

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

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. **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.***

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.

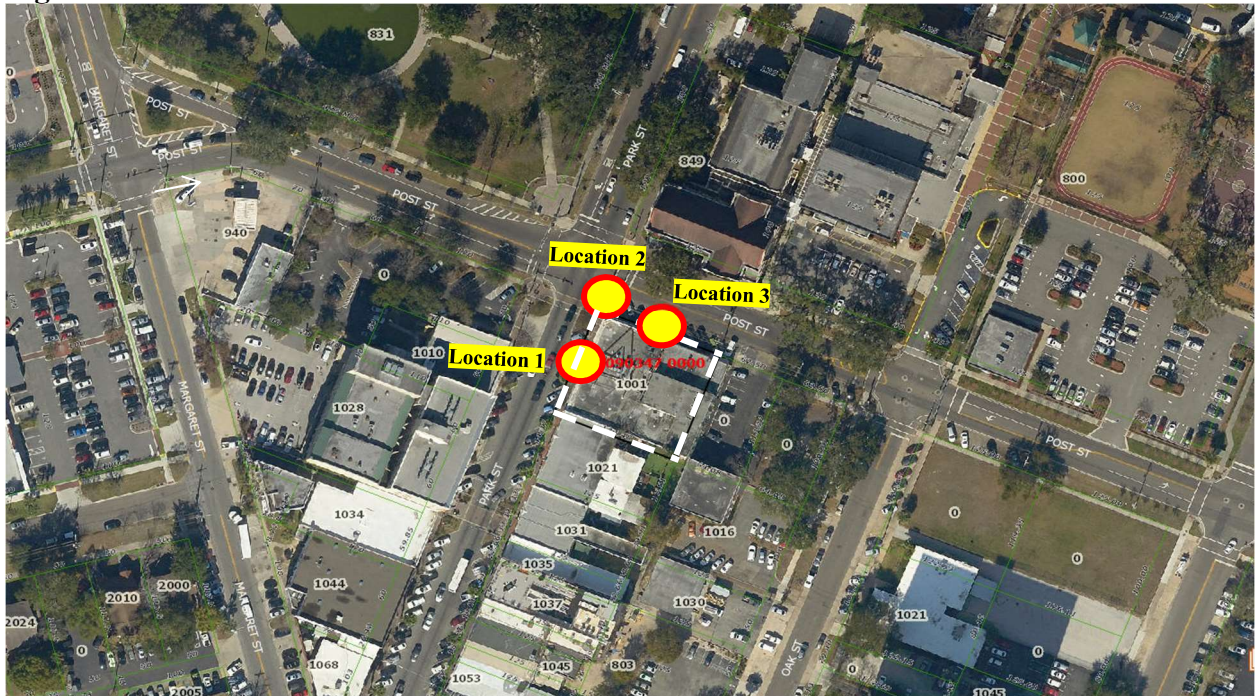
SUPPLEMENTARY INFORMATION

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**.

Figure A:



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

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

Figure B:



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

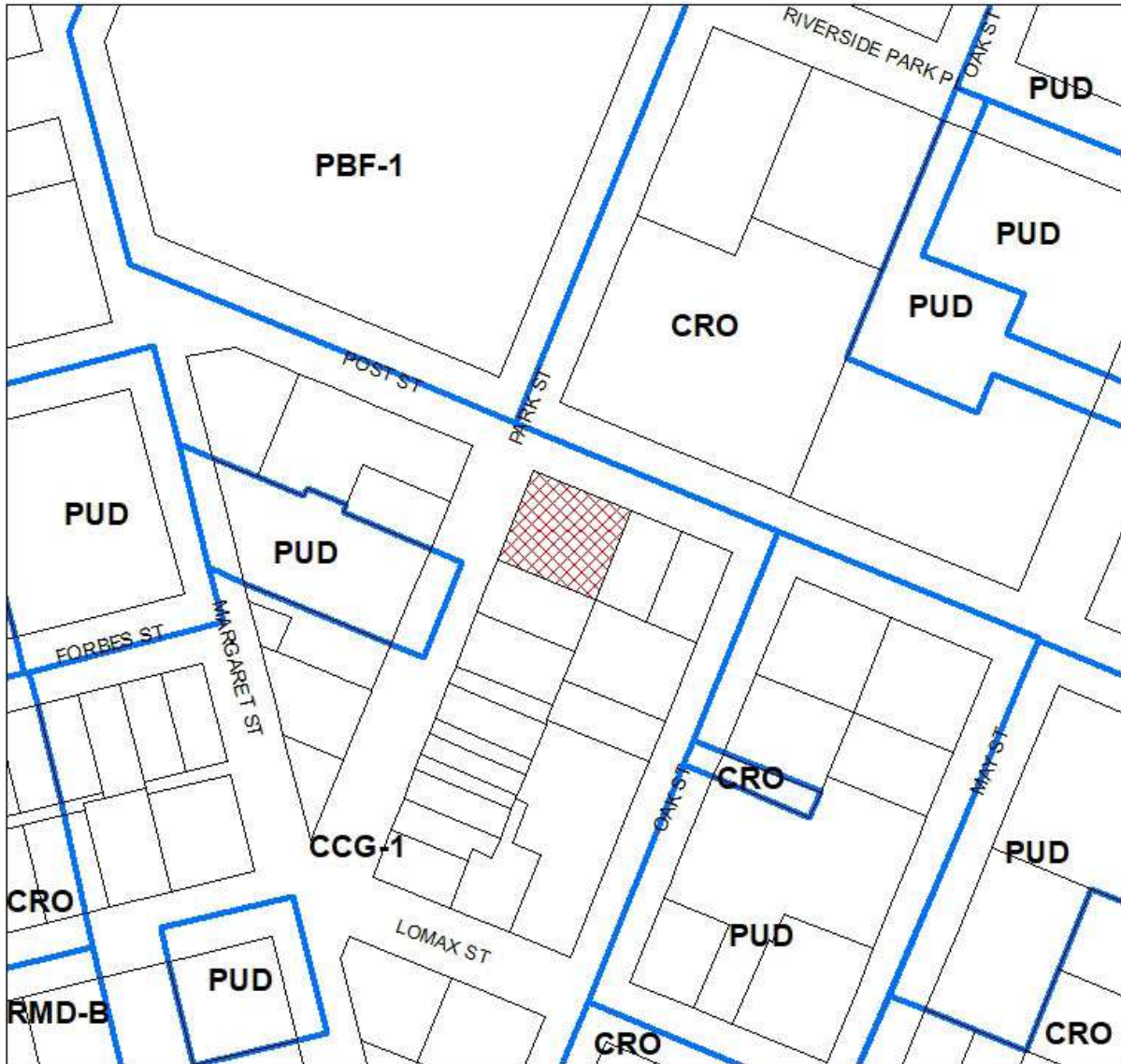
View of the subject property's three elevations and proposed sign locations, facing south.

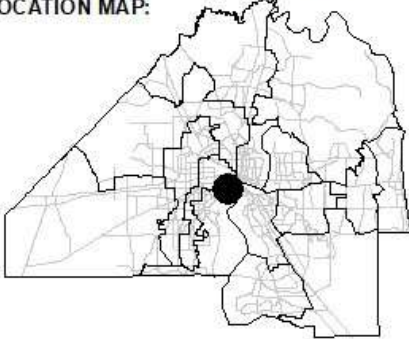
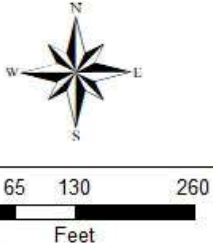
Figure C:



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

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



<p>REQUEST SOUGHT:</p> <p>ALLOW FOR ILLUMINATION OR CHANGE FROM EXTERNAL TO EXPOSED NEON</p> <p>INCREASE MAXIMUM SIZE OF SIGN FROM 3.5 SF TO 4.375 SF</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260 Feet</p>
<p>ORINANCE NUMBER ORD-2019-0840</p>	<p>APPLICATION NUMBER SW-19-10</p>	<p>COUNCIL DISTRICT: 14</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

RECEIVED

OCT 11 2019

ZONING SECTION

Date Submitted:

Date Filed: 11-4-19

Application Number: SW-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 Official Use Only

Current Zoning District: CCG-1

Current Land Use Category: CGC

Council District: 14

Planning District: 1

Previous Zoning Applications Filed (provide application numbers):

WLD 2019-3, E-19-4

Applicable Section of Ordinance Code:

Notice of Violation(s):

Neighborhood Associations:

Riverside Avondale Preservation

Overlay:

Historic

LUZ Public Hearing Date:

City Council Public Hearing Date:

Number of Signs to Post: 1

Amount of Fee: \$1,391.00 Zoning Asst. Initials: mld

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:

8-11-2010

6. Utility Services Provider:

City Water / City Sewer

Well / Septic

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 EXPOSED NEON internal 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

11. E-mail: lon.walton@comcast.net

12. Address (including city, state, zip):
4250 LAKESIDE DR STE 212
JACKSONVILLE, FL 32210

13. Preferred Telephone:
904.355.7792

APPLICANT'S INFORMATION (if different from owner)

RIC.ROBERTS@I2VISUAL.COM

14. Name: I2 VISUAL, INC
Ric Roberts

15. E-mail:
ric.roberts@i2visual.com

16. Address (including city, state, zip):
8116 Breton Circle
Ft Myers, FL 33912

17. Preferred Telephone:
239.826.4785

LEGAL DESCRIPTION

10-24-19

Exhibit 1

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

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: _____

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 1001 PARK ST REF(s): _____

To Whom it May Concern:

I, Alonzo Walton, as MANAGER of Park & Post, a Limited Liability Company organized under the laws of the state of _____, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for sign waiver submitted to the Jacksonville Planning and Development Department.

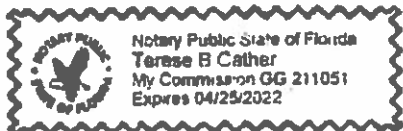
(signature) Alonzo Walton
(print name) Alonzo Walton

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24 day of September 2019, by Alonzo Walton, as Manager of Park & Post, a Limited Liability Company, who is personally known to me or who has produced known as identification and who took an oath.

Terese Cather
(Signature of NOTARY PUBLIC)
TERESE CATHER
(Printed name of NOTARY PUBLIC)



State of Florida at Large. 4/25/2022
My commission expires: _____

EXHIBIT B

Agent Authorization - Limited Liability Company (LLC)

Date: 9.24.19

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:

You are hereby advised that ALONZO WALTER, as MANAGER of PARK & POST, a Limited Liability Company organized under the laws of the state of FLORIDA, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers B2 VISUAL, INC to act as agent to file application(s) for SIGNAGE for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature): [Signature]
(print name) ALONZO WALTER

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 24 day of September 2019, by ALONZO WALTER, as MANAGER, of PARK & POST, a Limited Liability Company, who is personally known to me or who has produced KNOW as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
Teresa Cather
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 4/25/2022

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:

ALBERTO WALKER

Signature:

Alberto Walker

Applicant or Agent (if different than owner)

Print name:

JOHN F. HOSE

Signature:

John F. Hose

**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

Sign Waiver 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 vibrant and teems 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

Official Record Book/Page
 15364-01631

Tile #
 6423

1001 PARK ST
 Property Detail

RE #	090347-0000
Tax District	USD1
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01556 RIVERSIDE
Total Area	14012
Characteristics	Historic Designation

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	Income	Income
Total Building Value	\$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

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

Sales History

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
12494-02129	5/11/2005	\$100.00	MS - Miscellaneous	Unqualified	Improved
12180-00142	11/24/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
07261-01251	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
07261-01250	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
07261-01249	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
07261-01248	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
07261-01247	10/31/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
07261-01243	12/31/1991	\$100.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total 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

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	14,012.00	Square Footage	\$350,300.00

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	Heated Area	Effective Area
Base Area	7352	7352	7352
Canopy	20	0	5
Canopy	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 Drywall
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
Ceiling Wall Finish	6	6 NS Cell Wall Fin



Total	7392	7352	7362	Comm Htg & AC	1	1 Not Zoned
				Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Baths	27.000	
Rooms / Units	3.000	
Avg Story Height	12.000	

2019 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	\$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
			Totals	\$10,555.14	\$11,075.69	\$10,532.80

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$635,500.00	\$558,899.00	\$0.00	\$558,899.00
Current Year	\$629,800.00	\$614,788.00	\$0.00	\$614,788.00

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](#)
- [2016](#)
- [2015](#)
- [2014](#)

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

More Information

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

search results Details

Real Estate #: 090347 0000

Owner: PARK & POST LLC

Address: 1001 PARK ST

Zip Code: 32204

Transaction Price: \$100

Transaction Year: 2010

Acres: 0.32

Book-Page: 1536401631

Map Panel 6423

Legal Descriptions: 1-109 56-25-26E RIVERSIDE LOT 10 BLK 21

Flood Zone: ZONE X

AshSite:

EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE C



< search < results Details x

Real Estate #: 090347 0000

Owner: PARK & POST LLC

Address: 1001 PARK ST

Zip Code: 32204

Transaction Price: \$100

Transaction Year: 2010

Acres: 0.32

Book-Page: 1536401631

Map Panel 6423

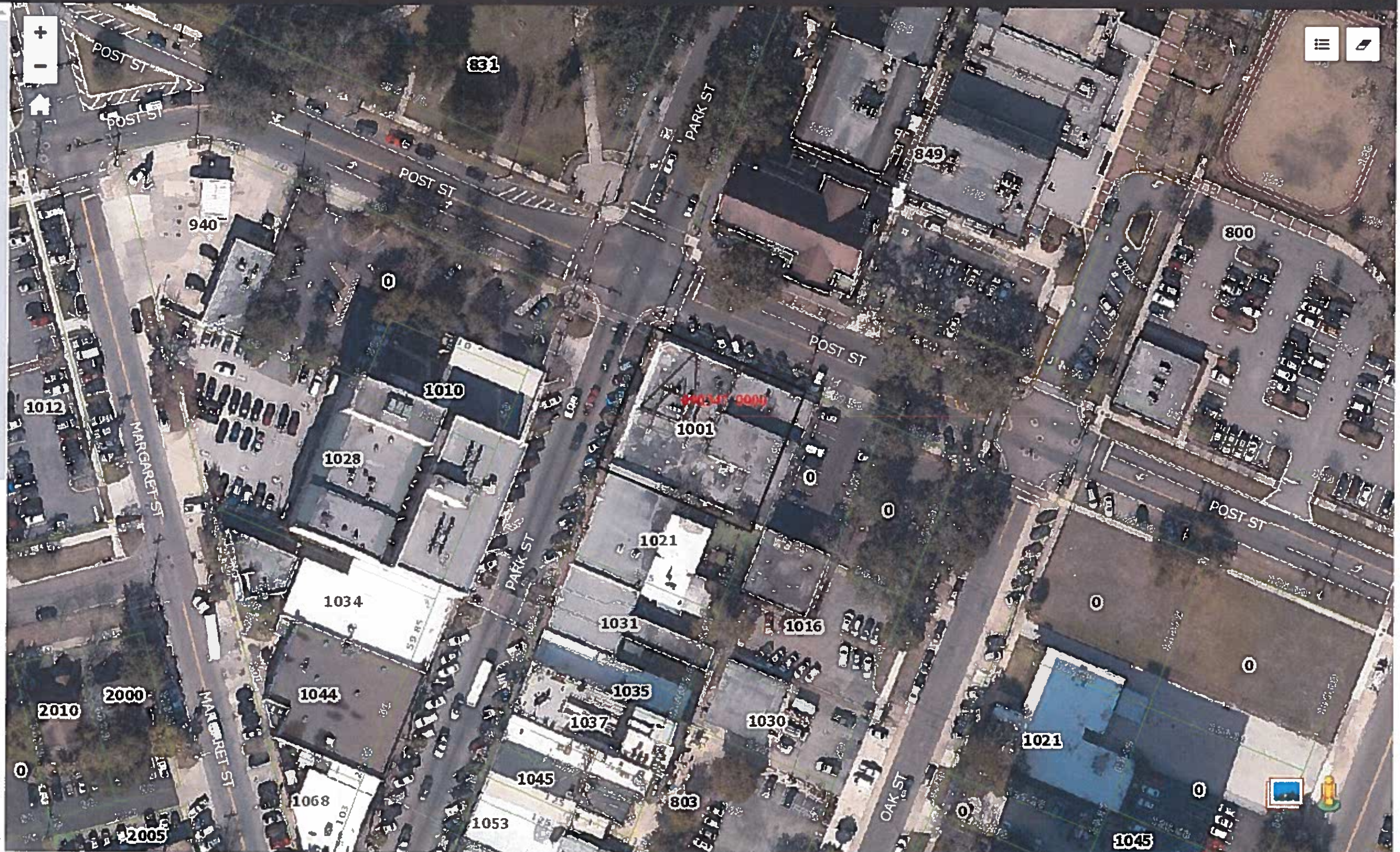
Legal Descriptions: 1-109 56-25-26E RIVERSIDE LOT 10 BLK 21

Flood Zone: ZONE X

AshSite:

EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE C



Layers PROPERTIES

more features.



For Information about layers please see Layers Information

✓ Duval Maps

+ ✓ Property

○ Address Points

✓ □ Parcels

✓ □ Parcel Dimensions

Sale Price

■ Sale 2019

■ Sale 2018

■ Sale 2017

■ Sale 2016

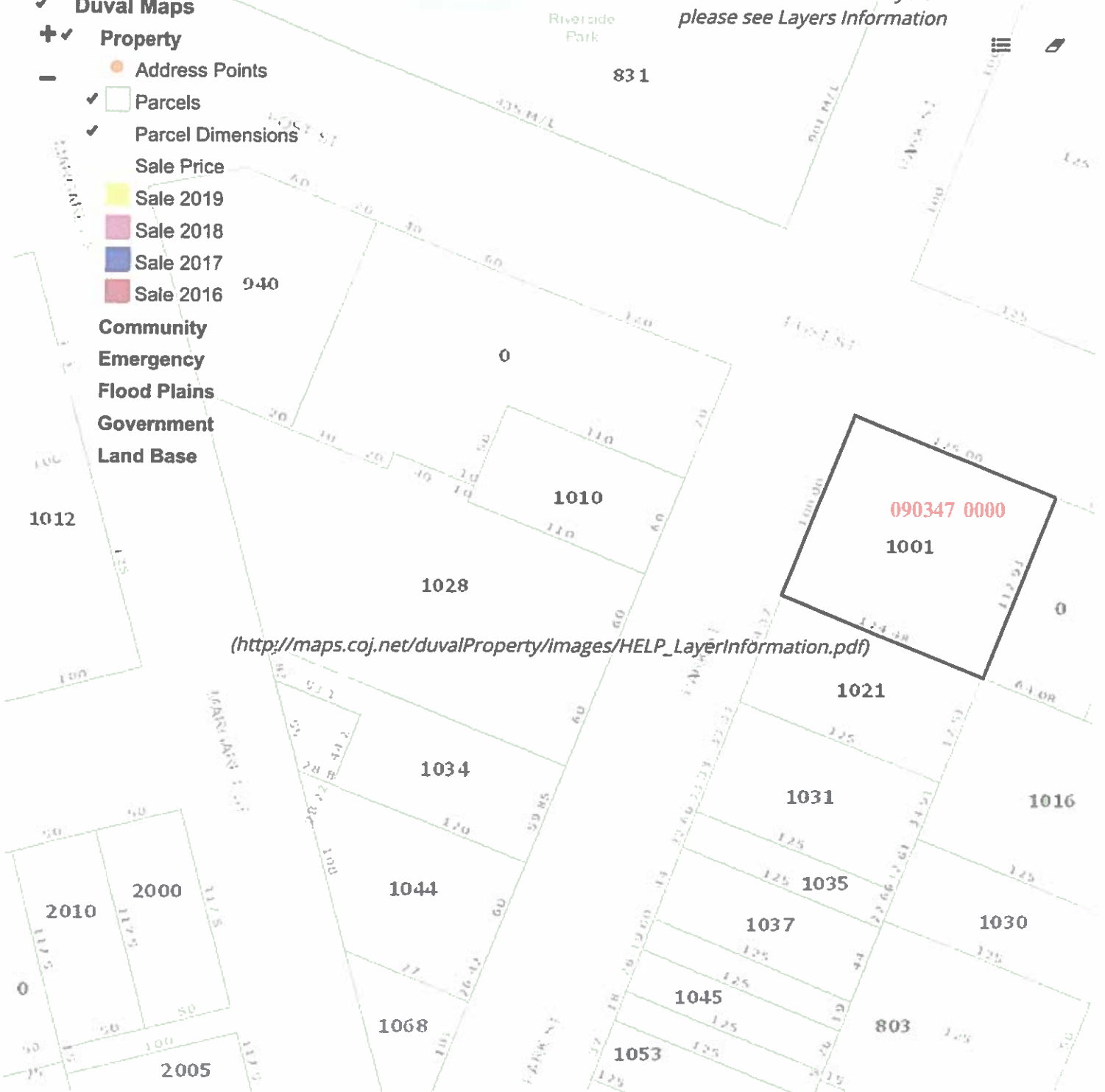
Community

Emergency

Flood Plains

Government

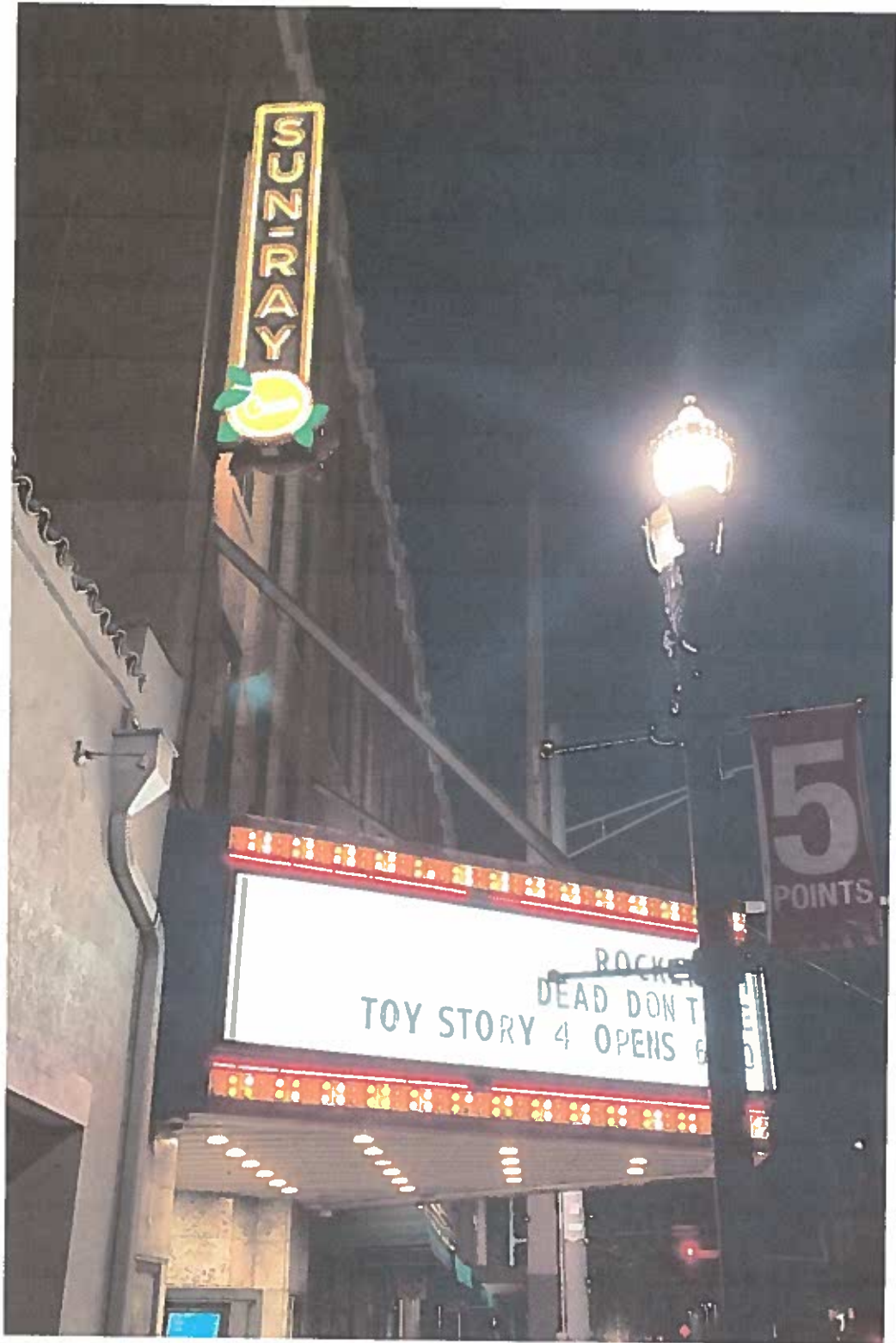
Land Base



(http://maps.coj.net/duvalProperty/images/HELP_LayerInformation.pdf)



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



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

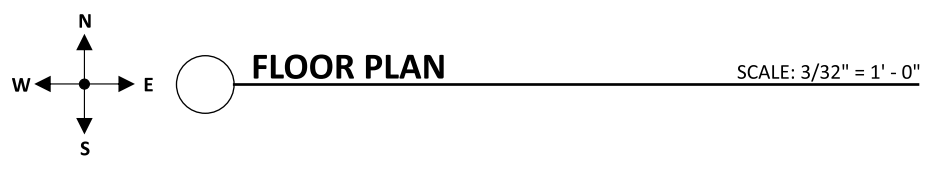
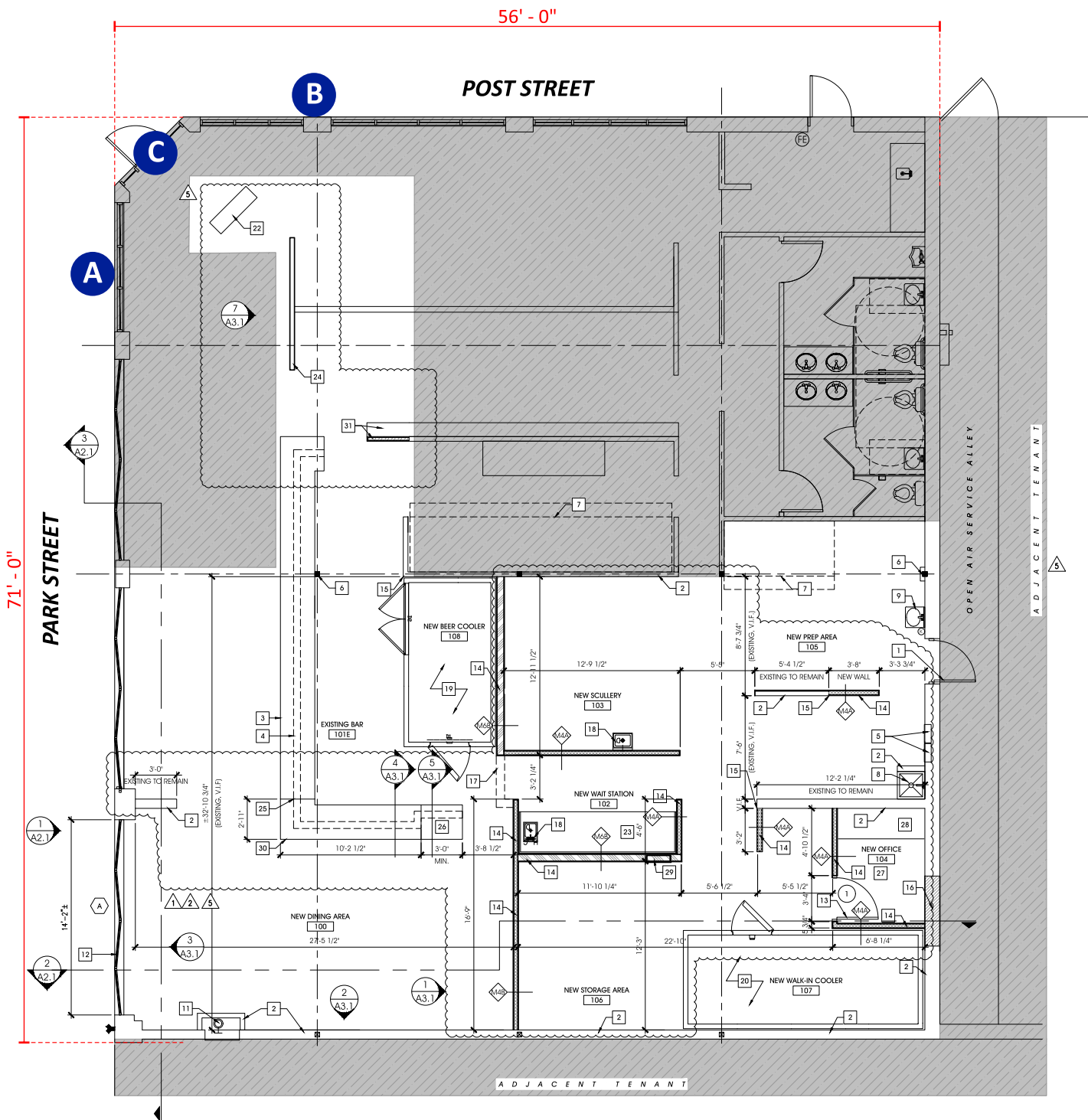


EXISTING EXPOSED NEON SIGNAGE
EXHIBIT 3
"BIRDIES" 1044 PARK ST.



Design #	
0823751AR06	
Sheet 1 of 8	
Client	
HAWKERS	
Address	
1001 PARK ST. JACKSONVILLE, FL	
Account Rep.	M MARIN
Designer	T BEST
Date	05/07/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

- R01: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) INCREASE.
- 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



SIGN KEY			
LOCATION	DESCRIPTION	SQ FOOTAGE	
		ALLOWED	PROPOSED
A	WALL SIGN	33.5	30.22
B	WALL SIGN	30	17.9
C	WALL SIGN		9.62
TOTAL		63.5 SF	57.74 SF

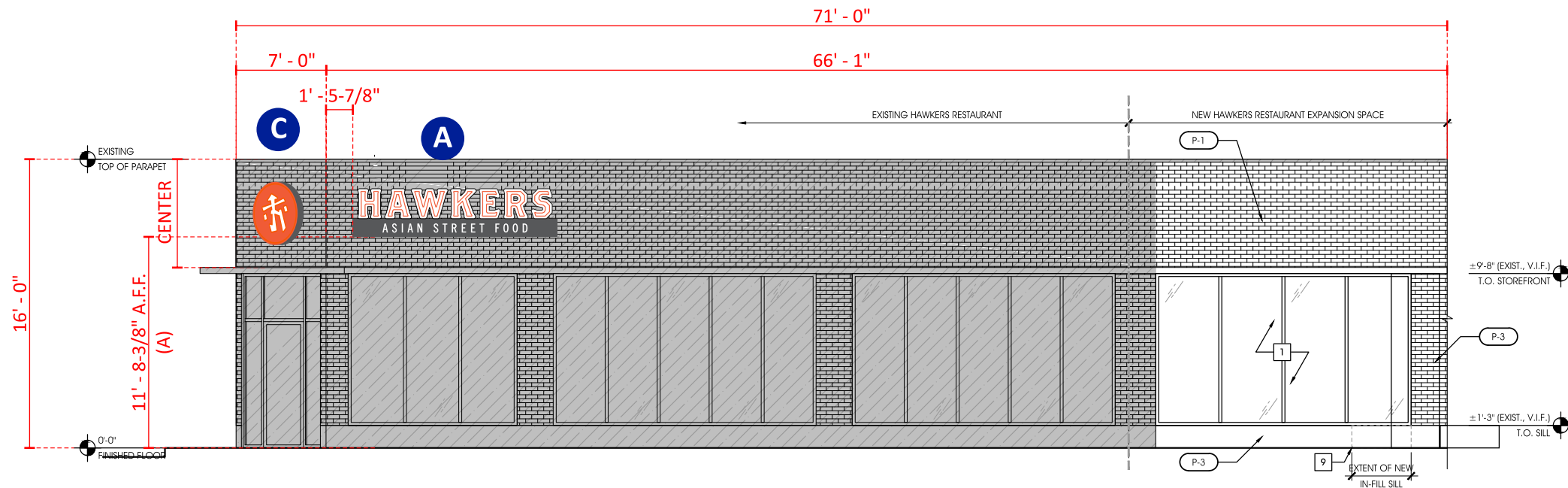
CODE ALLOWS .5 SF PER LINEAL FRONTAGE



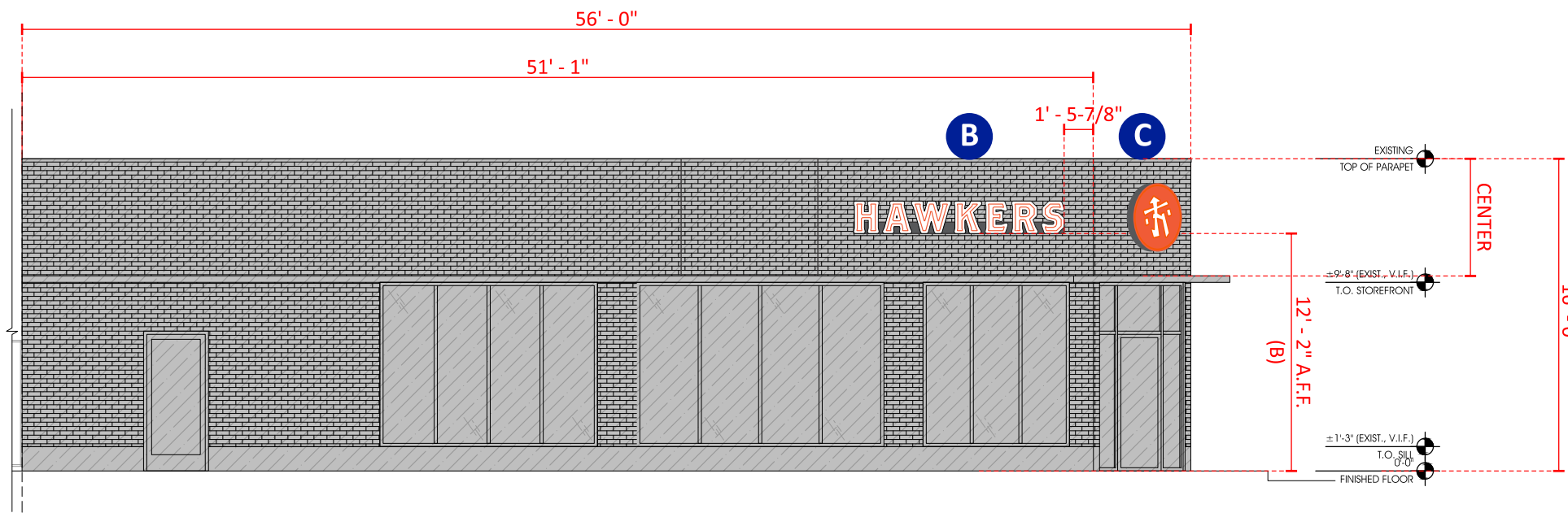
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- San Antonio** 17319 San Pedro Ave
Ste 200
San Antonio, TX 78232
(210) 349-3804 Fax (210) 349-8724
- West Coast** 3220 Executive Ridge Dr
Ste 250
Vista, CA 92081
(760) 734-1708 Fax (760) 734-3752
- Northeast US** 2301 River Road
Suite 201
Louisville, KY 40206
(502) 897-9800 Call (502) 554-2575
- Georgia** 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724
- South Texas** PO BOX 125 206 Doral Drive
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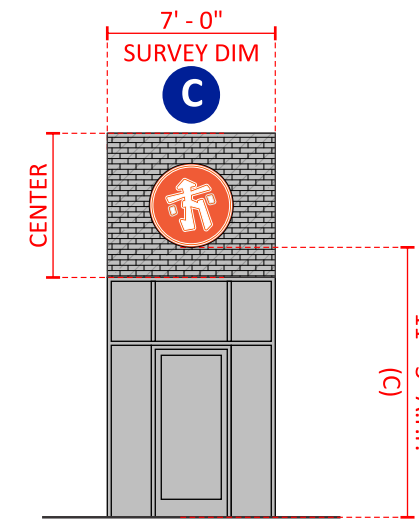
FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION - PARK ST SCALE: 1/8" = 1' - 0"



ELEVATION - POST ST SCALE: 1/8" = 1' - 0"



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

Design #	
0823751AR06	
Sheet 2 of 8	
Client	
HAWKERS	
Address	
1001 PARK ST. JACKSONVILLE, FL	
Account Rep.	M MARIN
Designer	T BEST
Date	05/07/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

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- 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

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



EXISTING CONDITIONS



PROPOSED

Design #	
0823751AR06	
Sheet	3 of 8
Client	
HAWKERS	
Address	
1001 PARK ST. JACKSONVILLE, FL	
Account Rep.	M MARIN
Designer	T BEST
Date	05/07/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



REMOVE & DISPOSE OF EXISTING SIGNAGE AND GOOSENECK LAMPS. PATCH AND SPOT PAINT AS REQUIRED.

EXISTING CONDITIONS



PROPOSED

Design #	
0823751AR06	
Sheet 4 of 8	
Client	
HAWKERS	
Address	
1001 PARK ST. JACKSONVILLE, FL	
Account Rep.	M MARIN
Designer	T BEST
Date	05/07/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R01:PM:05/09/19:ADD OPT 2 FOR PLACEMENT (A), REVISE TO ORANGE/WHITE FACE (B)	
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West Coast 3220 Executive Ridge Dr
Ste 250
Vista, CA 92081
(760) 734-1708 Fax (760) 734-3752

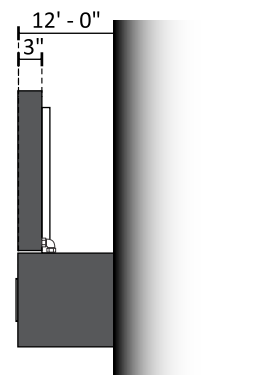
Northeast US 2301 River Road
Suite 201
Louisville, KY 40206
(502) 897-9800 Cell (502) 554-2575

Georgia 111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas PO BOX 125 206 Doral Drive
Portland, TX 78374
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



END VIEW

A OPEN FACE NEON LETTERS SCALE: 1/2" = 1' - 0"
 ONE [1] REQUIRED - MANUFACTURE & INSTALL 30.22 SQFT

GENERAL SPECIFICATIONS

LETTERS:

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

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

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

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

TAGLINE CABINET:

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

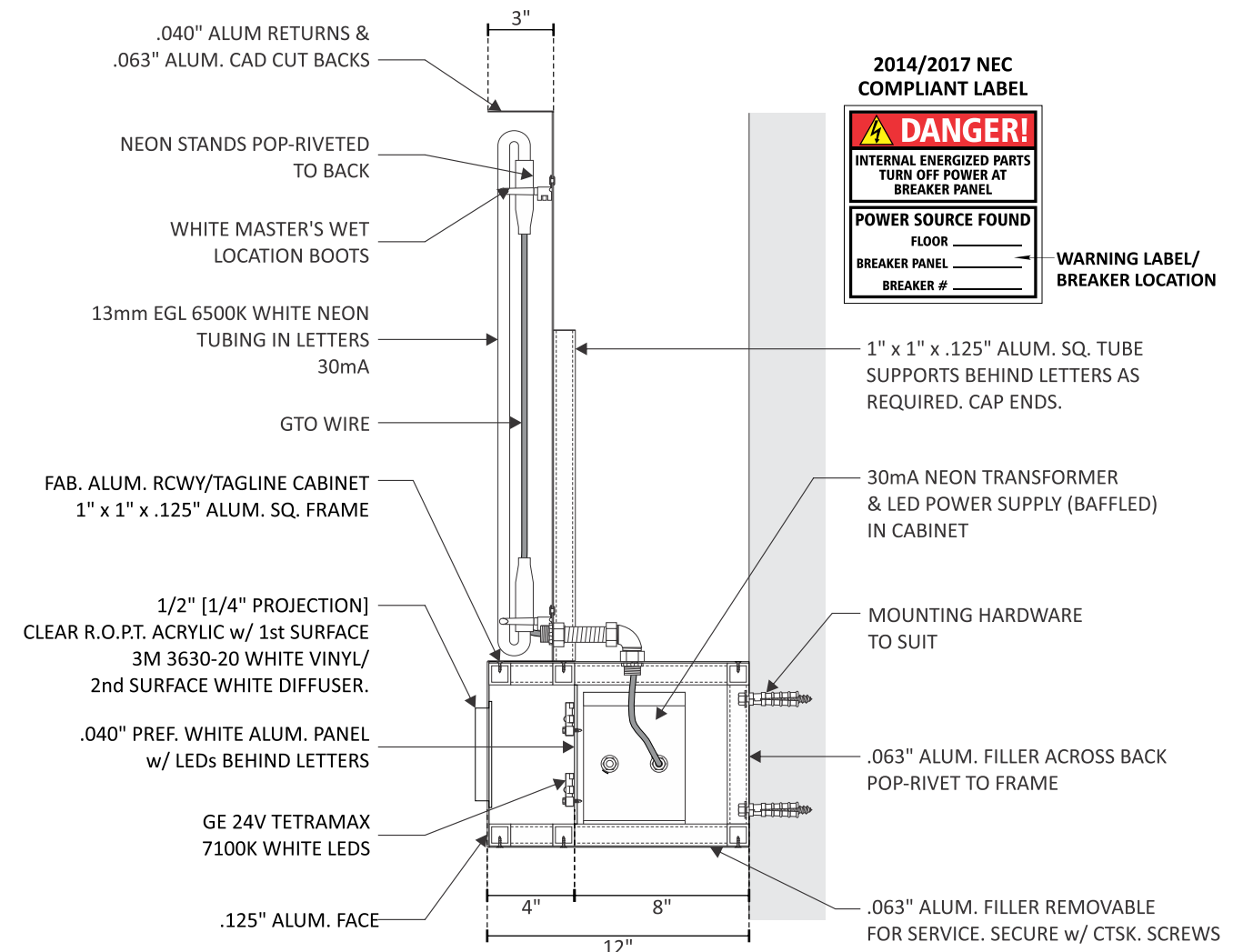
COPY IS 1/2" THICK [1/4" PROJECTION] CLEAR ACRYLIC W/ 1ST SURFACE 3630-20 WHITE VINYL & 2ND SURFACE WHITE DIFFUSER FILM. INTERNALLY ILLUMINATE WITH PRE FINISHED WHITE LED PANEL

HOUSE POWER SUPPLIES IN CABINET

MOUNT FLUSH TO WALL WITH MOUNTING HARDWARE TO SUIT



NIGHT VIEW



PRELIM. DETAIL

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

Design #	
0823751AR06	
Sheet 5 of 8	
Client	
HAWKERS	
Address	
1001 PARK ST. JACKSONVILLE, FL	
Account Rep.	M MARIN
Designer	T BEST
Date	05/07/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R01:PM:05/09/19:ADD OPT 2 FOR PLACEMENT (A), REVISE TO ORANGE/WHITE FACE (B)	
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R03:EC:09/06/19: (A&B) INCREASE.	
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	

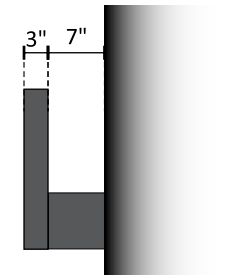
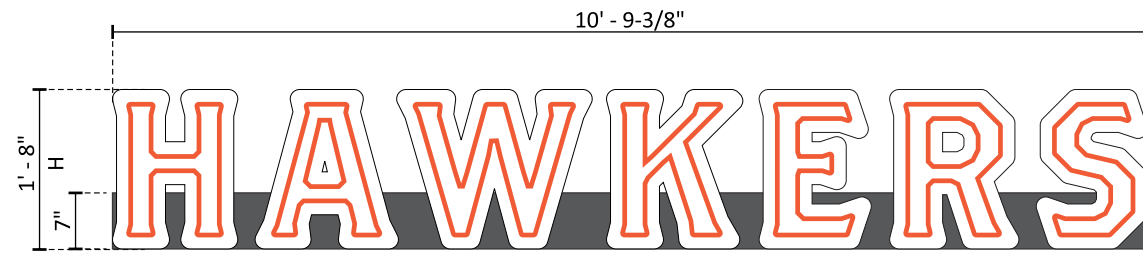


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FINAL ELECTRICAL CONNECTION BY CUSTOMER



END VIEW

B OPEN FACE NEON LETTERS W/ RACEWAY SCALE: 1/2" = 1' - 0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 17.9 SQFT

GENERAL SPECIFICATIONS

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

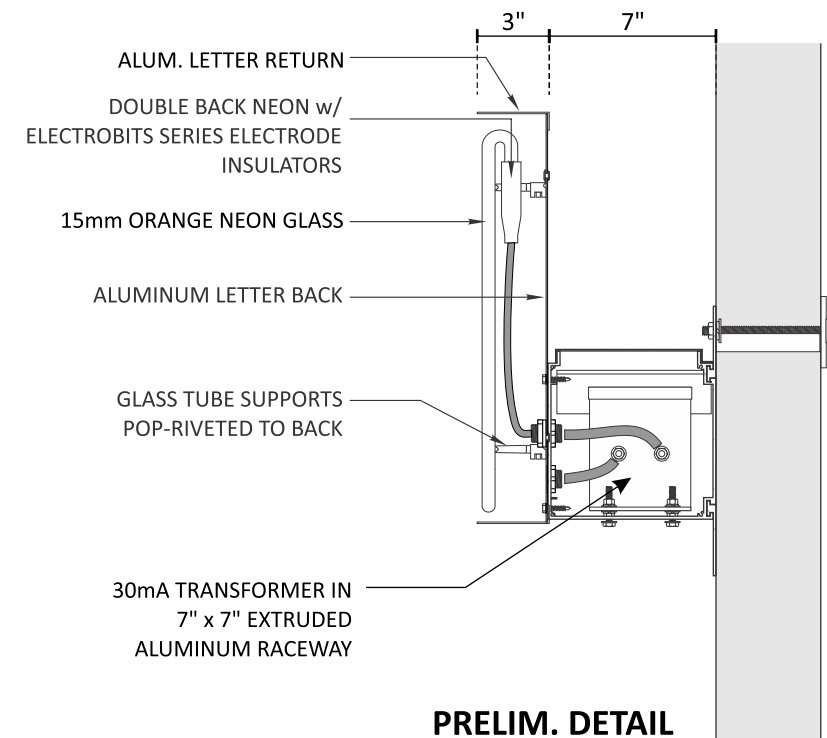
PAINT RETURNS TO MATCH PMS 425C GRAY. INTERIOR OF CANS PAINTED MAP WHITE

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



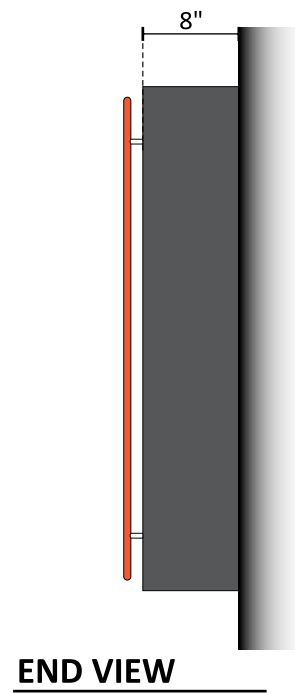
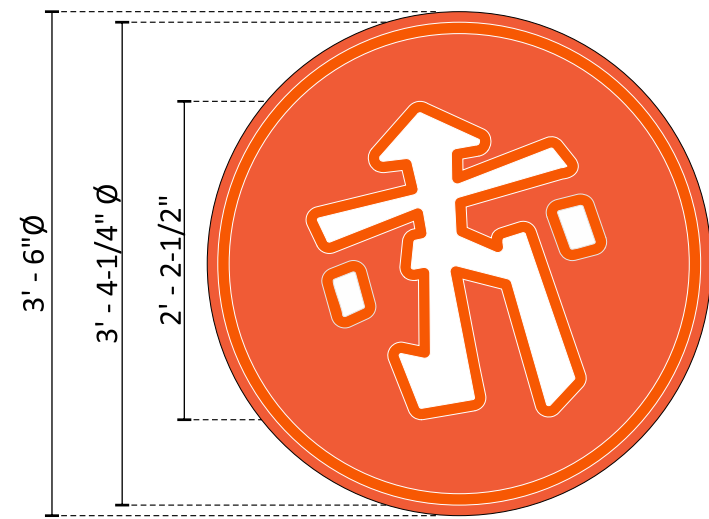
PRELIM. DETAIL
SCALE: 1-1/2" = 1' - 0"

Design #	0823751AR06
Sheet	6 of 8
Client	HAWKERS
Address	1001 PARK ST. JACKSONVILLE, FL
Account Rep.	M MARIN
Designer	T BEST
Date	05/07/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R01:PM:05/09/19:ADD OPT 2 FOR PLACEMENT (A), REVISE TO ORANGE/WHITE FACE (B)	
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



END VIEW

C 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.

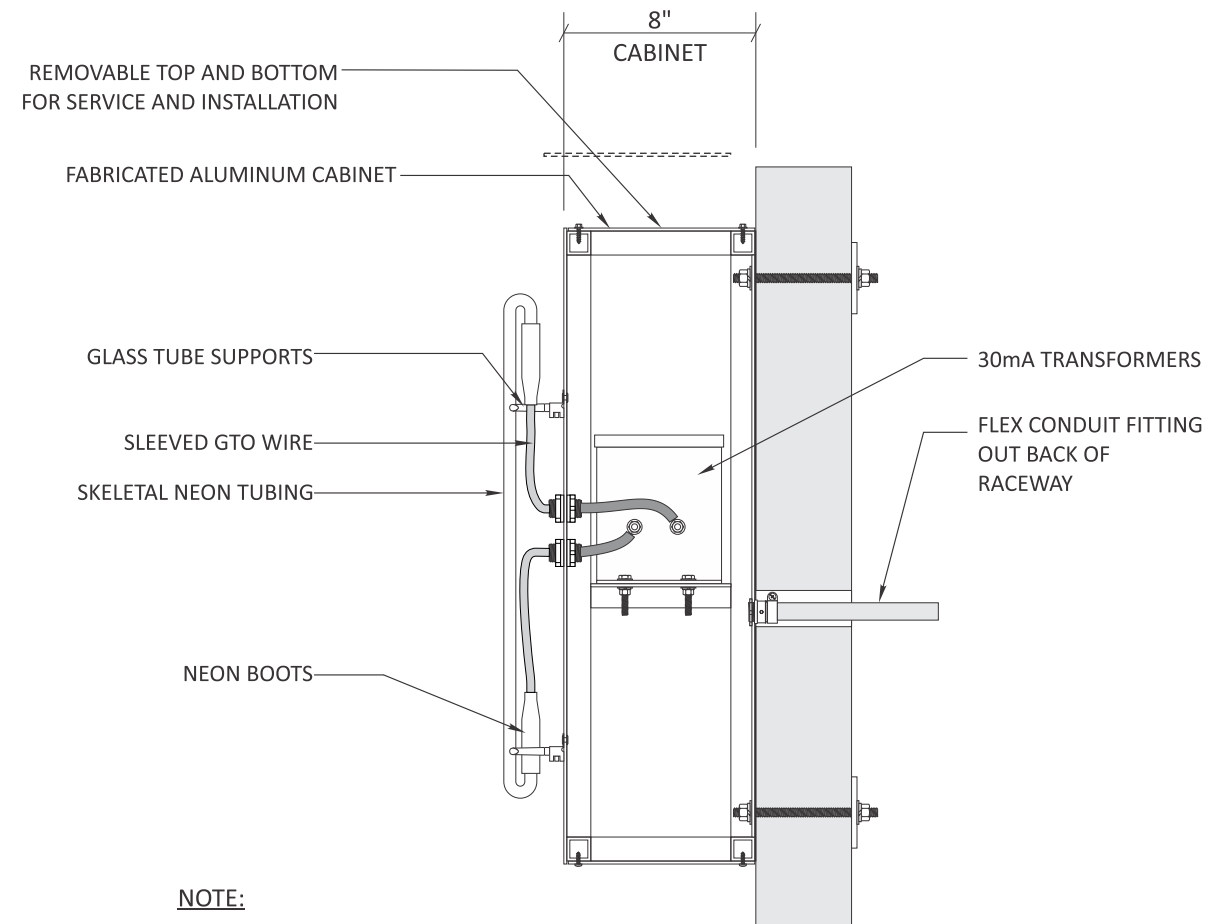
ILLUMINATE WITH 15MM SKELETAL ORANGE NEON MOUNTED TO CABINET FACE.

HOUSE 30mA TRANSFORMERS IN CABINET

SIGN MOUNTS FLUSH TO WALL



NIGHT VIEW



NOTE:

ALL WIRING TO BE IN ACCORDANCE WITH UL, NEC AND LOCAL CODES.

PRELIM. DETAIL
SCALE: 1-1/2" = 1' - 0"

Design #	
0823751AR06	
Sheet 7 of 8	
Client	
HAWKERS	
Address	
1001 PARK ST. JACKSONVILLE, FL	
Account Rep.	M MARIN
Designer	T BEST
Date	05/07/19
Approval / Date	
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