## SW-19-10 (Ordinance 2019-0840) ATW

## **REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

## APPLICATION FOR SIGN WAIVER SW-19-10 (ORDINANCE 2019-0840)

## **JANUARY 22, 2020**

Location:	1001 Park Street Southeast Corner of Park Street and Post Street				
Real Estate Number:	090347-0000				
Waiver Sought:	Allow for illumination or change from external to exposed neon Commercial Community/General-1 (CCG-1)				
Current Zoning District:	Commercial Community/General-1 (CCG-1)				
Current Land Use Category:	Community/General Commercial (CGC)				
Planning District:	1-Urban Core				
Applicant/Agent:	Ric Roberts i2 Visual, Inc. 8616 Breton Circle Fort Myers, Florida 33912				
Owner:	Park and Post, LLC 4250 Lakeside Drive, Suite 212 Jacksonville, Florida 32210				
Staff Recommendation:	APPROVE				

## **GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2019-0840 (SW-19-10)** seeks to allow exposed neon lighting in the Riverside Historic District. The applicant is proposing two 30 square-foot wall signs on each side of the building and a sign over the entrance. Each sign will have open face channel letters and neon tubing. The proposed request will be for the existing Hawkers Asian Street Fare restaurant.

No justification was provided with the application besides the applicant citing nearby establishments with internal illumination. If the waiver is approved, the sign is required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission.

## **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. The subject property is within the Riverside Avondale Historic District and the Riverside Avondale Zoning Overlay. Below, Staff notes the existence of similar internally illuminated signs located along Park Street:

- Birdies 1044 Park Street
- Hoptinger Bier Garden & Sausage House 1037 Park Street
- New Leaf Vapor Company 1010 Park Street
- Sun-Ray Cinema 1028 Park Street
- Wall Street Lounge 1044 Park Street

## (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?

Yes. The result of the sign waiver will detract from the specific intent of the zoning ordinance. Section 656.399.35 specifically states that internal illumination is not permitted and signage should support the historic nature of the community. Staff also finds the situation is similar to other internally illuminated in the Riverside area and would thus promote the existence of other non-conforming signs in the area.

## (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 proposed sign will replace the original pylon sign, and will not be injurious to the rights of others.

## (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. Staff finds no evidence exposed neon tubing will not result in excessive light or glare that would be detrimental to 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.

# (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 exhibit specific physical limitations that limit the type of illumination. No justification was

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

No. Staff finds no evidence the request is not based on a desire to reduce the costs associated with compliance.

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

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

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

No. Staff finds no evidence the proposed request will accomplish a result in the public interest nor will it further the preservation of any natural resources.

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

No. Prohibiting exposed neon tubing would not create a substantial financial burden. The applicant is able to install wall signs that identify the restaurant within the guidelines of the Riverside Avondale Zoning Overlay. Section 656.399.35 of the Riverside/Avondale Zoning Overlay states:

Wall, projecting, marquee, or awning signs shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the proposed building. <u>The use of internal illumination is prohibited</u>. <u>Signage in the overlay</u> <u>should support the historic nature of the community and not detract from the area</u>.

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:

(a) Whether the proposed waiver is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;

*Staff finds the proposed request is inconsistent with the Riverside/Avondale Zoning Overlay District. Section 656.399.35 of the Overlay states:* 

Wall, projecting, marquee, or awning signs shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the proposed building. The use of internal illumination is prohibited. Signage in the overlay should support the historic nature of the community and not detract from the area.

(b) Whether the waiver will negatively affect or alter the character of the character area or corridor;

Staff finds no evidence will negatively affect or alter the character of the Riverside/Avondale area.

(c) Whether the waiver and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and

The proposed request will not affect any natural resources or subsequent development.

(d) Whether the rezoning would have a negative affect on any contributing structures within the Riverside Avondale historic district, as defined in Section 656.399.17, historic landmark or landmark site.

If the waiver is approved, the sign is required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission.

## **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **December 31, 2020**, by the Planning and Development Department, the Notice of Public Hearing sign **was** posted.

## **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-19-10 (Ordinance 2019-0840) be APPROVED.



Source: Planning & Development Dept, 1/15/20

Aerial view of the subject site and proposed locations of the neon signs, facing north.





Source: Planning & Development Dept, 12/31/19

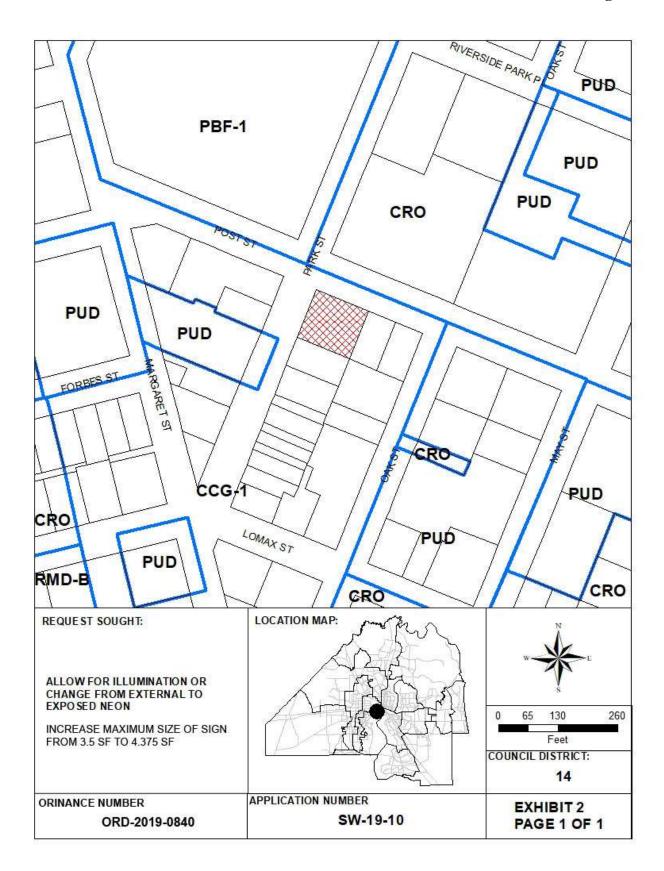
View of the subject property's three elevations and proposed sign locations, facing south.

Figure A:



Source: Planning & Development Dept, 12/31/19

View of the subject property's west elevation along Park Street, facing east.



## RECEIVED

OCT 1 1 2019

Date Submitted:

Date Filed: 11-4-19

ZONING SECTION

Application Number: 5W - 19 - 10

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 Officia	i Use Only
Current Zoning District: CCG - 1 Council District: 19-	Current Land Use Category: CGC Planning District: 1
Previous Zoning Applications Filed (provide applications $\mathcal{L} D = 2019 - 3$ , $\mathcal{E} = 19 - 4$ Applicable Section of Ordinance Code:	ion numbers):
Notice of Violation(s): Neighborhood Associations: Riverside Avomale Preservation	20.
Overlay: A:storic	City Council Public Hearing Date: 1, 391, 00 Zoning Asst. Initials: mldm
PROPERTY INFORMATION 1. Complete Property Address: 1001 PARK ST 3. Land Area (Acres): 0.321 ACRES 5. Property Located Between Streets: POST + PARK ST	2. Real Estate Number: 090347 - 000 4. Date Lot was Recorded: 0-11-2010 6. Utility Services Provider: City Water / City Sewer Well / Septic

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PLANNING AND DEVELOPMENT DEPARTMENT 214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/12/2017

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 walver shall be gronted 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 fromto(not to exceed maximum square feet allowed)         Experies NLON         X         Allow for illumination or change from external tointernal lighting
Reduce minimum setback from feet to feet (less than 1 ft. may be granted
administratively)
8. In whose name will the Waiver be granted? PARK + POST, LLC
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: PARK& POST. LLC IIJE-mail: ( UN. W.A / to MUST. M27
12. Address (including city, state, zip): 4250 LAKESIDE DR STE 212 404.355.77972-
JACKSONVILLE, FL 32210 101.335.1716-
APPLICANT'S INFORMATION (if different from owner) RIC. ROBERTSQI2

visual.com ric.roberts @ 12 visual com 15. E-mail: 14. Name: 12 VIGUAL, INL Ric Roberly 16. Address (including city, state, zip): 8116 Breton Circle Ft Myers, Fl 33912 17. Preferred Telephone: 239-826 4785-

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PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net last update: 1/12/2017

## LEGAL DESCRIPTION 10-24-19

## <u>Exhibit 1</u>

Lot 10, Block 21, Riverside, according to the plat as recorded in Plat Book 1, page 109 (and Deed Book "Q", Page 31), of the public records of Duval County, Florida

Sec.

#### EXHIBIT A

## Property Ownership Affidavit - Umited 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: 1001 PARK ST REA(s):\_\_\_\_\_

To Whom it May Concern Alinzo WA Itor MANASLE of a Limited Liability Company organized under the laws of the Von hereby certify that said LLC is the Owner of the property described in Exhibit state of 1 in connection with filing application(s) for SISN WAIYCR submitted to the Jacksonville Planning and Development Department. (signature)" **(**@) (oriet name) Please provide documentation illustration that size tory is an authorized representative of the LLC. This may be shown through a printout from sunkiz one 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 Suprembal 2019 by H	actnowledged before me this <u></u> day of <u>as</u> as a Limited Liability
Company, who is personally known	to me or who has producedLLUUAL
as identification and who took an o	Ause Carles
	(Signature of NOTARX PUBLIC)
Notary Public State of Florida Terese B Cather	TERESE LATTARE
My Commission GG 211051 Expres 04/25/2022	(Printed name of NOTARY PUBLIC)
	State of Florida at Large. 4/05/0000

G:\101NI\Applications\Eshibits\Ownership AffidavitForm LLC.docx

last update: 1/12/2017

#### EXHIBIT B

Agent Authorization - Limited Liability Company (LLC)

Date: 9.27.

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: 1001 PARK ST. RE#(s): 090347-0000

To Whom It May Concern:

MANAS K Alonzo Walt of are hereby advised that 25 You a Limited Liability Company organized under the laws of the state of TRK 1 roh hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby \_\_\_\_\_ to act as agent to file application(s) for BZ VISUAL, INC authorizes and empowers \_\_\_\_ \_for the above referenced property and in connection SIGNAGE with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as subjinitted to the Jacksonville Planning and Development Department.

(signature) (print name)

#### STATE OF FLORIDA COUNTY OF DUVAL

Sworn to and subscribed an 20 19 . by ADMU WILTUN	ad acknowledged before me this 24 day of 101010000
PLAY & PISY	a Limited Llability Company, who is personally known to me or who has
produced	as identification and who took an oath.
All Plan Isothirs I solve of Florida Tectore B Cather My Commession GG 211051 Expires 04/25/2022	(Signature of NOTARY PUBLIC) (Printed name of NOTARY PUBLIC) State of Florida at Large. My commission expires: 1/25/202

G:\IOINT\Applications\Exhibits\Agent Authorization Form LLC.docx

last update: 1/12/2017

## 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 herefor contine 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 corruct to the best of my knowledge.

Brint name: Alb n 20 Walton Signature: Manz Walton	Applicant or Agent (If different than owner) Print name: FOHN F. 1-105E Signature: Ju FA
Owner(s) Print name: September:	*An agent authorization letter is required if the application is made by any person other than the property owner.

## 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

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PLANNING AND DEVELOPMENT DEPARTMENT 214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net last update: 1/12/2017

## Sign Wavier Criteria Response

We are asking for a waiver to allow for our channel letter signage to use exposed neon illumination as other businesses have been allowed to use. (Attached are photos of existing neon signage in the area) See exhibits 1-3.

The area is "Historical" and neon illuminated signs is a lighting source of the past and our neon request should be in keeping with the history of the area.

Our restaurant is situated at a prominent corner where the night time is vibrate and teams with visitors looking to enjoy the area and we feel that the neon lighting will add to the festive, good time feeling of the area as well as promote our business.

The lighting will not have any negative affect on vehicular traffic, just as the other neon signs that are allowed have no negative affect on traffic.

There should be no negative affect to property values in the area. Having thriving popular businesses in this area will improve property values.

There will be no adverse affects to the natural resources ,trees or to the environment.

We feel that not allowing us the use of neon when you have allowed other competing businesses to use it is unfair and unduly burdensome to us. Signage and lighting is very important to our business to be competitive after dark.

We respectfully ask the City Council grant Hawkers this request. Hawkers practices a "good neighbor " approach to operating our business and we will continue to operate this way.

Thank you for your consideration. (Hawkers, owners and management)

#### PARK & POST LLC 4250 LAKESIDE DR SUITE 212 JACKSONVILLE, FL 32210

**Primary Site Address 1001 PARK ST** Jacksonville FL 32204

Property Appraiser - Property Details

**Official Record Book/Page** 15364-01631

Tile # 6423

**1001 PARK ST** 

090347-0000
USDI
1692 Shopping Ctr/Nbhd
2
For full legal description see Land & Legal section below
01556 RIVERSIDE
14012
Historic Designation

The sale of this property may result in higher property taxes. For more information go to <u>Save</u> <u>Our Homes</u> and our <u>Property Tax Estimator</u>. '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 <u>Learn how the Property Appraiser's Office</u> values property. values property,

Value Summary		
Value Description	2018 Certified	2019 In Progress
Value Method	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$280,240.00	\$350,300.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$635,500.00	\$629,800.00
Assessed Value	\$558,899.00	\$614,788.00
Cap Diff/Portability Amt	\$76,601.00 / \$0.00	\$15,012.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$558,899.00	See below

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.

Col	unty/Municipal Taxabl	e Value					
No applicable exemptions							
	- <b>h</b>						

2.00

SJRWMD/FIND Taxable Value No applicable exemptions

#### School Taxable Value No applicable exemptions

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15364-01631	8/11/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
15357-00182	8/11/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
14821-01417	12/31/2008	\$100.00	QC - Quit Claim	Unqualified	Improved
14125-00332	7/1/2007	\$100.00	MS - Miscellaneous	Unqualified	Improved
13837-00617	2/21/2007	\$100.00	WD - Warranty Deed	Unqualified	Improved
2494-02129	5/11/2005	\$100.00	MS - Miscellaneous	Unqualified	Improved
2180-00142	11/24/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
07261-01251	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
7261-01250	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
7261-01249	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
7261-01248	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
7261-01247	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
7261-01243	12/31/1991	\$100.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features 💷								
LN	Feature Code	Feature Description	Bidg.	Length	Width	Totai Units	Value	
1	PVCC1	Paving Concrete	1	0	0	325.00	\$441.00	
2	SWSC6	Sprinkler Wet System	1	0	0	7,320.00	\$3,601.00	

Lan: Lanc	<b>d &amp; Le</b>	gal 🛄								Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	14,012.00	Square Footage	\$350,300.00	1	
										2	

Legal	
LN	Legal Description
1	1-109 56-25-26E
2	RIVERSIDE
3	LOT 10 BLK 21

**Buildings** Building 1 Building 1 Site Address 1001 PARK ST Unit Jacksonville FL 32204

Building Type	1602 - SHOP CTR NBHD	
Year Built	1948	
Building Value	\$126,623.00	

Type	Gross Area	<b>Heated Area</b>	<b>Effective Area</b>
Base Area	7352	7352	7352
Canopy	20	0	5
Сапору	20	0	5

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywali
Int Flooring	3	3 Concrete Fin
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Celling Wall Finish	6	6 NS Cell Wall Fin

	1
BAS	_!
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#### 10/10/2019

#### Property Appraiser - Property Details

#### 2019 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	<b>Taxable Value</b>	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$614,788.00	\$0.00	\$614,788.00	\$6,394.87	\$7,034.34	\$6,646.35
Urban Service Dist1	\$614,788.00	\$0.00	\$614,788.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$614,788.00	\$0.00	\$629,800.00	\$2,570.60	\$2,457.48	\$2,390.72
By Local Board	\$614,788.00	\$0.00	\$629,800.00	\$1,428.60	\$1,415.79	\$1,328.63
FL Inland Navigation Dist.	\$614,788.00	\$0.00	\$614,788.00	\$17.88	\$19.67	\$18.69
Water Mgmt Dist. SJRWMD	\$614,788.00	\$0.00	\$614,788.00	\$143.19	\$148.41	\$148.41
Gen Gov Voted	\$614,788.00	\$0.00	\$614,788.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$614,788.00	\$0.00	\$629,800.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$614,788.00	\$0.00	\$614,788.00	\$0.00	\$0.00	\$0.00
			Totais	\$10,555.14	\$11,075.69	\$10,532.80
Description	Just Value	Assessed Value		Exemptions	Taxable Va	alue
Last Year	\$635,500.00	\$558,899.00		\$0.00	\$558,899.0	)
Current Year	\$629,800.00	\$614,788.00	S Xaw East	\$0.00	\$614,788.0	)

#### 2019 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. 2018

2017

<u>2016</u>

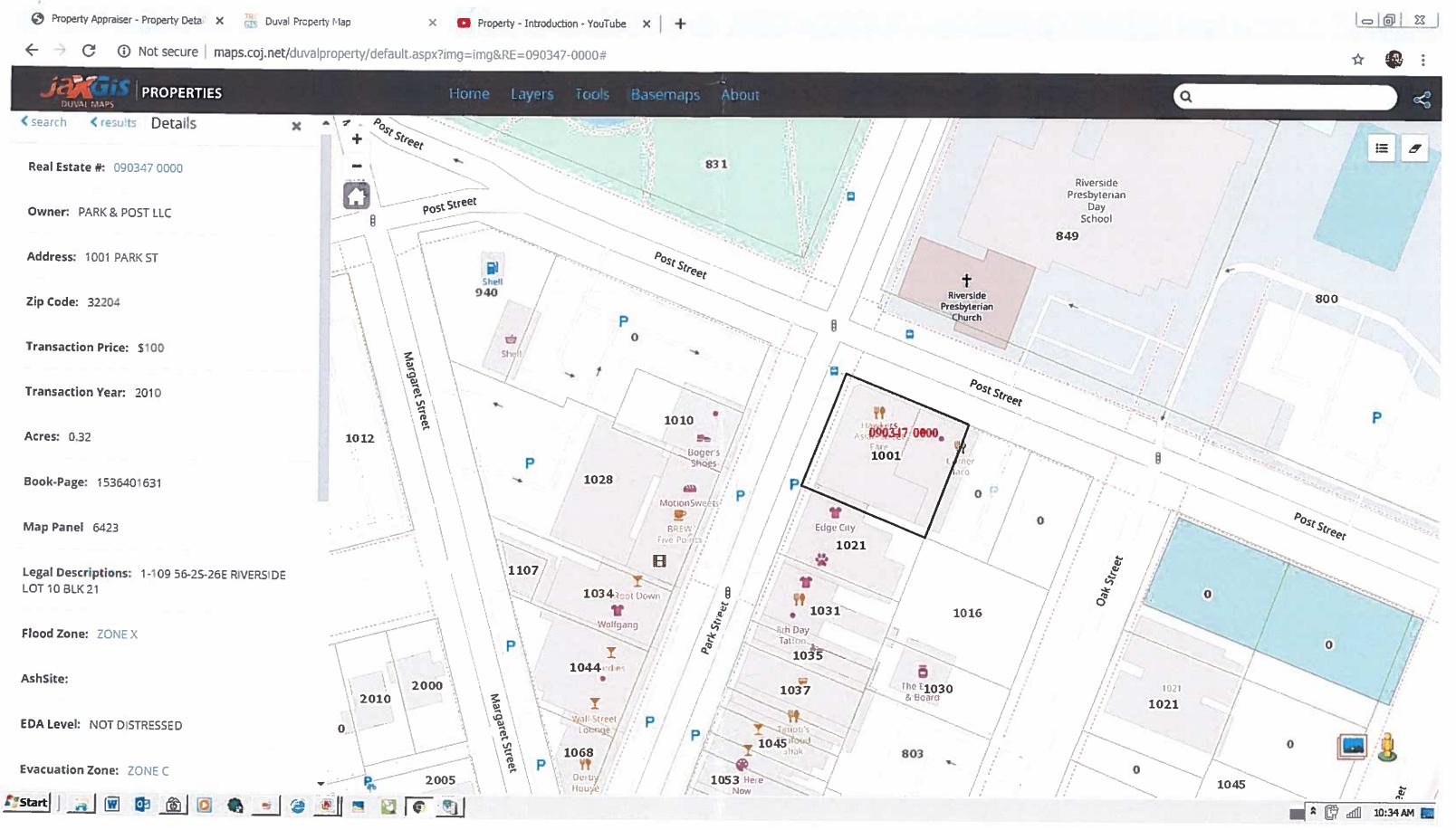
<u>2015</u>

<u>2014</u>

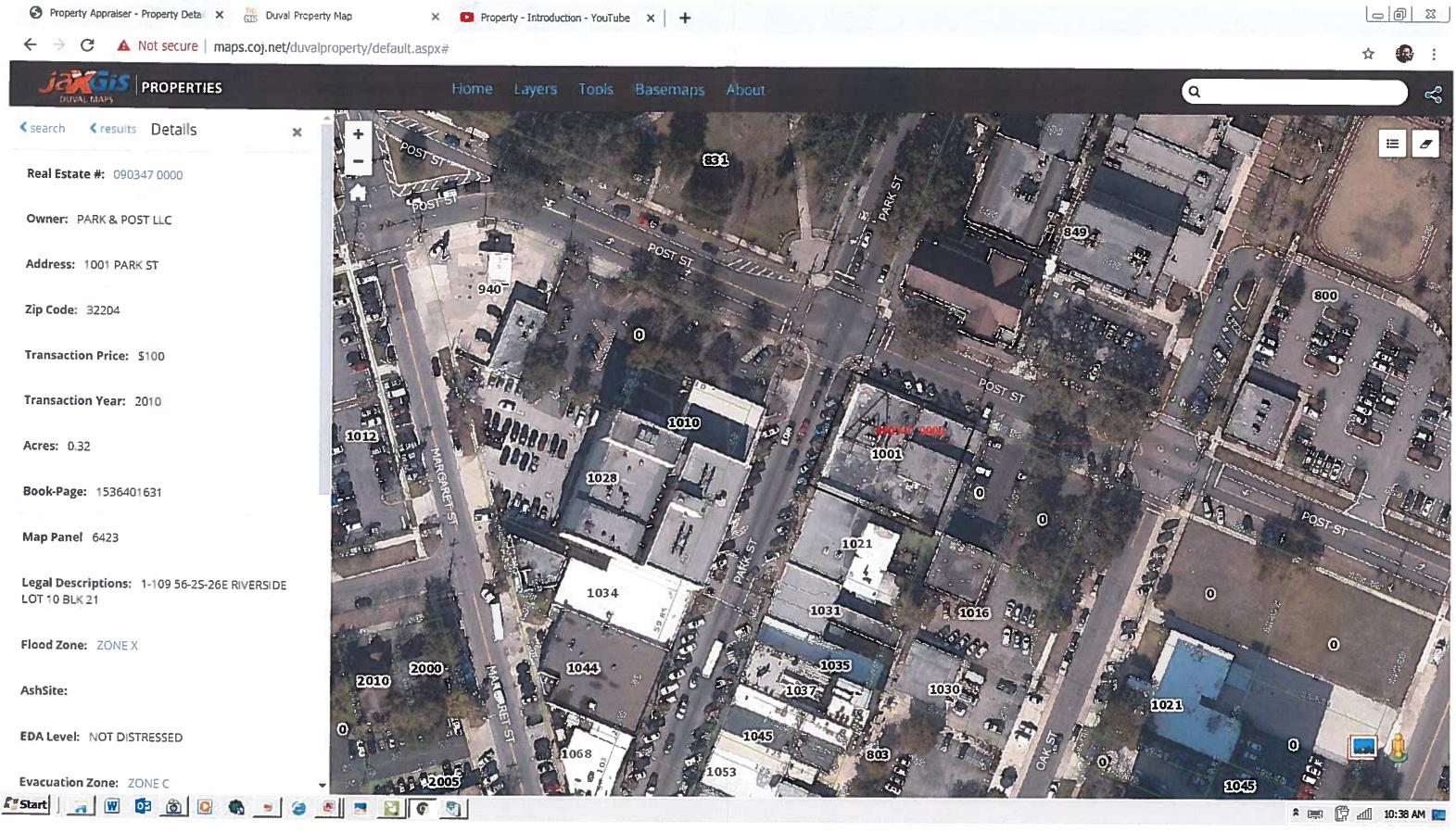
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 🛄

#### **More Information**

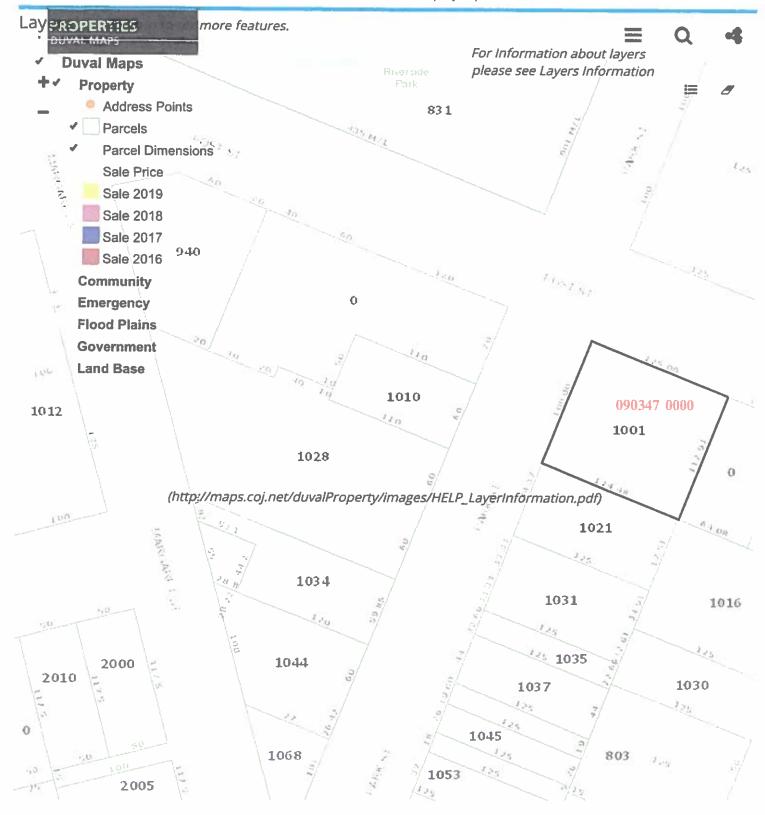
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record



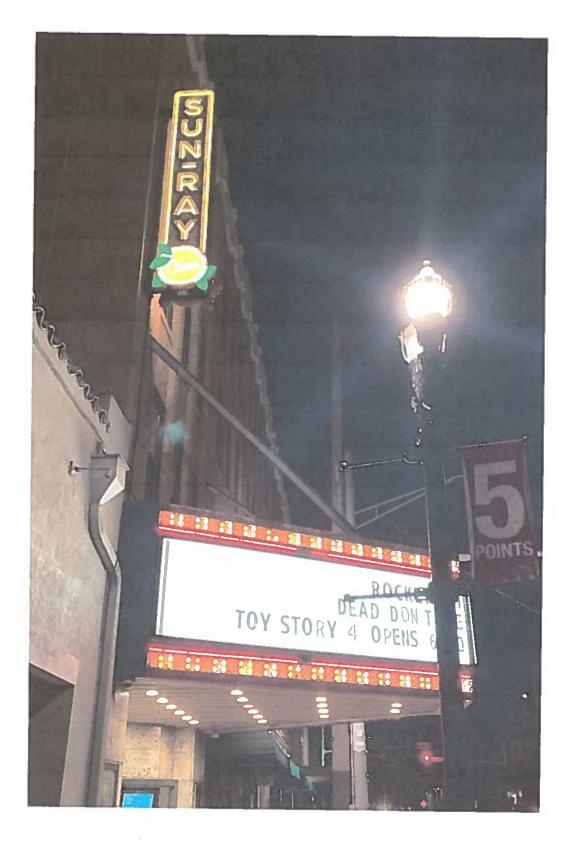
 $\rightarrow$ 



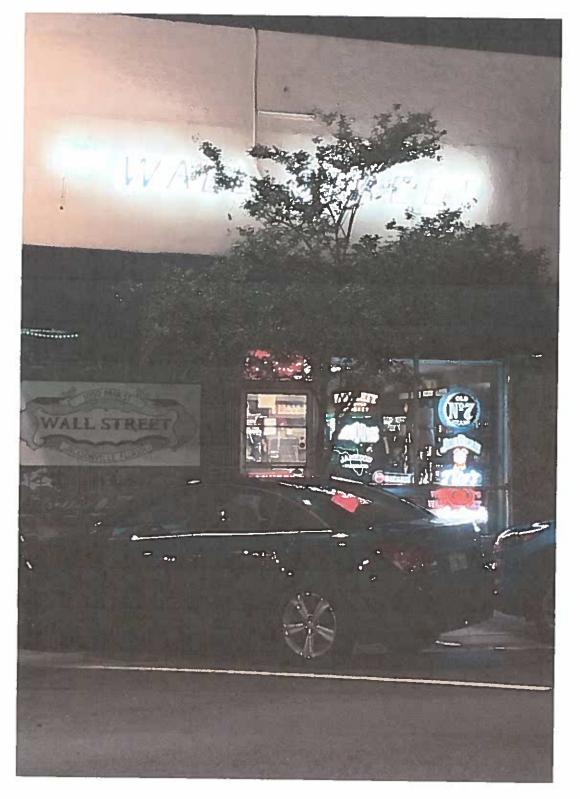
**Duval Property Map** 



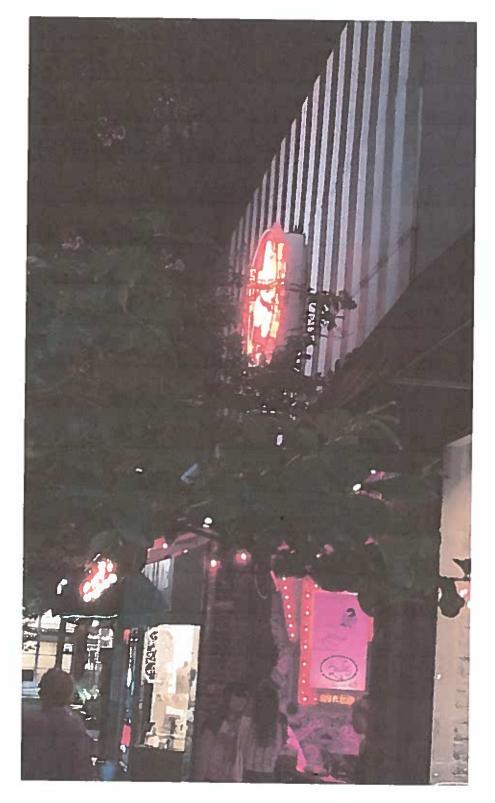
## EXISTING EXPOSED NEON SIGNAGE EXHIBIT 1 "WALL STREET LOUNGE" 1050 PARK ST.

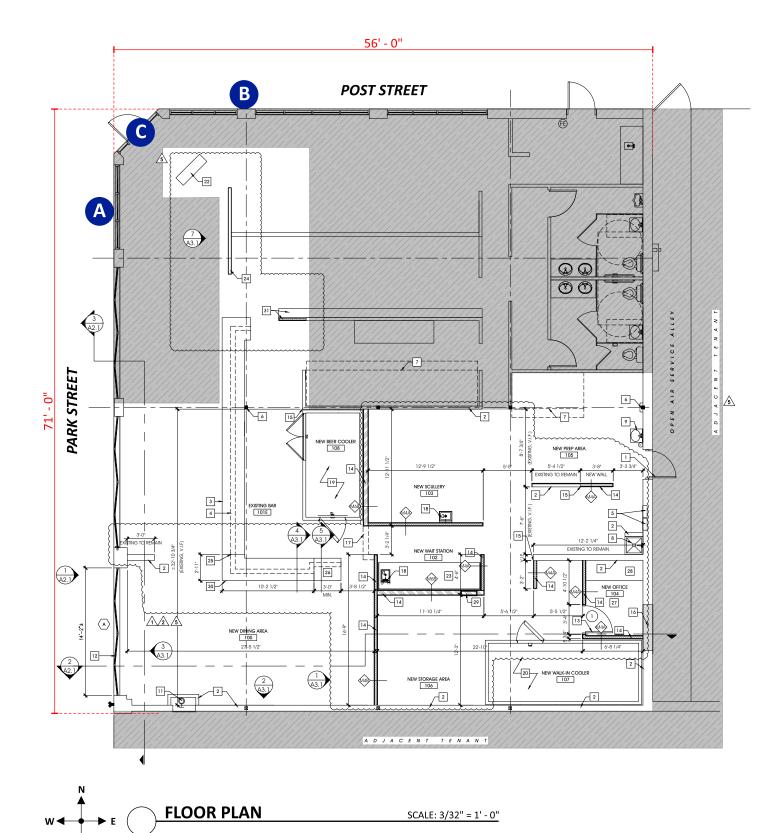


## EXISTING EXPOSED NEON SIGNAGE EXHIBIT 2 "WALL STREET LOUNGE" 1050 PARK ST.



## EXISTING EXPOSED NEON SIGNAGE EXHIBIT 3 "BIRDIES" 1044 PARK ST.





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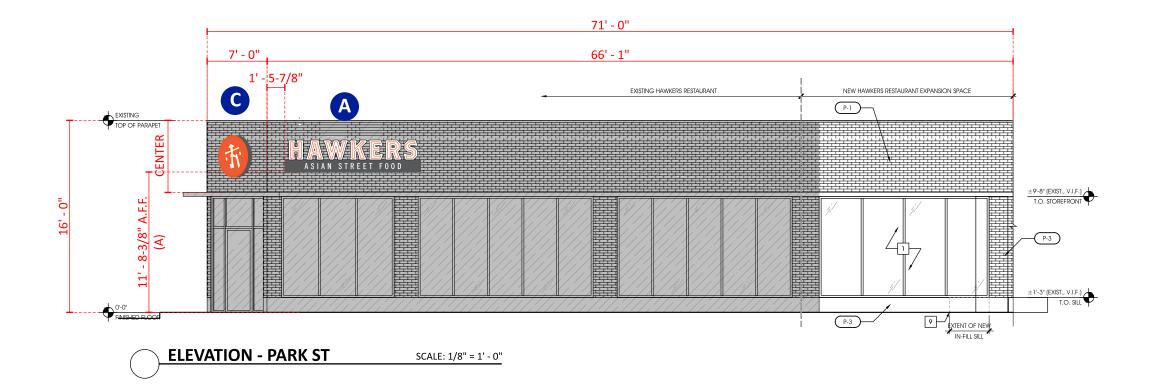
	SIGN KEY
LOCATION	DESCRIPTION
	EXTERIOR SIGNS
A	WALL SIGN
В	WALL SIGN
С	WALL SIGN
TOTAL	

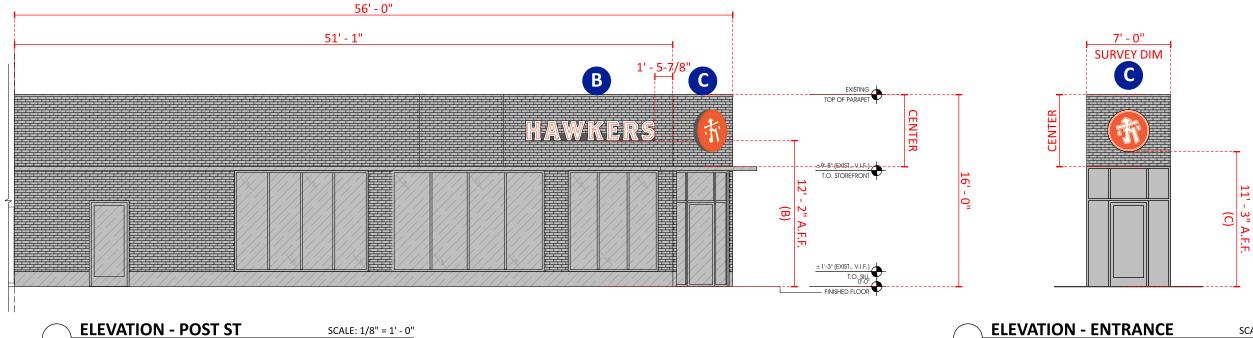
CODE ALLOWS .5 SF PER LINEAL FRONTAGE



Design #			
0823751AR06			
Sheet 1	of lient	8	
	IAWKER	S	
	ddress		
	D1 PARK SONVILI		
Account Rep.		M MARIN	
Designer		T BEST	
Date	1/5	05/07/19	
Appro	oval / D	ate	
Sales			
Estimating Art	5		
Engineerir	ıg		
Landlord Revis	sion/Da	ate	
R01:PM:05, FOR PLACET TO ORANG R02:EC:09/ RDUCE.AI R03:EC:09/ INCREASE. R04:AG:100/ NEW LOGO R05:EL:12/ R06:HG:01/ TO 42" Ø	E/WHITE 05/19: (A 0D SIGN I 06/19: (A 17/19: R 11/19: RE	FACE (B) &B) &EV. EV TO	
chandle	HAN IGNS		
National Headquarters		reign Road TX 76155 Fax (214) 902-2044	
San Antonio	17319 San F Ste 200 San Antonio (210) 349-3804	edro Ave , TX 78232 Fax (210) 349-8724	
West Coast	Ste 250 Vista, CA 92 (760) 734-1708	Fax (760) 734-3752	
Northeast US	(502) 897-9800	Y 40206 Cell (502) 554-2575	
Georgia		tone Place , GA 30534 : Fax (210) 349-8724	
South Texas		206 Doral Drive 78374 Fax (361) 643-6533	
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Sheet 2	of	8
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10	01 PARK ST.	
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Designer		T BEST
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National Headquarters	(214) 502-2000 Pax (2	
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West Coast	3220 Executive Ri Ste 250 Vista, CA 92081 (760) 734-1708 Fax (7	
Northeast US	2301 River Road Suite 201 Louisville, KY 402 (502) 897-9800 Cell (5	206 602) 554-2575
Georgia	111 Woodstone   Dawsonville, GA 3 (678) 725-8852 Fax (2	Place 30534 10) 349-8724
South Texas	PO BOX 125 206 [ Portland, TX 7837 (361) 563-5599 Fax (3	
This drawin Chanc	g is the proper ller Signs, LLC	ty of
All rights to its are reserved b	ller Signs, LLC use for reproc y Chandler Sig	duction ns, LLC
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SCALE: 1/8" = 1' - 0"



**EXISTING CONDITIONS** 



PROPOSED



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		AWKERS		
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	National Headquarters	Fort Worth, TX 7 (214) 902-2000 Fax (2	6155 214) 902-2044	
	San Antonio	17319 San Pedro Ste 200 San Antonio, TX 7 (210) 349-3804 Fax (2	/8232	
	West Coast	3220 Executive R Ste 250 Vista, CA 92081 (760) 734-1708 Fax (3	760) 734-3752	
	Northeast US	2301 River Road Suite 201 Louisville, KY 40 (502) 897-9800 Cell (	206	
	Georgia	111 Woodstone Dawsonville, GA (678) 725-8852 Fax (2	Place 30534 210) 349-8724	
	South Texas	PO BOX 125 206 Portland, TX 783 (361) 563-5599 Fax (3	74	

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



**EXISTING CONDITIONS** 



PROPOSED

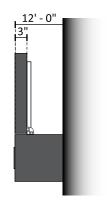


Sheet       4       of       8         Client         HAWKERS       Address         1001 PARK ST.       JACKSONVILLE, FL         Account       M MAR         Designer       T BE:         Date       05/07/:         Approval / Date       Client         Sales       Image: Client         Sales       Image: Client         Sales       Image: Client         Landlord       Image: Client         R01:PM:05/09/19:ADD OPT 2       FOR PLACEMENT (A), REVISE         TO ORANGE/WHITE FACE (B)       R02:EC:09/05/19: (A&B)         RC0:Lec.ADD SIGN KEV.       R03:EC:09/06/19: (A&B)         INCREASE.       R04:A6:10/17/19: REV TO         R04:A6:10/17/19: REV TO       NEW LOGO.         R05:EL:12/11/19: REV SIZE (C)       R06:HG:01/10/20:INCREASE C         TO 42" Ø       CHANDLEI	00	esign 23751		1
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JACKSONVILLE, FL         Account Rep.       M MAR         Designer       T BE:         Date       05/07/:         Approval / Date       05/07/:         Approval / Date       05/07/:         Client       1         Sales       1         Estimating       1         Art       1         Engineering       1         Landlord       1         RO1:PM:05/09/19:ADD OPT 2         FOR PLACEMENT (A), REVISE         TO ORANGE/WHITE FACE (B)         R02:EC:09/05/19: (A&B)         REDUCE. ADD SIGN KEY.         R03:EC:09/06/19: (A&B)         REDUCE. ADD SIGN KEY.         R03:EC:09/06/19: (A&B)         REDUCE. ADD SIGN KEY.         R03:EC:09/06/19: (A&B)         REDUCE. ADD SIGN KEY.         R04:AG:10/17/19: REV TO         NEW LOGO.         R05:EL:12/11/19: REV SIZE ©.         R06:HG:01/10/20:INCREASE C         TO 42" Ø	ا A	HAWKI	s	
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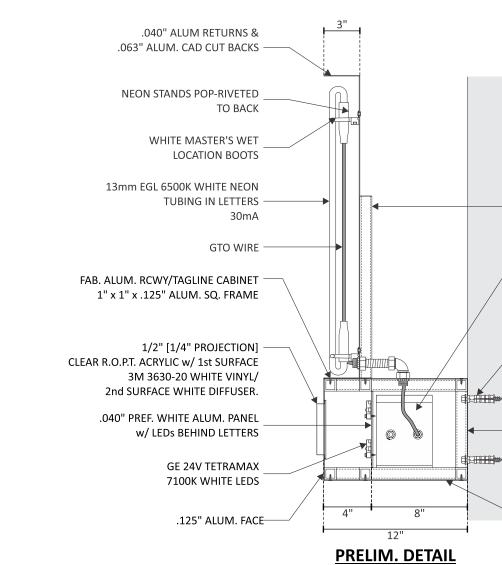


MANUFACTURE AND INSTALL NEW 3" DEEP OPEN-FACE ALUMINUM CHANNEL LETTERS.

RETURNS ARE PTM PMS 425C GRAY. INTERIOR OF CANS PAINTED MAP WHITE







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

TAGLINE CABINET: MANUFACTURE AND INSTALL NEW 12" DEEP ROPT CABINET PTM PMS 425C

CABINET BELOW.

COPY IS 1/2" THICK [1/4" PROJECTION] CLEAR ACRYLIC W/ 1ST SURFACE 3630-20 WHITE VINYL & 2ND SURFACE WHITE DIFFUSER FILM. INTERNALLY ILLUMINATE WITH PRE FINISHED WHITE LED PANEL

MOUNT TO TOP OF RACEWAY CABINET W/ 1" SQ TUBE SUPPORTS PAINTED TO MATCH PMS 425C GRAY.

INTERNALLY ILLUMINATE WITH 15MM ORANGE NEON TUBING & 30mA TRANSFORMERS HOUSED IN TAGLINE

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

30.22 SQFT

HOUSE POWER SUPPLIES IN CABINET

**OPEN FACE NEON LETTERS** 

ONE [1] REQUIRED - MANUFACTURE & INSTALL

**GENERAL SPECIFICATIONS** 

LETTERS:

MOUNT FLUSH TO WALL WITH MOUNTING HARDWARE TO SUIT



**NIGHT VIEW** 

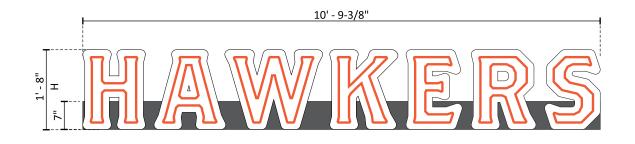


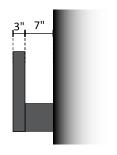
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		ddress	.5					
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	Account Rep.		M MARIN					
	Designer		T BEST					
	Date		05/07/19					
	Appro	oval / D	ate					
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	Estimating	[						
	Art Engineerir	19						
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	chandle	ersigns						
	National Headquarters		rreign Road , TX 76155 ) Fax (214) 902-2044					
	San Antonio	17319 San F Ste 200 San Antonic (210) 349-380	Pedro Ave ), TX 78232 1 Fax (210) 349-8724					
	West Coast	Ste 250 Vista, CA 92	3 Fax (760) 734-3752					
'S	Northeast US	Suite 201 Louisville, H	(Y 40206 ) Cell (502) 554-2575					
	Georgia		tone Place -, GA 30534 2 Fax (210) 349-8724					
	South Texas		206 Doral Drive 78374 Fax (361) 643-6533					
	This drawing Chand All rights to its are reserved b	g is the pr ller Signs, use for re y Chandle	operty of LLC production r Signs, LLC					
	FINAL E CONN CUS		N BY					

## INTERNAL ENERGIZED PARTS TURN OFF POWER AT BREAKER PANEL POWER SOURCE FOUND FLOOR . WARNING LABEL/ REAKER PANEL BREAKER LOCATION BREAKER # \_\_ 1" x 1" x .125" ALUM. SQ. TUBE SUPPORTS BEHIND LETTERS AS REQUIRED. CAP ENDS. 30mA NEON TRANSFORMER & LED POWER SUPPLY (BAFFLED) IN CABINET MOUNTING HARDWARE TO SUIT .063" ALUM. FILLER ACROSS BACK POP-RIVET TO FRAME .063" ALUM. FILLER REMOVABLE FOR SERVICE. SECURE w/ CTSK. SCREW

2014/2017 NEC COMPLIANT LABEL

A DANGER!





**END VIEW** 

## OPEN FACE NEON LETTERS W/ RACEWAY SCALE: 1/2" = 1' - 0" 17.9 SQFT

ONE [1] REQUIRED - MANUFACTURE & INSTALL

**GENERAL SPECIFICATIONS** 

B

MANUFACTURE AND INSTALL NEW 3" DEEP OPEN-FACE ALUMINUM CHANNEL LETTERS.

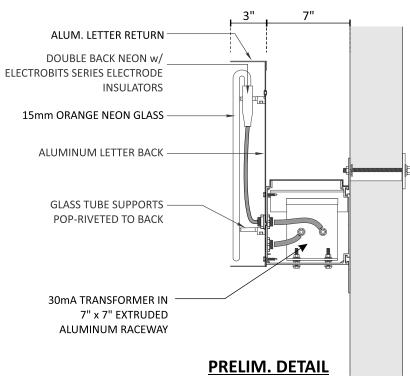
PAINT RETURNS TO MATCH PMS 425C GRAY. INTERIOR OF CANS PAINTED MAP WHITE

INTERNALLY ILLUMINATE WITH 15MM ORANGE NEON TUBING & 30mA TRANSFORMERS HOUSED IN EXTRUDED ALUMINUM RACEWAY. PAINT RACEWAY TO MATCH PMS 425C GRAY.

MOUNT FLUSH TO WALL WITH MOUNTING HARDWARE TO SUIT



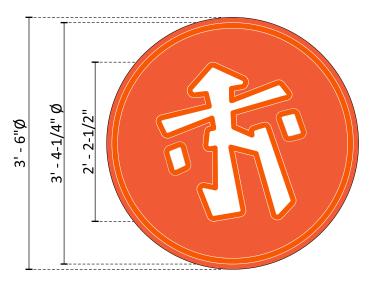
**NIGHT VIEW** 



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



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**NEON WALL SIGN** SCALE: 3/4" = 1' - 0" ONE [1] REQUIRED - MANUFACTURE & INSTALL 9.62 SQFT

**GENERAL SPECIFICATIONS** 

MANUFACTURE AND INSTALL NEW 8" DEEP FABRICATED ALUMINUM CABINET

PAINT FACE TO MATCH PMS 172C ORANGE AND MAP WHITE. PAINT RETURNS TO MATCH PMS 425C GRAY.

ILLUMINATE WITH 15MM SKELETAL ORANGE NEON MOUNTED TO CABINET FACE.

HOUSE 30mA TRANSFORMERS IN CABINET

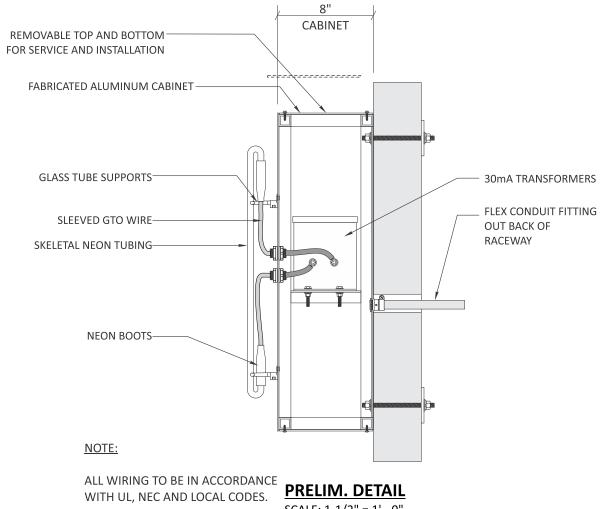
SIGN MOUNTS FLUSH TO WALL



**NIGHT VIEW** 



## **END VIEW**



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



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Northeast US	2301 Suite Louisv	River R 201 /ille, KY	oad ′ 402	
Georgia				Place 0534 10) 349-8724
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