

Date Submitted: <b>11-5-20</b>
Date Filed:

Application Number: <b>SW-21-04</b>
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: <b>RMD-D</b>	Current Land Use Category: <b>MDR</b>	
Council District: <b>11</b>	Planning District: <b>3</b>	
Previous Zoning Applications Filed (provide application numbers): <b>N/A</b>		
Applicable Section of Ordinance Code: <b>656.1310(b)(2), (3), (5)</b>		
Notice of Violation(s): <b>N/A</b>		
Neighborhood Associations: <b>BAYMEADOWS COMMUNITY COUNCIL VILLAGE GREEN</b>		
Overlay: <b>N/A</b>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee: <b>1173</b>	Zoning Asst. Initials: <b>PL</b>

**16 x 7**

**112**

**\$1285**

PROPERTY INFORMATION	
1. Complete Property Address: <b>9801 Old Baymeadows Road</b>	2. Real Estate Number: <b>148522-0020</b>
3. Land Area (Acres): <b>10.7</b>	4. Date Lot was Recorded: <b>1985</b>
5. Property Located Between Streets: <b>Southside Blvd and Paseo Drive</b>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- ☐ Increase maximum height of sign from \_\_\_\_\_ to \_\_\_\_\_ feet (maximum request 20% or 5 ft. in height, whichever is less). *\*Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.* **30 SF MAX.**
- ☒ Increase maximum size of sign from 24 sq. ft. to 75 sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- ☒ Increase number of signs from 1 to 3 (not to exceed maximum square feet allowed)
- ☒ Allow for illumination or change from x external to x internal lighting
- ☒ Reduce minimum setback from 10 feet to 0 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

TRC Baymeadows 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:

TRC Baymeadows LLC

11. E-mail:

scott@tablerock-capital.com

12. Address (including city, state, zip):

1091 Morton Court  
Mountain View, CA 94040

13. Preferred Telephone:

208-999-2912

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

14. Name:

Heritage Signs Chuck Knight

15. E-mail:

chuck@heritagesignsfl.com

16. Address (including city, state, zip):

PO Box 236  
Green Cove Springs, FL 32043

17. Preferred Telephone:

904-529-7446

## 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: Scott Haycock

Signature: 

### Applicant or Agent (if different than owner)

Print name: Chuck Knight

Signature: 

*\*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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 11-4-20

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: 9801 Old Baymeadows Rd RE#(s): 148522-0020

To Whom it May Concern:

I Scott Haycock, as Asset Manager of  
TRC Baymeadows LLC, a Limited Liability Company organized under the laws of the  
state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit  
1 in connection with filing application(s) for Sign waiver submitted to the Jacksonville  
Planning and Development Department.

(signature) [Signature]  
(print name) Scott Haycock

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.

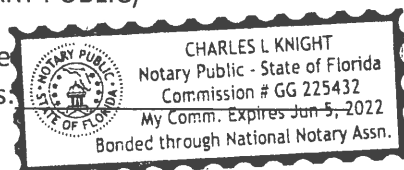
**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 4th day of  
November 2020, by Scott Haycock, as  
authorized representative, of TRC Baymeadows LLC, a Limited Liability  
Company, who is personally known to me or who has produced  
as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Charles Knight  
(Printed name of NOTARY PUBLIC)

State of Florida at Large  
My commission expires:



**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 11-4-20

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: 9801 Old Baymeadows Rd RE#(s): 148522-0020

To Whom It May Concern:

You are hereby advised that Scott Haycock, as Asset Manager of TRC Baymeadows LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Chuck Knight of Heritage Signs Inc. to act as agent to file application(s) for TRC Baymeadows LLC / Southside Commons 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) \_\_\_\_\_

(print name) Scott Haycock

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 4th day of November 2020, by Scott Haycock, as Asset Manager, of TRC Baymeadows LLC, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Charles Knight  
(Signature of NOTARY PUBLIC)

Charles Knight  
(Printed name of NOTARY PUBLIC)

State of Florida, at Large.  
My commission expires \_\_\_\_\_

CHARLES L. KNIGHT  
Notary Public - State of Florida  
Commission # GG 225432  
My Comm. Expires Jun 5, 2022  
Bonded through National Notary Assn.

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**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

William T. Conroy, Esq.  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
333 3rd Avenue North, Suite 200  
St. Petersburg, Florida 33701

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 21 day of June, 2019, between 9801 OLD BAYMEADOWS LLC, a Florida limited liability company whose principal address is 2420 W. Mississippi Ave., Tampa, Florida 33629 (hereinafter called the "Grantor"), and TRC BAYMEADOWS, LLC, an Idaho limited liability company, whose address is 1091 Morton Ct., Mountain View, California 94040 (hereinafter called the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Duval, State of Florida, as more particularly described as follows (the "Property"):

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

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO the easements, restrictions, agreements and reservations of record listed on Exhibit "B" hereto and all real estate taxes for 2019 and all subsequent years.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does fully warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

**NOTE TO RECORDER:** Documentary stamp taxes in the amount of \$92,955.00 are being paid on consideration of \$13,285,000.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

9801 OLD BAYMEADOWS LLC,  
a Florida limited liability company



Print Name: Linda Markham



By: Bert de Alejo, III, as Authorized Signatory



Print Name: Linda Clark

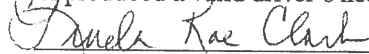
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 2019, by Bert de Alejo, III, as Authorized Signatory of 9801 OLD BAYMEADOWS LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or produced a valid driver's license for identification.



LINDA KAE CLARK  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF223571  
Expires 8/10/2019

[Notary Seal]



Notary Public, State of Florida

Printed Name of Notary Public: Linda Kae Clark

My Commission expires: 8/10/2019

**EXHIBIT "B"**

**Easements, restrictions, agreements and reservations**

1. Easement in favor of Jacksonville Electric Authority recorded in Official Records Book 3663, Page 906, of the Public Records of Duval County, Florida.
2. Land Use Restriction Agreement by and between Resolution Trust Corporation, as Receiver for Concordia Federal Bank for Saving a/k/a Concordia Federal Bank for Savings N.A. f/k/a Concordia Federal Savings and Loan Association and C.A.U. Cedars, Inc., a Florida non-profit corporation recorded January 5, 1996 in Official Records Book 8253, page 1629, of the Public Records of Duval County, Florida.
3. Broadband Service Agreement between MediaOne of Greater Florida and C.A.U. Cedars, Inc., recorded in Official Records Book 9606, Page 1553, of the Public Records of Duval County, Florida.
4. Grant of Easement in favor of Comcast of Greater Florida/Georgia, Inc. recorded in Official Records Book 16726, page 1262, of the Public Records of Duval County, Florida.
5. Rights of tenants, as tenants only, occupying all or part of the insured land under prior unrecorded and unexpired written unrecorded leases or rental agreement, with no right or option to purchase.