

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-22-05 (ORDINANCE 2022-0614)**

**SEPTEMBER 20, 2022**

***Location:*** 8531 Main Street North (SR 5)  
Between Broward Road and Zoo Parkway

***Real Estate Number:*** 109447 0005

***Waiver Sought:*** Reduce minimum setback from ten (10) feet to zero (0) feet

***Current Zoning District:*** Commercial Community/General-2 (CCG-2)  
Public Buildings and Facilities-2 (PBF-2)

***Current Land Use Category:*** Community/General Commercial (CGC)  
Public Buildings and Facilities (PBF)

***Planning District:*** 6 – North

***Applicant /Agent:*** Ryan Richardson  
Harbinger Sign  
5300 Shad Road  
Jacksonville, FL 32257

***Owner:*** North Jacksonville Baptist Church  
8531 North Main Street  
Jacksonville, FL 32218

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

**GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2022-0614 (SW-22-05)** seeks to permit a reduction in the required minimum setback from the property line for a monument sign from 10 feet to 0 feet. The site is within a Commercial Community General-1 (CCG-1) and Public Buildings and Facilities-2 (PBF-2) zoning districts and has a Community General Commercial (CGC) and Public Buildings and Facilities (PBF) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

The 43.74± acre property is located on North Main Street, between Broward Road and Zoo Parkway, and is developed as a church with a single monument sign along Main Street. The

property was constructed in 1988 with the church and monument sign, which have remained in their current location since construction. The property owner wishes to replace the existing sign with a new electronic message center sign, which is resulting in the need for the sign to come into compliance with the current zoning code or seek a sign waiver.

### **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. Staff finds the reduction in setback requirements minimal compared to existing 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 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. 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 a sign already exists in this location.

- (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 as it has been existing for years with no issues. Due to the applicant not making any changes to the existing sign location it is therefore also unlikely to create objectionable light, glare or other effects to what already exists in the area.

- (v) ***Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?***

No. The proposed waiver is unlikely to be detrimental to the public health, safety, or welfare in that the signage has traditionally existed at this location without causing any adverse effects. Instead, staff finds granting of this waiver will maintain safety by ensuring sufficient visibility along North Main Street.

- (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 restrict the setback of the sign location from the road. The current sign is located within a median island at the ingress/egress to the parking area. Requiring the 10 foot setback would mean removal of the island and redevelopment of the driveway.

- (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 exclusively upon 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 violations. The current sign has been existing on the property for years with no violations but due to the need for an updated sign, the owner is required to bring the sign into compliance.

- (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 request will further the public interest as it recognizes the original signs locations as well as assures that the safety and interests of the public and the property owner are protected. Granting the waiver allows the owner to continue using the signs in their original locations.

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

Yes. 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 outweighs the benefits of complying with the strict letter. A substantial burden is imposed in order to relocate the sign within the required setbacks.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 13, 2022**, by the Planning and Development Department, the Notice of Public Hearing signs was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-22-05 (Ordinance 2022-0614)** be **APPROVED**.

**Figure A:**



*Source: Planning & Development Dept, 09/13/2022*

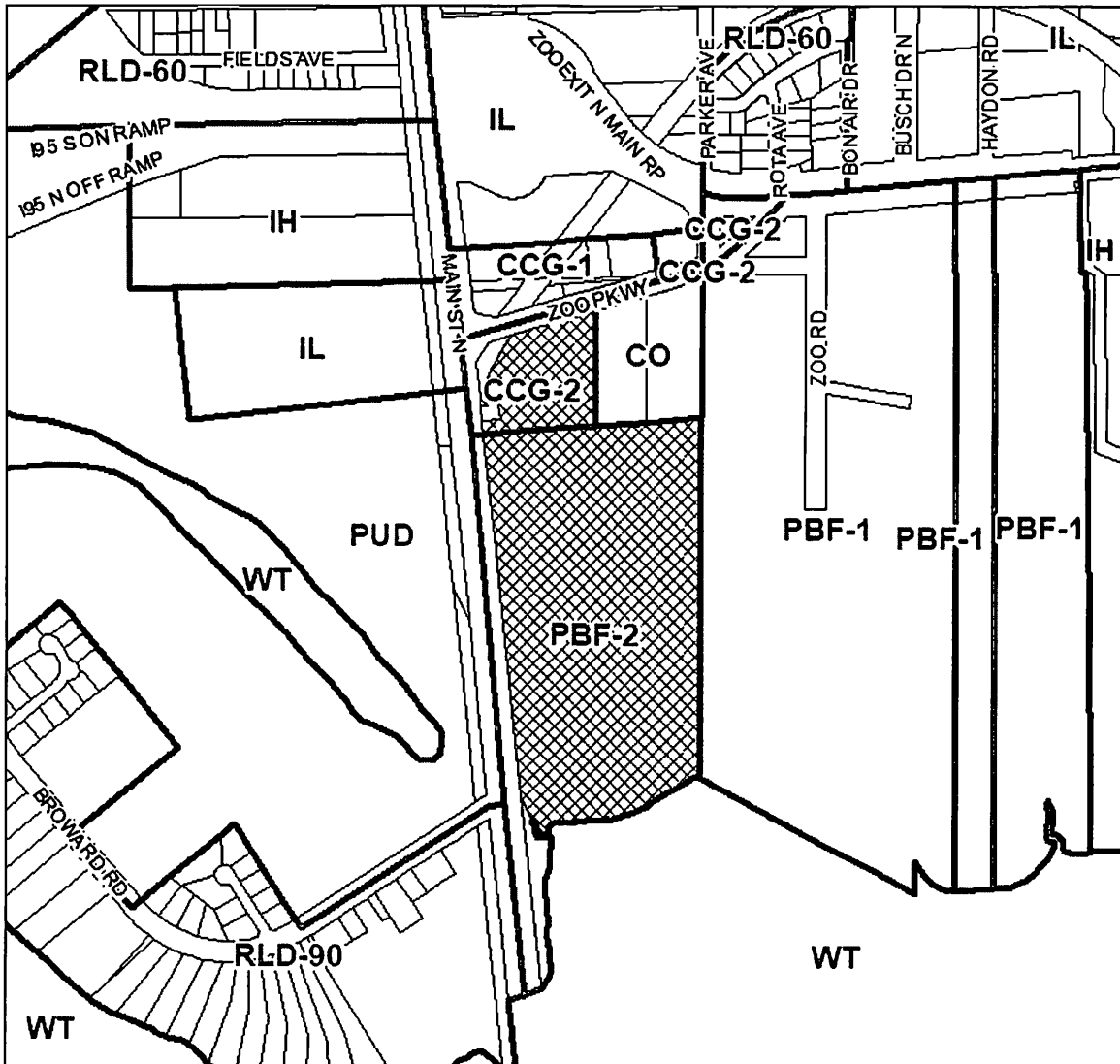
**Aerial view of the subject site and proposed sign location, facing north.**

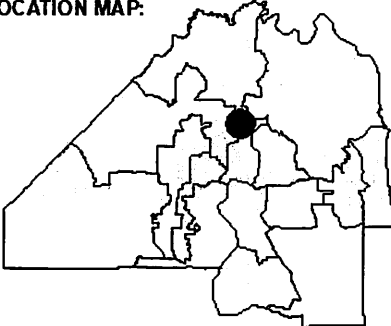
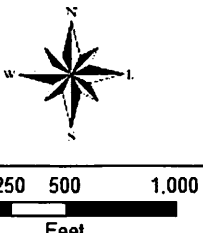
Figure B:



Source: Planning & Development Dept, 09/13/2022

View of the current sign on the subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE MINIMUM SETBACK FROM 10 FEET TO 0 FEET</b></p>	<p><b>LOCATION MAP:</b></p> 	
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0614</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>SW-22-05</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Date Submitted:	6/14/22
Date Filed:	6/22/22

Application Number:	SW-22-05
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:	PBF-2	Current Land Use Category: PBF
Council District:	7	Planning District: 6
Previous Zoning Applications Filed (provide application numbers): None found		
Applicable Section of Ordinance Code:	656.1303(1)2 REDUCE SIGN SETBACK 10' to 0'	
Notice of Violation(s):	656.1310	
Neighborhood Associations:	North, M & M Dairy, Inc., North Shore NHD Assoc., Northside Business Leaders Club, The Eden Group, Trout River Bay	
Overlay:	None	
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	3 <sup>?</sup>	Amount of Fee: 1,285 <sup>00</sup>
		Zoning Asst. Initials: <i>[Signature]</i>

PROPERTY INFORMATION	
1. Complete Property Address: <b>8531 NORTH MAIN STREET</b>	2. Real Estate Number: <b>109447-0005</b>
3. Land Area (Acres): <b>43.74</b>	4. Date Lot was Recorded: <b>1988</b>
5. Property Located Between Streets: <b>BROWARD RD AND ZOO PKWY</b>	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?**  
NORTH JACKSONVILLE 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: NORTH JACKSONVILLE BAPTIST CHURCH	11. E-mail: CHRISC@NJBC.ORG
12. Address (including city, state, zip): 8531 NORTH MAIN STREET , JACKSONVILLE FL 32218	13. Preferred Telephone: 904-757-3000

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

14. Name: HARBINGER , RYAN RICHARDSON	15. E-mail: RRICHARDSON@HARBINGERSIGN.COM
16. Address (including city, state, zip): 5300 SHAD RD , JACKSONVILLE FL 32257	17. Preferred Telephone: 904-591-4867

## 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.

1. YES, 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. NO, the result will not detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity. Currently the existing sign is non conforming and with the new sign we will bring the site into compliance
3. NO, the proposed waiver will not diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and NO this waiver should not substantially interfere with or injure the rights of others whose property would be affected by the same.
4. NO, the waiver will not 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. NO, the proposed waiver is not detrimental to the public health, safety or welfare. This waiver will not result in additional public expense, creation of nuisances, or cause conflict with any other applicable law.
6. YES, the subject property do exhibit specific physical limitations. Currently the center island located in the main entrance of the property hold the current sign. This sign is to be used and the change in the set back would allow us to use the same center island and keep the sign with in the property lines. Not allowing this change would require the center island to be changed, extending it into the driveway and further into the property.
7. NO, this request in not based exclusively upon a desire to reduce the costs, but it is a factor. The additional cost it would take to redo the driveway and center island would be more than seeking the approval for this waiver.
- 8.NO, the request is not 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. YES, this request accomplish a compelling public interest, by removing the old sign and allowing us to reuse the exiting island, the sign can go back in the same spot and not have to be relocated which could result in the removal of trees or other landscape that could be blocking the view with a 10' set back.
10. NO, strict compliance with the regulation will not create a substantial financial burden, but when the center island has to be lengthen and the driveways have to be redone, it will create unnecessary cost and additional work that would not be needed by allowing the waiver.

## 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](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 Non-residential Districts: \$1,173.00	\$7.00 per Addressee	Billed directly to owner/agent

**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.

<b>Owner(s)</b> Print name: _____ Signature: _____	<b>Applicant or Agent (if different than owner)</b> Print name: <u>Ryan R. Chardon @ Herbize</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

**Legal Description**  
**Exhibit 1**  
**June 30, 2021**

1-8 47-1S-26E 42.156  
2 WILSON & FENWICK GRANT  
3 LOTS O,P,Q,R,S,T,W(EX PT IN RR &  
4 MAIN ST),  
5 S/D DIV M L BROWARD ESTATE RECD  
6 D BK 823-433  
7 PT PARCELS A,B,E,F,PT J FENWICK  
8 GRANT RECD O/R 5984-1432,  
9 PT PARCEL H LYING EAST OF MAIN ST RECD  
10 O/R 7106-33

# harbinger

sign of the future

DATE: 4/28/2022

TO WHOM IT MAY CONCERN:

This letter authorizes Harbinger Sign and/or its acting agents as the licensed sign contractor for our below referenced tenant to secure permits/variances, perform installations, remove, or repair at the location and authorized scope of work detailed below. Signee fully understands the current Construction Lien Law and authorizes said contractor or authorized agent to sign and notarize permit application(s) as Owner/Agent. All work done by said contractor will meet or exceed Code requirements and meet NEC Standards.

Tenant Name: North Jacksonville Baptist Church

Location: 8531 North Main Street, Jacksonville, FL 32218

Scope: Permit, manufacture and install new signage

Property Owner's Name: North Jacksonville Baptist Church

Address: 8531 North Main Street, Jacksonville, FL 32218

Phone Number:

Chris A. Conam

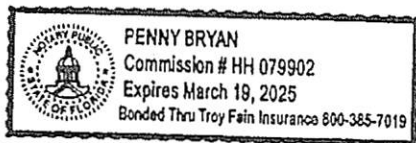
Owner's Signature

5-4-2022

Date

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 4 day of May 2022



Penny Bryan  
Notary Public - (Signature)  
Print Name: Penny Bryan  
My Commission Expires: 3/19/25

**Property Ownership Affidavit - Corporation**

Date: 05/19/2022

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: 8531 N. Main St. RE#(s): \_\_\_\_\_

To Whom it May Concern:

I, Chris A. Coram as registered agent of North Jacksonville Baptist Church, Inc. corporation, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for \_\_\_\_\_ submitted to the Jacksonville Planning and Development Department.

(signature) Chris A. Coram

(print name) CHRIS A. CORAM

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**

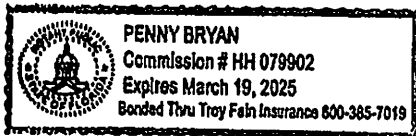
Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19 day of May 2022, by Chris Coram as registered agent of North Jacksonville Baptist Church, a 501c3 corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Penny Bryan

(Signature of NOTARY PUBLIC)

Penny Bryan

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 3/19/25



**NORTH JACKSONVILLE BAPTIST CHURCH**  
 8531 N MAIN ST  
 JACKSONVILLE, FL 32218-5731

**Primary Site Address**  
 8531 N MAIN ST  
 Jacksonville FL 32218

**Official Record Book/Page**  
 14605-00649

**Title #**  
 6324

**8531 N MAIN ST**

**Property Detail**

RE #	109447-0005
Tax District	GS
Property Use	7100 Church
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01915 WILSON FENWICK GRT S/D OF
Total Area	1905239

**Value Summary**

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$11,343,871.00	\$13,086,938.00
Extra Feature Value	\$343,056.00	\$331,679.00
Land Value (Market)	\$1,514,908.00	\$1,514,908.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$13,201,835.00	\$14,933,525.00
Assessed Value	\$13,201,835.00	\$14,522,018.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$411,507.00 / \$0.00
Exemptions	\$13,201,835.00	See below
Taxable Value	\$0.00	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**

Assessed Value	\$14,522,018.00
Church (503)	- \$14,522,018.00

**Taxable Value \$0.00**

**SJRWMD/FIND Taxable Value**

Assessed Value	\$14,522,018.00
Church (503)	- \$14,522,018.00

**Taxable Value \$0.00**

**School Taxable Value**

Assessed Value	\$14,933,525.00
Church (503)	- \$14,933,525.00

**Taxable Value \$0.00**

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14605-00649	7/3/2008	\$100.00	CE - Conservation Easement	Unqualified	Improved
11857-01465	2/19/2004	\$100.00	CE - Conservation Easement	Unqualified	Improved
11857-01458	2/19/2004	\$100.00	CE - Conservation Easement	Unqualified	Improved
11857-01451	2/19/2004	\$100.00	CE - Conservation Easement	Unqualified	Improved
07106-00033	4/24/1991	\$100.00	QC - Quit Claim	Unqualified	Vacant
05984-01432	7/11/1985	\$1,050,300.00	WD - Warranty Deed	Unqualified	Improved
03639-00046	12/22/1973	\$100.00	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	183,600.00	\$83,538.00
1	FWDC1	Fence Wood	2	0	0	284.00	\$1,037.00
2	GZSC2	Gazebo Standard	1	40	34	1,360.00	\$7,317.00
3	GZSC2	Gazebo Standard	1	18	15	270.00	\$1,453.00
4	SHWC2	Shed Wood	1	13	9	117.00	\$500.00
5	PVCC1	Paving Concrete	1	0	0	2,497.00	\$3,566.00
6	WMCC1	Wall Masonry/Concrt	1	0	0	1,200.00	\$2,748.00
7	CVPC2	Covered Patio	1	42	6	252.00	\$738.00
8	BHWC1	Bulkhead Wooden	1	0	0	122.00	\$9,955.00
9	FWIC1	Fence Wrought Iron	1	0	0	430.00	\$4,386.00
10	BHWC1	Bulkhead Wooden	1	0	0	430.00	\$31,579.00
11	CPAC2	Carport Aluminum	1	36	22	792.00	\$1,742.00
12	CVPC2	Covered Patio	1	9	5	45.00	\$99.00
13	CVPC2	Covered Patio	1	18	10	180.00	\$396.00
14	CVPC2	Covered Patio	1	9	5	45.00	\$99.00
15	CVPC2	Covered Patio	1	9	5	45.00	\$99.00
16	CVPC2	Covered Patio	1	9	5	45.00	\$99.00
17	CVPC2	Covered Patio	1	9	5	45.00	\$99.00
18	ELHC6	Elevator Hydraulic	1	0	0	1.00	\$11,810.00
19	ESHC6	Elevator Stops Hydra	1	0	0	2.00	\$4,791.00
20	FWIC1	Fence Wrought Iron	1	0	0	25.00	\$340.00
21	CPMC2	Carport Masonry	1	0	0	67.00	\$168.00
22	LITC1	Lighting Fxtures	1	0	0	73.00	\$15,761.00

Property Appraiser - Property Details

23	PVAC1	Paving Asphalt	1	0	0	105,600.00	\$58,344.00
24	ELHC6	Elevator Hydraulic	1	0	0	1.00	\$23,620.00
25	ESHC6	Elevator Stops Hydra	1	0	0	2.00	\$9,581.00
26	SWSC6	Sprinkler Wet System	1	0	0	64,238.00	\$57,814.00

Land & Legal  
Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	229,082.00	Square Footage	\$261,612.00
2	9613	CONSERVATION EASEMENT	CCG-2	0.00	0.00	Common	0.15	Acreage	\$30.00
3	7010	INSTITUTIONAL WATERFRONT	PBF-2	0.00	0.00	Common	1,456,516.00	Square Footage	\$1,252,604.00
4	9613	CONSERVATION EASEMENT	PBF-2	0.00	0.00	Common	0.13	Acreage	\$26.00
5	9613	CONSERVATION EASEMENT	PBF-2	0.00	0.00	Common	0.73	Acreage	\$146.00
6	9613	CONSERVATION EASEMENT	PBF-2	0.00	0.00	Common	2.45	Acreage	\$490.00

Legal

LN	Legal Description
1	1-8 47-15-26E 42.156
2	WILSON & FENWICK GRANT
3	LOTS O,P,Q,R,S,T,W(EX PT IN RR & MAIN ST),
4	S/D DIV M L BROWARD ESTATE RECD
5	D BK 823-433
6	PT PARCELS A,B,E,F,PT J FENWICK
7	GRANT RECD O/R 5984-1432,
8	PT PARCEL H LYING EAST OF MAIN ST RECD
9	O/R 7106-33
10	

Buildings

Building 1

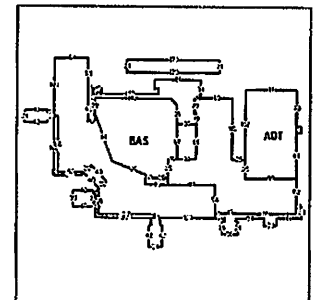
Building 1 Site Address  
8531 N MAIN ST Unit  
Jacksonville FL 32218

Building Type	7101 - CHURCH
Year Built	1988
Building Value	\$12,593,872.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	4152	4152	4152
Addition	24103	24103	24103
Addition	24103	24103	24103
Canopy	2570	0	642
Canopy	104	0	26
Base Area	37424	37424	37424
Finished upper story 1	37424	37424	37424
Base Area	18448	18448	18448
Base Area	516	516	516
Addition	16032	16032	16032
Canopy	57	0	14
Addition	57	57	57
Base Area	516	516	516
Unfinished Storage	135	0	54
Canopy	81	0	20
Lobby Average	784	784	862
Base Area	897	897	897
Canopy	897	0	224
Canopy	1200	0	300
Base Area	897	897	897
Canopy	897	0	224
Canopy	1216	0	304
Canopy	1216	0	304
Total	173726	165353	167543

Element	Code	Detail
Exterior Wall	22	22 Precast Panel
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	5	5 Chilled Water
Celling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel

Element	Code	Detail
Stories	2.000	
Baths	146.000	
Rooms / Units	130.000	
Avg Story Height	14.000	



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$13,201,835.00	\$13,201,835.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$13,201,835.00	\$13,201,835.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$13,201,835.00	\$13,201,835.00	\$0.00	\$0.00	\$0.00	\$0.00

Property Appraiser - Property Details

FL Inland Navigation Dist	\$13,201,835.00	\$13,201,835.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$13,201,835.00	\$13,201,835.00	\$0.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$0.00	\$0.00
<b>Description</b>	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>		<b>Taxable Value</b>	
<b>Last Year</b>	\$13,121,208.00	\$13,121,208.00	\$13,121,208.00		\$0.00	
<b>Current Year</b>	\$13,201,835.00	\$13,201,835.00	\$13,201,835.00		\$0.00	

**2021 TRIM Property Record Card (PRC)**

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

**Property Record Card (PRC)**

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

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

**2014**

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

**More Information**

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

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sign of the future

**NORTH JAX**  
BAPTIST CHURCH

**MONUMENT SIGN**  
8531 NORTH MAIN STREET, JACKSONVILLE, FL 32218  
REVISED 04.22.22

SAT 15 2550 CC Mark Kimbuck  
PHO 8601 MDR Rich Richardson  
OFF 91084 R Business Wednesdays

1111 ABC MICHIGAN BLVD, A, S. W. MIAMI FL 33136

ITEM	QTY	UNIT	PRICE	TOTAL
1	1	EA	1000.00	1000.00
2	1	EA	500.00	500.00
3	1	EA	250.00	250.00
4	1	EA	150.00	150.00
5	1	EA	100.00	100.00
6	1	EA	50.00	50.00
7	1	EA	25.00	25.00
8	1	EA	12.50	12.50
9	1	EA	6.25	6.25
10	1	EA	3.12	3.12
11	1	EA	1.56	1.56
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99	1	EA	0.00	0.00
100	1	EA	0.00	0.00

SCALE FOOTAGE FORKALE

ZONING

MARK OF RECORD

P.L. 10/10/2015

ALLOWED TOTAL 48.0 SQ FT  
REQUESTED TOTAL 40.0 SQ FT

DESIGNER APPROVAL

- Approved
- Approved as Noted
- Not Approved

DATE OF SIGNATURE

DATE

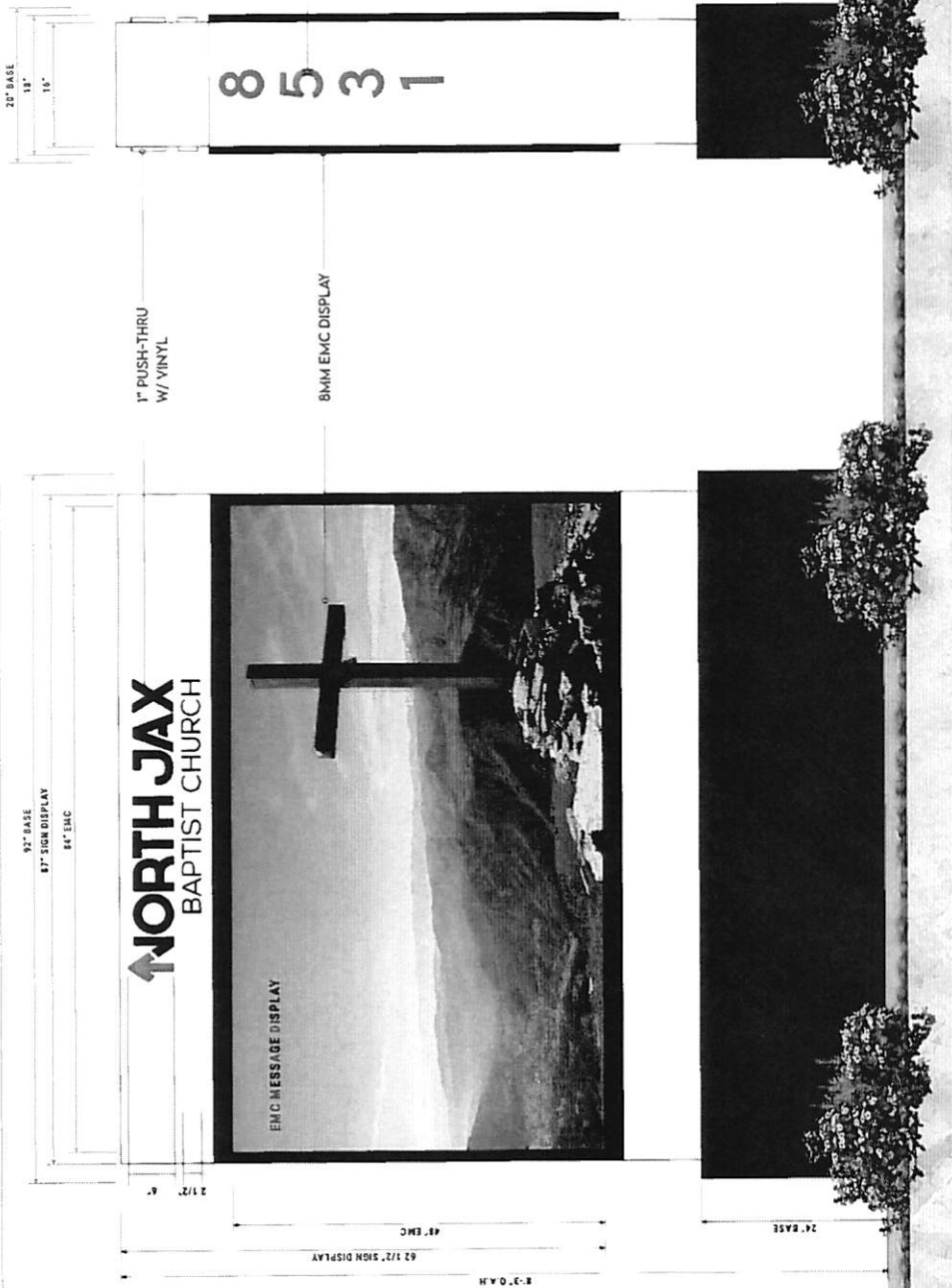
DATE OF REVIEW



NO SIGNATURE, DATE OR APPROVAL OF THE DESIGNER OR APPROVAL OF THE CITY ENGINEER SHALL BE VALID FOR THE PURPOSES OF THE CITY ENGINEER'S REVIEW OF THIS DESIGN. THE CITY ENGINEER'S REVIEW OF THIS DESIGN IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE DESIGN OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW OF THIS DESIGN IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE DESIGN OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

- P1** SATIN WHITE
- P2** PANTONE 540 C STUCCO TEXTURE FINISH
- V1** VINYL TO MATCH PMS 7540 C
- V2** VINYL TO MATCH PMS 540 C
- V3** VINYL TO MATCH PMS 5415 C

OPAQUE VINYL ADDRESS



MANUFACTURE & INSTALL (1) INTERNALLY ILLUMINATED DIS MONUMENT SIGN WITH EMC MESSAGE DISPLAY 16\"/>

**NEW SIGN REPLACING EXISTING STRUCTURE**

**1** New Monument Sign  
3/4\"/>

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**harbinger.**  
sign of the future  
3302 South Road, Jacksonville, FL 32227  
Tel: 904.248.4888

**NORTH JAX**  
WATER CLOSET

8550 North Main Street  
Jacksonville, FL 32218

SALES ASSOCIATE: Mike Zamboni  
PROJECT MGR: Ryan Robinson  
DESIGNER: Brandon Worthington

REV: 01/15/2015  
DATE: 01/15/2015

NO.	DATE	DESCRIPTION
1	01/15/2015	ISSUED FOR PERMITS
2	01/15/2015	ISSUED FOR PERMITS
3	01/15/2015	ISSUED FOR PERMITS
4	01/15/2015	ISSUED FOR PERMITS
5	01/15/2015	ISSUED FOR PERMITS
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99	01/15/2015	ISSUED FOR PERMITS
100	01/15/2015	ISSUED FOR PERMITS

SQUARE FOOTAGE FORMULA

7/20/14

DATE: 01/15/2015

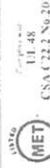
ALLOWED TOTAL  
PROPOSED TOTAL  
DIFFERENCE

Approved  
 Approved as Noted  
 Not Approved

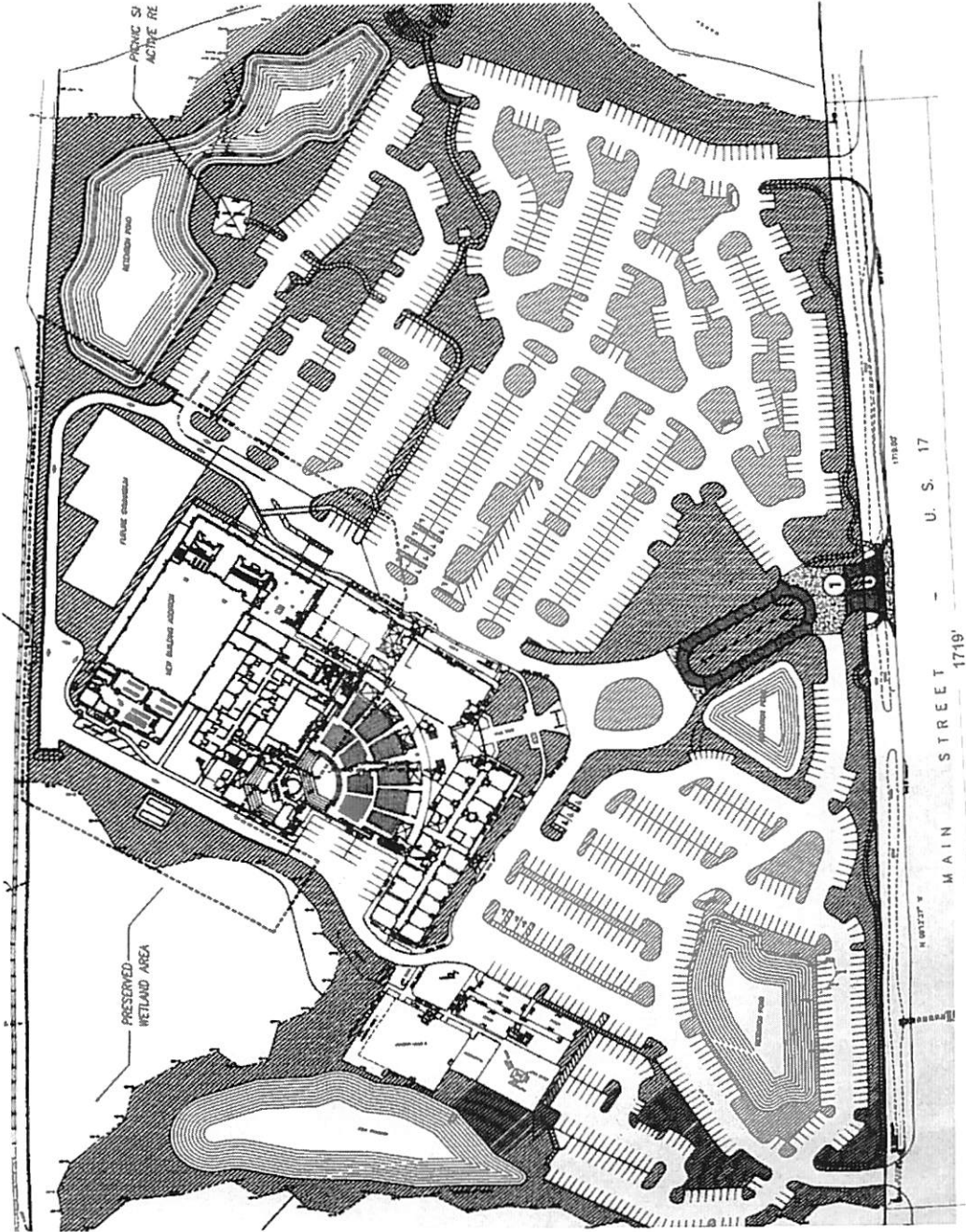
Customer Signature:

Date:

Customer Name:

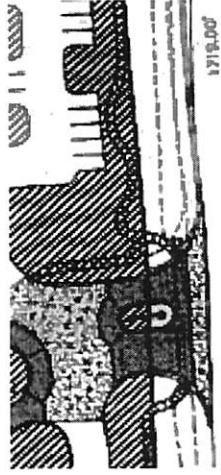


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Site Plan  
1/128" = 1'-0"

**EXISTING SIGN TO BE  
 REMOVED AND PRESERVE  
 ISLAND AND BRICK DRIVEWAY**



U. S. 17

PROPERTY LINE



DATE: 01/11/2017  
 PROJECT: 1719.00' U.S. 17  
 DRAWING: 01 - SIGNAGE

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1719.00' U.S. 17 SIGNAGE				
2					
3					
4					
5					
6					
7					
8					
9					
10					

SQUARE FOOTAGE FORMULA  
 208940

ALLOWED TOTAL  
 PROPOSED TOTAL  
 COST/DATE OF PROJECT

Approvals  
 Approval by County  
 Final Approval

Customer Signature  
 Date  
 City/State/Zip

DATE: 01/11/2017  
 PROJECT: 1719.00' U.S. 17  
 DRAWING: 01 - SIGNAGE

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DATE: 10/28/03  
PROJECT: CHURCH PROPERTY  
SHEET: 01 OF 01

NO.	DESCRIPTION	DATE
1	REVISED FOR FIELD USE	10/28/03

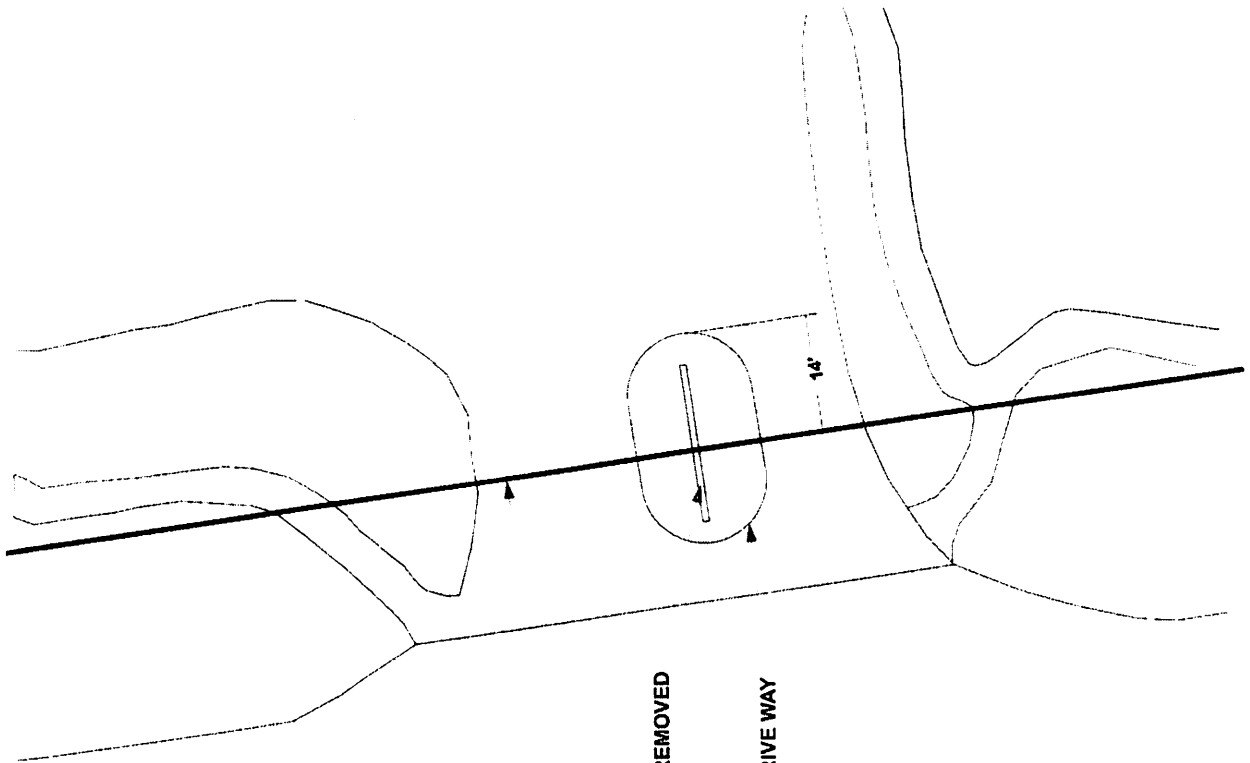
CLIENT: CHURCH PROPERTY

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: 10/28/03

SCALE: 1"=10'

11-49  
NSA 03222 (Rev. 2002)

# CHURCH PROPERTY



## US 17

PROPERTY LINE

EXISTING SIGN TO BE REMOVED

EXISTING ISLAND IN DRIVEWAY

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DATE ISSUED: 08/11/2010  
 DRAWN: JAMES T. HARBINGER  
 DESIGNED: JAMES T. HARBINGER

PROJECT: NEW SIGN WITH NO SET BACK TO STAY WITH IN ISLAND

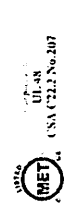
NO.	REV.	DATE	DESCRIPTION
1	0	08/11/2010	ISSUED FOR PERMITS

DATE: 08/11/2010  
 TIME: 10:00 AM  
 PROJECT: NEW SIGN WITH NO SET BACK TO STAY WITH IN ISLAND

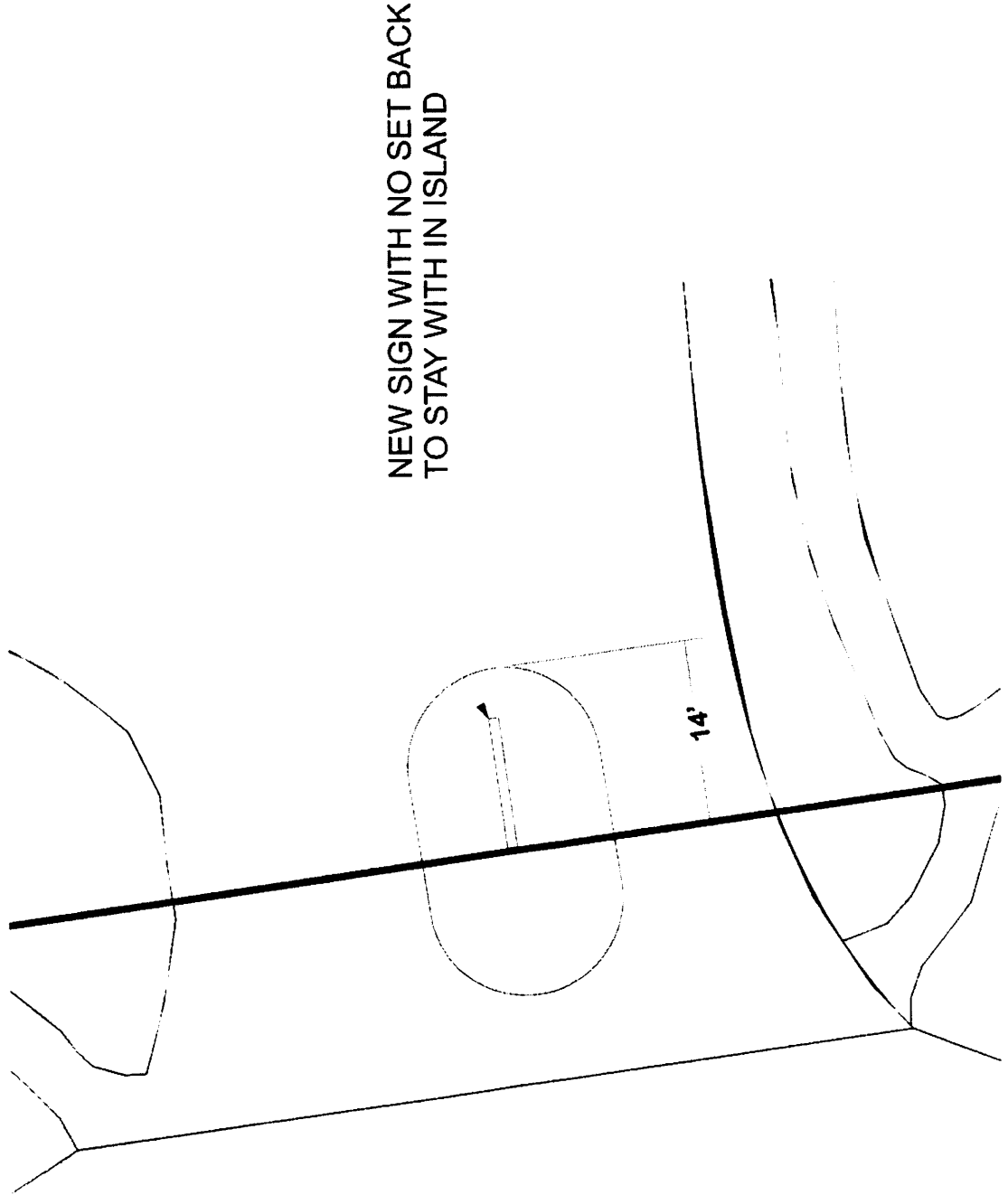
APPROVED BY:  
 ENGINEER:  
 CONTRACTOR:

Approved  
 Prepared for Permit  
 Not for Issue

DATE: 08/11/2010  
 TIME: 10:00 AM  
 PROJECT: NEW SIGN WITH NO SET BACK TO STAY WITH IN ISLAND



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NEW SIGN WITH NO SET BACK  
 TO STAY WITH IN ISLAND

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SALES 450000 Mark Ambruso  
PROJECT MGR: Roger Richardson  
DESIGNED: Brandon Winters/ign  
FILE REF: AMBRUSO-IGN-25278783-11-11-09-09  
DATE: 11/11/09

ITEM	QTY	UNIT	PRICE	TOTAL
1	1	SQ. FT.	1.00	1.00
2	1	SQ. FT.	1.00	1.00
3	1	SQ. FT.	1.00	1.00
4	1	SQ. FT.	1.00	1.00
5	1	SQ. FT.	1.00	1.00
6	1	SQ. FT.	1.00	1.00
7	1	SQ. FT.	1.00	1.00
8	1	SQ. FT.	1.00	1.00
9	1	SQ. FT.	1.00	1.00
10	1	SQ. FT.	1.00	1.00
11	1	SQ. FT.	1.00	1.00
12	1	SQ. FT.	1.00	1.00
13	1	SQ. FT.	1.00	1.00
14	1	SQ. FT.	1.00	1.00
15	1	SQ. FT.	1.00	1.00
16	1	SQ. FT.	1.00	1.00
17	1	SQ. FT.	1.00	1.00
18	1	SQ. FT.	1.00	1.00
19	1	SQ. FT.	1.00	1.00
20	1	SQ. FT.	1.00	1.00
21	1	SQ. FT.	1.00	1.00
22	1	SQ. FT.	1.00	1.00
23	1	SQ. FT.	1.00	1.00
24	1	SQ. FT.	1.00	1.00
25	1	SQ. FT.	1.00	1.00
26	1	SQ. FT.	1.00	1.00
27	1	SQ. FT.	1.00	1.00
28	1	SQ. FT.	1.00	1.00
29	1	SQ. FT.	1.00	1.00
30	1	SQ. FT.	1.00	1.00
31	1	SQ. FT.	1.00	1.00
32	1	SQ. FT.	1.00	1.00
33	1	SQ. FT.	1.00	1.00
34	1	SQ. FT.	1.00	1.00
35	1	SQ. FT.	1.00	1.00
36	1	SQ. FT.	1.00	1.00
37	1	SQ. FT.	1.00	1.00
38	1	SQ. FT.	1.00	1.00
39	1	SQ. FT.	1.00	1.00
40	1	SQ. FT.	1.00	1.00
41	1	SQ. FT.	1.00	1.00
42	1	SQ. FT.	1.00	1.00
43	1	SQ. FT.	1.00	1.00
44	1	SQ. FT.	1.00	1.00
45	1	SQ. FT.	1.00	1.00
46	1	SQ. FT.	1.00	1.00
47	1	SQ. FT.	1.00	1.00
48	1	SQ. FT.	1.00	1.00
49	1	SQ. FT.	1.00	1.00
50	1	SQ. FT.	1.00	1.00

SQUARE FOOTAGE FORMULA

Zoning:

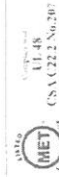
Each sign:

ADJUSTED TOTAL  
PROJECT TOTAL  
CUSTOMER TOTAL

Approved  
 Approved as Noted  
 Not Approved

Customer Signature:

Date:  
Customer Name:



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SIGN TO BE REMOVED

AREA TRYING TO BE SAVED  
AREA TO BE REUSED FOR NEW SIGN

