

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER ORDINANCE 2023-0133/SW-23-1

MARCH 10, 2023

Location: 6140 San Jose Boulevard between Cadelle Drive and Tiffin Lane

Real Estate Number: 100451 0010

Waiver Sought: Increase the number of signs from 1 to 2; Allow for illumination; reduce minimum setback from 10 feet to 5 feet

Current Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: 3-Southeast

Applicant/Agent: Walker Signs
3099 Apalachicola Boulevard
Suite 3
Middleburg, Florida 32068

Owner: San Jose Baptist Church
6140 San Jose Boulevard
Jacksonville, Florida 32217

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2023-0133 (SW-23-1) seeks to increase the number of signs from 1 to 2; allow for illumination; and reduce minimum setback from 10 feet to 5 feet.

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 desired waivers will 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.

- (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 approved sign(s) will be comparable to the signs at Lakewood Presbyterian Church at 2001 University Boulevard West, and San Jose Church of Christ at 6233 San Jose Boulevard.

- (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 applicant seeks to update and improve the condition of the site via the installation of signage in a manner like that found in the surrounding area. The rights of others will not be negatively affected.

- (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, 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.

- (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?*

The proposed waiver will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions. The proposed waiver will not be detrimental to the public welfare in that the sign does not create or contribute to any visual obstructions and does not limit vehicular access to the site. The sign will be located at an entrance only access driveway for the site and meets intersection visibility requirements per section 656.1218 of the Zoning Code. It is internal to the subject site and allows for vehicles entering and passing by to see and be seen by other drivers.

- (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 make the strict letter of the regulation burdensome.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No. Staff finds no evidence that the request is based on a desire to reduce the costs associated with compliance.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No, the request is not the result of any cited violation.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

Yes. The installation of this sign will improve the visibility of/for this site. A public benefit is that the use will be more identifiable with new monument signage.

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

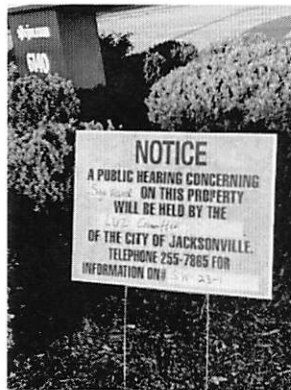
No. Strict compliance with the sign regulations would not create a substantial financial burden.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March 3th, 2023** by the Planning and Development Department, the 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 **2023-0133 / SW-23-1** be **APPROVED**.



Source: Planning & Development Dept. 3/10/2023

View of approximate sign location



Source: Planning & Development Dept. 3/10/2023

View of subject property and location of sign looking north on San Jose Boulevard



Source: Planning & Development Dept. 3/10/2023

View of Lakewood United Methodist Church



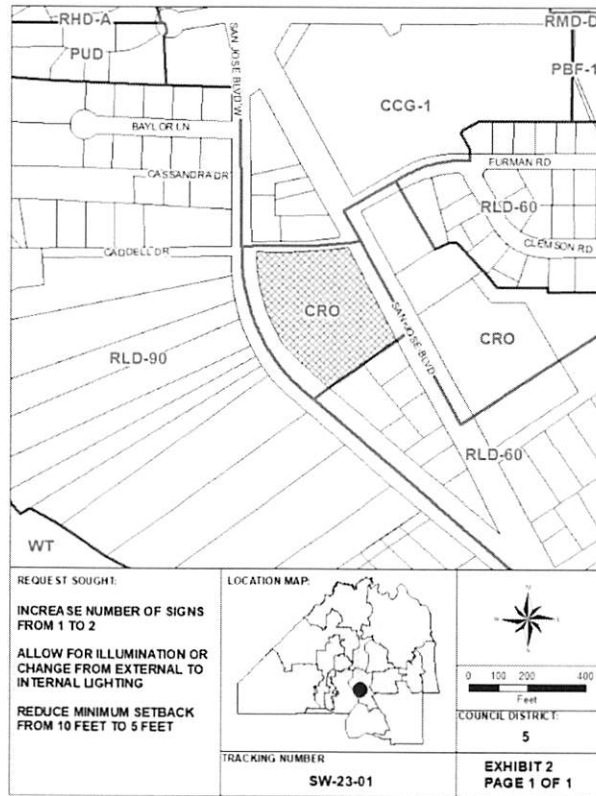
Source: Planning & Development Dept. 3/10/2023

Aerial Map of Property



Source: Planning & Development Dept. 3/10/2023

Legal Map



Source: Planning & Development Dept. 3/10/2023

Date Submitted: October 11, 2022
Date Filed:

Application Number: SV.23.1
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: CRO	Current Land Use Category: RPI	
Council District: 5	Planning District: PD3	
Previous Zoning Applications Filed (provide application numbers): ∅		
Applicable Section of Ordinance Code: L56-1335		
Notice of Violation(s): ∅		
Neighborhood Associations: ∅		
Overlay: ∅		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 5	Amount of Fee: \$1,383.00	Zoning Asst. Initials: Rm

PROPERTY INFORMATION	
1. Complete Property Address: 6140 San Jose Blvd, Jacksonville, FL 32217	2. Real Estate Number: 100451-0010
3. Land Area (Acres): 3.38	4. Date Lot was Recorded: 6/18/54
5. Property Located Between Streets: Caddell Dr & Tiffin Lane	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 1 to 2 (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 10' feet to 5' feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
San Jose Baptist Church

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: San Jose Baptist Church	11. E-mail: marcus@sjdbcjax.com
12. Address (including city, state, zip): 6140 San Jose Blvd, Jacksonville, FL 32217	13. Preferred Telephone: 904-737-2141

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Walker Signs	15. E-mail: brandon@walkersigns.net
16. Address (including city, state, zip): 3099 Apalachicola Blvd., Suite 3 Middleburg, FL 32068	17. Preferred Telephone: 904-885-6517

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 new internally illuminated sign proposed to replace the current externally illuminated sign will fit the character of the surrounding mix of commercial, institutional, and residential properties and will not negatively effect the aesthetic character of the area.

The new sign will be comparable to the signs at Lakewood Presbyterian Church at 2001 University Blvd. W., and San Jose Church of Christ at 6233 San Jose Blvd. Additionally, the existing landscaping around the sign will remain and be maintained in its current state.

This request is not a result of any current violation and is not based upon a desire to reduce costs.

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: Margu's Mc B. II, President

Signature: [Handwritten Signature]

Applicant or Agent (if different than owner)

Print name: Walker Signs-Brandon Walker

Signature: [Handwritten Signature]

**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

Legal Description

January 3, 2022

ALL OF ORANGEVIEW LYING SOUTHWEST OF STATE ROAD NO. 13 AND THE PLATTED STREET ON THE SOUTH SIDE BETWEEN STATE ROAD NO. 13 AND SAN JOSE BOULEVARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 56 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THAT PART OF LOT 1 AS SHOWN ON THE PLAT OF THE HOPPING PROPERTY RECORDED IN PLAT BOOK 4, PAGE 45, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD NO. 13 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND EASTERLY OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED).

Property Ownership Affidavit - Corporation

Date: 9-6-22

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: 6140 San Jose Blvd, Jacksonville, FL 32217 RE#(s): 100451-0010

To Whom it May Concern:

I, Marcus McGill, as President of San Jose Baptist Church corporation, hereby certify that said corporation 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) *Marcus McGill*

(print name) Marcus McGill

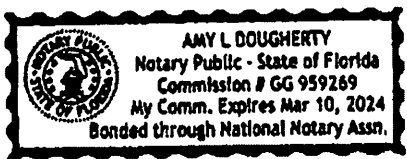
Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 6 day of SEPTEMBER 2022, by MARCUS MCGILL, as PRESIDENT of San Jose Baptist Church, a NON-PROFIT corporation, who is personally known to me or who has produced KNOWN as identification and who took an oath.

Amy L Dougherty
(Signature of NOTARY PUBLIC)

AMY L DOUGHERTY
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3-10-2024

Agent Authorization - Corporation

Date: 9-6-22

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: 6140 San Jose Blvd Jacksonville, FL 32217 RE#(s): 100451-0010

To Whom it May Concern:

You are hereby advised that Marcus McGill, as President of San Jose Baptist Church, a corporation organized under the laws of the state of Florida hereby authorizes and empowers Walker Signs to act as agent to file application(s) for Sign waiver 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) *Marcus McGill*

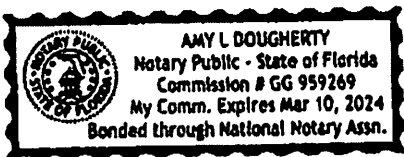
(print name) Marcus McGill

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 6 day of SEPTEMBER 2022, by MARCUS MCGILL, as PRESIDENT, of San Jose Baptist Church, a NON-PROFIT corporation, who is personally known to me or who has produced KNOWN as identification and who took an oath.

Amy L Dougherty
(Signature of NOTARY PUBLIC)

Amy L Dougherty
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3-10-2024



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

Detail by Entity Name

Florida Not For Profit Corporation
SAN JOSE BAPTIST CHURCH, INC.

Filing Information

Document Number	704898
FE/EIN Number	59-6020435
Date Filed	12/10/1962
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	09/25/2017
Event Effective Date	NONE

Principal Address

6140 SAN JOSE BLVD
JACKSONVILLE, FL 32217-2335

Changed: 05/14/2008

Mailing Address

6140 SAN JOSE BLVD
JACKSONVILLE, FL 32217-2335

Changed: 05/14/2008

Registered Agent Name & Address

Smith, Midge
6140 SAN JOSE BLVD.
JACKSONVILLE, FL 32217

Name Changed: 03/19/2020

Address Changed: 04/06/2005

Officer/Director Detail

Name & Address

Title PD

McGill, Marcus

6140 SAN JOSE BLVD
JACKSONVILLE, FL 32217-2335

Title SD

Smith, Midge
6140 SAN JOSE BLVD
JACKSONVILLE, FL 32217-2335

Title T

DOUGHERTY, DAVID L.
6140 SAN JOSE BLVD
JACKSONVILLE, FL 32217-2335

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	02/01/2021
2022	02/02/2022

Document Images

02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
03/25/2017 -- Amendment and Name Change	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
02/28/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
03/02/2012 -- ANNUAL REPORT	View image in PDF format
01/02/2011 -- ANNUAL REPORT	View image in PDF format
01/01/2010 -- ANNUAL REPORT	View image in PDF format
03/20/2009 -- ANNUAL REPORT	View image in PDF format
05/11/2008 -- ANNUAL REPORT	View image in PDF format
04/17/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/05/2005 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2003 -- ANNUAL REPORT	View image in PDF format
06/02/2002 -- ANNUAL REPORT	View image in PDF format
05/14/2001 -- ANNUAL REPORT	View image in PDF format
05/01/2000 -- ANNUAL REPORT	View image in PDF format
05/19/1999 -- ANNUAL REPORT	View image in PDF format

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 704898

Entity Name: SAN JOSE BAPTIST CHURCH, INC.

Current Principal Place of Business:

6140 SAN JOSE BLVD
JACKSONVILLE, FL 32217-2335

Current Mailing Address:

6140 SAN JOSE BLVD
JACKSONVILLE, FL 32217-2335 US

FEI Number: 59-6020435

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SMITH, MIDGE
6140 SAN JOSE BLVD.
JACKSONVILLE, FL 32217 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: MIDGE SMITH

02/02/2022

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PD
Name MCGILL, MARCUS
Address 6140 SAN JOSE BLVD
City-State-Zip: JACKSONVILLE FL 32217-2335

Title SD
Name SMITH, MIDGE
Address 6140 SAN JOSE BLVD
City-State-Zip: JACKSONVILLE FL 32217-2335

Title T
Name DOUGHERTY, DAVID L.
Address 6140 SAN JOSE BLVD
City-State-Zip: JACKSONVILLE FL 32217-2335

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MIDGE SMITH

SD

02/02/2022

Electronic Signature of Signing Officer/Director Detail

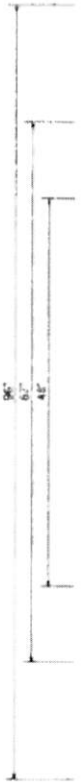
Date

existing sign



SanJose
Baptist Church

**SPRINGFEST
MUSIC - GAMES - FOOD
SATURDAY, MAY 1 - 6PM**



25 SF

24 SF

1 SF



**FOUR
LINES OF
CHANGEABLE
LETTER TRACK**

sjbcjax.com

6140

Fabricated Aluminum Non-Illuminated Sign Cabinet With Automotive Grade Painted Finish (fbd).

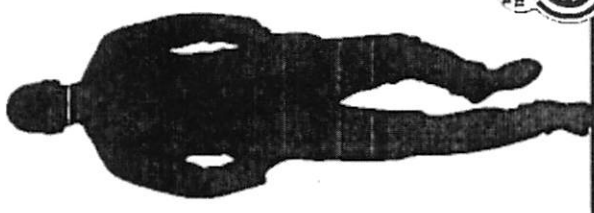
1/2" Thick Push Thru Acrylic Logo And Copy With Printed vinyl applied. (Color to be determined).

Non-Illuminated Sign Cabinet With White Aluminum Face And Acrylic Letter Track For Changeable Letters.

Surface Applied White Vinyl Web Address On Both Sides.

3/8" Thick Rounded Acrylic

Fabricated Aluminum Pole Cover With Automotive Grade Painted Finish (fbd).



End View
34" x 140"

End View
34" x 140"

SIGNS
B A N N E R S & G R A P H I C S

Walker Signs, Inc.
3099 Apalachicola Blvd., Suite 3
Middleburg, FL 32068
904-885-6517
brandon@walkersigns.net
Clay County BL-6033
Doral County DES-8

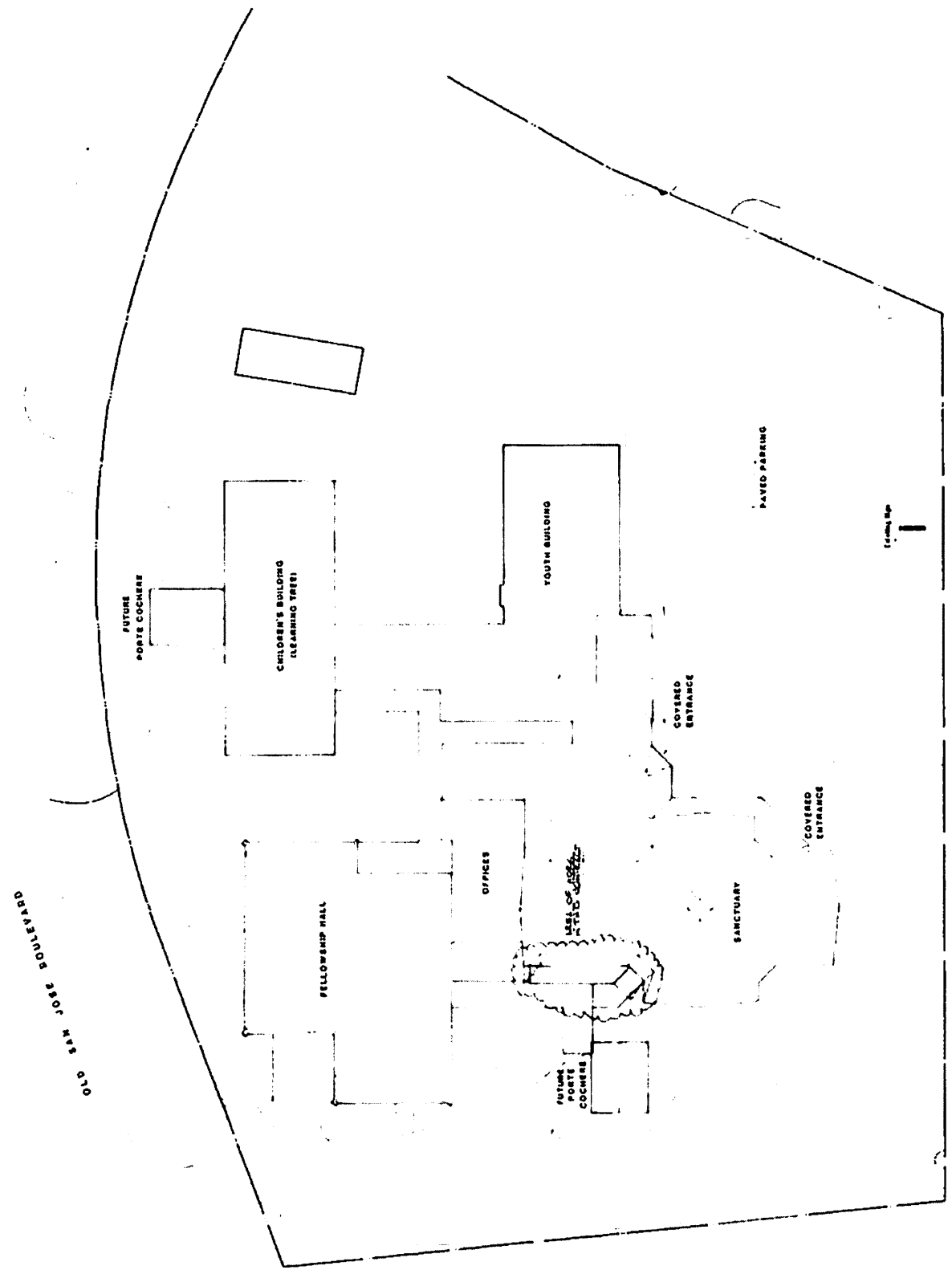
Allowed Sq.Ft
57.6
Proposed Sq.Ft
50

CLIENT
San Jose
Baptist Church
6140 San Jose
Jacksonville

PLEASE PROOF READ CAREFULLY
DESIGNER is not liable for errors or omissions. All designs are to remain the property of Walker Signs, Inc. If you wish to use the design we have created you must contact us to arrange the transfer of rights and any additional fees before proceeding.

Client Approval _____ Date _____

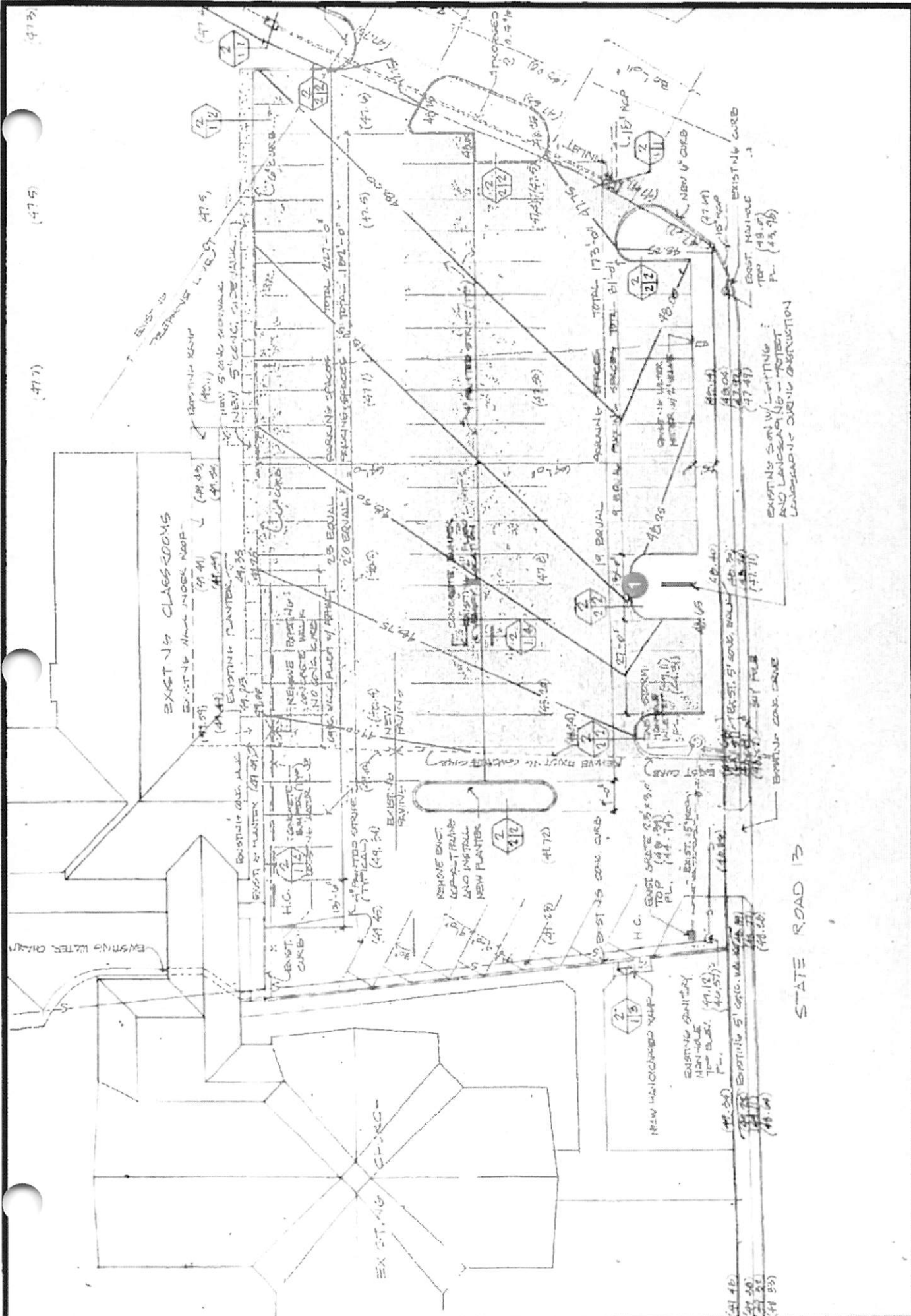
John Walker



010 SAN JOSE BOULEVARD

SAN JOSE BOULEVARD

SITE PLAN
 SCALE 1" = 30'-0"



Walker Signs, Inc.
3099 Apalachicola Blvd., Suite 3
Middletown, FL 32068
904-885-6517
brandon@walkersigns.net
Clay County BL-0033
Duval County DES-8

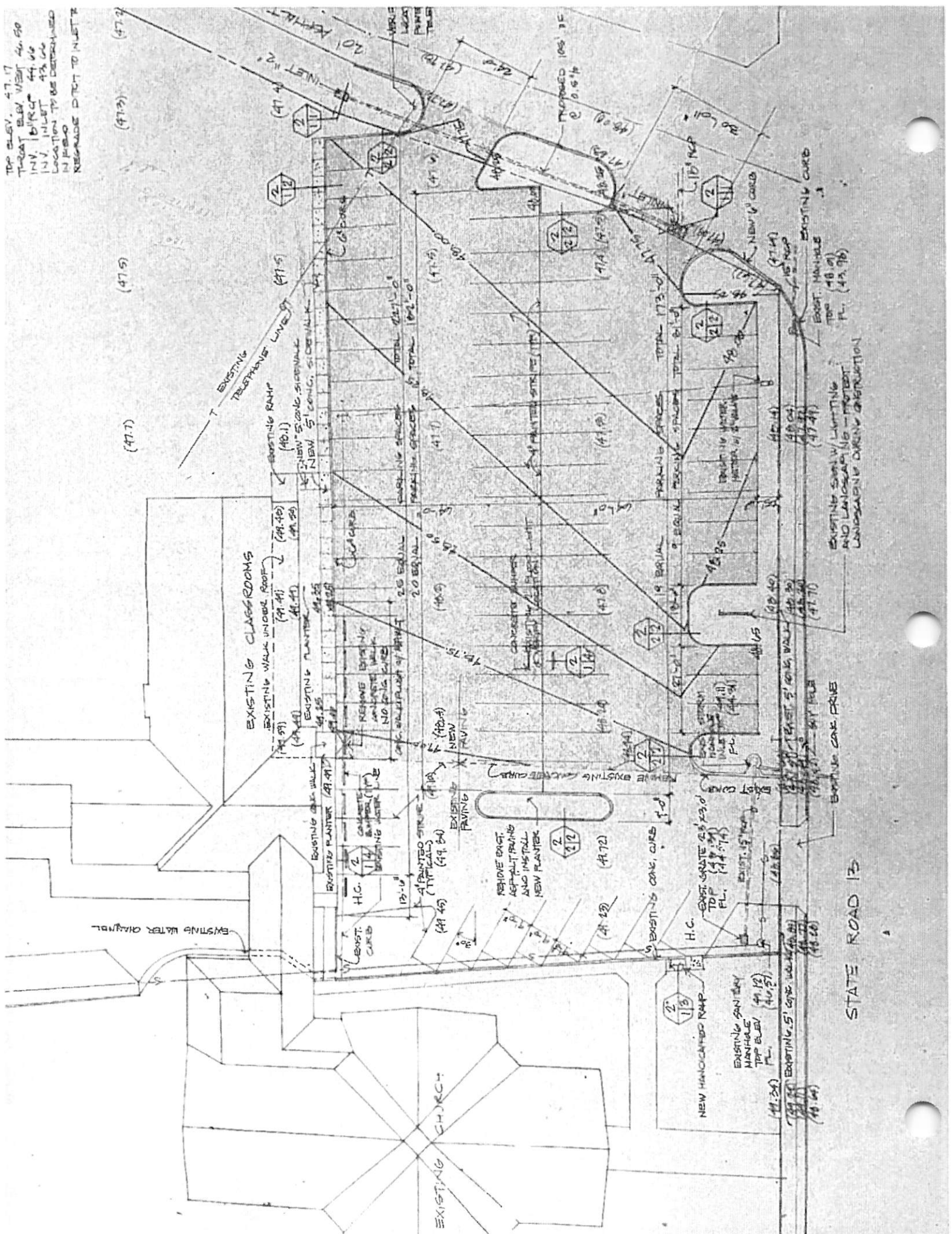
Allowed Sq.Ft	00
Proposed Sq.Ft	00

CLIENT
San Jose
Baptist Church
6140 San Jose
Blvd., Jacksonville

PLEASE PROOF READ CAREFULLY
DESIGNER is not liable for errors or omissions.
All designs are to remain the property of
Walker Signs, Inc. If you wish to use
the design we have created you must
contact us to arrange the transfer of rights
and any additional fees before proceeding.

Client Approval _____ Date _____

TOP ELEV. 47.17
 T-ROOF BLDG. WEST 46.50
 INV. BLR/CT 44.00
 INV. INLET 43.00
 LOCATION TO BE DETERMINED
 IN FIELD
 REGRADE DET. TO INLET



STATE ROAD 13

EXISTING S.W. CORNER
 ALSO LANDSCAPING TO PROTECT
 UNOCCUPIED DURING CONSTRUCTION

EXISTING CURB
 EXIST. MANHOLE
 TOP 48.01
 FL. 45.96

NEW HANGAR
 EXISTING SANITARY
 MANHOLE
 TOP ELEV. 41.12
 FL. 40.51

EXIST. CURB
 TOP 48.30
 FL. 47.74

REMOVE EXIST.
 ASPHALT PAVING
 AND INSTALL
 NEW PAVEMENT

2 EQUAL
 2.0 EQUAL

EXISTING RAMP
 (41.5)

(47.5)

(47.2)

(47.7)

(48.4)

(48.5)

(48.6)

(48.7)

(48.8)

(48.9)

(49.0)

(49.1)

(49.2)

(49.3)

(49.4)

(49.5)

(49.6)

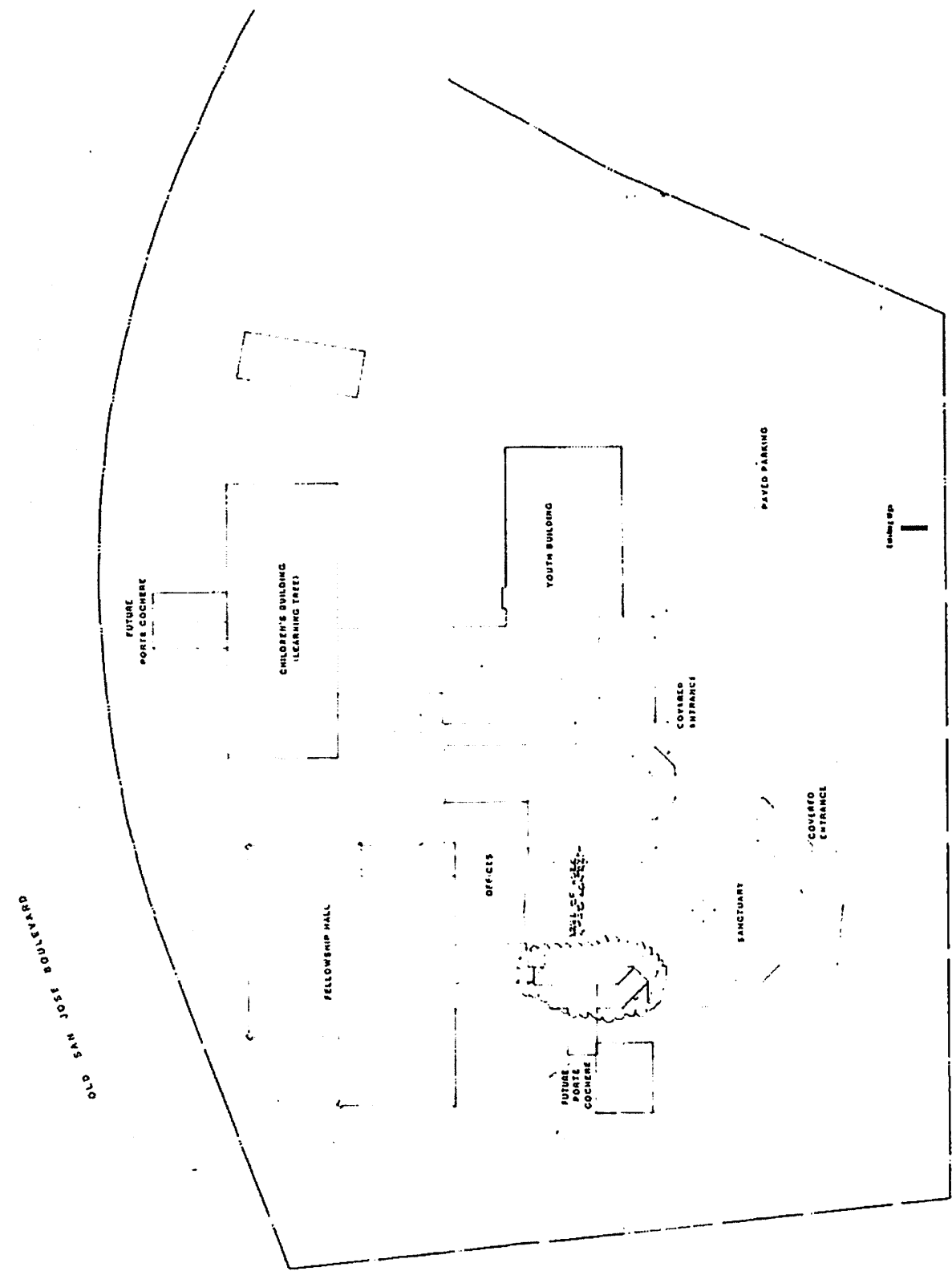
(49.7)

(49.8)

(49.9)

(50.0)

John D. Walker



OLD SAN JOSE BOULEVARD

SAN JOSE BOULEVARD

SITE PLAN
SCALE: 1/8" = 1'-0"