	11/20/1996	\$12,900,000.00	SW - Special Warranty	Qualified	Improved
05809-01981	6/7/1984	\$2,160,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	258,305.00	\$204,319.00
2	LPMC1	Light Pole Metal	1	0	0	85.00	\$25,522.00
3	LITC1	Lighting Fixtures	1	0	0	85.00	\$12,897.00
4	BHWC1	Bulkhead Wooden	1	0	0	273.00	\$16,011.00
5	FWIC1	Fence Wrought Iron	1	0	0	303.00	\$3,912.00
6	WMBC1	Wall Masonry/Brick	1	0	0	348.00	\$1,375.00
7	FWDC1	Fence Wood	1	0	0	434.00	\$1,792.00
8	PLXC5	Pools Sq Ft	29	0	0	1,075.00	\$14,072.00
9	WMBC1	Wall Masonry/Brick	1	0	0	8,538.00	\$40,470.00
10	DKWC2	Deck Wooden	29	0	0	800.00	\$4,358.00
11	FPPC6	Fireplace Prefab	3	0	0	2.00	\$955.00
12	FPPC6	Fireplace Prefab	7	0	0	2.00	\$955.00
13	FPPC6	Fireplace Prefab	9	0	0	2.00	\$955.00
14	FPPC6	Fireplace Prefab	11	0	0	4.00	\$1,910.00
15	FPPC6	Fireplace Prefab	14	0	0	4.00	\$1,910.00
16	FPPC6	Fireplace Prefab	23	0	0	4.00	\$1,910.00
17	FPPC6	Fireplace Prefab	26	0	0	2.00	\$955.00
18	FPPC6	Fireplace Prefab	17	0	0	4.00	\$1,910.00
19	PLXC5	Pools Sq Ft	30	0	0	798.00	\$10,446.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-C	0.00	0.00	Common	25.98	Acreage	\$6,884,700.00

Legal

LN	Legal Description
1	13-3S-27E 25.98
2	PT SW 1/4
3	RECD O/R 18925-930

Buildings

Building 1

Building 1 Site Address
 7524 SOUTHSIDE BLVD Unit

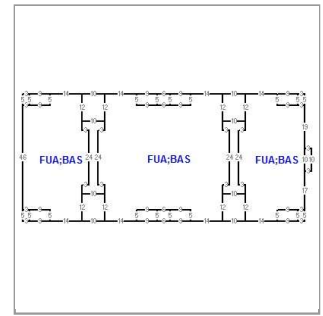
Element	Code	Detail

Building Type	0301 - APTS 1-3 STORY
Year Built	1985
Building Value	\$794,333.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	2816	2816	2816
Base Area	2816	2816	2816
Finished upper story 1	1408	1408	1408
Base Area	1408	1408	1408
Finished Open Porch	120	0	36
Finished Open Porch	176	0	53
Finished Open Porch	176	0	53
Finished Open Porch	120	0	36
Finished Storage	30	0	16
Finished Storage	30	0	16
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Finished Open Porch	176	0	53
Finished Open Porch	176	0	53
Finished upper story 1	1408	1408	1408
Base Area	1408	1408	1408
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Finished Storage	15	0	8
Finished Storage	15	0	8
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Finished Storage	15	0	8
Finished Storage	15	0	8
Finished Storage	15	0	8
Finished Storage	15	0	8
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Finished Open Porch	120	0	36
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Finished Storage	30	0	16
Finished Storage	30	0	16
Fin Screened Porch	45	0	25
Fin Screened Porch	45	0	25
Finished Open Porch	120	0	36
Fin Screened Porch	45	0	25
Fin Screened	45	0	25

Exterior Wall	8	8 Horizontal Lap
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code	Detail
Bedrooms	1.000	
Baths	1.000	
Stories	2.000	
Rooms / Units	16.000	
Avg Story Height	9.000	



Porch			
Finished Storage	15	0	8
Finished Storage	15	0	8
Unfinished Storage	30	0	14
Total	13438	11264	12162

2019 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$26,144,030.00	\$0.00	\$26,144,030.00	\$271,943.07	\$299,137.38	\$282,637.88
Public Schools: By State Law	\$26,144,030.00	\$0.00	\$32,304,200.00	\$96,138.73	\$126,050.99	\$122,626.74
By Local Board	\$26,144,030.00	\$0.00	\$32,304,200.00	\$53,428.89	\$72,619.84	\$68,148.94
FL Inland Navigation Dist.	\$26,144,030.00	\$0.00	\$26,144,030.00	\$760.55	\$836.61	\$794.78
Water Mgmt Dist. SJRWMD	\$26,144,030.00	\$0.00	\$26,144,030.00	\$6,089.18	\$6,311.17	\$6,311.17
Gen Gov Voted	\$26,144,030.00	\$0.00	\$26,144,030.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$26,144,030.00	\$0.00	\$32,304,200.00	\$0.00	\$0.00	\$0.00
Totals				\$428,360.42	\$504,955.99	\$480,519.51

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$23,767,300.00	\$23,767,300.00	\$0.00	\$23,767,300.00
Current Year	\$32,304,200.00	\$26,144,030.00	\$0.00	\$26,144,030.00

2019 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- 2019**


- 2018**

- 2017**

- 2016**

- 2015**

- 2014**

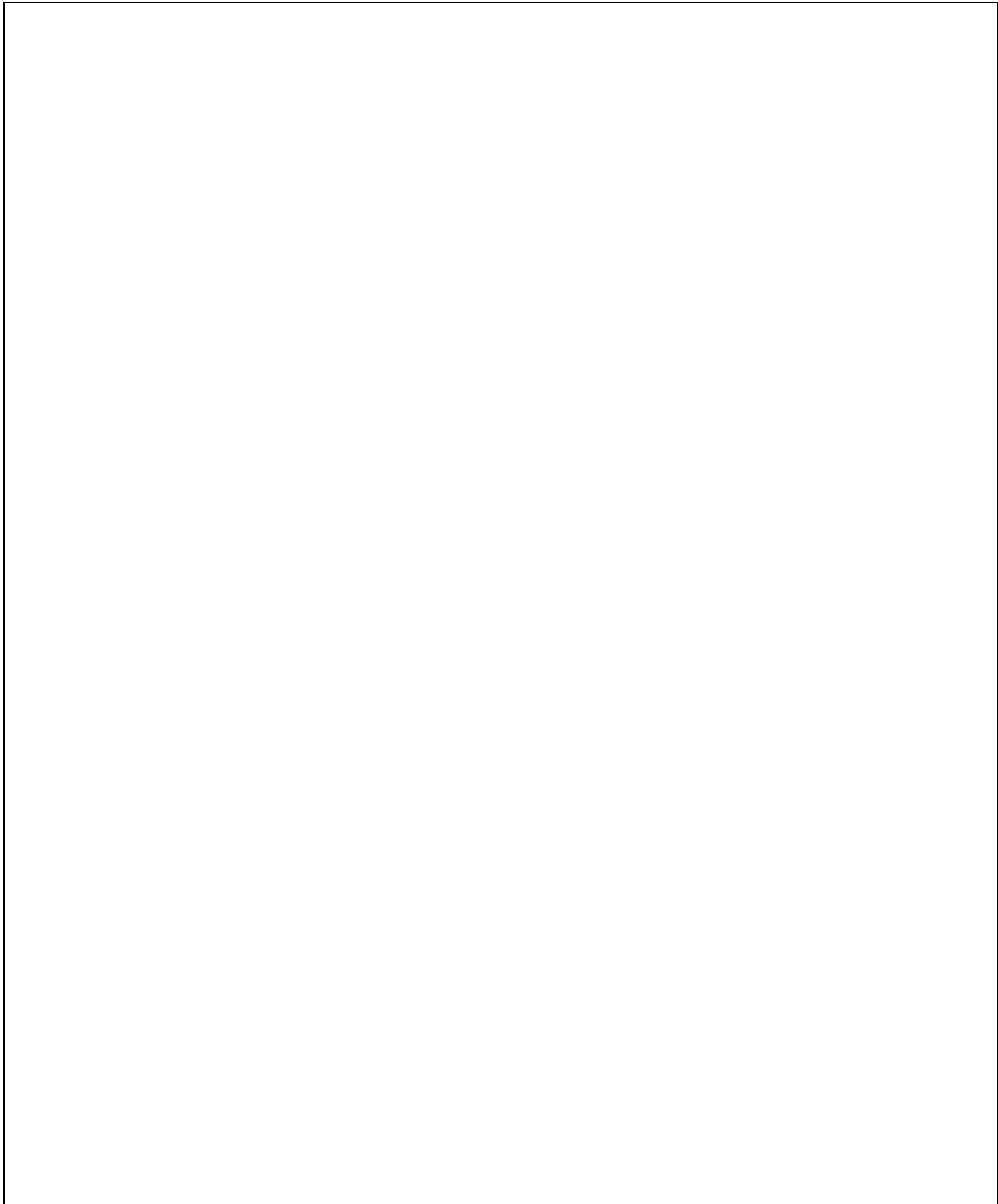
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /



Detail by Entity Name

Florida Limited Liability Company
ATLANTIC MULTI FAMILY 7 - APPLE, LLC

Filing Information

Document Number L19000208349
FEI/EIN Number NONE
Date Filed 08/13/2019
Effective Date 10/13/2013
State FL
Status ACTIVE
Last Event CONVERSION
Event Date Filed 08/13/2019
Event Effective Date NONE

Principal Address

9045 VISTA WAY
PARKLAND, FL 33076

Mailing Address

9045 VISTA WAY
PARKLAND, FL 33076

Registered Agent Name & Address

BARITZ & COLEMAN LLP
1075 BROKEN SOUND PKWY NW 102
BOCA RATON, FL 33487

Authorized Person(s) Detail

Name & Address

Title MGR

CAPITAL VISION MANAGEMENT LLC
9045 VISTA WAY
PARKLAND, FL 33076

Annual Reports

No Annual Reports Filed

Document Images

[08/13/2019 -- Florida Limited Liability](#) [View image in PDF format](#)

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, or engineer, has been granted authorization to obtain a permit(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, Mahesh Desai, owner of the property listed below certify that I have granted, Oakhurst Signs, and their authorized agent(s), including, but not limited to Richard Gifford, Michael Winton, Joseph Centrone, Michael Scotkovsky, Suzanne Sidler, Jennifer Thomas, and Audrianna Seitz, as my duly authorized agent(s), permission to obtain the sign permits and related documents necessary for the construction (or installation) of signs at the following address:

Pointe Parc Apartments
Property Name

7524 Southside Blvd.
Address

Jacksonville FL 32256
City State Zip Code

I understand that I am authorizing them to apply for necessary permit and related permit documents. This is limited to what is necessary for sign permit projects to be completed.

[Signature]
Signature of Property Owner

9-19-19
Date

Notary

State of Florida

City/ County of Coral Springs, Broward

I, Arfeen Raof Notary Public in and for the aforesaid State hereby certify that Mahesh Desai appeared before me in the State and City/County aforesaid and executed this affidavit on this 19th day of 2019.

[Signature]
Notary Public

My Commission Expires the 27th day of September, 2019
Date Month Year

Arfeen Raof
Notary Public
State of Florida
My Commission Expires 09/27/2019
Commission No. FF 921972
Bonded through CNA Surety

Seal

NOTICE OF COMMENCEMENT

(PREPARE IN DUPLICATE)

Permit No. _____ Tax Folio No. 147982-0300
State of Florida County of Duval

To whom it may concern:

The undersigned hereby informs you that improvements will be made to certain real property, and in accordance with Section 713 of the Florida Statutes, the following information is stated in this NOTICE OF COMMENCEMENT.

Legal description of property being improved: 13-3S-27E 25.98/PT RECD O/R 17716-708
(EX PT IN STRD RECD O/R 6333-2253) BEING PARCEL 1

Address of property being improved: 7524 SOUTHSIDE BLVD Jacksonville FL 32256

General description of improvements: Signs

Owner _____
Address _____

Owner's interest in site of the improvement _____

Fee Simple Titleholder (if other than owner) _____

Name _____
Address _____

Contractor _____
Address _____

Phone No. _____ Fax No. _____

Surety (if any) _____
Address _____ Amount of bond \$ _____

Phone No. _____ Fax No. _____

Name and address of any person making a loan for the construction of the improvements
Name _____

Address _____

Phone No. _____ Fax No. _____

Name of person within the State of Florida, other than himself or herself, designated by owner upon whom notices or other documents may be served:

Name _____

Address _____

Phone No. _____ Fax No. _____

In addition to himself or herself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.06 (2) (b), Florida Statutes. (Fill in at Owner's option).

Name _____

Address _____

Phone No. _____ Fax No. _____

Expiration date of Notice of Commencement (the expiration date is one (1) year from the date of recording unless a different date is specified): _____

THIS SPACE FOR RECORDER'S USE ONLY

Arfeen Raouf
Notary Public
State of Florida

My Commission Expires 09/27/2019
Commission No. FF 921972
Bonded through CNA Surety



Signed MAHESH DESAI OWNER DATE 9-19-19
Before me this 14th day of SEPTEMBER 2019 in the
County of Duval, State of Florida, has personally appeared
MAHESH DESAI herein by
himself/ herself and affirms that all statements and declarations herein
are true and accurate

Arfeen Raouf
Notary Public at Large, State of Florida County of Duval
My commission expires: 9/27/2019
Personally Known _____ or
Produced Identification FLDL

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 9/25/2019

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: 7524 Southside Blvd. Jacksonville, FL 32256 RE#(s): 147982-0300

To Whom it May Concern:

I Mahesh P. Desai, as managing member and CO-Founder of Capital Vision Mgmt., a Limited Liability Company organized under the laws of the state of _____, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for zoning variance submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) Mahesh Desai

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~~ Broward

Sworn to and subscribed and acknowledged before me this 1st day of October 2019, by Mahesh Desai, as Managing member of Capital Vision mgmt, a Limited Liability Company, who is personally known to me or who has produced FL DRIV. Lic as identification and who took an oath.

Rosibel De Los Santos
(Signature of NOTARY PUBLIC)

Rosibel De Los Santos
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 1-22-23

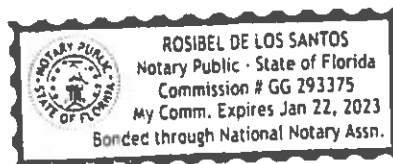


EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 9/25/2019

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: 7524 Southside Blvd RE#(s): 147982-0300
Jacksonville FL 32256

To Whom It May Concern:

You are hereby advised that Mahesh P. Desai, as Managing Member of Capital Vision Mgmt., 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 Audrianna Seitz to act as agent to file application(s) for Zoning 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) Mahesh Desai

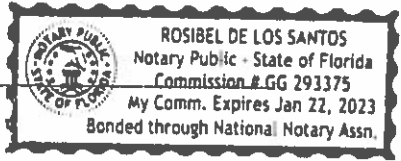
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 3rd day of October 2019, by Mahesh Desai, as Managing member, of Capital Vision Mgmt. a Limited Liability Company, who is personally known to me or who has produced FL DL as identification and who took an oath.

Rosibel De los Santos
(Signature of NOTARY PUBLIC)

Rosibel De los Santos
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Legal Description

Exhibit 1

10/28/19

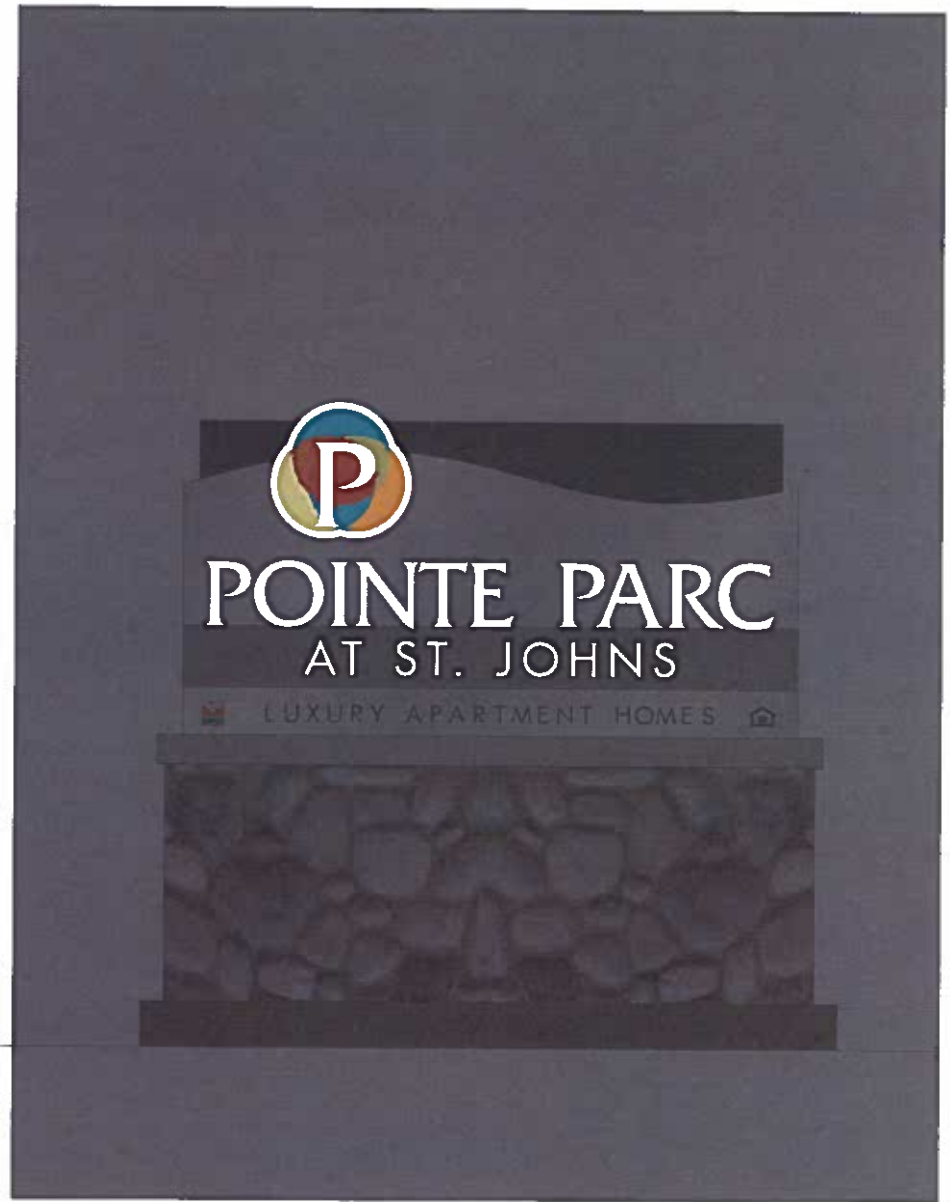
PARCEL ONE:

A portion of Section 13, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at the Northeast corner of that property described in Official Records Volume 5141, Page 126, of the Public Records of said County, said point lying on the Westerly right of way line of Southside Boulevard, State Road No. 115, U.S. Alternate No. 1 (a 200 foot right of way, as now established) at a point 100 feet Northerly of the intersection of said right of way line with the link dividing Sections 13 and 24, Township and Range aforementioned, and run North 00°02'10" West, along the Westerly right of way line of said South Boulevard, a distance of 285.17 feet to a point for Point of Beginning.

From the Point of Beginning thus described continue North 00°02'10" West, along the Westerly right of way line of said South Boulevard, a distance of 799.63 feet to a point; run thence South 89°57'50" West a distance of 865.00 feet to a point; run thence South 00°02'10" East a distance of 460.00 feet, to a point; run thence South 89°57'50" West a distance of 190.00 feet to a point; run thence North 41°22'44" West a distance of 411.83 feet to a point; run thence South 48°37'16" West a distance of 525.14 feet to a point; run thence South 89°23'00" West a distance of 130.00 feet to a point; run thence South 00°37'50" East a distance of 294.28 feet to a point on a curve; run thence 151.34 feet, along the arc of a curve, concave Northeasterly and having a radius of 342.303 feet, a chord distance of 150.11 feet to the point of tangency, the bearing of the aforementioned chord being South 77°05'50" East, run thence South 89°45'47" East, a distance of 1,666.86 feet to a point; run thence North 45°06'01" East a distance of 49.62 feet to the Point of Beginning.

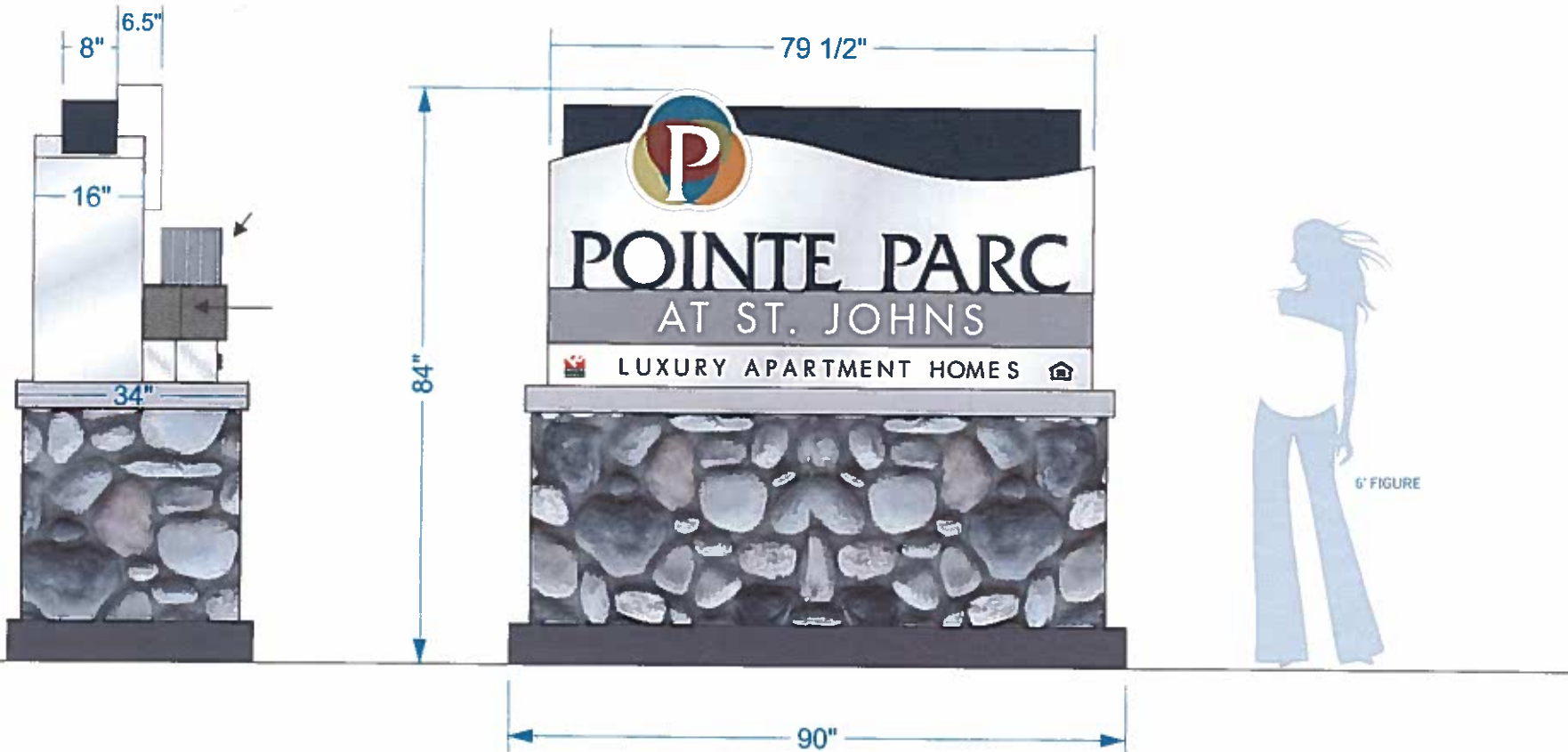
EXCEPTING THEREFROM those lands described in Official Records Volume 6333, Page 2253, of the Public Records of Duval County, Florida.



- WHITE
- MP SILVER METALLIC
- SW 6254 LAZY GRAY
- SW 2849 WESTCHESTER GRAY
- DAY/NIGHT VINYL
DAY: MATCH VINYL TO SW 6244 NAVAL / WHITE
- VINYL TO MATCH SW 6711 PARAKEET
- VINYL TO MATCH SW 6713 VERDANT
- VINYL TO MATCH SW 6692 AURIC
- VINYL TO MATCH SW 7699 BRICK PAVER
- VINYL TO MATCH SW 7583 WILD CURRANT

*Color palette for logomark

Side View:



PREVIEW

A) TYPE OF STRUCTURE - XX" x XX" (QTY 1)

PLANES: ##

SINGLE-SIDED, NO ILLUMINATION

PERMITTING DISCLAIMERS

CITY, STATE (CITY CODE)

MAX HEIGHT: XX FT (XX IN)

MAX FACE: XX FT SQ



T: 727.532.8255
WWW.OAKHURSTSIGNS.COM
12445 62ND ST N SUITE 305, LARGO, FL 33773

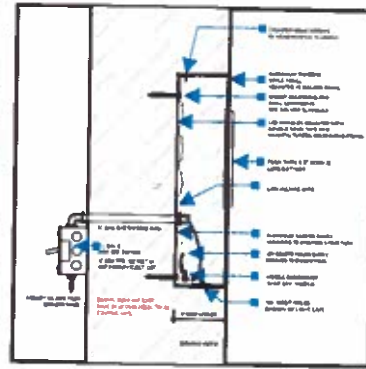
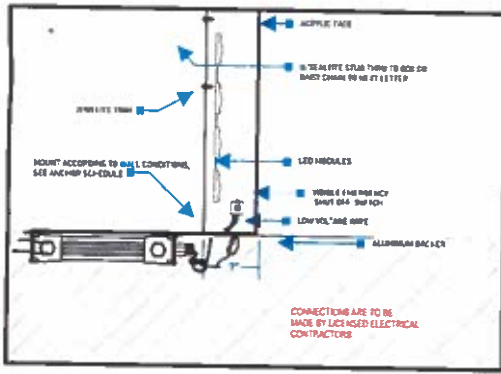
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COMPANY: ROBBINS
PROPERTY: POINTE PARC
PROJECT: MAIN ID - LED LAYOUT

AM: BM
DESIGN: JO
PM: BT

DATE: 10/09/19
SCALE: 1/2" = 1'

PAGE
2



EMERGENCY CUT-OFF SWITCH



POWER USAGE

LED MANUFACTURER MODEL	# OF MODS	WATTS PER MOD	TOTAL WATTS	POWER SUPPLY	LOAD
HANLEY HLED - P3072W	77	.72	55.44	100	55.44%

POWER SUPPLY MODEL	AMPS PER UNIT	TOTAL # OF UNITS	TOTAL AMPS
H100W - PPS227	3.9	1	3.9

LED LAYOUT

A) MAIN ID - XX" x XX" (QTY 1)
SINGLE-SIDED, ADD INTERNAL ILLUMINATION

JACKSONVILLE, FL
MAX HEIGHT: -
MAX FACE: -



Design Approval

PLEASE check the designs carefully for errors or omissions. Your signature below constitutes acceptance of full responsibility for all typographical, spelling, grammatical errors, omissions or mistakes in the layout, as well as legal, and ethical compliance. Oakhurst will not accept liability for errors overlooked at this stage of proofing. Any changes from your previously approved copy may require an additional charge according to both time and materials.

Company Name: ROBBINS

Property Name: POINTE PARC

Account Manager: BRENDAN MCTIGUE

Project: MAIN ID - LED LAYOUT

Signature of Approval: _____ Date: _____

Print Name: _____

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DESIGN CALCULATIONS

FOR

POINTE PARC AT ST. JOHNS FREESTANDING SIGNS

Jacksonville, FL

GENERAL NOTES:

1. Design is in accordance with the Florida Building Code 5th Edition (2014) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-10 as shown herein, except where noted otherwise.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2010 Aluminum Design Manual, Part 1-A. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & anellate fees resulting from deviation from this design

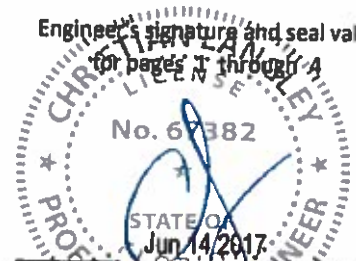
This item has been electronically signed and sealed by Christian Langley, PE using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digital Signature Serial Number: 0A 99 12 01 87 99 29 AD 07 0F 40 F4

Digitally signed by Christian Langley
Date: 2017.06.14 12:38:23 -04'00'

Index:

Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Footing Design
Pg 4	Primary Support(s)

Engineer's signature and seal valid for pages 1 through 4



Christian Langley PE # 67382
Easy Seals Gert Auth # 31124

ASCE 7-10 Design Wind Loads

FREESTANDING SOLID SIGNS AND WALLS (AT GRADE)

Building Specs

V = 120 mph
 Exposure C

Risk Category 1 Structure
 ASD Load Combo Coeff: 0.6

Calculations

$\alpha = 9.5$
 $z_g = 900'$
 G = 0.85

Kd = 0.85
 Kzt = 1.0
 Cf = 1.55

120 mph - Exp "C"	
Monuments at grade W/Ht Ratio \leq 0.5	
SIGN HEIGHT	DESIGN WIND PRESSURES
15 ft	\pm 21.0 psf
18 ft	\pm 21.8 psf
20 ft	\pm 22.3 psf
30 ft	\pm 24.3 psf
35 ft	\pm 25.1 psf
40 ft	\pm 25.8 psf
45 ft	\pm 26.5 psf
50 ft	\pm 27.1 psf
55 ft	\pm 27.6 psf
60 ft	\pm 28.2 psf
70 ft	\pm 29.1 psf
80 ft	\pm 29.9 psf
90 ft	\pm 30.7 psf
100 ft	\pm 31.3 psf
110 ft	\pm 32.0 psf
120 ft	\pm 32.6 psf
130 ft	\pm 33.1 psf
140 ft	\pm 33.7 psf
150 ft	\pm 34.1 psf
175 ft	\pm 35.3 psf
200 ft	\pm 36.3 psf
250 ft	\pm 38.0 psf

	q_z
15	16.0
18	16.6
20	17.0
30	18.5
35	19.1
40	19.6
45	20.1
50	20.6
55	21.0
60	21.4
70	22.1
80	22.7
90	23.3
100	23.8
110	24.3
120	24.7
130	25.1
140	25.5
150	25.9
175	26.8
200	27.5
250	28.9

Footing Design for Freestanding Signs and Flagpoles

Structure Dimensions & Loading

Design wind pressure:	P =	21.0	psf	
Overturning Safety Factor:	Ω =	1.5		FBC 1807 2 3
Sign area 1:	A1 =	26.3	sq ft	tributary area 1 for each footer (e.g. sign)
Height of applied force above grade:	h1 =	3.5	ft	height of area 1 centroid
Sign area 2:	A2 =	0.0	sq ft	tributary area 2 for each footer (e.g. post)
Height of applied force above grade:	h2 =	0.0	ft	height of area 2 centroid

Overturning Moment:

$$M_n = P \cdot (A1 \cdot h1 + A2 \cdot h2)$$

$$M_n = 1.9 \text{ kip-ft}$$

Sq / Rect	Footing dimensions:	B =	3	ft	L =	3	ft
	Footing depth:	d =	2	ft	Soil cover:	ds =	0 ft
	Superstructure weight:	Dr =	200	lb			
	Soil cover weight:	Ds =	0	lb	=	100pcf * B * L * ds	
	Footing weight:	Df =	2700	lb	=	150pcf * B * L * d	
	Total weight:	D =	2900	lb	=	Dr + Ds + Df	

Soil Strength

... FBC Tables 1806 2, 1819 6

Soil class:	4. Sand, silty sand, silty gravel
Lateral bearing strength:	Plat = 150 psf/ft
Vertical bearing strength:	Pbrg = 2000 psf

Check Vertical Soil Bearing Pressures

e =	0.67	ft	$= (P) \cdot (A1 \cdot h1 + A2 \cdot h2) / D$... > B/6
qt _{oe} =	2 * D / (3 * L * (B/2 - e))		reaction below footer at toe	
qt _{oe} =	773	psf		qt _{oe} < Pbrg OK
Resisting moment due to Dead Load:	M _v = D * B / 2			
	M _v =	4.4	kip-ft	
Total Resisting Moment:	M _{tot} = M _v / Ω			
	M _{tot} =	2.9	kip-ft	M _{tot} > M _n OK

Hollow Structural Pipe in Bending

Allowable Stress Design per 2010 AISC Spec for Structural Steel Buildings

Material Properties

Yield Stress, A53 Grd B Steel: $F_y = 35$ ksi Safety Factor = 1.67
 Modulus of Elasticity: $E = 29000$ ksi

Member Properties

ANSI 3" Schedule 40 steel pipe

Nominal size: 3" diam - Sch 40
 Outside Diameter $d = 3.5$ in Moment of Inertia: $I_x = 3.0$ in⁴
 Wall Thickness $t = 0.216$ in Section Modulus: $S = 1.72$ in³
 Deflection Limit: $Defl = L / 80$

Design wind pressure: $P = 21.0$ psf
 Sign area 1: $A_1 = 26.3$ sq ft tributary area 1 for each post (e.g. sign)
 Eccentricity of applied force: $e_1 = 3.5$ ft distance to area 1 centroid
 Sign area 2: $A_2 = 0.0$ sq ft tributary area 2 for each post (e.g. post)
 Eccentricity of applied force: $e_2 = 0.0$ ft distance to area 2 centroid

(1): Yielding Limit State

$M_n = F_y \cdot S$ Allowable Moment: $M_{allow} = M_n / 1.67$
 $M_n = 60.3$ kip-in $M_{allow} = 36.1$ kip-in

Check Member Bending

Moment in member: $M_{max} = P \cdot (A_1 \cdot e_1 + A_2 \cdot e_2)$
 $M_{max} = 23.2$ kip-in $M_{max} < M_{allow} \dots$ **OK**

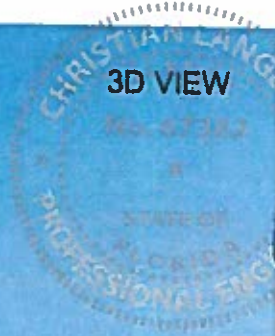
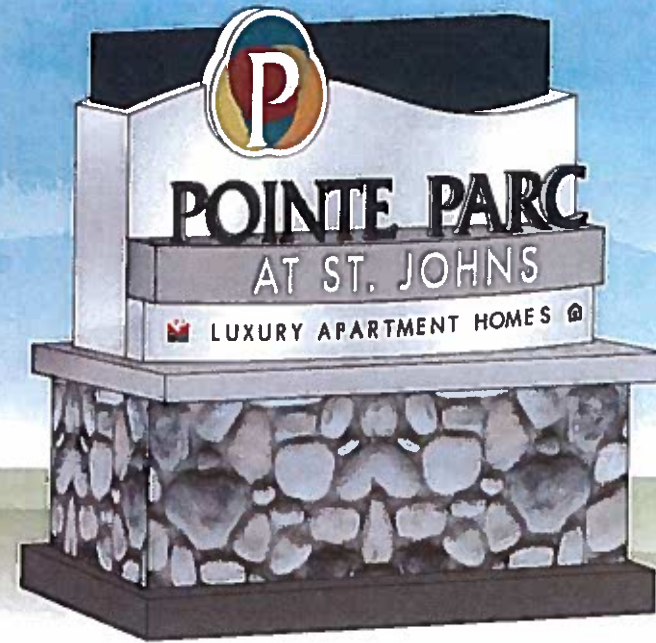
Check Member Deflection:

Allowable Deflection: $\Delta_{allow} = 0.53$ in $L / 80$
 Deflection in member: $\Delta_{max} = P \cdot (A_1 \cdot e_1^3 + A_2 \cdot e_2^3) / (3 \cdot E \cdot I)$
 $\Delta_{max} = 0.16$ in $\Delta_{max} < \Delta_{allow} \dots$ **OK**

NIGHT VIEW



POINTE PARC
AT ST. JOHNS



Easy Seals
Christian Langley
Florida PE #67382
Cert of Auth #3113

1200 N Federal Hwy #200
Boca Raton, FL 33432
1-888-371-3113

Solid freestanding sign at grade:
• Cf = 1.55 (with ratio ≥ 1/2)
• ≥ 27.0 psf

• Sign Height = 15 ft max
• Kzt = 1.0, Kd = 0.85, G = 0.85
• ASD Load Coeff = 0.6

ASCE 7-10 WIND LOADS:
• V = 120 mph • Exposure C
• Risk Category 1 Structure

Not to Scale



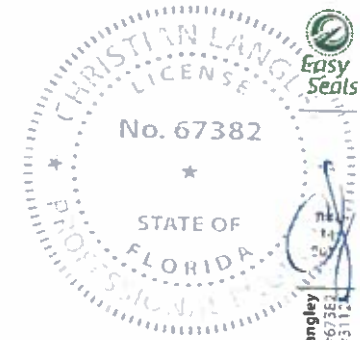
PROPERTY: POINTE PARC AT ST JOHNS
 FILE ID: REVISED PERMIT ART
 SALES: JG JB DATE: 06/14/17
 DESIGN: JB/MJE SCALE: 1"=2'-0" PAGE: 2

Elite Images Advertising Consultants / 86 Fred Avenue
Dunedin, FL 34698 / Phone: 727-505-0713

CUSTOMER APPROVAL

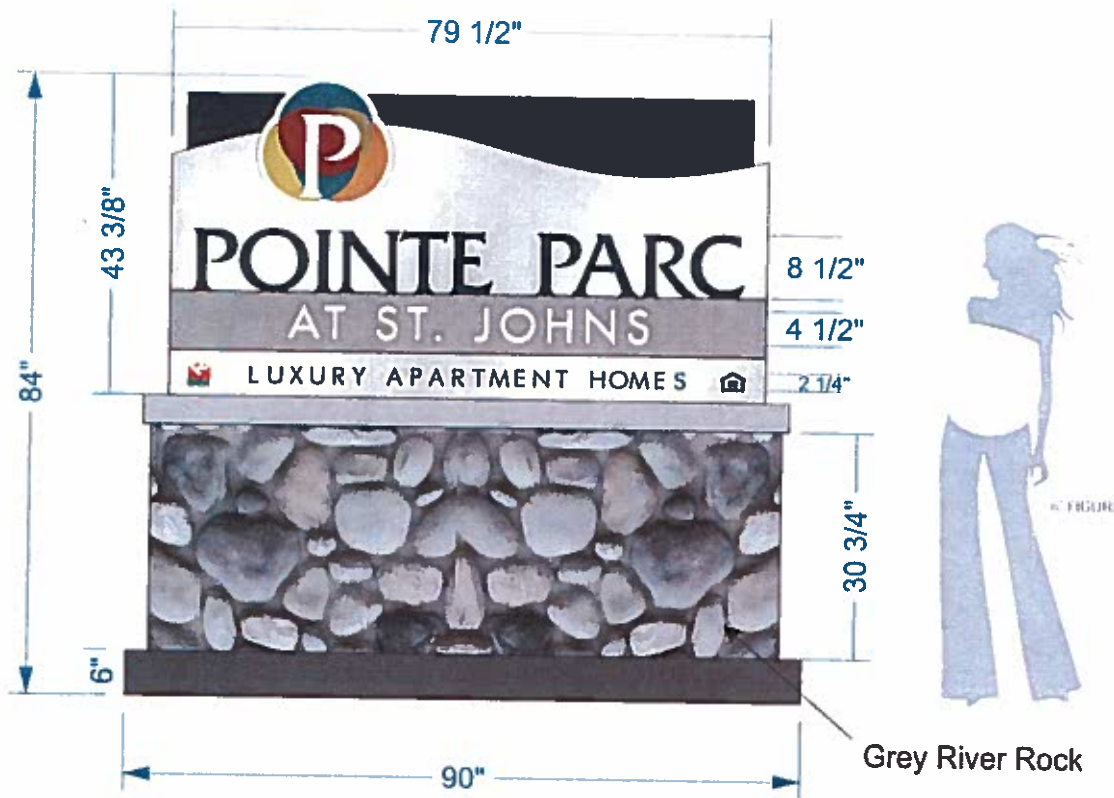
SIGNATURE _____
 PRINT NAME _____ DATE _____

General • Design is in accordance with the requirements of the Fla Bldg Code 5th Ed (2014) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly Notes: specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Aluminum extrusions shall be 6063-T6, unless noted otherwise.



Christian Langley
Florida PE #67382
Cert. of Auth #51124

1200 N Federal Hwy #200
Boca Raton, FL 33432
1-888-371-3115



Grey River Rock

- | | |
|--|---|
| <input type="checkbox"/> SW 6711
PARAKEET | <input type="checkbox"/> SW 7599
BRICK PAVER |
| <input type="checkbox"/> SW 7583
WILD CURRANT | <input type="checkbox"/> SW 6692
AURIC |
| <input type="checkbox"/> SW 6495
GREAT FALLS | <input type="checkbox"/> SW 6713
VERDANT |
| <input type="checkbox"/> SW 6254
LAZY GRAY | <input type="checkbox"/> SW 6244
NAVAL |
| <input type="checkbox"/> MATTHEWS SILVER METALIC PAINT | |
| <input type="checkbox"/> SW 2849
WESTCHESTER GRAY | <input type="checkbox"/> WHITE |

Solid freestanding sign at grade:
• Cf=1.55 (w/h ratio ≥ 1/2)
± 21.0 psf

Sign Height = 15 ft max
• Vcr=1.0, Kd=0.85, G=0.85
• ASD Load Coeff = 0.6

ASCE 7-10 WIND LOADS:
• V=120 mph • Exposure C
• Risk Category I Structure



PROPERTY: POINTE PARC AT ST JOHNS
 FILE ID: REVISED PERMIT ART
 SALES: JG JB DATE: 06/14/17
 DESIGN: JB MJF SCALE: 1/24" PAGE: 3

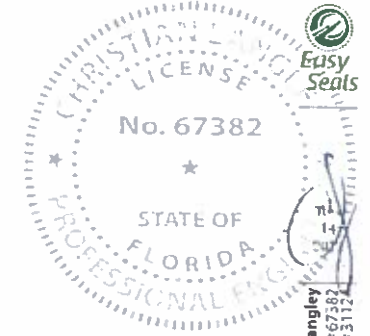
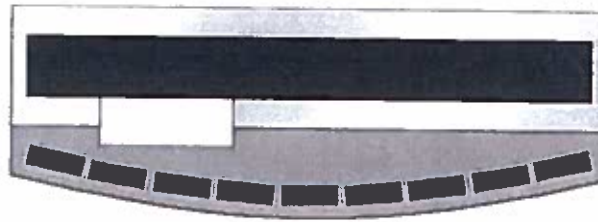
Elite Images Advertising Consultants / 86 Fred Avenue
 Dunedin, FL 34698 / Phone: 727-505-0713

CUSTOMER APPROVAL

SIGNATURE _____
 PRINT NAME _____ DATE _____

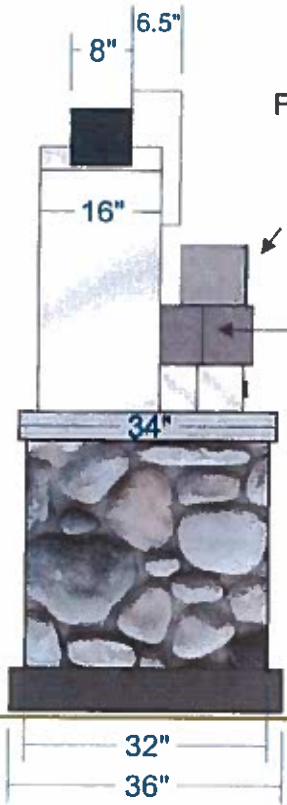
General • Design is in accordance with the requirements of the Fla Bldg Code 5th Ed (2014) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly Notes: specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Aluminum extrusions shall be 6063-T6, unless noted otherwise.

Top View:

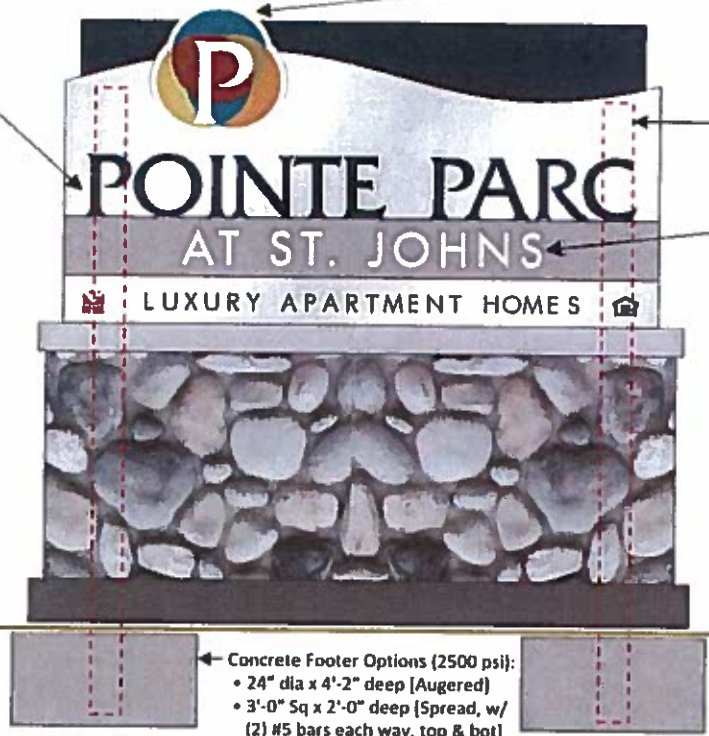


Christian Langley
Florida PE #67382
Cert of Auth #3112
1200 W Federal Hwy #200
Boca Raton, FL 33432
1-888-371-3115

Side View:



Front View:



Lighted Icon,
Digital Print Face

3" Sch 40 steel posts
(A53 Grd B)

Push Thru Lighting
"AT ST. JOHNS"

- | | |
|-------------------------------|---------------------|
| SW 6711 PARAKEET | SW 7599 BRICK PAVER |
| SW 7583 WILD CURRANT | SW 6692 AURIC |
| SW 6495 GREAT FALLS | SW 6713 VERDANT |
| SW 6254 LAZY GRAY | SW 6244 NAVAL |
| MATTHEWS SILVER METALIC PAINT | |
| SW 2849 WESTCHESTER GRAY | WHITE |

Concrete Footer Options (2500 psi):
 • 24" dia x 4'-2" deep [Augered]
 • 3'-0" Sq x 2'-0" deep [Spread, w/ (2) #5 bars each way, top & bot]

Sign Height = 15 ft max
 • K_z = 1.0; R_g = 0.85; G = 0.85
 • ASD Load Coeff = 0.6
 Solid freestanding sign at grade
 • C_f = 1.55 (w/h ratio ≥ 1/2)
 • ASD Load Coeff = 0.6



PROPERTY: POINTE PARC AT ST JOHNS
 FILE ID: REVISED PERMIT ART
 SALES: JG JB DATE: 06/14/17
 DESIGN: JB/MJE SCALE: 1"=12" PAGE: 4

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CUSTOMER APPROVAL

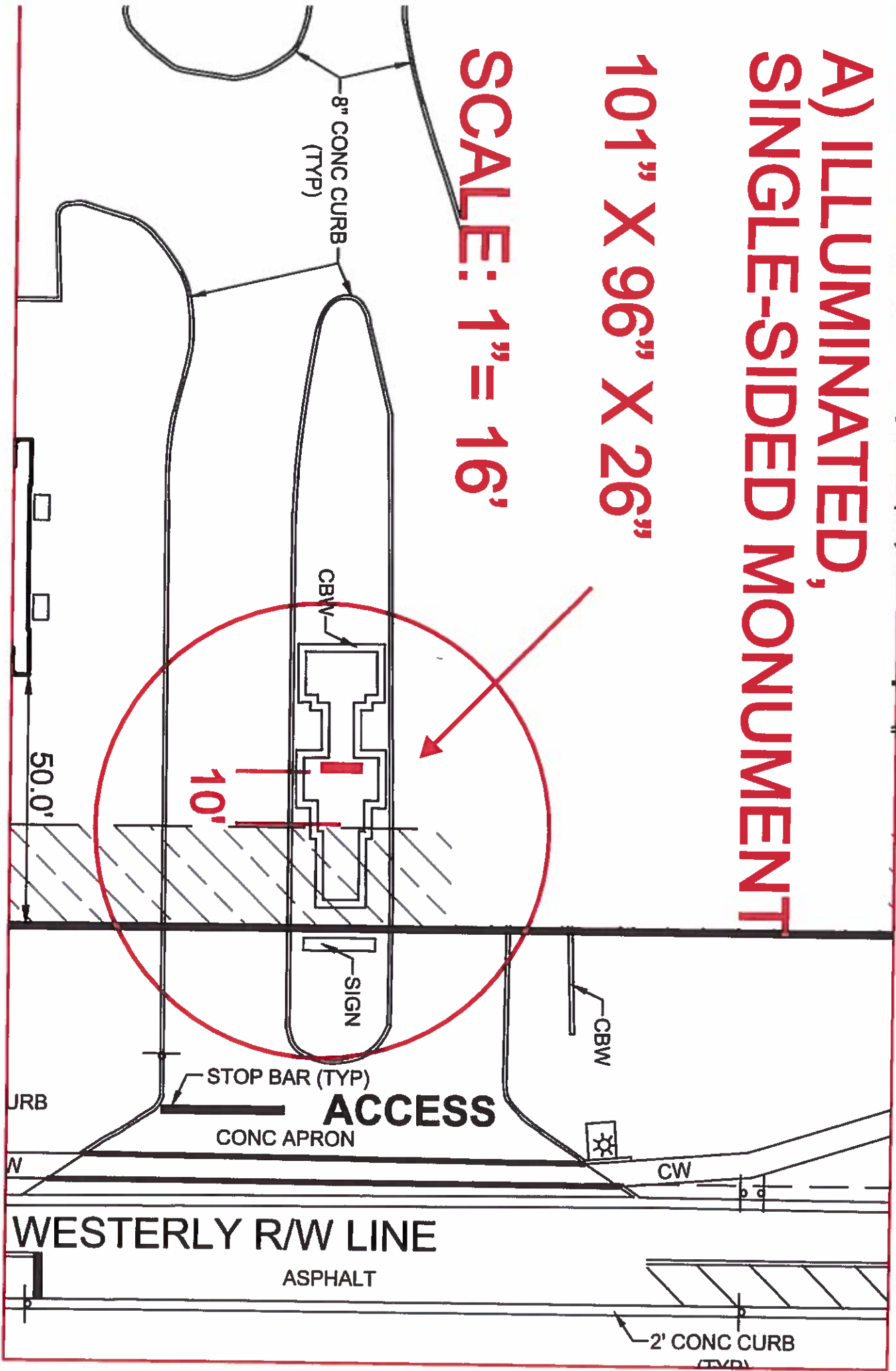
SIGNATURE _____
 PRINT NAME _____ DATE _____

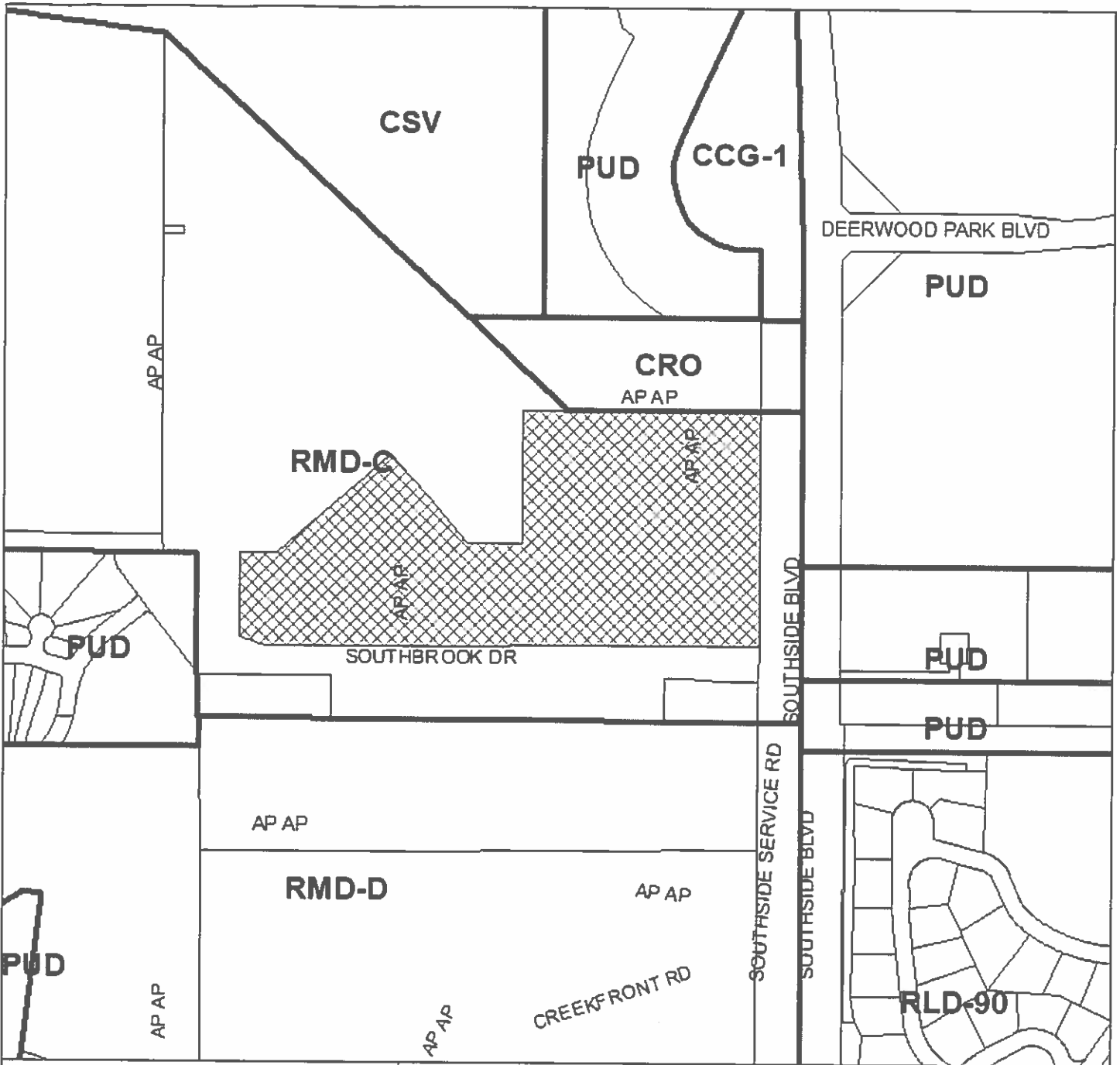
General • Design is in accordance with the requirements of the Fla Bldg Code 5th Ed (2014) for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly noted herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Aluminum extrusions shall be 6063-T6, unless noted otherwise.

A) ILLUMINATED, SINGLE-SIDED MONUMENT

101" X 96" X 26"

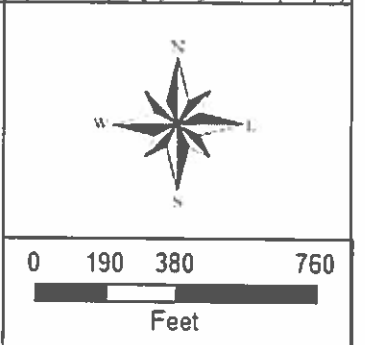
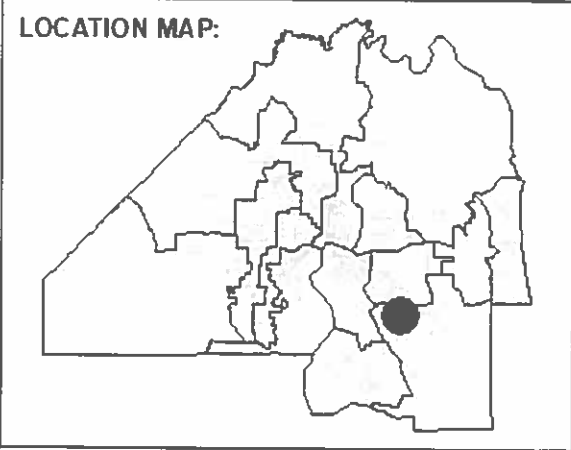
SCALE: 1" = 16'





REQUEST SOUGHT:

ALLOW FOR ILLUMINATION OR CHANGE FROM EXTERNAL TO INTERNAL LIGHTING



COUNCIL DISTRICT:

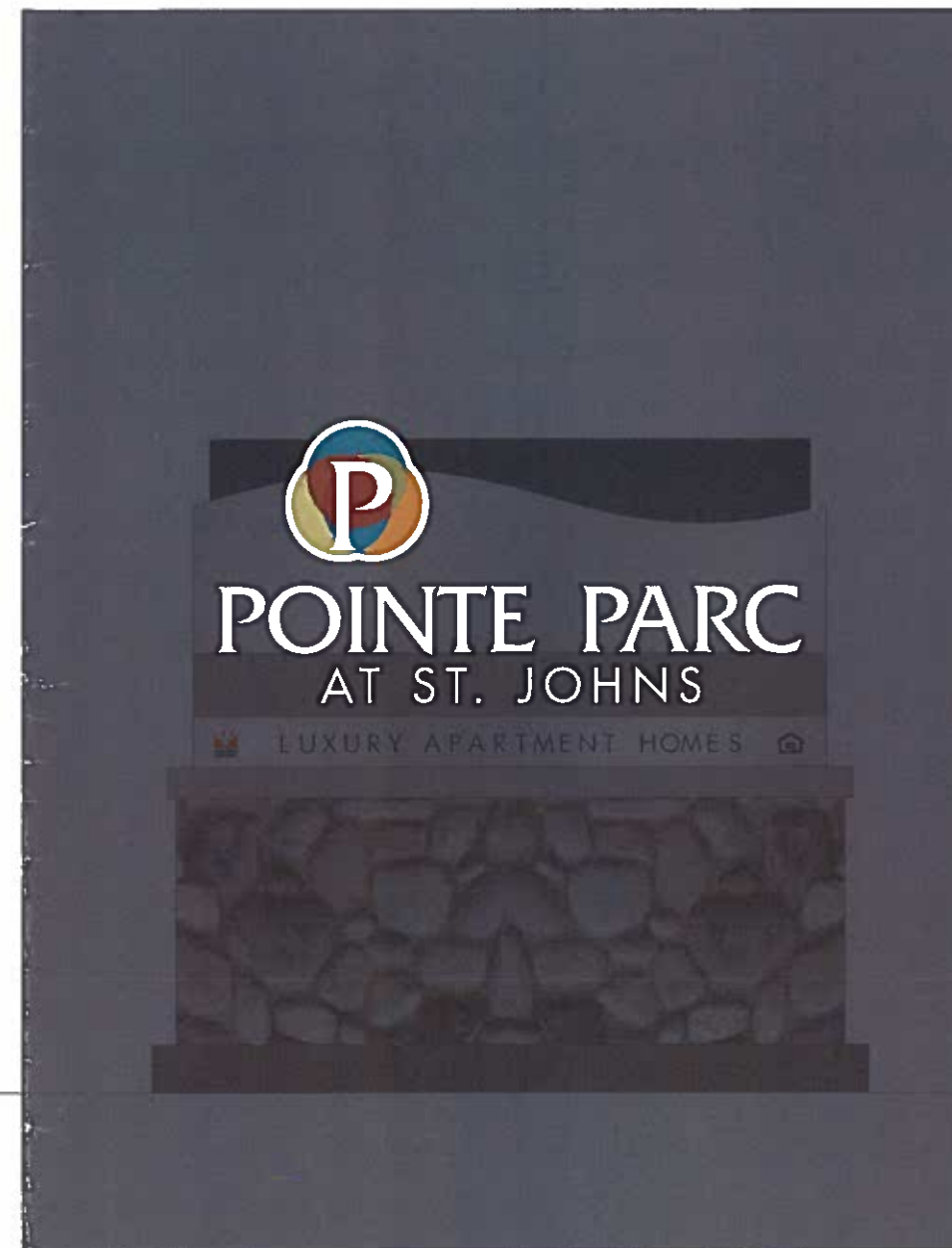
11

APPLICATION NUMBER

SW-19-09

EXHIBIT 2

PAGE 1 OF 1



T: 727.532.8255
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COMPANY: ROBBINS
 PROPERTY: POINTE PARC
 PROJECT: MAIN ID - LED LAYOUT

AM: BM
 DESIGN: JO
 PM: BT

DATE: 10/09/19
 SCALE: 1/2" = 1'

PAGE
 1

- WHITE
- MP SILVER METALLIC
- SW 6254 LAZY GRAY
- SW 2849 WESTCHESTER GRAY
- DAY/NIGHT VINYL
DAY: MATCH VINYL TO SW 6244 NAVAL / WHITE
- VINYL TO MATCH SW 6711 PARAKEET
- VINYL TO MATCH SW 6713 VERDANT
- VINYL TO MATCH SW 6692 AURIC
- VINYL TO MATCH SW 7699 BRICK PAVER
- VINYL TO MATCH SW 7583 WILD CURRANT

*Color palette for logomark

Side View:



PREVIEW
 A) TYPE OF STRUCTURE - XX" x XX" (QTY 1)
 PLANES: ##
 SINGLE-SIDED, NO ILLUMINATION

PERMITTING DISCLAIMERS
 CITY, STATE (CITY CODE)
 MAX HEIGHT: XX FT (XX IN)
 MAX FACE: XX FT SQ



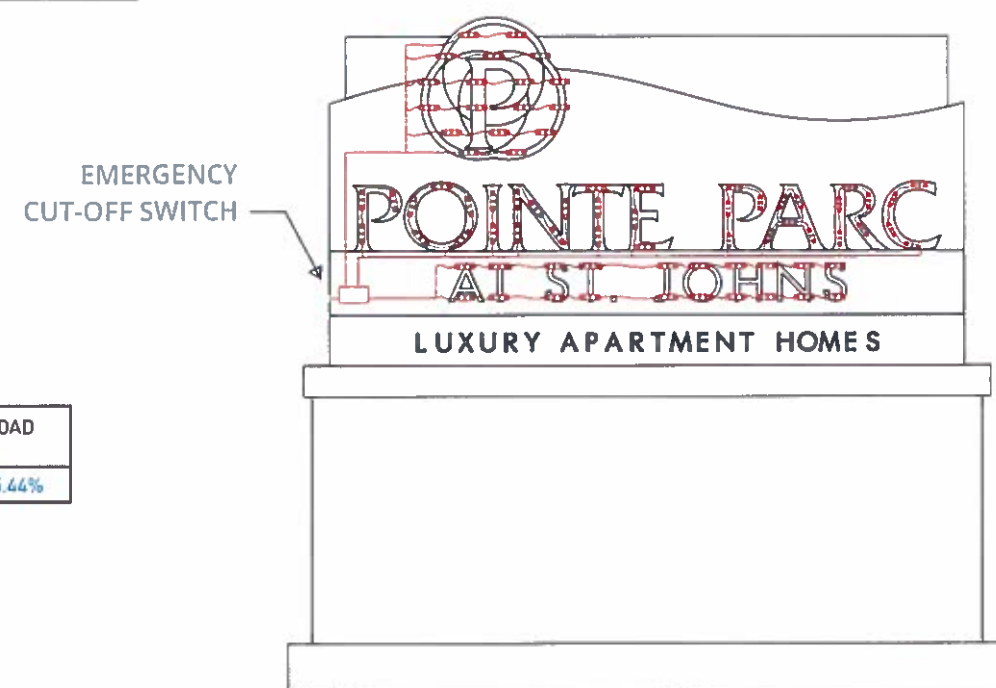
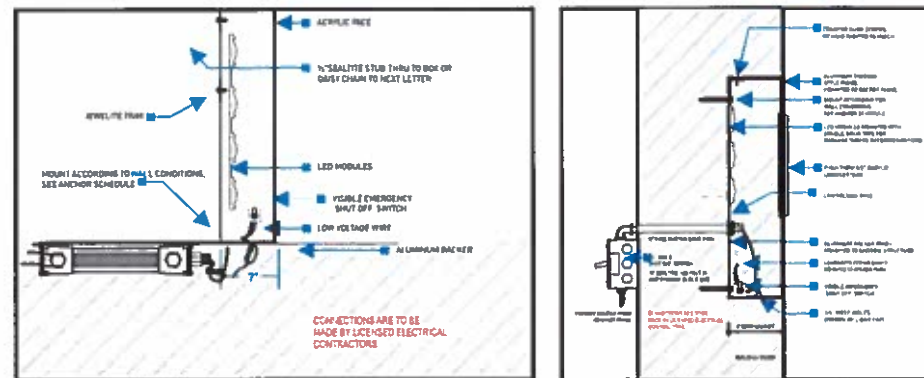
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COMPANY: ROBBINS
 PROPERTY: POINTE PARC
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AM: BM
 DESIGN: JO
 PM: BT

DATE: 10/09/19
 SCALE: 1/2" = 1'

PAGE
2



POWER USAGE

LED MANUFACTURER MODEL	# OF MODS	WATTS PER MOD	TOTAL WATTS	POWER SUPPLY	LOAD
HANLEY HLED - P3072W	77	.72	55.44	100	55.44%

POWER SUPPLY MODEL	AMPS PER UNIT	TOTAL # OF UNITS	TOTAL AMPS
H100W - PPS227	3.9	1	3.9

LED LAYOUT
 A) MAIN ID - XX" x XX" (QTY 1)
 SINGLE-SIDED, ADD INTERNAL ILLUMINATION

JACKSONVILLE, FL
 MAX HEIGHT: -
 MAX FACE: -



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COMPANY: **ROBBINS**
 PROPERTY: **POINTE PARC**
 PROJECT: **MAIN ID - LED LAYOUT**

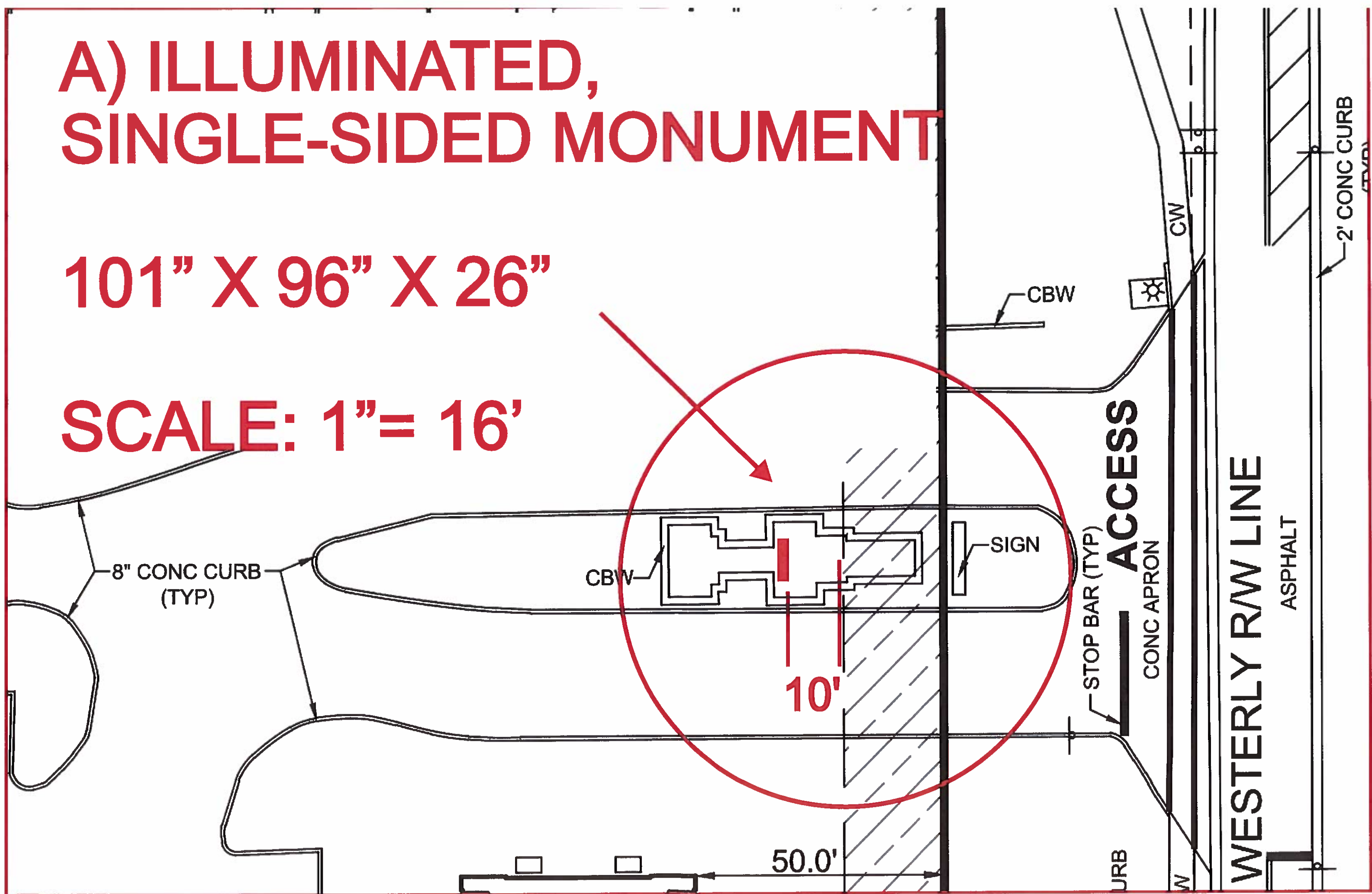
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 DESIGN: **JO**
 PM: **BT**

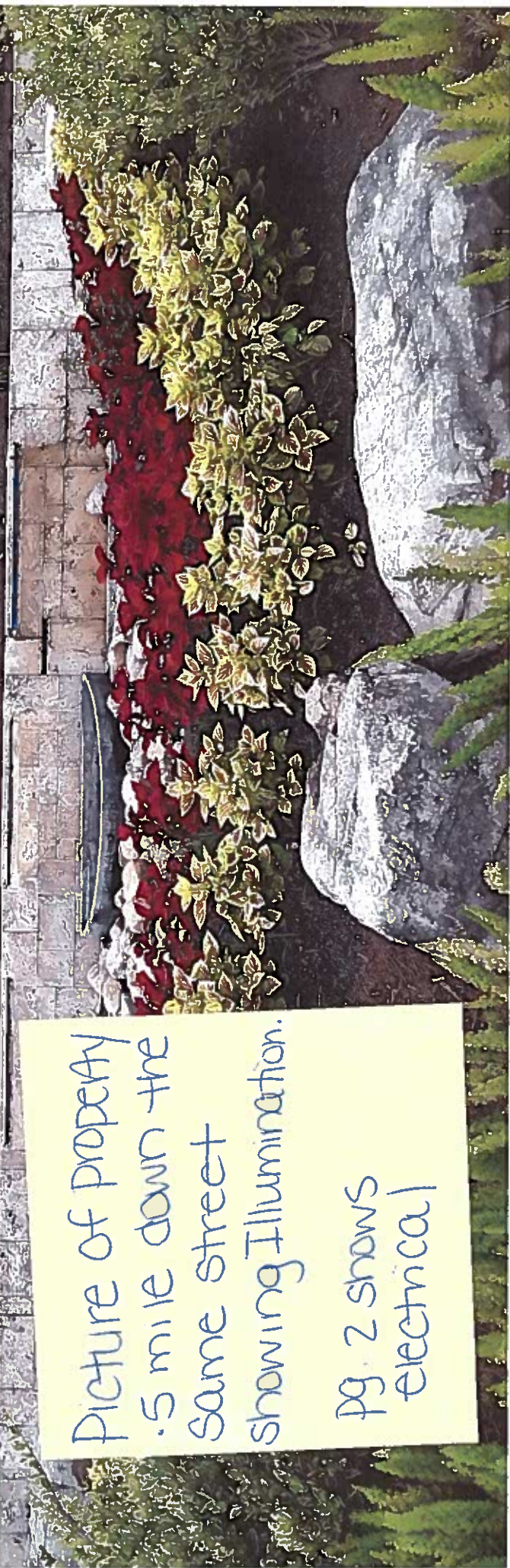
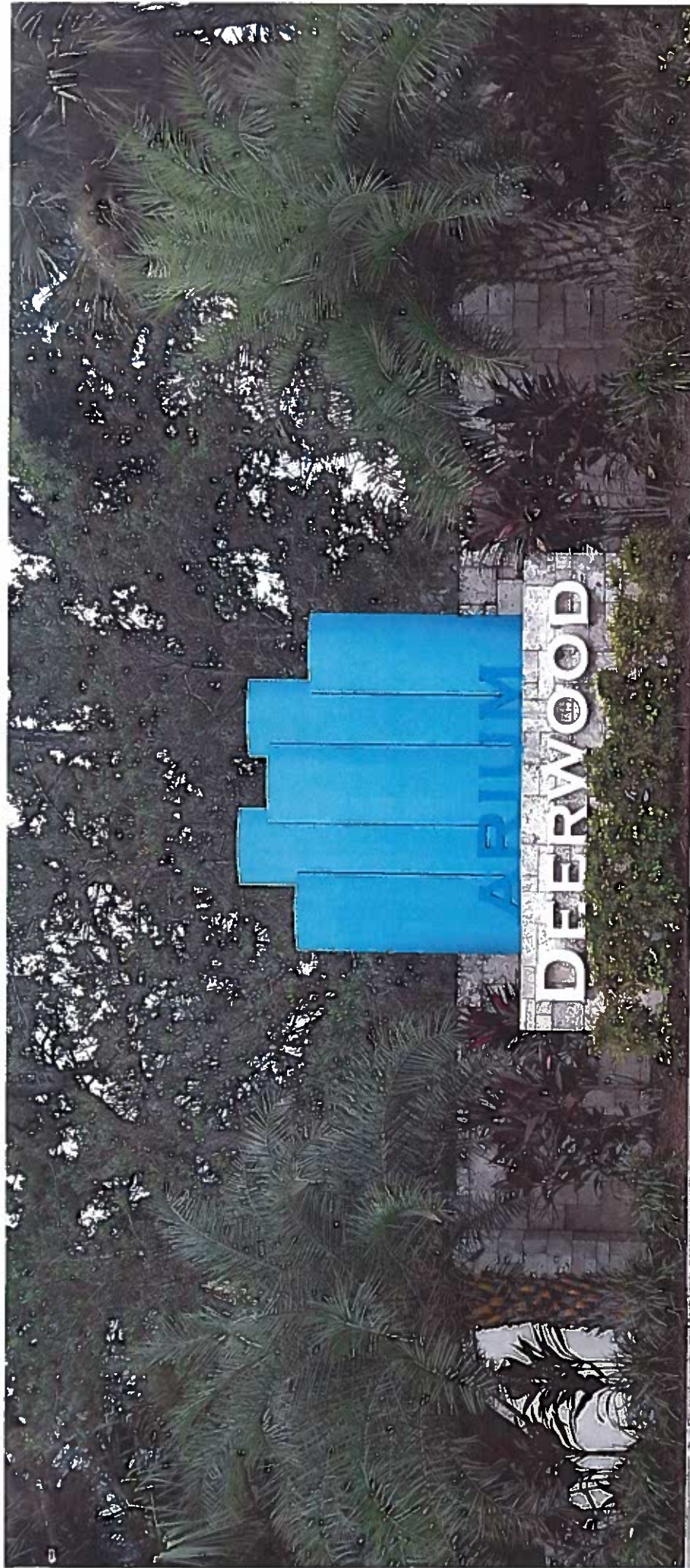
DATE: **10/09/19**
 SCALE: **1/2"= 1'**

A) ILLUMINATED, SINGLE-SIDED MONUMENT

101" X 96" X 26"

SCALE: 1" = 16'





Picture of property
.5 mile down the
same street
showing illumination.

pg. 2 shows
electrical

