

Date Submitted:	3/6
Date Filed:	3.16.23

Application Number:	SW-23-05
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:	CCG-2	Current Land Use Category: CGC
Council District:	4	Planning District: 2
Previous Zoning Applications Filed (provide application numbers): none		
Applicable Section of Ordinance Code: 656.1303(i)2		
Notice of Violation(s): na		
Neighborhood Associations: Jurney Community Events		
Overlay: na		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$1,278.00	Zoning Asst. Initials: [Signature]

PROPERTY INFORMATION	
1. Complete Property Address: 7504 Atlantic Blvd., Jacksonville, FL 32211	2. Real Estate Number: 145176-0000
3. Land Area (Acres): 0.45 +/-	4. Date Lot was Recorded: 07/01/1991
5. Property Located Between Streets: Arlington Road and Scholar Way	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 25' & 10' feet to 8.5' & 2.8' feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
Thomas J. Meeker

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: Thomas J. Meeker	11. E-mail: N/A
12. Address (including city, state, zip): 423 Stacey Road, W. Jacksonville, FL 32250-2114	13. Preferred Telephone: 904-350-0022

APPLICANT'S INFORMATION (if different from owner)

14. Name: Shutts & Bowen LLP, attorneys for Checkers Drive-In Restaurants, Inc.	15. E-mail: Sglass@shutts.com; Tgillis@shutts.com; Messers@checkers.com
16. Address (including city, state, zip): Scott Glass, Shutts & Bowen LLP, 300 S. Orange Ave., Ste. 1600, Orlando, FL 32801 Tim Gillis, Shutts & Bowen LLP, 1022 Park Street, Ste. 308, Jacksonville, FL 32204 Stephen Messer, Checkers Drive-In Restaurants, Inc., 4300 W. Cypress St., Ste. 720, Tampa, FL 33619	17. Preferred Telephone: 407-835-6964 (Scott Glass, Esq.) 904-899-9950 (Tim Gillis, Esq.) 863-528-1056 (Steve Messer)

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.

See separate statement attached hereto.

ATTACHMENT TO APPLICATION FOR SIGN WAIVER

7504 Atlantic Blvd., Jacksonville, FL 32211 (Parcel Number 145176-0000)

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.

Checkers Drive-In Restaurants, Inc., is undertaking a reimaging process in which the exterior of all of its corporate stores in Jacksonville, including the one on the southeast corner of Atlantic Boulevard and Arlington Road (the “Subject Property”) will be updated with new facade treatments and signage. As shown on the sign plans attached hereto and incorporated herein as **Exhibit A**, the existing pylon sign at the Subject Property has the "Checkers" name in white letters against a two-tone red checkered background. Under the new imaging, "Checkers" will be in red letters against a blue/white/grey checkered background. Thus, Checkers simply wishes to replace the sign face while leaving the existing single-pole pylon structure in place.

As reflected in the Duval County Property Appraiser records attached hereto as **Exhibit B**, the present Checkers building was constructed in 1992. The original sign pylon sign erected on the Subject Property was apparently a two-pole pylon sign. However, as noted in the email correspondence between Scott Glass and Sean Kelly attached hereto as **Exhibit C**, the two-pole pylon sign was replaced in 2004 with a single-pole pylon sign in accordance with Permit # S04-64170.000. As noted in the email chain, the 2004 permit approval noted “10’ setback and 25’ site triangle.” The subsequent acquisition of a right-of-way (“ROW”) corner-clip by the City, however, apparently resulted in the northern third of the sign face no longer meeting the City’s required 10’ setback from the Arlington Road ROW.

In addition to not meeting the 10’ setback requirement, and despite having remained in its present location since 2004, the existing pylon sign also does not appear to satisfy the current code requirement that signs be setback at least 25’ from the point where two public rights-of-way intersect. See, §656.1303(i) of the City Code. However, as can be seen from a highlighted copy of a portion of the survey submitted

with this application, there is no place the existing pylon sign can be relocated to satisfy these setbacks without placing it squarely within an existing drive-through lane. See, highlighted portion of survey attached hereto as **Exhibit D**, which shows the 10' setback in pink and the 25' setback in purple. Accordingly, the property owner and Checkers seeks the minimum waiver necessary to allow the existing pylon sign to remain in its present location.

With respect to the ten specific criteria listed in §656.133(c) of the Code, applicant states as follows:

1. Checkers seeks only to change the sign face of an existing single-pole pylon sign which has existed at the site since 2004 and which is compatible with existing contiguous signage as depicted on the attached Google Earth® Street View photos, and is compatible with the general commercial area in which it is located.
2. While the waiver would allow the continued existence of a nonconforming sign, such sign apparently became nonconforming due to the corner-clip taken for public ROW. Furthermore, as there is no practical alternative location for the sign on the Subject Property enforcement of the setback would leave the applicant without reasonable commercial signage which others in the area would continue to enjoy. Singling out individual commercial entities to bear a disproportionate burden in meeting aesthetic aspirations would not be consistent with the intent of the City's zoning ordinance.
3. Inasmuch as Checkers is simply requesting the ability to change the sign face of an existing pylon sign, there is not expected to be any diminution in area property values or negative impact on the aesthetic area of the surrounding area.
4. The waiver would result in an existing sign remaining at its present location and, therefore, would have no impact on vehicular traffic or parking conditions. No additional lighting is requested and no additional visual impact is anticipated.

5. The proposed waiver would simply allow a sign that has been in place since 2004 to remain in place with a new, updated sign face and would seem to have no discernible impact on public health, safety or welfare or public expense.
6. The subject site has been fully developed with an existing drive-through restaurant which precludes relocating the pylon sign outside of the Code's prescribed setback.
7. Relocating the sign would require the loss of an existing drive-through lane and would necessitate a redesign of the entire site, leaving it with only one drive-through lane which would be nonviable for Checkers.
8. The single-pole pylon sign was properly permitted in 2004 and no actions taken by the owner or Checkers since that time has caused or contributed to the existing nonconformity.
9. It is well-established public policy in the State of Florida that no individual should bear a disproportionate share of a burden imposed for the good of the public, which in fairness should be borne by the public at large. See, §70.001(3)(e), Fla. Stat. As previously noted, denial of the requested waiver would deny Checkers reasonable commercial signage, a right which is enjoyed by others in the surrounding commercial area. Thus, granting the waiver serves a compelling public interest.
10. As noted, strict compliance would result in the loss of one of the Subject Property's two drive-through lanes and would create a tremendous financial burden.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City’s sign regulations.

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

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

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: _____

Signature: _____

Applicant or Agent (if different than owner)

Print name: SHUTTS & BOWEN LLP

Signature: *By: Scott A. Glass*

SCOTT A. GLASS, ESQ.
PARTNER

**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

Property Ownership Affidavit - Individual

Date: 2/28/2023

City of Jacksonville Planning &
Development Department 214 North
Hogan Street, Suite 300 Jacksonville,
Florida 23302

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 7504 Atlantic Boulevard, Jacksonville, FL 32211

RE # 145176-0000

To Whom it May Concern:

I, THOMAS J. MEEKER hereby certify that I am the sole Owner of the property described in Exhibit 1 in connection with the filing of an application for a SIGN WAIVER (SETBACK) for the above-referenced property being submitted by the Lessee of such property, CHECKERS DRIVE-IN RESTAURANTS, INC., to the Jacksonville Planning and Development Department.

By: Thomas J. Meeker

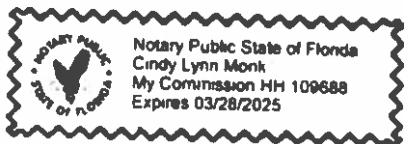
Thomas J. Meeker

**STATE OF
FLORIDA
COUNTY
OF DUVAL**

Sworn to and subscribed and acknowledged before me, a Notary Public of the State and County aforesaid, by means of physical presence or [] online notarization, this 28 day of February, 2023, by THOMAS J. MEEKER, individual, who is personally known to me or who has produced Driver's License as identification and who took an oath.

Cindy Lynn Monk
(Signature of NOTARY PUBLIC)

Cindy Lynn Monk
(Printed name of NOTARY PUBLIC)



My commission expires: 3/28/2025

Agent Authorization – Individual

Date: 2/28/2023

City of Jacksonville
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 23302

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 7504 Atlantic Boulevard, Jacksonville, FL 32211
RE # 145176-0000

To Whom it May Concern:

You are hereby advised that THOMAS J. MEEKER, individual, hereby certifies that he is the sole Owner of the property described in Exhibit I. Said owner hereby authorizes and empowers CHECKERS DRIVE-IN RESTAURANTS, INC., and its attorneys, SHUTTS & BOWEN LLP, to act as agent to file application for SIGN WAIVER (SETBACK) 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.

By: Thomas J. Meeker

Thomas J. Meeker

**STATE OF FLORIDA
COUNTY OF DUVAL**

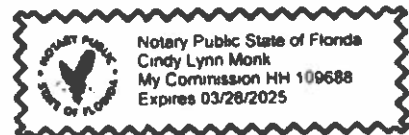
Sworn to and subscribed and acknowledged before me, a Notary Public of the State and County aforesaid, by means of [] physical presence or [] online notarization, this 28 day of February, 2023, by THOMAS J. MEEKER, individual, who is personally known to me or who has produced Driver's License as identification and who took an oath.

Cindy Lynn Monk
(Signature of NOTARY PUBLIC)

Cindy Lynn Monk
(Printed name of NOTARY PUBLIC)

My commission expires: 3/28/2025

(SEAL)



(SEAL)

Exhibit I

The following described tract or parcel of land, situate, lying and being in the County of Duval, State of Florida, to wit:

A portion of Tract "C", according to John B. Uebelhoer's survey of Plat thereof, recorded in Plat Book 7, at page 10, of the current public records of Duval County, Florida, more particularly described as follows:

Commencing at a point, the intersection of the southerly right of way line of Atlantic Boulevard, and the present southeasterly line of Arlington Road as widened, said point of beginning being 8 feet easterly from the original northwest corner of said Tract "C"; thence from the point of beginning easterly along the southerly right of way line of Atlantic Boulevard 142 feet to a point; thence southerly on a line parallel with the original easterly right of line of Arlington Road 125 feet to a point; thence westerly along a line parallel with a southerly right of way line of Atlantic Boulevard, 150 feet to a point in the easterly right of way line of Arlington Road; thence northerly along the easterly right of way line of Arlington Road, 105 feet to a point located southerly 20 feet along the original easterly right of way line of Arlington Road, from the northwest corner of Tract "C"; and thence northeasterly along the southeasterly right of way line of Arlington Road as widened 20 feet more or less to the point of beginning; and

Less that portion of said Tract "C" taken for road widening under the order of taking by the State Road Department of Florida recorded Official Records Book 2648, page 1036, public records of said county.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY.

FOR RECORDER
Bk: 9193
Pg: 1395 - 1397
Doc# 99026867
Filed & Recorded
02/03/99
10:32:30 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00
DEED .70

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire
1 Independent Drive, Suite 2600
Jacksonville, Florida 32202

WARRANTY DEED

THIS INDENTURE, made this 20th day of Monday, 1999, between MARIAN M. MEEKER, the unmarried surviving spouse of ROBERT L. MEEKER, whose address is 4234 Stacey Road West, Jacksonville, Florida 32250, party of the first part, and THOMAS J. MEEKER, whose address is 4234 Stacey Road West, Jacksonville, Florida 32250, party of the second part.

WITNESSETH:

That the said party of the first part, in consideration of love and affection, has granted, bargained, and conveyed to the said party of the second part, his heirs, successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Real Estate Assessment No. 145176-0000.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1997; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: Jennifer L. Gill
Print Name: Jennifer L. Gill

Marian M. Meeker
MARIAN M. MEEKER

Sign: M. Charlene Meeks
Print Name: M. Charlene Meeks

3

Book 9193 Pg 1396

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 29th day of January, 1999, by MARIAN M. MEEKER, [NOTARY MUST CHECK ONE BOX] [] who is personally known to me or [] who has produced _____ [State] driver's license No. _____ as identification.



Jennifer L. Gill
MY COMMISSION # CC790787 EXPIRES
November 15, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

Jennifer L. Gill
Name: Jennifer L. Gill
NOTARY PUBLIC, State of Florida
Commission Number: CC790787

115303

EXHIBIT "A"

The following described tract or parcel of land, situate, lying and being in the County of Duval, State of Florida, to wit:

A portion of Tract "C", according to John B. Uebelhoer's survey of Plat thereof, recorded in Plat Book 7, at page 10, of the current public records of Duval County, Florida, more particularly described as follows:

Commencing at a point, the intersection of the southerly right of way line of Atlantic Boulevard, and the present southeasterly right of way line of Arlington Road as widened, said point of beginning being 8 feet easterly from the original northwest corner of said Tract "C"; thence from the point of beginning easterly along the southerly right of way line of Atlantic Boulevard 142 feet to a point; thence southerly on a line parallel with the original easterly right of way line of Arlington Road 125 feet to a point; thence westerly along a line parallel with a southerly right of way line of Atlantic Boulevard, 150 feet to a point in the easterly right of way line of Arlington Road; thence northerly along the easterly right of way line of Arlington Road, 105 feet to a point located southerly 20 feet along the original easterly right of way line of Arlington Road, from the northwest corner of said Tract "C"; and thence northeasterly along the southeasterly right of way line of Arlington Road as widened 20 feet more or less to the point of beginning; and

Less that portion of said Tract "C" taken for road widening under the order of taking by the State Road Department of Florida recorded in Official Records Book 2648, page 1036, public records of said county.

(a:A19/mecker1.exa)

MEEKER THOMAS J
 4234 STACEY RD W
 JACKSONVILLE, FL 32250-2114

Primary Site Address
 7504 ATLANTIC BLVD
 Jacksonville FL 32211

Official Record Book/Page
 03187-00509

Title #
 7422

7504 ATLANTIC BLVD

Property Detail

RE #	145176-0000
Tax District	GS
Property Use	2200 Restaurant Fast Food
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02651 UEBELHOER, JOHN B PLAT PT
Total Area	19755

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$235,224.00	\$235,224.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$405,600.00	\$405,600.00
Assessed Value	\$405,600.00	\$405,600.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$405,600.00	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

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

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	19,602.00	Square Footage	\$235,224.00

Legal

LN	Legal Description
1	7-10 52-2S-27E
2	JOHN B UEBELHOER PLAT
3	PT TRACT C RECD O/R 9193-1395

Buildings

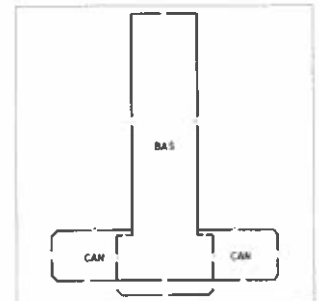
Building 1

Building 1 Site Address
 7504 ATLANTIC BLVD Unit
 Jacksonville FL 32211

Building Type	2201 - REST FAST FOOD
Year Built	1992
Building Value	\$37,713.00

Type	Gross Area	Heated Area	Effective Area
Canopy	56	0	14
Canopy	132	0	33
Canopy	132	0	33
Base Area	743	743	743
Total	1063	743	823

Element	Code	Detail
Exterior Wall	27	27 Prefin Metal
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	8	8 Decorative Cvr
Int Flooring	15	15 Quar/Hrd Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Cell Wall Fn
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame



Element	Code	Detail
Stories	1.000	
Baths	8.000	
Rooms / Units	2.000	
Avg Story Height	12.000	



Scott A. Glass

From: Kelly, Sean <SKELLY@coj.net>
Sent: Thursday, February 2, 2023 2:05 PM
To: Scott A. Glass
Cc: Stein, Saul; Fulton, Caroline; Stephen Messer; 'Russell Bernstine'; H. Timothy Gillis
Subject: RE: Checkers pylon sign

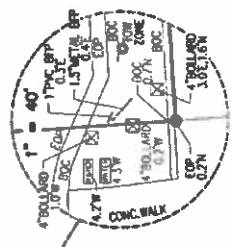
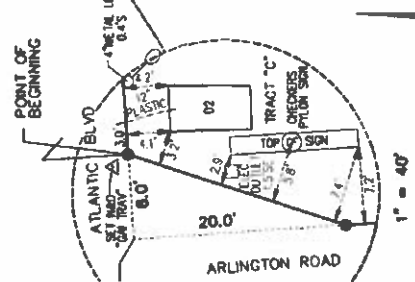
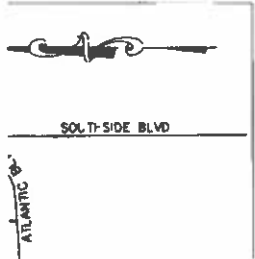
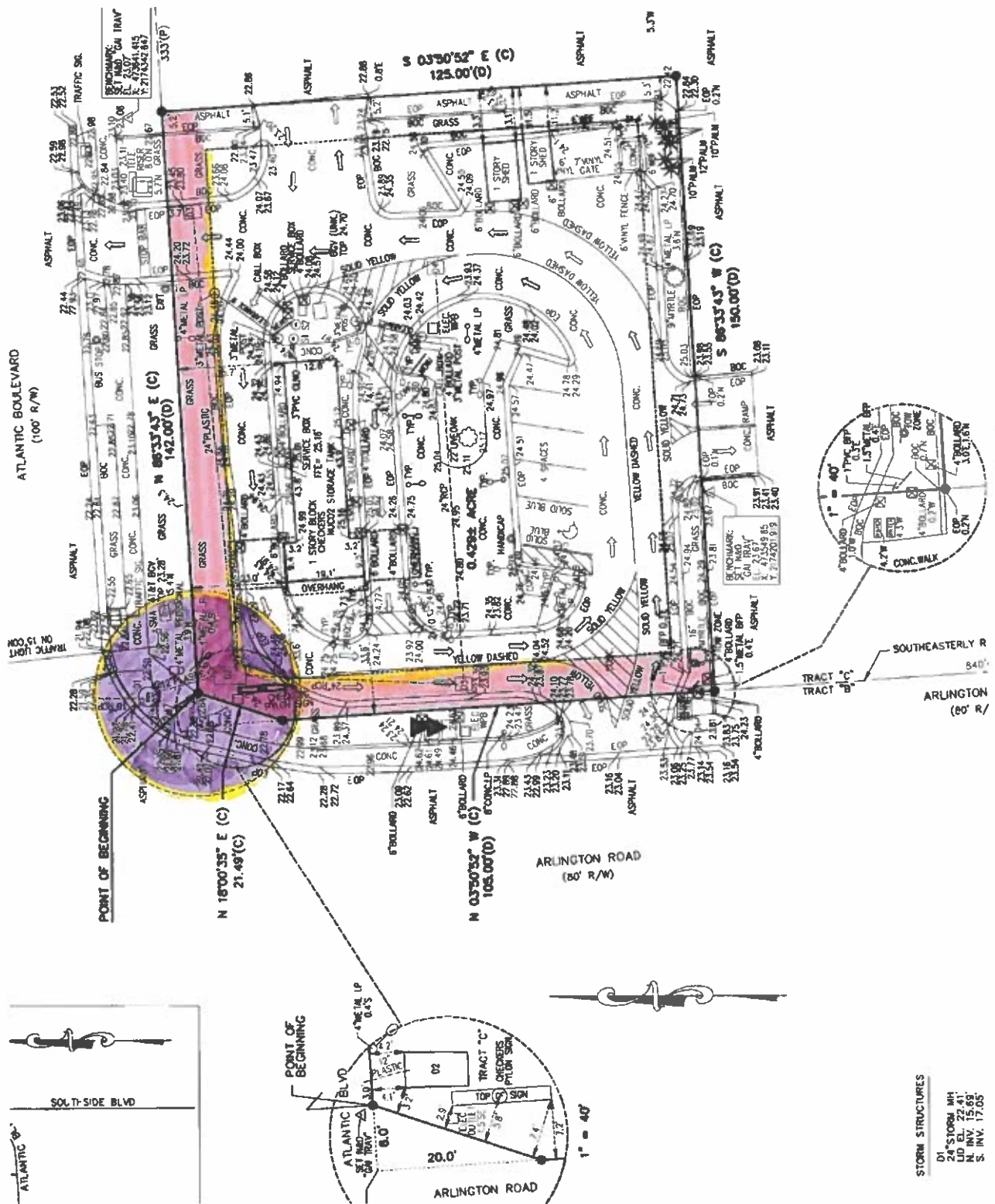
EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Scott,

Ok that helps clear things up. I couldn't see it initially due to the permit sorting by type/year (it places 04 prior to 89). The approval noted 10' setback and 25' site triangle. It may have been at the time that the setback was measure from the ROW to the pole, or it may have just been done in error. As the northwest corner of lot was cut out the northern 1/3 of the sign face did not meet the setback from Arlington road right of way.

1





STORM STRUCTURES
 D1 24" STORM MH
 UJ 18" MANHOLE
 R. INV. 17.05'

EXHIBIT
 D

Search Results

Permits at 7504 atlantic

Permit Number	CDN	Street Address	Permit Issued	Status	Proposed Use	Propos
R87-17735.000		7504 ATLANTIC BV	6/15/1987	FINALIZED-NIF	Non-Residential	Service
R96-39939.000		7504 ATLANTIC BV	8/9/1996	FINALIZED-NIF	Non-Residential	Restaur
S04-64170.000		7504 ATLANTIC BV	11/23/2004	FINALIZED	On-Site	New
S04-64175.000		7504 ATLANTIC BV	11/23/2004	FINALIZED	On-Site	New
S04-64183.000		7504 ATLANTIC BV	11/23/2004	FINALIZED	On-Site	New
S04-64185.000		7504 ATLANTIC BV	11/23/2004	FINALIZED	On-Site	New
S22-584857.000		7504 ATLANTIC BV		RETURN FOR ...	On-Site	New
S22-584860.000		7504 ATLANTIC BV	11/14/2022 11:50 ...	ACTIVE	On-Site	New
S22-584863.000		7504 ATLANTIC BV	11/14/2022 11:50 ...	ACTIVE	On-Site	New
S22-584868.000		7504 ATLANTIC BV	11/14/2022 11:50 ...	ACTIVE	On-Site	New
S22-584871.000		7504 ATLANTIC BV	11/14/2022 11:50 ...	ACTIVE	On-Site	New
S22-584873.000		7504 ATLANTIC BV	11/14/2022 11:50 ...	ACTIVE	On-Site	New
S87-29880.000		7504 ATLANTIC BV	10/1/1987	FINALIZED	On-Site	New
S88-26774.000		7504 ATLANTIC BV	8/3/1988	FINALIZED	Off-Site	
S89-36974.000		7504 ATLANTIC BV	10/23/1989	FINALIZED	Off-Site	
S89-478.000		7504 ATLANTIC BV	1/6/1989	FINALIZED	Off-Site	

Search Results

Permits at 7504 atlantic

Permit Number	CDN	Street Address	Permit Issued	Status	Proposed Use	Propos
S89-478.000		7504 ATLANTIC BV	1/6/1989	FINALIZED	Off-Site	
S90-38497.000		7504 ATLANTIC BV	10/22/1990	FINALIZED	Off-Site	
S91-22576.000		7504 ATLANTIC BV	6/13/1991	FINALIZED	On-Site	Mobile
S91-28166.000		7504 ATLANTIC BV	7/23/1991	FINALIZED	On-Site	New
S91-28167.000		7504 ATLANTIC BV	7/24/1991	FINALIZED	On-Site	New
S91-39674.000		7504 ATLANTIC BV	10/23/1991	FINALIZED	Off-Site	
S91-46685.000		7504 ATLANTIC BV	12/11/1991	FINALIZED	On-Site	Mobile
S92-30809.000		7504 ATLANTIC BV	8/21/1992	FINALIZED	On-Site	New
S92-30810.000		7504 ATLANTIC BV	8/21/1992	FINALIZED	On-Site	New
S92-38866.000		7504 ATLANTIC BV	11/16/1992	FINALIZED	Off-Site	
S93-49070.000		7504 ATLANTIC BV	11/24/1993	FINALIZED	Off-Site	
S94-43930.000		7504 ATLANTIC BV	11/23/1994	FINALIZED	Off-Site	
S95-45881.000		7504 ATLANTIC BV	8/3/1996	EXPIRED	Off-Site	
S96-57993.000		7504 ATLANTIC BV	11/22/1996	CANCELLED	Off-Site	Remov
W20-306465....		7504 ATLANTIC BV	6/23/2020 7:57 AM	ACTIVE		

(i) **General criteria:**

(1) **Height of signs**—Signs shall not exceed 50 feet in maximum height above the level of the adjacent ground, except as otherwise provided in this Chapter; provided, however that signs located in commercial and industrial zoning districts may exceed that height; provided that, the sign is located not more than 660 feet from the centerline of an interstate highway exit and not more than 660 feet from the centerline of an interstate highway; provided further the sign does not exceed 65 feet in height.

(2) **Location of signs**—Notwithstanding any other provisions of the Ordinance Code to the contrary, no sign shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than ten feet from any street right-of-way; provided, however, that any flag permitted by subsection (b)(3), above, located in the CCBD zoning district shall not be subject to this ten foot set back requirement.

(3) Changing message devices are permitted as part of any allowable sign unless otherwise prohibited.

(4)The restrictions contained in this Part apply only to signs which can be seen unaided from any location on the ground which is not on the lot or parcel where the sign is located

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF GOLDEN, COLORADO, AND THE STATE OF COLORADO.

KEYED NOTES

1. PROVIDE 2" REINFORCED CONCRETE ON EXISTING AND NEW CONCRETES.
2. ALL EXISTING AND NEW CONCRETES SHALL BE FINISHED WITH A POLISHED CONCRETE FINISH.
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ATLANTIC BLVD (STATE ROAD 10)

S ARLINGTON ROAD

North

1

BOLLARD DETAIL

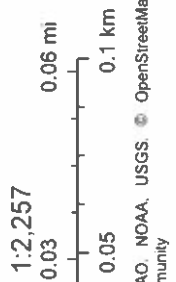
SCALE: 1/8" = 1'-0"

1

ARCHITECTURAL SITE PLAN

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

Land Development Review



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors and the GIS User Community

March 6, 2023

- Parcels
- Black Hammock Island
- Mandarin
- Springfield
- Zoning Overlay Districts
- Cedar Point Sawpit Rd
- Riverside
- Arlington
- KingSoutel
- San Marco

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
145045 0010	MOHLER STEVEN T & NANCY J ANDERSON		5532 GROVE AVE		JACKSONVILLE	FL 32211-6991
145048 0000	7533 ATLANTIC BLVD INC		7905 NW 109TH LN		PARKLAND	FL 33076
144830 0000	SOUTHERN BELL TEL & TEL CO		AT&T PROPERTY TAX	1010 PINE ST 9E L 01	ST LOUIS	MO 63101
145047 0000	NUGGET ENTERPRISES INC		848 E DORCHESTER DR		JACKSONVILLE	FL 32259
145054 0000	PRIMERA BUSINESS GROUP LLC		2401 E DIVISION ST		NATIONAL CITY	CA 91950
145175 0025	64 05 REALTY LLC		3326 JUNIPER LN		DAVIE	FL 33330
145175 0000	W & C PROPERTIES		7534 ATLANTIC BLVD		JACKSONVILLE	FL 32211-8714
145055 0000	ARLINGTON ASSEMBLY OF GOD INC		88 ARLINGTON RD N		JACKSONVILLE	FL 32211-7804
145229 0000	CAVALLO INVESTMENTS INC		1022 LIDO RD		JACKSONVILLE	FL 32216-3204
145231 0000	TERRAVET SOUTHSIDE LLC		33 ROCK HILL RD STE 320		BALA CYNWYD	PA 19004
145176 0000	MEEKER THOMAS J		4234 STACEY RD W		JACKSONVILLE	FL 32250-2114
145224 0000	FIRST COAST ENERGY LLP		7014 A C SKINNER PKWY	STE 290	JACKSONVILLE	FL 32256-6940
145049 0000	STORE MASTER FUNDING II LLC		9500 S DADELAND BLVD SUITE 800		MIAMI	FL 33156
145177 0000	CITY OF JACKSONVILLE		117 W DUVAL ST		JACKSONVILLE	FL 32202
145177 0100	HMJ PARTNERS LLC		C/O JAMI EL WALKER ESQ ALLING & JILLSON LTD	PO BOX 3390	LAKE TAHOE	NV 89449-3390
	GREATER ARLINGTON/B	TIM KELLEY	2184 HEALTH GREEN PL S		JACKSONVILLE	FL 32246
	JURNEY COMMUNITY EVENTS	MICHAEL JURNEY	3285 BRIDGECOVE CIR E		JACKSONVILLE	FL 32216
	FREE4LIFE FOUNDATION, INC	WENCHELL AURELIAN	5454 ARLINGTON EXPY		JACKSONVILLE	FL 32211
	WOODLAND ACRES ASSOCIATION	MARY BROWN	7703 DANDY AV		JACKSONVILLE	FL 32211