

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-22-01 (ORDINANCE 2022-360)

JUNE 22, 2022

Location: 14200 Duval Road between Duval Place Road and Cole Road

Real Estate Number: 019659-0000, 019366-0000, 019373-0020

Waiver Sought: Change the illumination form external to internal illumination

Current Zoning District: Community Residential Office (CRO)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: 6-North

Applicant /Agent: Addie Mentry
Creative Sign Designs
12801 Commodity Place
Tampa, Florida

Owner: Duval MF Partners, LLC
1819 Goodwin Street
Jacksonville, Florida 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2022-360 (SW-22-01)** seeks to all internal illumination for the proposed apartment development on an approximately 13 acre parcel. The sign will meet all other provisions in the Zoning Code. The original application also included a request to reduce the sign setback along Duval Road from 10 feet to 0 feet. However, the owner has decided to comply with the setback.

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 in that nearby free-standing signs are a similar distance from the right-of-way. The neighboring properties to the East (**1759 Airport Road, 1735 Airport Rd**) both have existing pole signs that encroach into the setback requirements for CCG-1 Zoning District. The signs along Airport Road have been existing for several years and considered legally non-conforming and this request for a setback reduction would not create signage out of character for the general 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 intent of the zoning ordinance is to have signage that does not interfere with visibility, but promotes signage that is consistent with that found in the surrounding area. The Applicant will be refurbishing an existing pylon sign that faces Airport Road. Given the location of the sign in relationship to the established developed pattern of the area, Staff has determined that the requested reduction in setback distance does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

- (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 sign is already existing and is located the same distance from the South property line similar to other properties along Airport 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 proposed sign, by using internal illumination, will reduce the amount of glare shadows or excessive light that can be caused by the spotlights used for external illumination.

- (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 for the area along Duval Road.

- (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 would limit the type of illumination. Internal illumination can be advantageous over external illumination by being easier to read at night and reducing glare.

- (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. The sign dimensions and setback will comply with the Zoning Code.

- (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 violations. The sign is to identify the proposed apartment development. Internal illumination will make the sign easier to read and reduce the glare that can accompany external illumination.

- (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?*

No. The request will further the public interest as it recognizes the original sign location as well as assures that the safety and interests of the public and the property owner are protected. Granting this waiver will allow the owner to replace only the face of the sign

for the businesses new name.

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

No. While the goal of the Zoning Code is not to promote the continued existence of nonconforming signs, maintaining a sign in the specified location significantly outweigh the benefits of complying with the strict letter. A substantial burden would be imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 26, 2022** by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

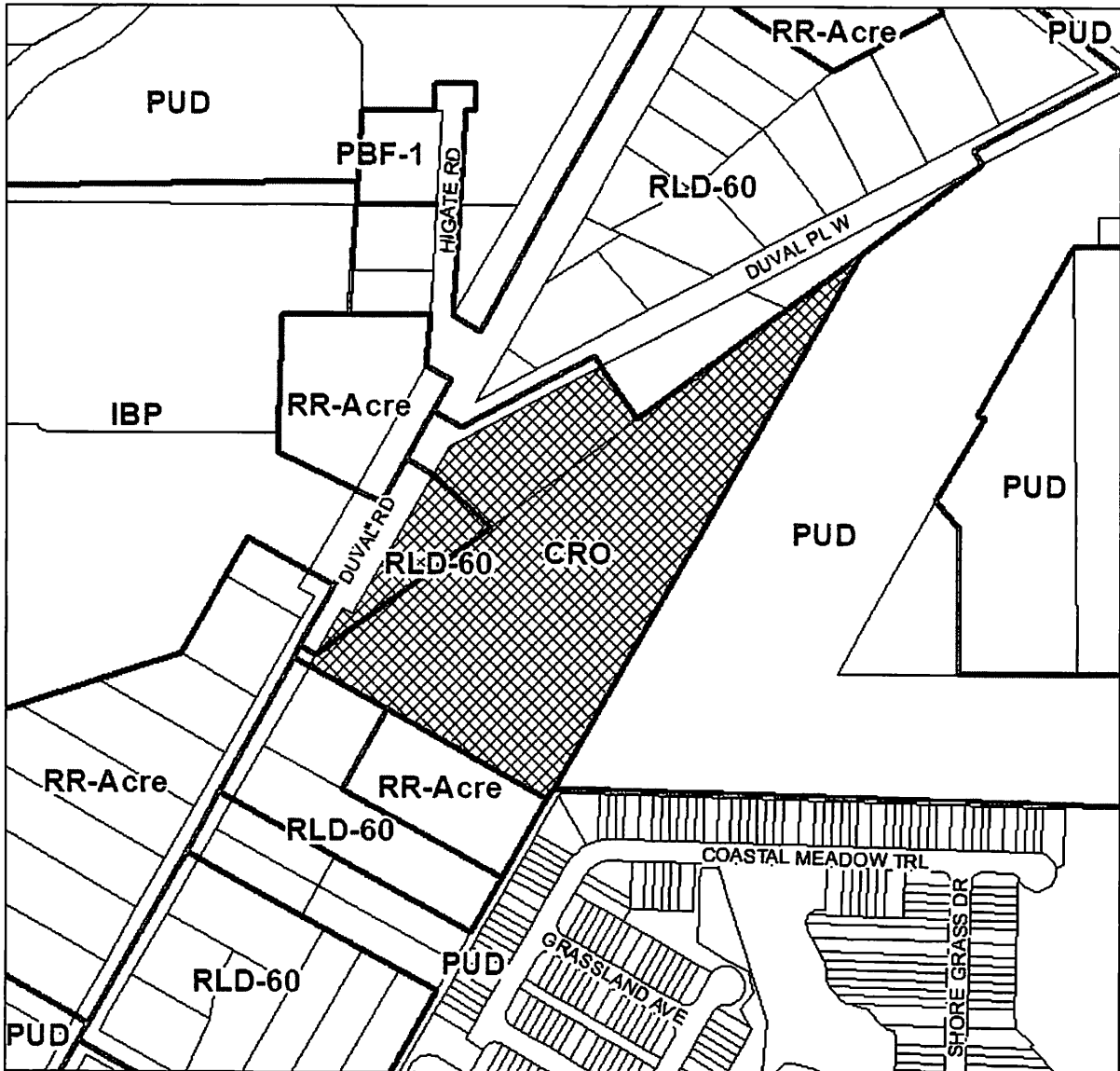


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-22-01 (**Ordinance 2022-360**) be **APPROVED**.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>REDUCE SETBACK FROM 10 FEET TO 0 FEET AND ALLOW INTERNAL ILLUMINATION</p>	<p>LOCATION MAP:</p>	<p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2022-0360</p>	<p>TRACKING NUMBER SW-22-01</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Date Submitted: 2/23/22
Date Filed: 3/23/22

Application Number: SW-22-01
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, RLD-60		Current Land Use Category: RPI, LDR
Council District: 7		Planning District: 6
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: Part 13		
Notice of Violation(s): N/A		
Neighborhood Associations: Councilman R. Gaffney		
Overlay: N/A		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post: 5	Amount of Fee: 1341.00	Zoning Asst. Initials: SK

PROPERTY INFORMATION	
1. Complete Property Address: 14200 Duval Rd Jacksonville FL 32218	2. Real Estate Number: 019659-0000, 019366-0000, 019373-0020
3. Land Area (Acres): 10.93	4. Date Lot was Recorded: N/A
5. Property Located Between Streets: Duval Road and Duval Place West	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 10 feet to 0 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

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: Duval MF Partners, LLC	11. E-mail: shobby@cornerlotliving.com
12. Address (including city, state, zip): 1819 Goodwin Street Jacksonville FL 32204	13. Preferred Telephone: 904.521.7122

APPLICANT'S INFORMATION (if different from owner)

14. Name: Creative Sign Designs / Addie Mentry	15. E-mail: amentry@creative signdesigns.com
16. Address (including city, state, zip): 12801 Commodity Place Tampa FL 33626	17. Preferred Telephone: 813.749.8549

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?*

- 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?
 - a. The proposed sign for this location will be compatible with the intent of chapter and other surrounding developments in this district within its own corridor as well as others that hold the same zoning designation in the City. The proposed sign will abut the property line however, the property line juts in approximately 44' from the initial property boundary located at the very west of the parcel. This means the sign location would be approx. 62' from the entrance curbing and far enough vehicular traffic would miss the entrance to site. While the sign would not meet the 10' setback requirement from the property boundary, the sign is setback far enough from the right of way that is within the intent of the setback requirements in Chapter 13.

- 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?
 - a. We do not believe approval of this variance would perpetuate the existence of nonconforming signage nor set a precedent for nonconforming signage. The make-up of this site is unique and as such a waiver should be deemed necessary for proper visibility. The site is located on Duval Rd (County Rd 110) and the speed limit on this road is 45 MPH. The vehicular traffic that travels this corridor is a mix of residential and commercial 18-wheeler trucks. With traffic moving at 45 miles per hour, only 1 entrance off Duval Rd and the sign being setback 65' from the public curbing/street the entrance and sign is easy to pass up. The lighting along with the sign being placed at the property line will aide on the life safety and visibility aspect of travelers finding the site.

- 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?
 - a. We do not believe the sign waiver will dimmish property value for the site in question or other sites. The proposed sign is for a multifamily development that is built to hold the number of future residents that are moving to the area. The development is built with upscale finishes and appearance to enhance the surrounding area. The use of this development is in likeness of the surrounding area with mostly residential uses neighboring the community.

- 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?
 - a. We do not believe that proposing lighting within our sign will result in excessive lighting or a life safety. The only features that will be lit on the sign is the name of the development – "The Avery" and 3 accent lighting bars under the copy. The colors and lighting were featured from the architecture of the development. The overall size of the lighted component are approximately 16 SF. With this sign being the only one on the property and located at the single entrance to the development, it is vital not only for residents, but new tenants and

visitors to accurately find the location. The proposed lighting has been designed to enhance the overall appearance of the sign and is only proposed to be .3 footcandles.

- 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?
 - a. We do not believe the approval of this waiver will be detrimental to the community or pose a life safety risk to the surrounding area.

- 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?
 - a. As stated above, the property line of this site is unique as it juts in from the western most point and follows a diagonal curve down. If the property line did not jut in at the entrance, the sign would not require the 10' waiver and would be closer to the curbing/street right-of way. Therefore with the required 10' setback the sign would be over 75 feet from the street/entrance of the property. This would leave the impact of the sign useless to residents, visitors and future tenants.

- 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?
 - a. The owner is not seeking this sign waiver to reduce costs. We believe the lighting and setback waivers are the minimum proposals to obtain proper visibility of the sign. Due to the property line, the only other place to install the sign would be in the public right away adjacent to the entrance of the site.

- 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 occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?
 - a. This request is not being requested as a result of a violation.

- 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?
 - a. We believe the request will serve the community. The development will drive more traffic to this area and this waiver is being requested in hopes the visibility and lighting will help travelers find the site and aid drivers. This will eliminate a hazard of accidents or unnecessary last minute traffic maneuvers for drivers.

- 10.) Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?
 - a. We do not believe complying with the regulation would create financial burden.

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 owner and applicant are seeking (2) variances from Chapter 13 for lighting and setback of a monument ground sign to a multi-family development - "The Avery." The sign is proposed to directly abut the property line at the entrance of the site. The property juts in at the western boarder of the property. The proposed sign will abut the property line however, the property line juts in approximately 44' from the initial property boundary located at the very west of the parcel. This means the sign location would be approx. 62' from the entrance curbing and far enough vehicular traffic would miss the entrance to site. Due to the unique configuration of the property line, there is no other alternate location for primary identification of the site. The sign is also proposed to light the copy "The Avery" and (3) decorative bars under the copy. We believe that due to the setback of the sign and the size of the copy, it is vital for the sign, specifically the name of the development to be lit. The overall size of the lighted component are approximately 16 SF. With this sign being the only one on the property and located at the single entrance to the development, it is vital not only for residents, but new tenants and visitors to accurately find the location. The proposed lighting has been designed to enhance the overall appearance of the sign and is only proposed to be .3 footcandles.

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.

<p>Owner(s) Print name: <u>SCOTT HOBBY</u> Signature: <u><i>Scott Hobby</i></u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Addie Mentry</u> Signature: <u><i>Addie Mentry</i></u></p>
<p>Owner(s) Print name: _____ Signature: _____</p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

SUBMITTAL

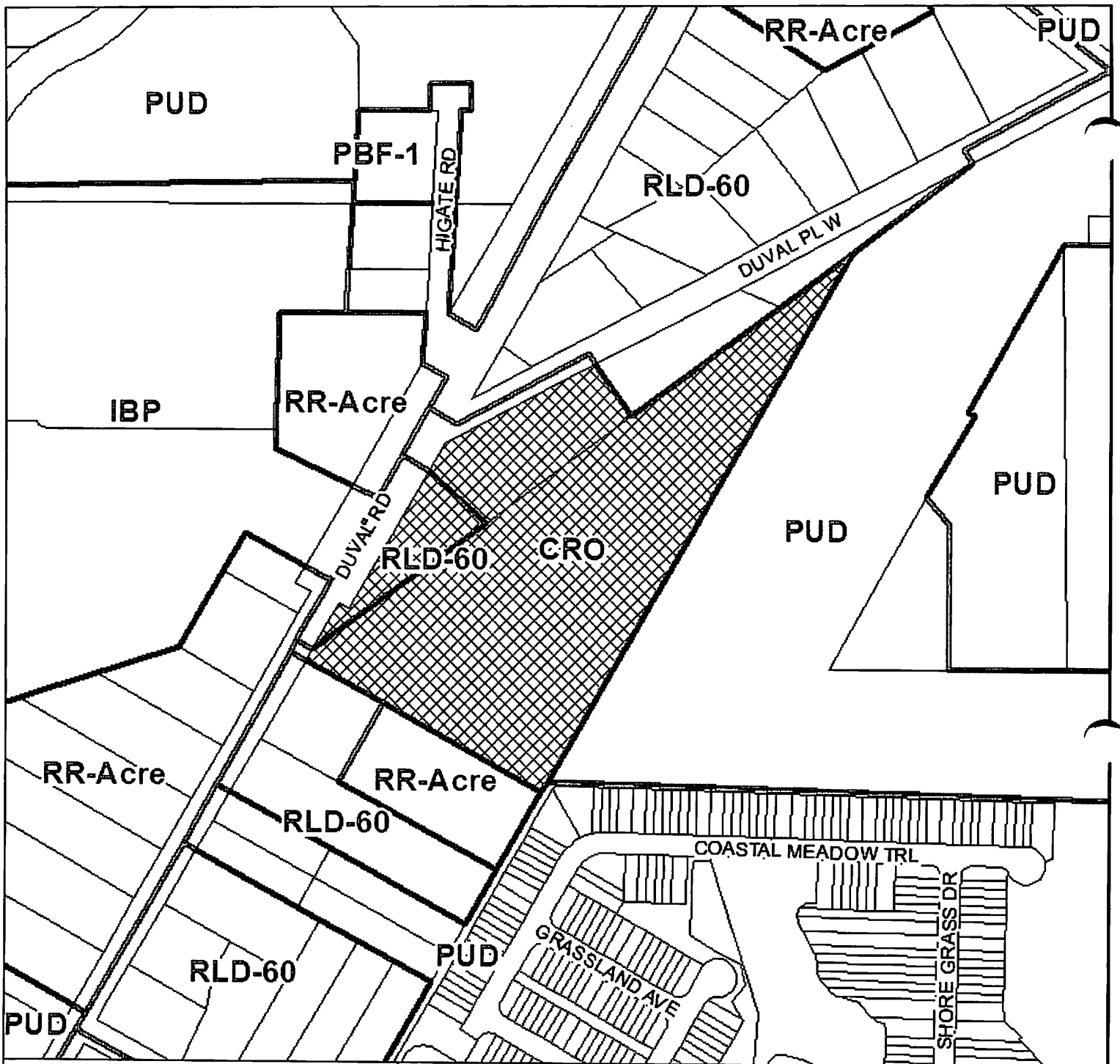
This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Legal Description
Exhibit 1
June 30, 2021

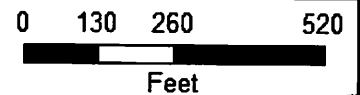
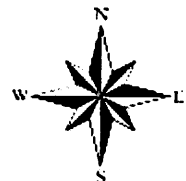
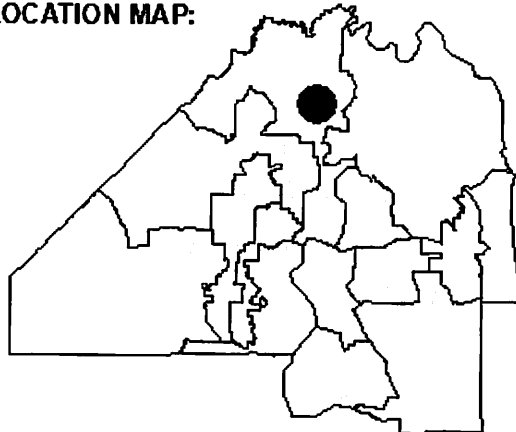
38-1N-26E 10.88 S/D JOHN BROWARD GRANT PT SEC 5, PT LOT 3 SEC 25-1N-26E RECD O/R
19511-384



REQUEST SOUGHT:

REDUCE SETBACK FROM 10 FEET TO 0 FEET AND ALLOW INTERNAL ILLUMINATION

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

SW-22-01

**EXHIBIT 2
PAGE 1 OF 1**

Agent Authorization – Limited Liability Company (LLC)

Date: _____

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: 14200 Duval Rd. RE#(s): 019366, 019373, 019659
Jacksonville FL 32218

To Whom It May Concern:

You are hereby advised that SCOTT HOBBY, as Via president of Duval MF Partners, LLC, hereby certify that the ML is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Addie Mentry 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) Scott Hobby

(print name) SCOTT HOBBY

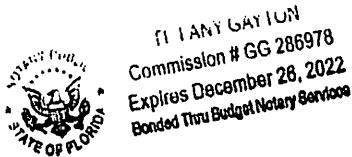
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of February 2022 by Scott Hobby, as VP of Duval MF Partners, a limited liability corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Tiffany Gayton
(Signature of NOTARY PUBLIC)

Tiffany Gayton
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/26/22



Property Ownership Affidavit – Limited Liability Company (LLC)

Date: _____

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: 14200 Duval Rd. RE#(s): 019366, 019373, 019659
Jacksonville, FL 32218

To Whom it May Concern:

I SCOTT HOBBY, as VP of Duval MF Partners LLC
a Limited Liability Company organized under the laws of the state of Florida, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for Sign waiver submitted to the Jacksonville Planning and Development
Department.

(signature) Scott Hobby

(print name) SCOTT HOBBY

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.

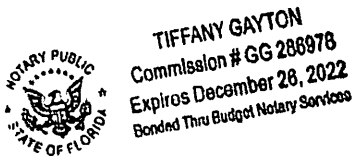
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of February 2022, by Scott Hobby, as VP, of Duval MF Partners, a limited liability corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Tiffany Gayten
(Signature of NOTARY PUBLIC)

Tiffany Gayten
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/26/22





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DUVAL MF PARTNERS, LLC

Filing Information

Document Number	L20000221295
FEI/EIN Number	85-2345674
Date Filed	07/31/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/05/2020
Event Effective Date	NONE

Principal Address

1819 Goodwin St
JACKSONVILLE, FL 32204

Changed: 01/24/2022

Mailing Address

1819 Goodwin St
JACKSONVILLE, FL 32204

Changed: 01/24/2022

Registered Agent Name & Address

ALLEN, CHRISTIAN
1819 Goodwin St
JACKSONVILLE, FL 32204

Address Changed: 01/24/2022

Authorized Person(s) Detail

Name & Address

Title PRESIDENT

ALLEN, CHRISTIAN
1819 Goodwin St
JACKSONVILLE, FL 32204

Title VP

LEONE, GEORGE
1819 Goodwin St
JACKSONVILLE, FL 32204

Title MGR

MULTIFAMILY PARTNERS JAX, LLC
1819 Goodwin St
JACKSONVILLE, FL 32204

Title VP

Hobby, Scott
1819 Goodwin St
JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2021	01/07/2021
2022	01/24/2022

Document Images

01/24/2022 - ANNUAL REPORT	View image in PDF format
01/07/2021 - ANNUAL REPORT	View image in PDF format
11/05/2020 - LC Amendment	View image in PDF format
07/31/2020 - Florida Limited Liability	View image in PDF format

DUVAL ROAD



12801 Commodity Place
Tampa, Florida 33626
Phone: 800-804-4809
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
**The Avery
Signage Package**

SITE ADDRESS
Jacksonville, FL

CRM / Quote:
0000-203421

Account Manager:

Project Manager / Project Leader

Designer: Date:
KF/DRB 08-17-2021

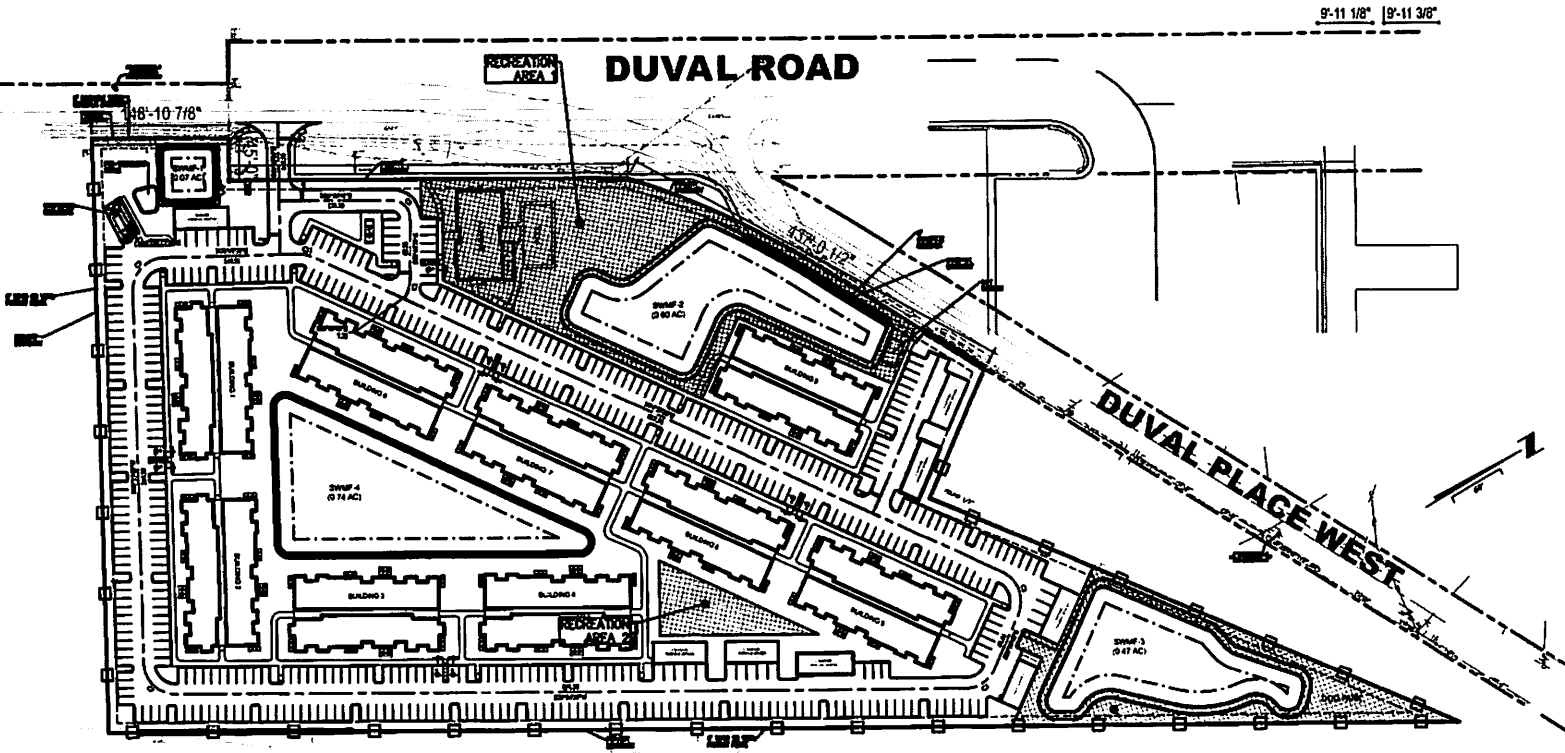
Revision:
No. Date Description
01 08/01/17
02
03

Approval:
 Approved
 Approved as noted
 Revise and resubmit

The Drawing and all reproductions thereof are the property of Creative Sign Designs and may not be reproduced, published, changed or used in any way without written consent.

Sheet:

1



SCALE 1/128"=1"



12801 Commodity Place
Tampa, Florida 33626
Phone: 800-804-4809
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:

The Avery
Signage Package

SITE ADDRESS
Jacksonville, FL

CRM / Quote:
0000-203421

Account Manager:
Logan Colthigham
Project Manager / Project Leader

Designer: Dale
RFIDRB 08-17-2021

Revision:

No. Date Description

01 10/20/11

02

03

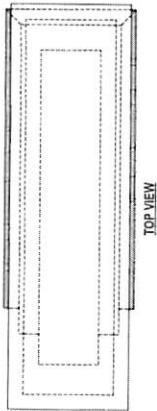
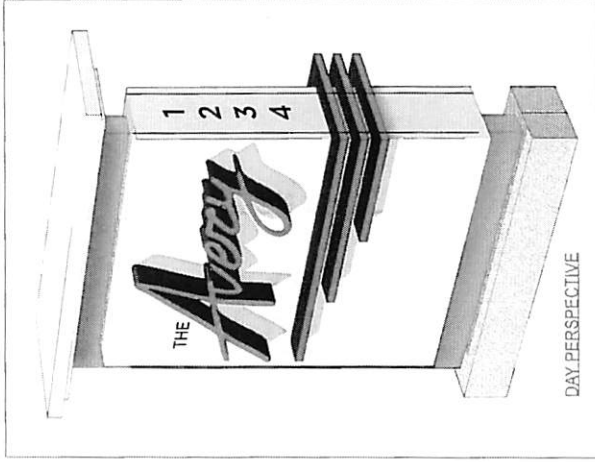
Approval:

- Approved
- Approved as noted
- Revise and resubmit

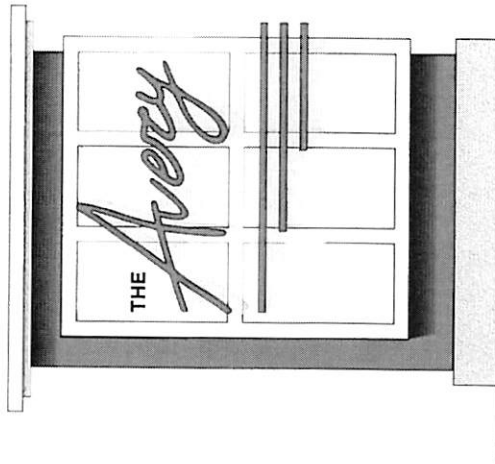
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TOP VIEW



L-SIDE VIEW

TWO-PIECE SPLIT ALUMINUM BASE
WITH STUCCO/CONCRETE FINISH

BATTEN FACE CONSTRUCTED FROM
3" X 1" X 1/8" ALUMINUM RECTANGULAR TUBE
THE TO BE ROUTED AND BACKED WITH ACRYLIC
"AVERY" AND (3) BARS TO BE
KALISIGN SLIMTEK-F FACE LIT ACRYLIC
WITH 1" THICK ACRYLIC CUT OUTS BEHIND
LETTERS AND BARS TO FILL GAPS IN BATTEN FACE

ADDRESS NUMBERS
TO BE ROUTED AND
BACKED WITH ACRYLIC

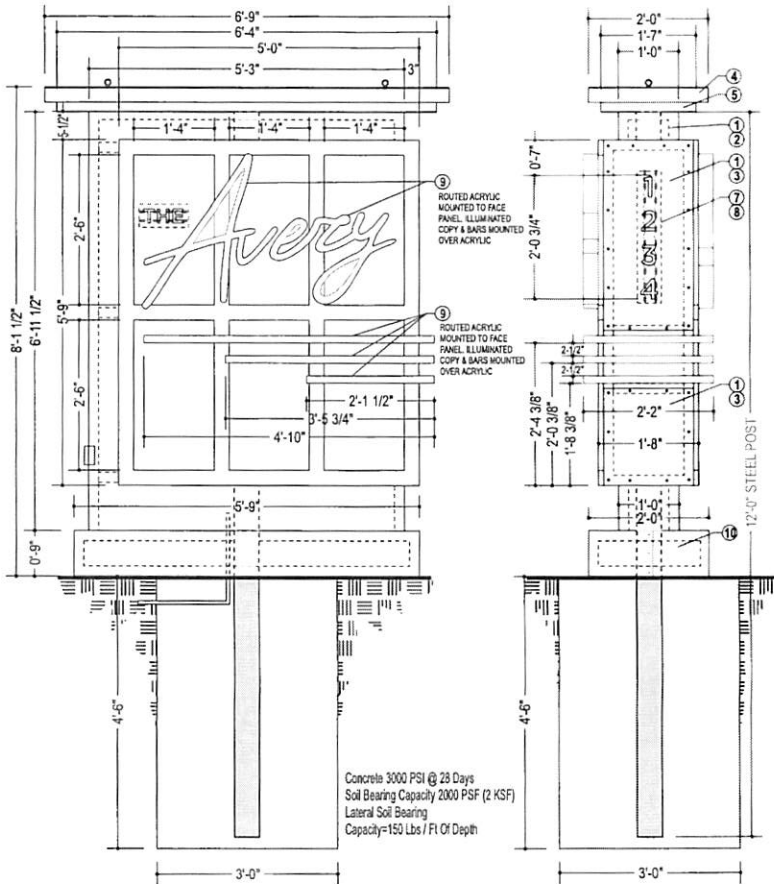
KALISIGN SLIMTEK-F
FACE LIT ACRYLIC BARS
EACH BAR MADE IN (3) PIECES

2'-2"

FRONT VIEW

Scale: 1/2"=1'-0"

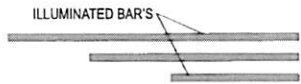
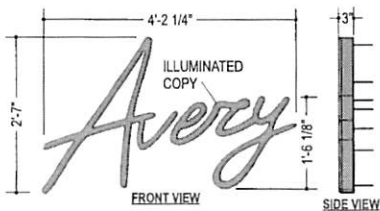
D/F Monument Sign with Illuminated Copy / Design Bars
MNMT



D/F Monument Sign / Illuminated Copy / Design Bars Detail

Boxed Copy Area: 10.7 SQ FT

Scale: 1/2"=1'-0"

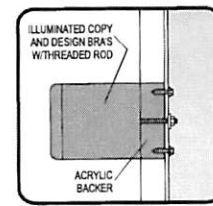
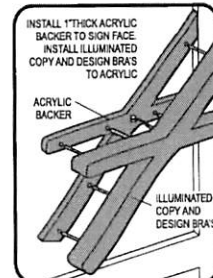
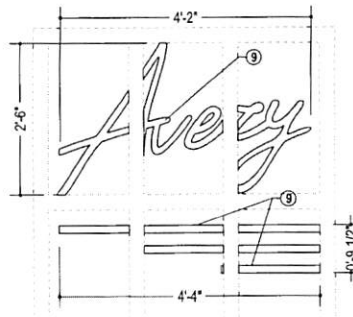
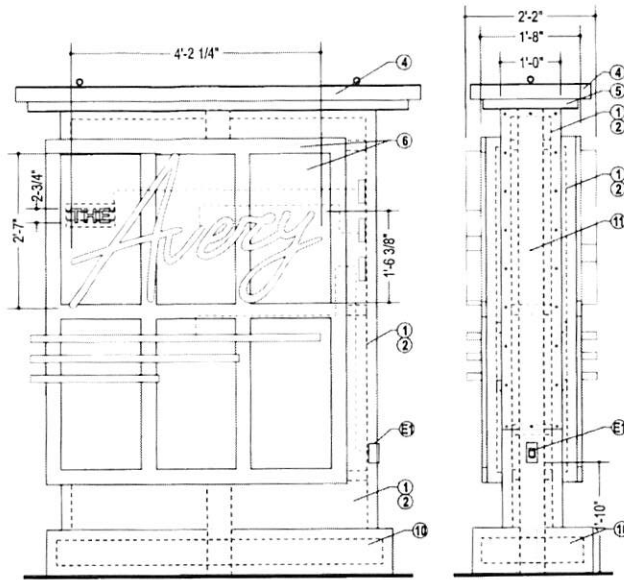


Note: KALI SIGN to provide Pattern for all stud location and Power-Run location for Illuminated Copy and Illuminated design bar's

Illuminated Copy / Design Bars Detail

KALI SIGN LETTERS/BARS

Scale: 1/2"=1'-0"



Production Notes

- 1) 2"X 2"X 1/8" ALUM. ANGLE INNER FRAME
 - 2) .063" ALUM. FILLER
 - 3) .125" ALUM. FILLER
 - 4) 3"X 3"X 1/8" ALUM. TRIM TOP CAP W/ ALUM. FILLER
 - 5) 2"X 2"X 1/8" ALUM. TRIM TOP CAP W/ ALUM. FILLER
 - 6) 1"X 3"X 1/8" ALUM. WELDED FACE FRAME W/ .125" ALUM. BACKER
 - 7) 1/8" WHITE #7328 ACRYLIC BACKER -FOR COPY/ ADDRESS NUMBERS
 - 8) .063" ALUM. WHITE/WHITE BACKER FOR LED'S
 - 9) ROUTED 1" THICK ACRYLIC BACKER - PAINTED FOR ILLUMINATED COPY & DESIGN BAR'S
 - 10) .080" ALUM. TWO-PART BASE COVER W/ ANGLE FRAME
 - 11) 5" DIA. X .258" STEEL SUPPORT PIPE W/ 2"X 2" STEEL ANGLE SADDLE
- Paint Notes:

All Painted Surfaces To Have Akzo Nobel Satin Paint
P1) MP 58851SP BLUE SMOKE
P2) MP 2025P WHITE
P3) PMS-COOL GRAY #2 W/ MED-STUCCO FINISH

Vinyl Notes:

V1) 3M TRANSLUCENT FILM-PRINTED TO MATCH
MP 58851SP BLUE SMOKE OVER ACRYLIC BACKER
KALI SIGN LETTERS/BARS Notes:

Slimtek-F -"Avery"- 31"x50.66"
Light effect: Front Light
Face: Vinyl/3M 3630 or Avery TF 4500
Side: Paint/Satin/(PMS or RAL code)
Back: Paint/Satin/(PMS or RAL code)

Slimtek-F - lines - 1.5"x58"
Light effect: Front Light
Face: Vinyl/3M 3630 or Avery TF 4500
Side: Paint/Satin/(PMS or RAL code)
Back: Paint/Satin/(PMS or RAL code)

Electrical Notes:

NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer

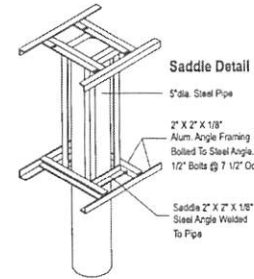
E1) Electrical Disconnect Switch Box
E2) LED Power Supply
E3) White LED

L.E.D. Notes:

12 Volt

LED Type:	Color:	
Harley Phoenix PF-3120	White 6500K	
LED Modules:	Secondary	
Modules: 28 Per-Side		
LED Power Source Type:	Volts	Watts
MOD-60 Transformer	12	60
Power Supply Qty: 1	Amp Input: .90 Ea	

Total Amp Load: .90 Amps
REQUIRED 120V CIRCUITS: (1) 20 AMP



12801 Commodity Place
Tampa, Florida 33626
Phone: 800-804-4809
Fax: 813-749-2311

www.creativesigndesigns.com

The Avery Signage Package

PROJECT:

CRM / Quote:
0000-203421

Account Manager:

Project Manager / Project Leader

Designer: Date:
KF/DRB 08-17-2021

Revision:

No.	Date	Description
01	06/05/17	—
02		
03		

Approval:

- Approved
- Approved as noted
- Revise and resubmit

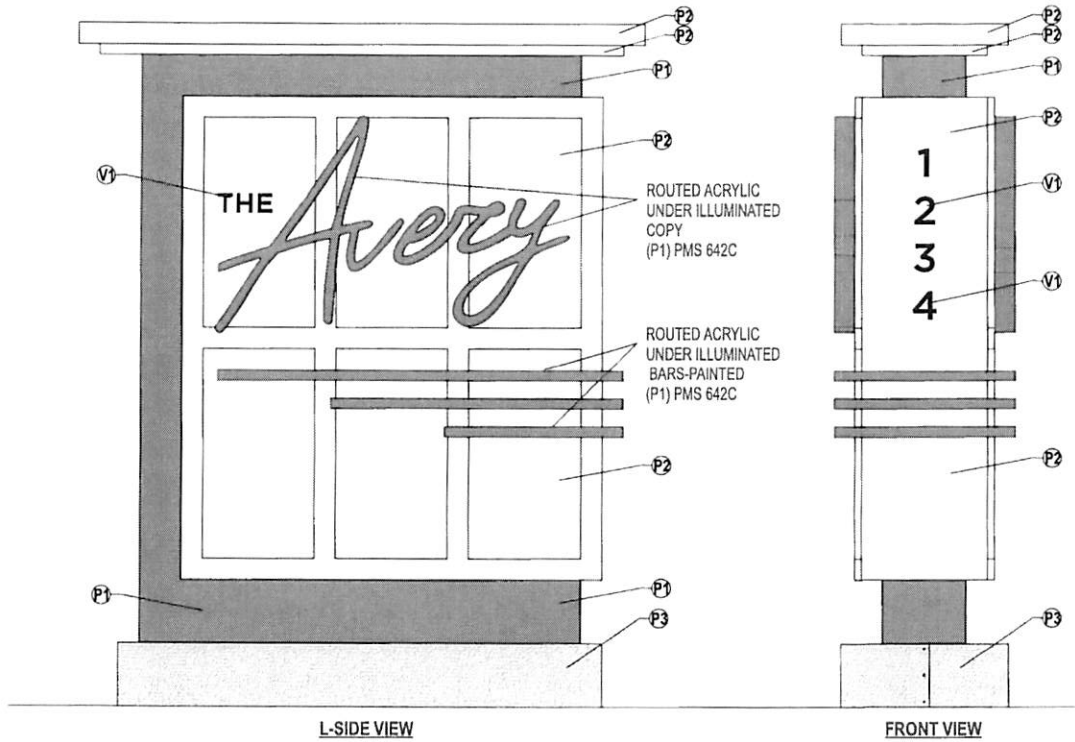


ALL ELECTRICAL COMPONENTS SHALL BE UL LISTED EQUIPMENT AND APPROVED AS PER AN ILLUMINATED SIGNAGE AS PER THE ILLUMINATION OF THE WIRING SHALL BE DONE AS PER NEC 408 AND DERIVATIVE TO ALL ALL SIGNAGE TO BE SPONSORED AND BIDDING PER NEC 408 AND 504.12
ALL ELECTRICAL DOCUMENTS WILL BE PROVIDED PER NEC 408
ALL WIRING SHALL BE PROVIDED PER NEC 408 AND DERIVATIVE TO ALL ALL SIGNAGE TO BE SPONSORED AND BIDDING PER NEC 408 AND 504.12
PRIMARY ELECTRICAL WIRING TO BE SUPPLIED BY CONTRACTOR PER NEC 408 AND DERIVATIVE TO ALL ALL SIGNAGE TO BE SPONSORED AND BIDDING PER NEC 408 AND 504.12
INDICATED 20 AMP CIRCUIT PER NEC PER NEC 408

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Sheet:

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L-SIDE VIEW

FRONT VIEW

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- 9) ROUTED 1" THICK ACRYLIC BACKER - PAINTED FOR ILLUMINATED COPY & DESIGN BAR'S
- 10) .080" ALUM. TWO-PART BASE COVER W/ ANGLE FRAME
- 11) 5" DIA. X .258" STEEL SUPPORT PIPE W/ 2" X 2" STEEL ANGLE SADDLE

Paint Notes:

- All Painted Surfaces To Have Akzo Nobel Satin Paint
P1) MP 56851SP BLUE SMOKE
P2) MP 202SP WHITE
P3) PMS-COOL GRAY #2 W/ MED-STUCCO FINISH

Vinyl Notes:

- V1) 3M TRANSLUCENT FILM-PRINTED TO MATCH
MP 56851SP BLUE SMOKE OVER ACRYLIC BACKER
KALI SIGN LETTERS/BARS Notes:

- Slimtek-F -Avery"- 31"x50.66"
Light effect: Front Light
Face: Vinyl/3M 3630 or Avery TF 4500
Side: Paint/Satin/(PMS or RAL code)
Back: Paint/Satin/(PMS or RAL code)
- Slimtek-F -lines - 1.5"x58"
Light effect: Front Light
Face: Vinyl/3M 3630 or Avery TF 4500
Side: Paint/Satin/(PMS or RAL code)
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Electrical Notes:

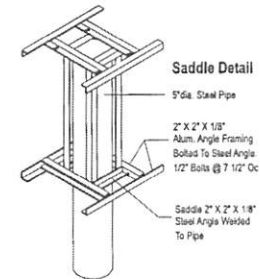
- NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer
E1) Electrical Disconnect Switch Box
E2) LED Power Supply
E3) White LED

L.E.D. Notes:

12 Volt

LED Type:	Color:	
Harley Phoenix PF-3120	White 6500K	
LED Modules:	Secondary	
Modules: 28 Per-Side		
LED Power Source Type:	Volts	Watts
MOD-60 Transformer	12	60
Power Supply Qty: 1	Amp Input: .90 Ea	

Total Amp Load: .90 Amps
REQUIRED 120V CIRCUITS: (1) 20 AMP



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PROJECT:
The Avery Signage Package

SITE ADDRESS
Jacksonville, FL

CRM / Quote:
0000-203421

Account Manager:
Project Manager / Project Leader

Designer: Date:
KF/DRB 08-17-2021

Revision:

No.	Date	Description
01	08/01/17	—
02		
03		

- Approval:
- Approved
 - Approved as noted
 - Revise and resubmit



ALL ELECTRICAL COMPONENTS SHALL BE UL LISTED AND APPROVED AS PER 90A & 90B NEC AND APPROVED AS PER 90A & 90B NEC. THE INSTALLATION OF THE WIRING SHALL BE DONE AS PER NEC AND W/ APPROVED TO ALL ALL WIRING TO BE DONE AND BENEATH THE SIGN. AN ELECTRICAL DISCONNECT SHALL BE PROVIDED PER NEC. ALL WIRING FROM LETTERING SHALL BE LOW VOLTAGE UNDER A SIGN ACCESSIBLE MINIMUM 5' FROM LETTERS AND APPROVED AS PER 90A & 90B NEC AND APPROVED TO NEC. 90A & 90B NEC. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN 50' OF SIGN OR SIGN-ALL PRIMARY WIRING WILL BE #12 FROM OVERHEAD PER NEC 90A & 90B. (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 90A & 90B.

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