

Date Submitted:	2/22/24
Date Filed:	3/28/24

Application Number:	SW-24-06
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/RMD-B	Current Land Use Category:	RPI/MDR
Council District:	7	Planning District:	5
Previous Zoning Applications Filed (provide application numbers):			
Applicable Section of Ordinance Code:			
656.1303. (i)(2)			
Notice of Violation(s):			
Neighborhood Associations: Northwest, Riverside Avondale Preservation Society			
Overlay: Riverside			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	2	Amount of Fee:	\$1,628
		Zoning Asst. Initials:	<i>[Signature]</i>

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
2121 Park St.	090904-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
.57	1970
5. Property Located Between Streets:	6. Utility Services Provider:
Copeland St and Goodwin St	City Water / City Sewer <input checked="" type="checkbox"/>
	Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)
- Allow for illumination or change from _____ external to _____ internal lighting
- Reduce minimum setback from 10 feet to 1 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

Baker Colyer Threlkel Prop

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:

Baker Colyer Threlkel Prop

11. E-mail:

12. Address (including city, state, zip):

2121 Park St.
Jacksonville, FL. 32204

13. Preferred Telephone:

1-904-387-6200

APPLICANT'S INFORMATION (if different from owner)

14. Name:

Heritage Signs Chuck Knight

15. E-mail:

chuck@heritagesignsfl.com

16. Address (including city, state, zip):

PO Box 236
Green Cove Springs, FL 32043

17. Preferred Telephone:

904-529-7446

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.

Would like to permit replacement of the tenant panels on existing monument sign. Sign panels to be sand blasted high density foam and attach to the block monument structure using masonry screws. Sign does not meet 10 ft set back. Asking for waiver to reduce the set back to 1 ft.

Block structure of monument sign was built at same time as building in 1986. Panel on structure was replaced in 2005. Sign permit was pulled in 2005 for current sign panel and set-back was approved by zoning. Old sign permit number is S-05-27768.000. Sign permit was finalized 7/29/05.


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.

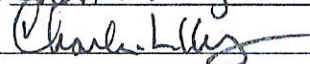
The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

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: Andreace A. Shaw
Signature: 

Applicant or Agent (if different than owner)

Print name: Charles Kwagist
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

EXHIBIT A

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

Limited Liability Partnership (LLP)

Date: 04/04/2024

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: 2121 Park St. RE#(s): 090904-0000

To Whom it May Concern:

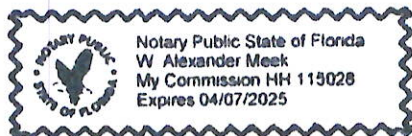
I Andreae A Shaw, as owner of Baker, Colyer, Threlkel Prop., a Limited Liability Partnership Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign waiver submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]
(print name) Andreae A Shaw, MD

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 4 day of April 20 24, by Andreae A Shaw, as owner, of Baker, Colyer, Threlkel Prop., a Limited Liability Partnership Company, who is personally known to me or who has produced _____ as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

Alexander Meek
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 04/07/2025

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC) ^{LLP}
Partnership

Date: 04/04/2024

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: 2121 Park St. RE#(s): 090904-0000

To Whom It May Concern:

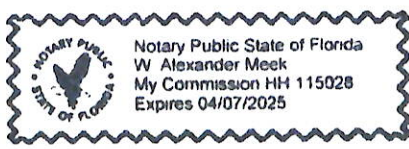
You are hereby advised that Andreae A. Shaw, as owner of Baker, Colyer, Threlkel Properties, a Limited Liability ^{Partnership} Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Heritage Sign to act as agent to file application(s) for Baker, Colyer, Threlkel Properties 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) [Handwritten Signature]

(print name) Andreae A. Shaw, MD

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 4 day of April 20 24, by Andreae A. Shaw, as Owner, of Baker, Colyer, Threlkel Properties LLP, a Limited Liability ^{Partnership} Company, who is personally known to me or who has produced Drivers License / Personally Known as identification and who took an oath.



[Handwritten Signature]
(Signature of NOTARY PUBLIC)

W Alexander Meek
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 04/07/2025

VEL 6169 PG2036
OFFICIAL RECORDS

Warranty Deed

THIS INDENTURE, Made this 29th day of July, A. D. 1986 BETWEEN

CARL C. MENDOZA, a married man grantor, and

BAKER, COLYER, THRELKEL PROPERTIES, a Florida partnership, grantee.
Post office address: 1661 Riverside Avenue, Jacksonville, FL 32204

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00, to him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Florida, State of Florida, to wit:

West One-half (1/2) of Lot Two (2), East One-half (1/2) of Lot Three (3) and all of Lot Nine (9), Block Sixty-five (65), RIVERSIDE, according to plat thereof, recorded in Plat Book 1, page 109, former public records of Duval County, Florida

The foregoing property is not the homestead of grantor

This conveyance is subject to current ad valorem taxes subsequent to December 31, 1985.



500

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(When used herein the terms "grantor" and "grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Patricia S. Hill
Patricia S. Hill

Carl C. Mendoza (SEAL)
CARL C. MENDOZA

(SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA } ss.
COUNTY OF Duval

Before me personally appeared Carl C. Mendoza, a married man

to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 29th day of July 1986, at Jacksonville, Duval County and State aforesaid.



Patricia S. Hill
Notary Public in and for the County and State Aforesaid.

My Commission expires: NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Dec. 25, 1989
Bonded by Western Surety Company.

S6-75881
JUL 31 9 44 AM '86

FILED AND RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CLERK OF CIRCUIT COURT

This Instrument Prepared By:
DORCAS J. MILNE
100 Riverside Ave.
Jacksonville, Florida 32202

BAKER COLYER THRELKEL PROP
 2121 PARK ST
 JACKSONVILLE, FL 32204-3811

Primary Site Address
 2121 PARK ST
 Jacksonville FL 32204-

Official Record Book/Page
 03139-00219

Title #
 6422

2121 PARK ST

Property Detail

RE #	090904-0000
Tax District	USD1
Property Use	1991 Office Medical
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01578 RIVERSIDE
Total Area	25000
Characteristics	Historic Designation

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$491,750.00	\$491,750.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$763,700.00	\$763,700.00
Assessed Value	\$763,700.00	\$763,700.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$763,700.00	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

SJRWD/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
03139-00219	7/24/1970	\$15,000.00	MS - Miscellaneous	Unqualified	Improved
03416-00766	8/4/1972	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
05183-00691	12/14/1980	\$27,900.00	WD - Warranty Deed	Unqualified	Vacant
06169-02036	7/29/1986	\$157,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	11,630.00	\$11,002.00
2	WMBC1	Wall Masonry/Brick	1	0	0	725.00	\$4,249.00
3	LITC1	Lighting Fixtures	1	0	0	2.00	\$578.00
4	LPMC1	Light Pole Metal	1	0	0	2.00	\$1,137.00
5	FWDC1	Fence Wood	1	0	0	283.00	\$1,245.00

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-B	100.00	125.00	Common	100.00	Front Footage	\$266,750.00
2	1200	COMM/RES/OFF	CRO	0.00	0.00	Common	12,500.00	Square Footage	\$225,000.00

Legal

LN	Legal Description
1	02-024 56-2S-26E
2	RIVERSIDE
3	W1/2 LOT 2,E1/2 LOT 3,LOT9 BLK 65
4	O/R BK 6169-2036

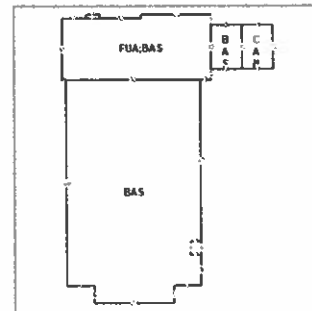
Buildings

Building 1
 Building 1 Site Address
 2121 PARK ST Unit
 Jacksonville FL 32204-

Building Type	1901 - OFFICE MEDICAL
Year Built	1987
Building Value	\$218,188.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2443	2443	2443
Canopy	12	0	3
Finished upper story 1	794	794	794

Element	Code	Detail
Exterior Wall	20	20 Face Brick
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	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned





[Previous on List](#) . [Next on List](#) . [Return to List](#) .

[Filing History](#) . [No Authority Info](#) . [No Partner Info](#) . [No Name History](#)

Partnership Name Search

Submit

Partnership Detail

Limited Liability Partnership Name

BAKER, COLYER, THRELKEL PROPERTIES, LLP

Principal Address

2121 PARK STREET
JACKSONVILLE, FL 32204 US
Change Date: NONE

Filing Information

Document Number	LLP100003558
FEI/EIN Number	NONE
File Date	10/15/2010
State	FL
Total Pages	13
Pages in Original Filing	1
Florida Partners	NONE
Total Partners	1
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Registered Agent

SHAW ANDREAE A
2121 PARK STREET
JACKSONVILLE, FL 32204

Document Images

[10/15/2010 -- LLP](#)

View image in PDF format

[08/28/2023 -- LLP Business Report](#)

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[01/25/2022 -- LLP Business Report](#)

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HERITAGE SIGNS

1382 Energy Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 FAX

Client:
Caribbean Philatelic
3121 Park St.
32203 Panama City, Florida
Date: 11.28.23

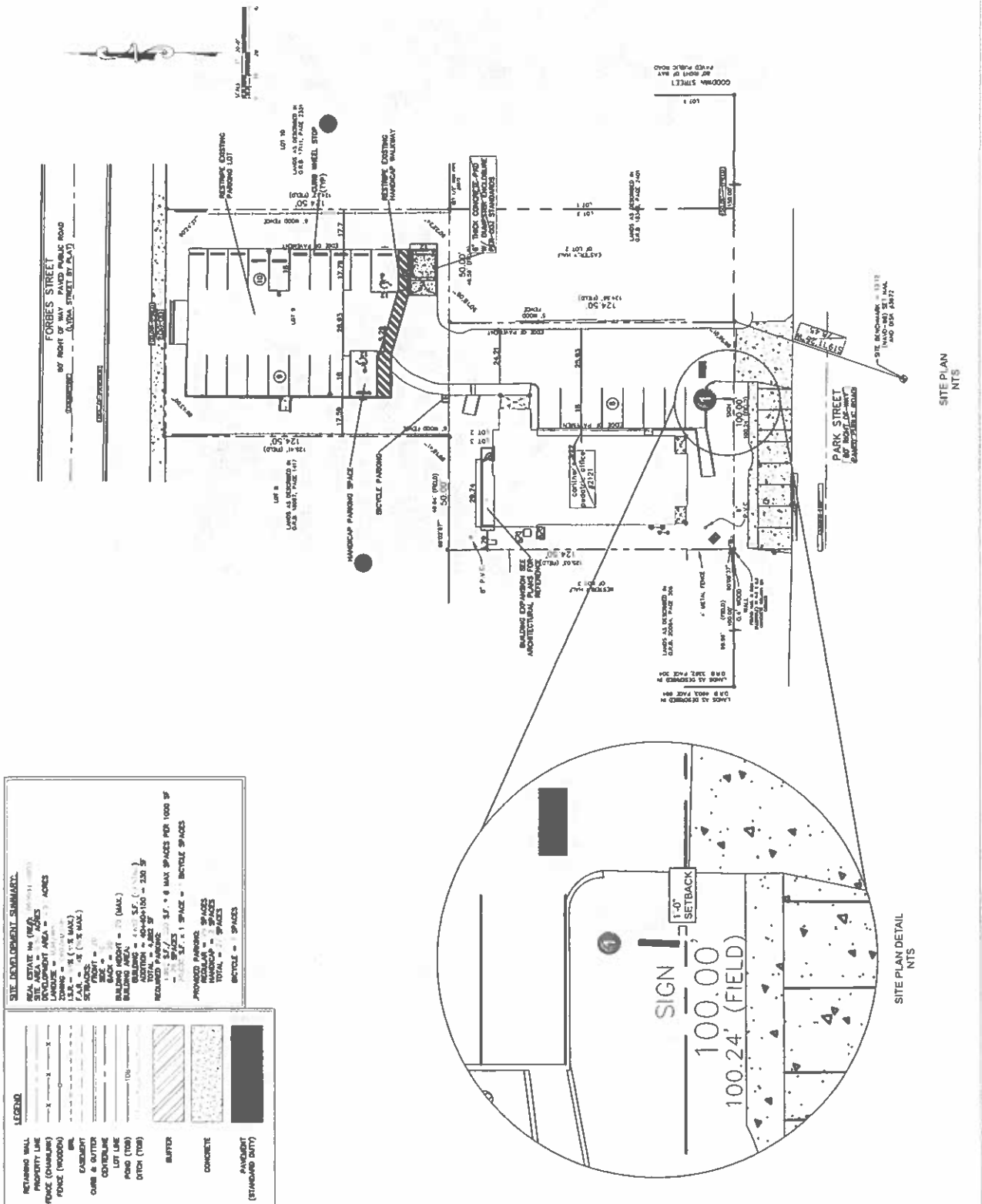
DESIGNED BY
DRAWN BY
CHECKED BY
DATE

Scale: As Shown
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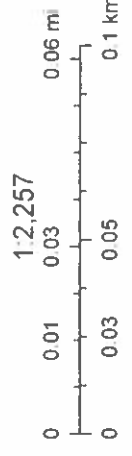
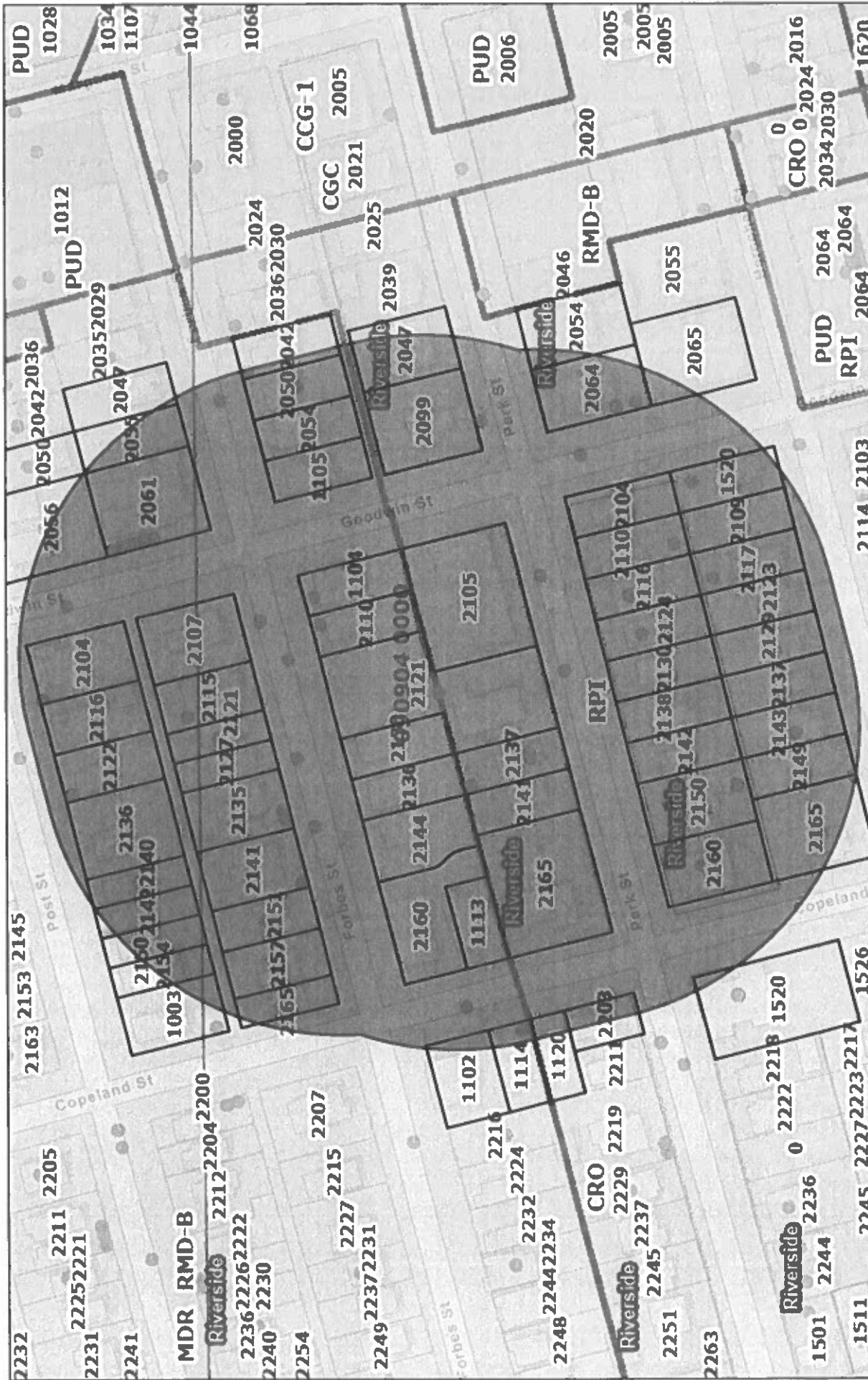


Burn rate on plastic
as measured by
ASTM D-635 is 1.8
inches per minute

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Land Development Review



February 22, 2024

- Parcels
- Address Points
- Land Use
- Panel Index
- Zoning
- Zoning Overlay Districts
- Riverside
- Zoning Overlay/Character Areas - Riverside
- Office
- Residential
- UTA
- Commercial

Esri Community Maps Contributors City of Jacksonville FDEP
 OpenStreetMap Microsoft Esri TomTom Garmin SaleGraph

