

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT****APPLICATION FOR SIGN WAIVER SW-21-01****MAY 4, 2021**

***Location:*** 5327 Timuquana Road between Ortega Farms Boulevard and Catona Street

***Real Estate Number:*** 103042-0500

***Waiver Sought:*** Reduce minimum setback from 20 feet to 10 feet  
Allow internal illumination

***Current Zoning District:*** Residential Medium Density-D (RMD-D)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Southwest – District 4

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

***Owner:*** Mission Springs JV Owner 2019, LLC  
1 Bridge Plaza North, Suite 275  
Fort Lee, New Jersey 07024

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2020-345 (SW-21-01)** seeks to reduce the minimum setback for a sign from 20 feet to 10 feet in the Residential Medium Density-D (RMD-D) Zoning District and to request internal illumination. The applicant requests to make the existing non-conforming sign, a legal conforming sign.

**NOTICE TO OWNER / AGENT**

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside

an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

### STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area. A portion of the north side of Timuquana Road is zoned RMD-D in which the setback is 20 feet. The south side of Timuquana Road has CO, CCG-1 and RMD-A zoning districts. The proposed setback reduction and internal illumination will not be an obvious change as there are similar business signs in 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. The result of the sign waiver will not detract from the specific intent of the zoning ordinance, in that the new sign is unable to conform to required setbacks due to the existing vehicle use area. The situation is unique to the subject property and would not promote the existence of any other non-conforming signs in the area.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the proposed sign will meet the setback of other signs on the south side of Timuquana Road.

- (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 reduced setback will allow for the sign to be seen and alert drivers to the access.

- (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. The site has two driveways which are each one way. The sign is located at the entrance drive. The existing sign is not in the sight triangle of drivers entering or exiting the site.

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

Yes, the subject property does exhibit specific physical limitations that limit the possible setback of the sign location from the road. The current vehicle use area would need to be redesigned so that the sign would not interfere with the driveway, and this is seen as a burden on the property owner.

- (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, but is rather based upon a desire to make an existing non-conforming sign conforming.

- (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?*

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?*

Yes. Strict compliance with the regulation could create a financial burden on the applicant. Redesigning the vehicle use area would more than likely have a substantial cost.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 2, 2021 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



### RECOMMENDATION

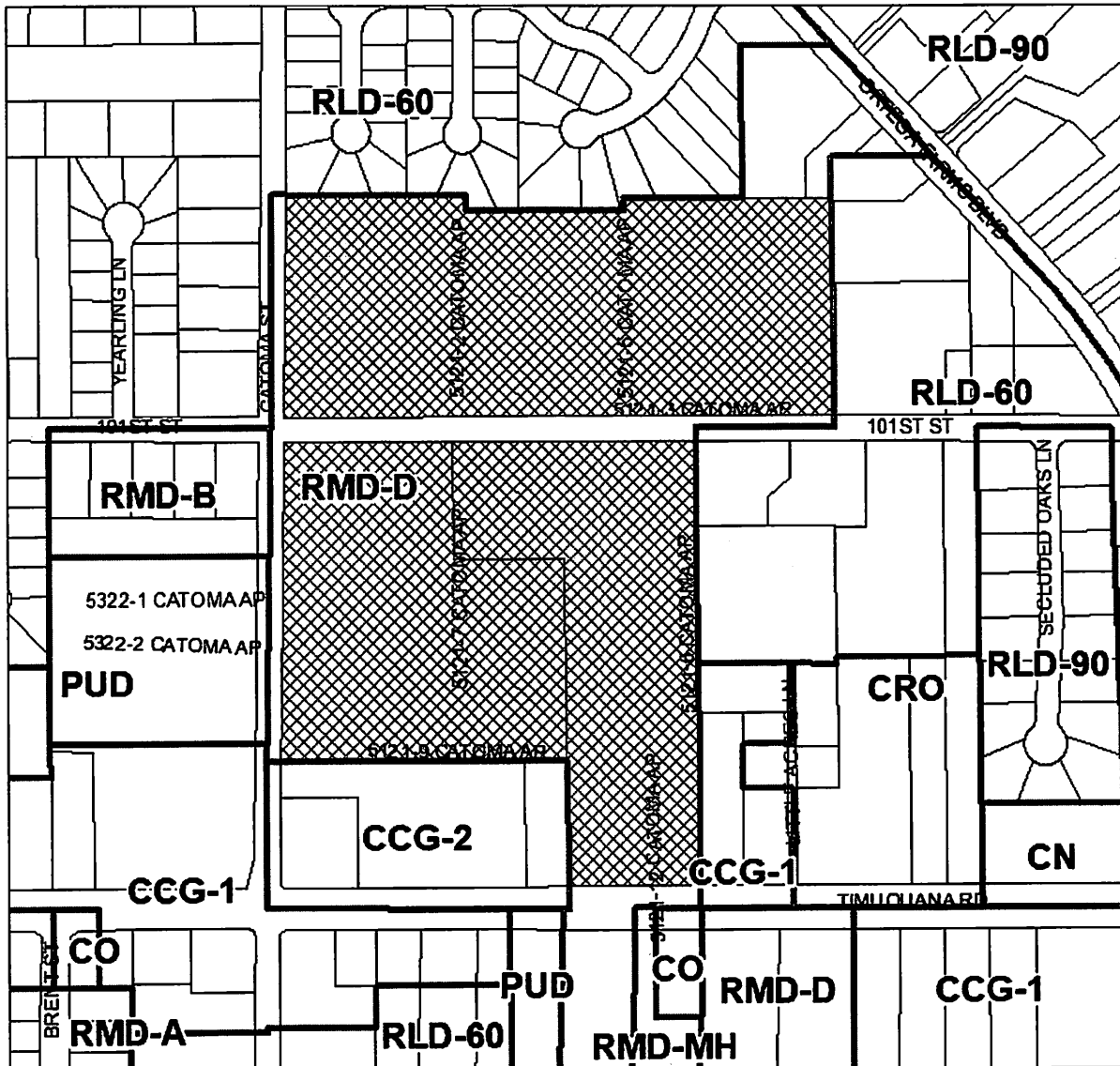
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **Ordinance 2021-173 (SW-21-01)** be **APPROVED**.



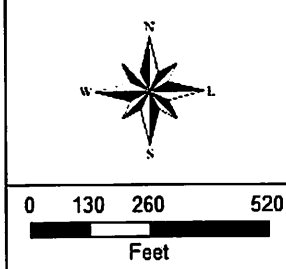
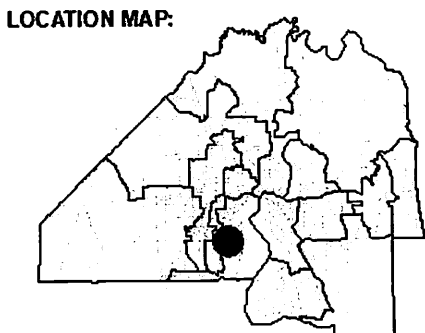
View of sign along Timuquana Road. Vegetation and the fence make it difficult to see the sign before the entrance.



View of sign



REQUEST SOUGHT:  
  
ALLOW INTERNAL ILLUMINATION



COUNCIL DISTRICT:  
9

TRACKING NUMBER  
SW-21-01

EXHIBIT 2  
PAGE 1 OF 1

Date Submitted: 2-2-21

Application Number: SW-21-01

Date Filed: 2/23/2021

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: MOR
Council District: 9
Planning District: 4
Previous Zoning Applications Filed (provide application numbers): NONE
Applicable Section of Ordinance Code: 656.1310(b)4
Notice of Violation(s):
Neighborhood Associations: ORTEGA FARMS / TARA WOODS PRES. ASSOC.
Overlay: NONE
LUZ Public Hearing Date:
City Council Public Hearing Date:
Number of Signs to Post: 2
Amount of Fee: 1329.00
Zoning Asst. Initials: [Signature]

PROPERTY INFORMATION
1. Complete Property Address: 5327 Timuquana Rd. Jacksonville, FL 32210
2. Real Estate Number: 103042-0500
3. Land Area (Acres): 9.66
4. Date Lot was Recorded: 5/21/1910
5. Property Located Between Streets: Catoma St. & Ortega Farms Blvd.
6. Utility/Services Provider: City Water / City Sewer [checked]
Well / Septic [ ]



**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)

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**8. In whose name will the Waiver be granted?**  
 MISSION SPRINGS JV OWNER 2019 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> MISSION SPRINGS JV OWNER 2019 LLC	<b>11. E-mail:</b>
<b>12. Address (including city, state, zip):</b> 1 BRIDGE PLAZA W STE 275 FORT LEE, NJ 07024	<b>13. Preferred Telephone:</b> 904-772-0355

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

<b>14. Name:</b> TAYLOR SIGN & DESIGN, INC	<b>15. E-mail:</b> KVARNA@TAYLORSIGNCO.COM
<b>16. Address (including city, state, zip):</b> 4162 ST. AUGUSTINE RD. JACKSONVILLE, FL 32207	<b>17. Preferred Telephone:</b> 904-396-4652

## 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.

The property is an apartment complex with 444 units. The existing monument sign is located in the median of the entry drive to the complex. Due to the setback and trees on either side of the property, the sign is not visible until you are right up on it. In conjunction, there is not a right hand turning lane into the property. This can be hazardous especially at night. Residents/visitors can drive past it and have to turn around or stop on the breaks to make the turn. Internal illumination would help to alleviate those issues. The illumination will not be intrusive to the residents due to the size and location. The property is surrounded by commercial zones with businesses that also have internally illuminated signs.

**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.

<b>Owner(s)</b> Print name: _____ Signature: _____	<b>Applicant or Agent (if different than owner)</b> Print name: <u>Kelly Varn</u> Signature: <u>[Signature]</u>
<b>Owner(s)</b> Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

**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

PARCEL A (LYING SOUTH OF 101ST STREET):

A PORTION OF FARMS 4 AND 5, BLOCK 25, AS SHOWN ON THE MAP OF ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TIMUQUANA ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF CATOMA STREET, A 60 FOOT RIGHT OF WAY; THENCE ON LAST SAID LINE NORTH 00°22'50" EAST, 288.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID EASTERLY RIGHT OF WAY LINE, NORTH 00°22'50" EAST, 741.90 FEET; THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF 101ST STREET, A 60 FOOT RIGHT OF WAY, SOUTH 89°32'30" EAST, 393.37 FEET; THENCE SOUTH 01°02'10" EAST, 273.0 FEET; THENCE NORTH 88°57'50" EAST, 257.29 FEET; THENCE SOUTH 01°02'10" EAST, 468.95 FEET; THENCE SOUTH 89°50'20" WEST, 668.89 FEET TO THE POINT OF BEGINNING.

PARCEL B (LYING NORTH OF 101ST STREET):

A PORTION OF FARMS, 3, 5 AND 6, BLOCK 25, AS SHOWN ON THE MAP OF ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TIMUQUANA ROAD, WITH THE EASTERLY RIGHT OF WAY LINE OF CATOMA STREET, A 60 FOOT RIGHT OF WAY; THENCE ON LAST SAID LINE NORTH 00°22'50" EAST, 1089.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID EASTERLY RIGHT OF WAY LINE OF CATOMA STREET, NORTH 00°22'50" EAST, 522.0 FEET; THENCE SOUTH 89°32'30" EAST, 422.34 FEET; THENCE SOUTH 00°27'30" WEST, 32.0 FEET; THENCE SOUTH

89°32'30" EAST, 366.0 FEET, THENCE NORTH 00°27'30" EAST, 32.0 FEET; THENCE SOUTH 89°32'30" EAST, 478.93 FEET; THENCE SOUTH 00°53'46" EAST 522.15 FEET; THENCE ON THE NORTH RIGHT OF WAY LINE OF 101ST STREET, A 60 FOOT RIGHT OF WAY, NORTH 89°32'30" WEST, 1278.90 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF FARMS 4 AND 5, BLOCK 25, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF TIMUQUANA ROAD (104 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED BY DEED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION) WITH THE EASTERLY BOUNDARY OF SAID FARM 5, THENCE NORTH 01°02'10" WEST, ALONG THE EASTERLY BOUNDARY OF SAID FARM 5, 1020.02 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 101ST STREET (A 60 FOOT RIGHT OF WAY); THENCE NORTH 89°32'30" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 101ST STREET, 557.47 FEET; THENCE SOUTH 01°02'10"

EAST, 273.0 FEET; THENCE NORTH 88°57'50" EAST, 257.29 FEET; THENCE SOUTH

01°02'10" EAST, 756.98 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID TIMUQUANA ROAD; THENCE NORTH 89°50'20" EAST ALONG SAID RIGHT OF WAY LINE, 300.03 FEET TO THE POINT OF BEGINNING.

**LETTER OF AUTHORIZATION**

**Affidavit**

To Whom It May Concern:

This letter authorizes **Taylor Sign & Design, Inc.** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 5327 Timuquana Road, Jacksonville, FL 32210

Company Name: The Lynd Company Phone Number: 904-772-0355

Name: Sharon Steffen Title: Property Manager

Address: 5327 Timuquana Road, Jacksonville, FL 32210

*Sharon Steffen*  
**SIGNATURE OF PROPERTY OWNER/AGENT**

STATE OF FL

COUNTY OF Duval

Sworn to and subscribed before me this 29<sup>th</sup> day of JULY, 2020.  
*Howell Ruehl*

Signature of Notary State of FL

*HOWELL RUEHL*

Print or Type Commissioned Name of Notary Public

Personally Known (  ) OR Produced Identification ( )

Type of Identification Produced: \_\_\_\_\_ Commission Expires \_\_\_\_\_

(Notary Stamp or Seal Required)



EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)


Date: 12/22/20

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: 5327 Timuquana Rd, Jacksonville, FL 32210 RE#(s): \_\_\_\_\_

To Whom it May Concern:

I, Marc A. Hershberg, as Owner of  
Mission Springs JV 2019 LLC, a Limited Liability Company organized under the laws of the  
state of DF, hereby certify that said LLC is the Owner of the property described in Exhibit  
1 in connection with filing application(s) for Monument Sign submitted to the Jacksonville  
Planning and Development Department.

(signature)  MH  
(print name) Marc A. Hershberg

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~~ New Jersey  
COUNTY OF ~~DUVAL~~ Bergen

Sworn to and subscribed and acknowledged before me this 22<sup>nd</sup> day of  
Dec. 2020, by Marc A. Hershberg as  
CEO, Managing Member of Topaz Capital Group LLC, a Limited Liability  
Company, who is personally known to me or who has produced Driver's license  
as identification and who took an oath.

Tammy Katz  
(Signature of NOTARY PUBLIC)

Tammy Katz  
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ NJ at Large.  
My commission expires: 2108109

Tammy Katz  
Notary Public  
New Jersey  
My Commission Expires 6-15-2023  
No. 2108109

**MISSION SPRINGS JV OWNER 2019 LLC**  
 1 BRIDGE PLAZA N STE 275  
 FORT LEE, NJ 07024

**Primary Site Address**  
 5327 TIMUQUANA RD  
 Jacksonville FL 32210

**Official Record Book/Page**  
 18831-01531

**Title #**  
 6508

**5327 TIMUQUANA RD**

**Property Detail**

RE #	103042-0000
Tax District	GS
Property Use	0300 Multi-Family Units 10 or More
# of Buildings	25
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01780 ORTEGA FARMS (BLKS1,2)
Total Area	420762

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	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)	\$724,500.00	\$966,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$8,291,800.00	\$9,428,800.00
Assessed Value	\$6,656,760.00	\$9,428,800.00
Cap Diff/Portability Amt	\$1,635,040.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$4,583,096.00	See below
Taxable Value	\$2,073,664.00	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
<a href="#">18831-01531</a>	6/13/2019	\$35,150,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">18027-01773</a>	6/20/2017	\$26,300,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">17188-01053</a>	6/2/2015	\$17,890,900.00	SW - Special Warranty	Unqualified	Improved
<a href="#">15809-00976</a>	12/22/2011	\$21,400,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">10709-01603</a>	9/19/2002	\$16,054,900.00	SW - Special Warranty	Unqualified	Improved
<a href="#">10594-00379</a>	7/10/2002	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">09837-01076</a>	12/13/2000	\$14,383,800.00	QC - Quit Claim	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	150,476.00	\$65,307.00
2	LPMC1	Light Pole Metal	1	0	0	2.00	\$816.00
3	LITC1	Lighting Fixtures	1	0	0	2.00	\$415.00
4	PVCC1	Paving Concrete	1	0	0	320.00	\$442.00
5	FCLC1	Fence Chain Link	1	0	0	380.00	\$1,429.00
6	FWDC1	Fence Wood	1	0	0	668.00	\$2,345.00
7	WMCC1	Wall Masonry/Concrt	1	0	0	204.00	\$451.00

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-D	0.00	0.00	Common	9.66	Acreage	\$966,000.00

**Legal**

LN	Legal Description
1	3-79 42-35-26E 9.66
2	ORTEGA FARMS
3	PT FARMS 4,5 RECD
4	O/R 18831-1531 BLK 25
5	BEING PARCEL A

**Buildings**

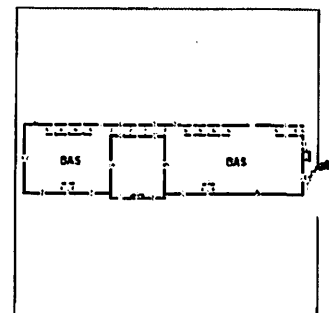
**Building 1**

Building 1 Site Address  
 5327 TIMUQUANA RD Unit  
 Jacksonville FL 32210

Building Type	0301 - APTS 1-3 STORY
Year Built	1972
Building Value	\$223,004.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2064	2064	2064
Finished upper story 1	1240	1240	1240

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned

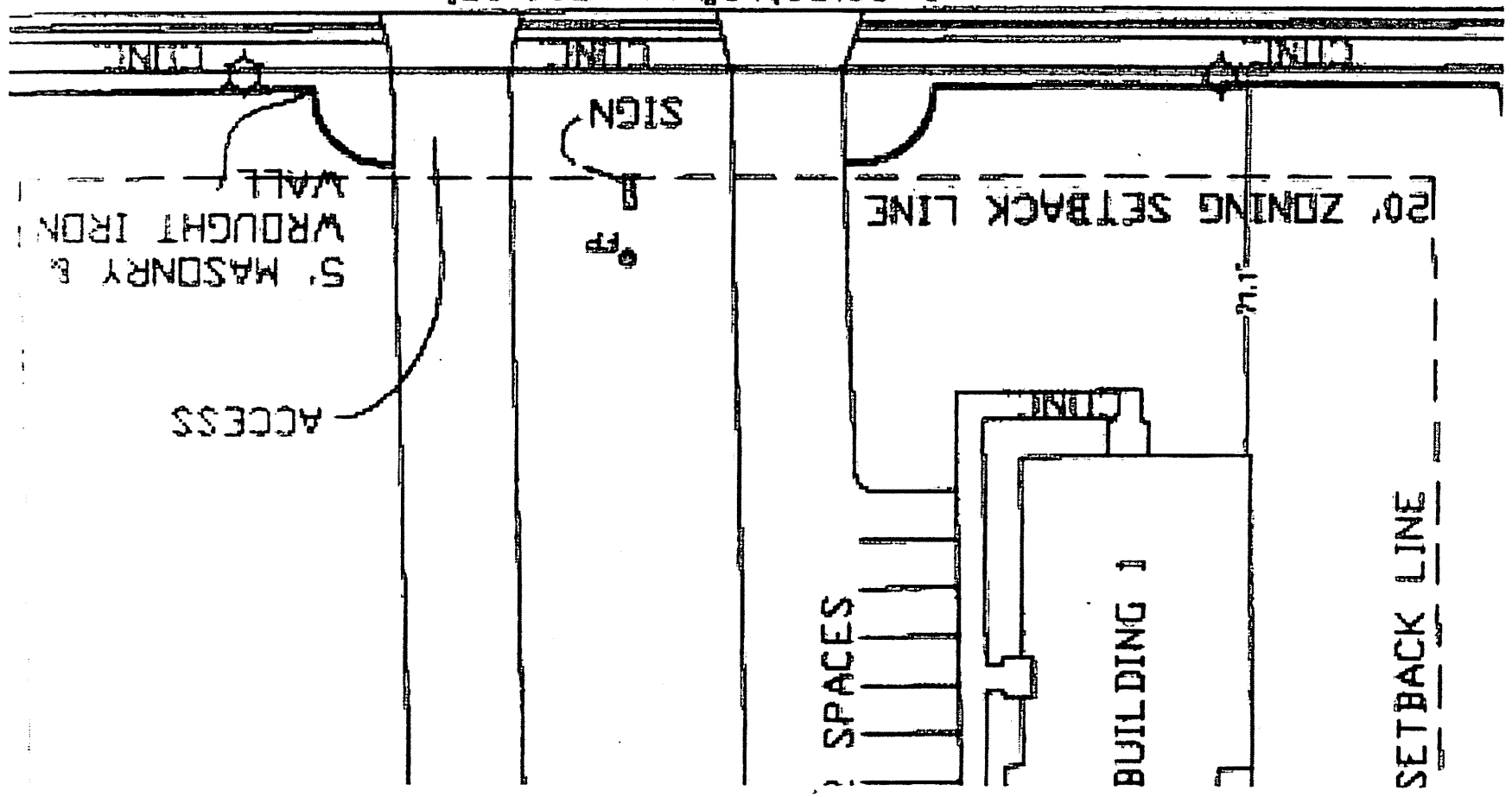






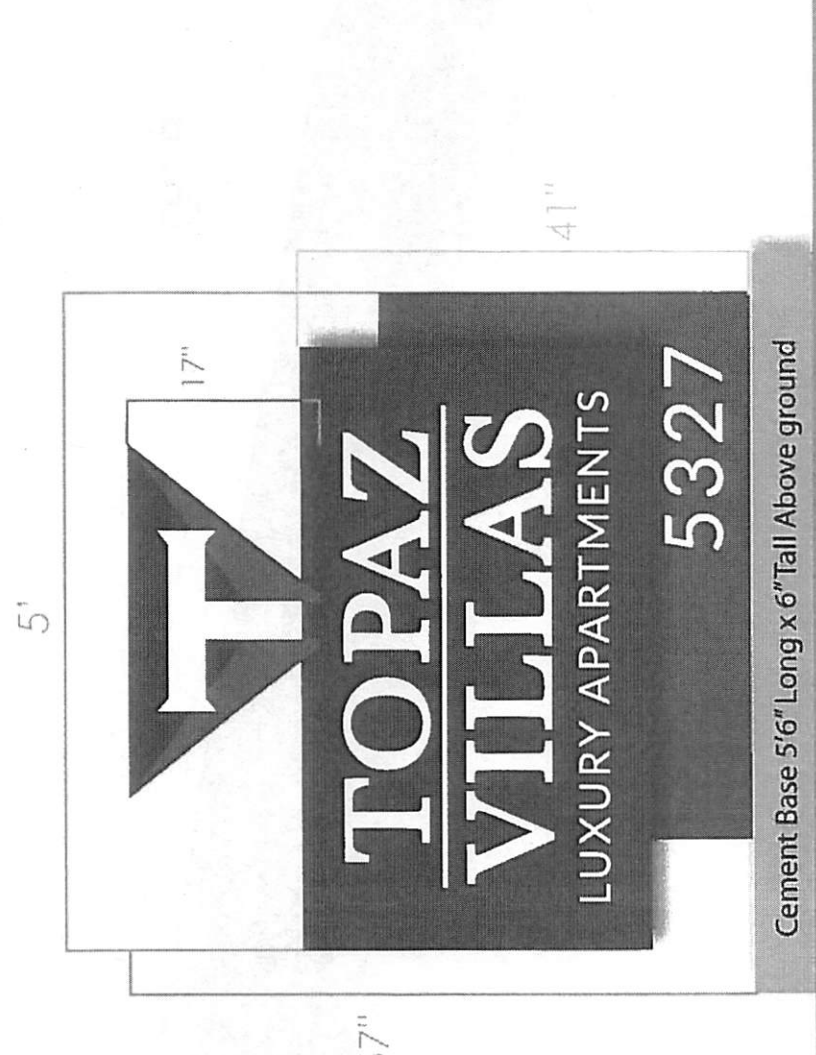
TIMUQUANA ROAD  
84' ASPHALT ROADWAY  
104' PUBLIC RIGHT-OF-WAY

S 89°50'18" W 300.03'



project designer  
*Joselyn Garcia*  
joselyng@hbdcmarketing.com  
www.hbdcmarketing.com

HB|DC  
A MARKETING FIRM

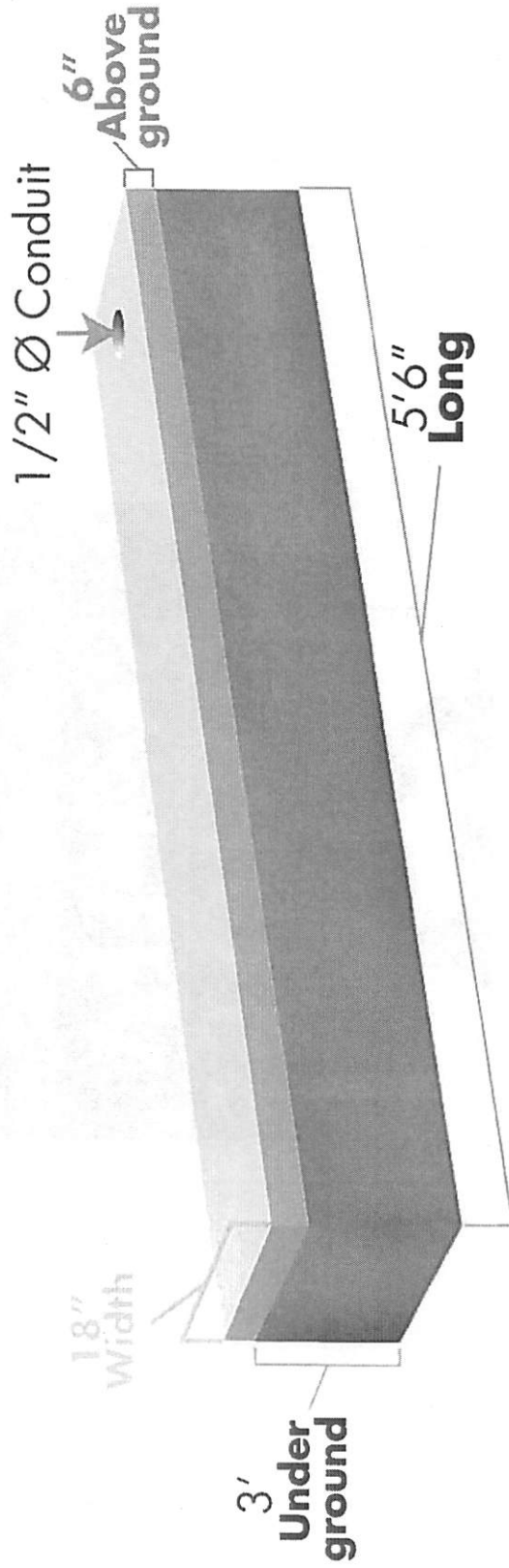


Colors shown here are not exact. Please contact manufacturer for color characteristics and actual sample. Client to either provide samples or specifications for custom colors or for production or approve HBDC's color sample or color specifications.

TOPAZ MAIN MONUMENT SIGN

# Cement base 5'6" x 3'6" x 18"

with a 1/2" Ø Conduit for electricals



TOPAZ MAIN MONUMENT SIGN

Colors shown here may not exactly match manufacturer's color chart with actual sample. Client's to either provide samples or specifications for custom color plate to production or approve HBC Marketing's color samples or color specifications.



**BUILDING INSPECTION DIVISION  
CITY OF JACKSONVILLE, FLORIDA**

**SIGN PERMIT: S-20-260808.000**

<b>DATE ISSUED:</b> 01/22/2020 12:00:0	<b>PERMIT FEE:</b> \$ 115.00	
<b>CONTRACTOR:</b> ES12000117 - TAYLOR, RANDALL ALAN	<b>D.B.A.:</b> Taylor Sign & Design Inc.	
<b>FOR:</b> MISSION SPRINGS JV OWNER 2019 LLC	<b>AT:</b> 5327 TIMUQUANA Road	
<b>LOT:</b> PT FARMS 4,5 REC <b>BLOCK:</b> PT FARMS 4,5 RECD	<b>SUBDIVISION:</b> ORTEGA FARMS	
<b>CITY INSPECTOR:</b> Parks, Dwight Phone:	<b>JOB COST:</b> \$1000.00	
<b>SIGN CLASS:</b> MONUMENT	<b>OTHER:</b>	
<b>ILLUMINATION:</b> None	<b>UL/ET:</b>	
<b>REMAIN UNCONNECTED:</b> NO		
<b>FACE SHAPE:</b> DOUBLE	<b>HEIGHT:</b> 5	<b>NUM POLES:</b> 0
<b>SIGN SIZE:</b> 23	<b>SETBACK:</b> 20	
<b>OTHER SPECS:</b>		

**ADDITIONAL SPECS:** sign to be located at original sign location  
**ACTUAL WORDING:** "TOPAZ VILLAS LUXURY APARTMENTS"

**COMMENTS:**

TO SCHEDULE AN INSPECTION CALL 630-1100 - OR - <http://buildinginspections.coj.net>

THE WORK DESCRIBED HEREIN SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LOCAL ZONING CODE, AND OTHER APPLICABLE REGULATIONS OF THE CITY OF JACKSONVILLE, STATE OF FLORIDA, AND FEDERAL GOVERNMENT. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THE PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORD OF THE COUNTY (CITY), AND THERE MAY BE ADDITIONAL PERMITS REQUIRED. IF NO WORK IS DONE ON THE PERMIT DURING A SIX MONTH PERIOD, PERMIT MAY BECOME VOID. THE PERMIT HOLDER MUST CONTACT SUNSHINE ONE CALL (1-800-432-4770) PRIOR TO COMMENCING ANY EXCAVATION OR SITE CLEARING. A SEPARATE PERMIT IS REQUIRED TO WORK IN THE CITY'S RIGHT OF WAY OR EASEMENT, CONTACT THE DEVELOPMENT MANAGEMENT GROUP, 630 -1105. THE PERMIT HOLDER SHALL DELIVER A COPY OF THIS PERMIT AND ALL FORMS RECEIVED WITH THIS PERMIT TO THE REAL

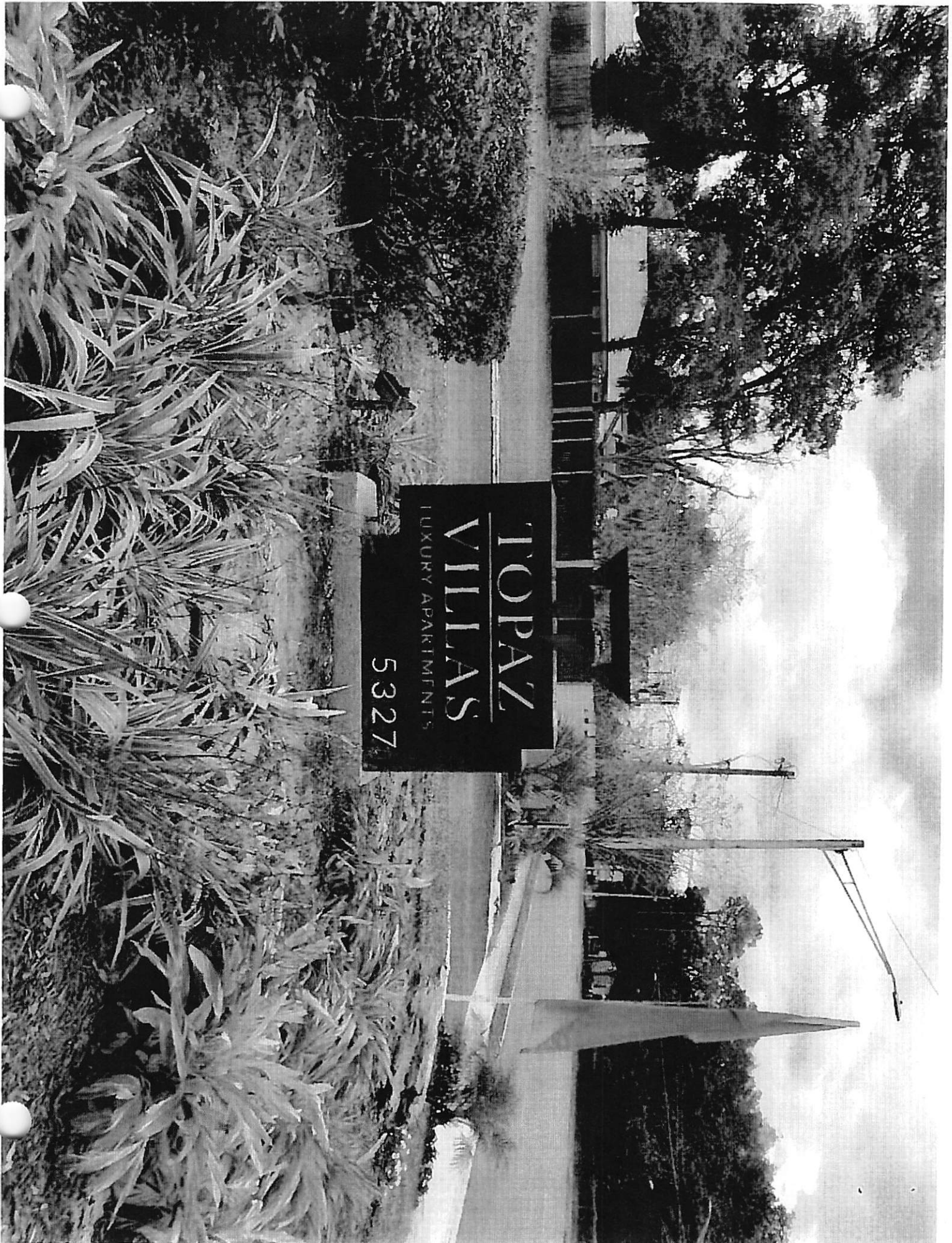
**COPIES OF THIS PERMIT, A SET OF APPROVED PLANS (IF ANY), MUST BE POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE FOR VERIFICATION BY OUR INSPECTORS.**

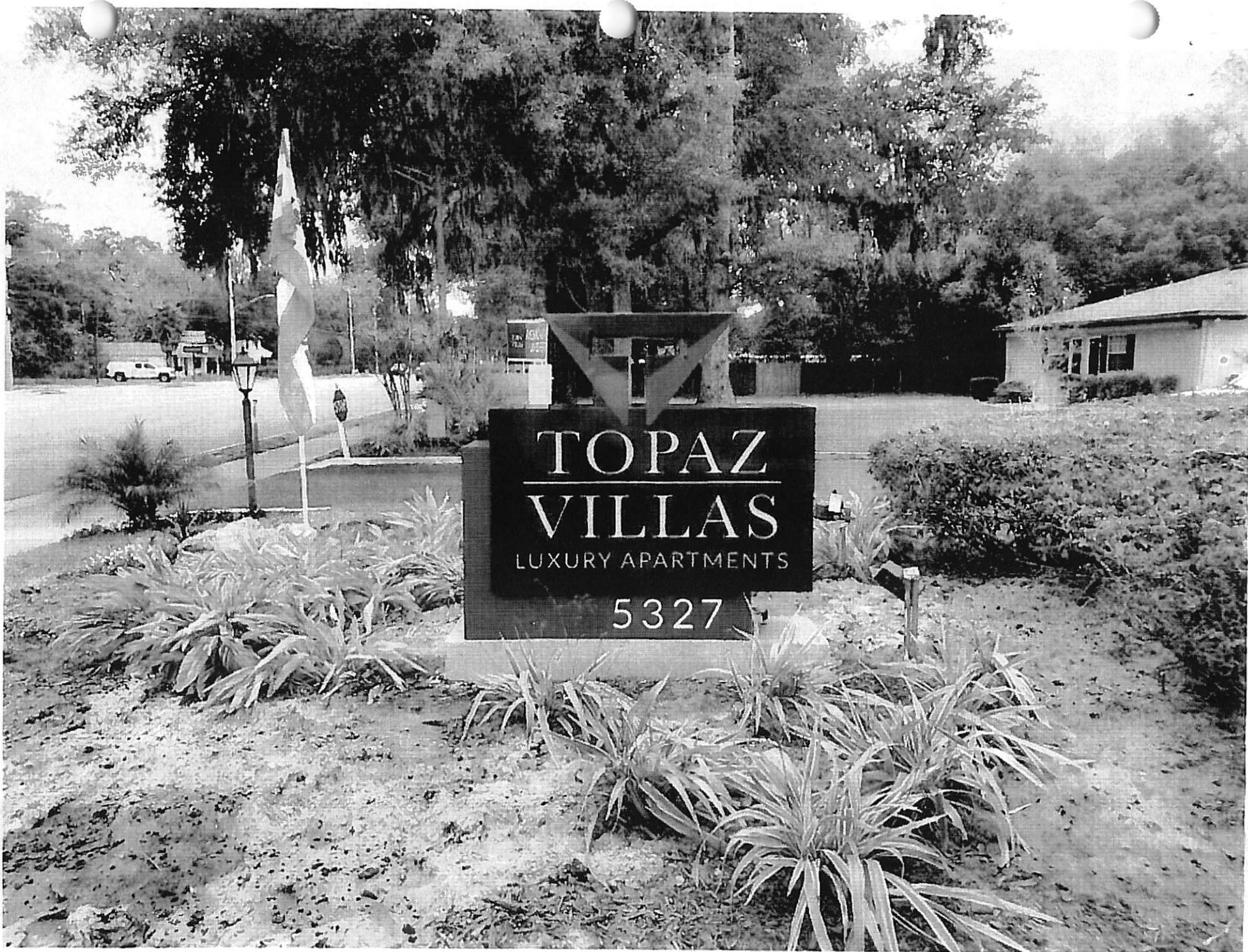
BELOW IS A LIST OF THE MINIMUM REQUIRED INSPECTIONS FOR THIS PERMIT ONLY. THERE MAY BE OTHER INSPECTIONS REQUIRED. FAILURE OF THIS LIST TO INCLUDE A REQUIRED INSPECTION DOES NOT GRANT YOU PERMISSION TO PROCEED WITHOUT OBTAINING INSPECTIONS REQUIRED BY THE FLORIDA BUILDING CODE. THIS LIST DOES NOT INCLUDE REQUIRED INSPECTIONS FOR SUBCONTRACTOR'S ASSOCIATED PERMITS. IF THIS IS A BUILDING PERMIT, THE LIST WILL INCLUDE A LISTING OF OTHER REQUIRED PERMITS. REQUIRED INSPECTIONS FOR THOSE PERMITS WILL BE LISTED ON THOSE INDIVIDUAL PERMITS. THE ORDER IN WHICH THE INSPECTIONS ARE LISTED IS NOT NECESSARILY THE ORDER THEY NEED TO BE REQUESTED.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 08 FOOTING   | <input checked="" type="checkbox"/> 09 FINAL | <input type="checkbox"/> 76 Electrical |
| <input checked="" type="checkbox"/> 59 FILL CELL | <input type="checkbox"/> 15 CONSULTATION     |  |

**OTHER REQUIRED PERMITS:**

TOPAZ  
VILLAS  
LUXURY APARTMENTS  
5327

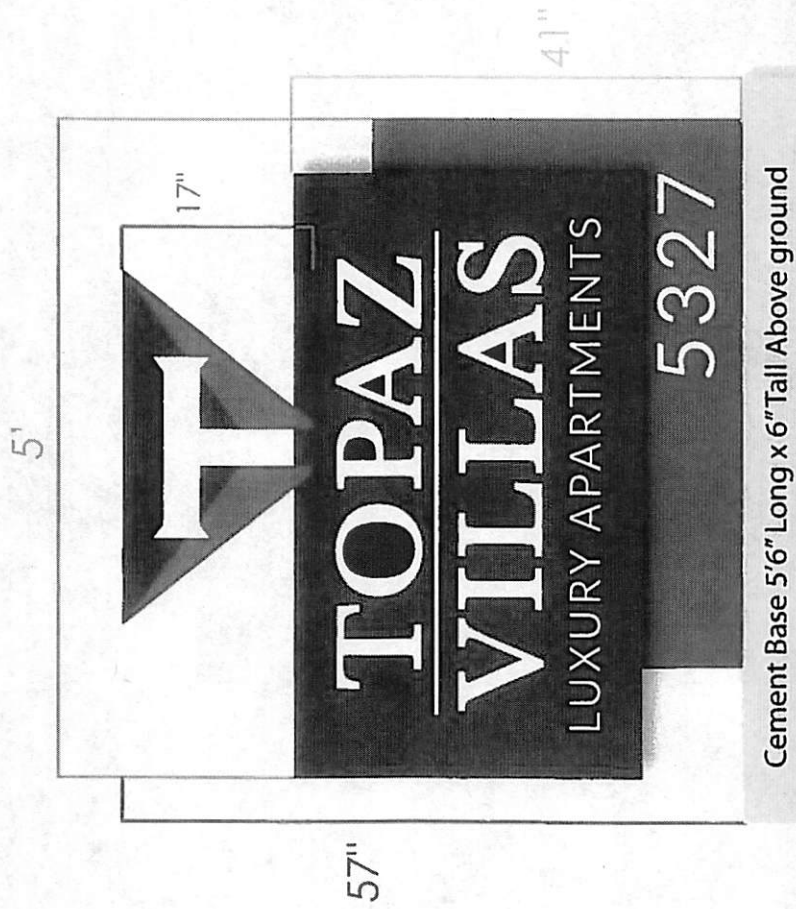




TOPAZ  
VILLAS

LUXURY APARTMENTS

5327



Cement Base  
5'6" Long x 3' Under ground

TOPAZ MAIN MONUMENT SIGN

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