

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**APPLICATION FOR SIGN WAIVER ORDINANCE 2021-538 / SW-21-04****SEPTEMBER 21, 2021**

Location: 9801 Old Baymeadows Road between Southside Boulevard Road and Baymeadows Road

Real Estate Number: 148522-0020

Waiver Sought: Increase sign area from 24 sq. ft. to 75 sq. ft.
Reduce setback from 10 ft. to 0 ft.
Allow for internal illumination
Increase number of signs from 1 to 3

Current Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: 3-Southeast

Applicant/Agent: Chuck Knight
Heritage Signs
P.O. Box 236
Green Cove Springs, Florida 32043

Owner: TRC Baymeadows, LLC
1091 Morton Court
Mountain View, California 94040

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2021-354 (SW-21-04)** seeks to increase the sign area from 24 sq. ft. to 75 sq. ft., reduce the setback from 10 ft. to 0 ft., allow internal illumination, and increase the number of signs from 1 to 3. The multi-family development is situated on 10.13 acres, with 14 buildings. An existing sign, which was installed in 1968, is greater than 42 sq. ft.

Section 656.1310 of the Zoning Code does limit the extent of the waivers.

(b)(2) *Size:* No waiver shall be granted for an increase in sign size in excess of 25 percent of the maximum size area allowed in this Part 13 for the zoning district for which the waiver is proposed, or ten square feet in area, whichever is less.

The request is to increase the sign area from 24 sq. ft. to 75 sq. ft. This exceeds the area allowed in (2) above. The largest sign that can be requested is 30 sq. ft.

(b)(3) *Number of signs*: A waiver may be granted to increase the maximum number of signs allowed, so long as the total square footage of all signs does not exceed the maximum square footage allowed in this Part 13 for the property for which the waiver is proposed.

The additional request is to increase the number of signs to 3. However there is a limitation that the total sign area cannot exceed the maximum allowed. The 3 signs must split 30 sq. ft. or 10 sq. ft. for each sign.

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. South and east of the property are commercial zoning districts which allow substantially larger signs and internal illumination.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. Approval of the sign waiver will not promote the continued existence of non-conforming signs in the area. As the application states, the existing, conforming sign, will be removed for the proposed 30 square foot sign.

- (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.

- (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. The reduction in setback will not obstruct the sight lines for motorists at the exiting either entrance on Old Baymeadows Road. There will be no increase in the light, glare or other effects additional to what already exists in the area.

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

No, the proposed waiver is unlikely to be detrimental to the public health, safety, or welfare to the public.

- (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 make the strict letter of the regulation burdensome.

- (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?*

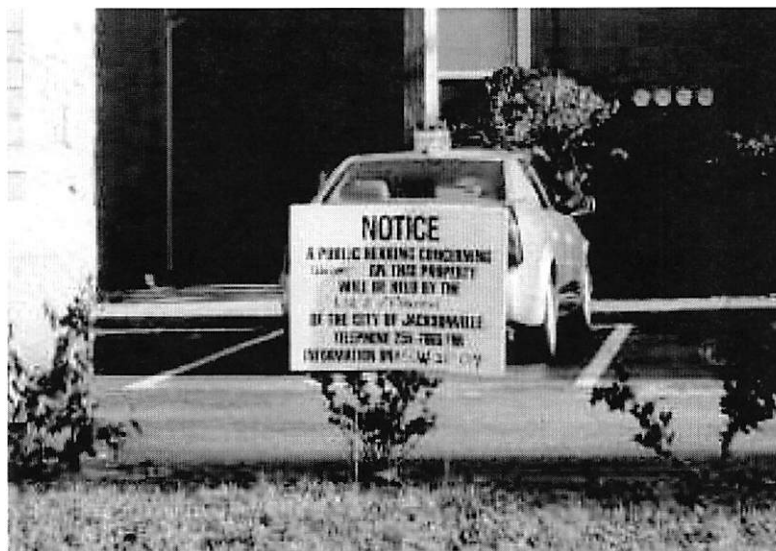
No. Staff has no evidence the proposed request accomplish a result in the public interest nor that it will further the preservation of any natural resources.

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

Yes. Strict compliance with the sign regulations would mean the proposed sign should be setback 10 feet, which will require at least one or two parking spaces will need to be removed to accommodate the sign.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 3, 2021, by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver Ordinance 2021- / SW-21-04 be **APPROVED with the following conditions.**

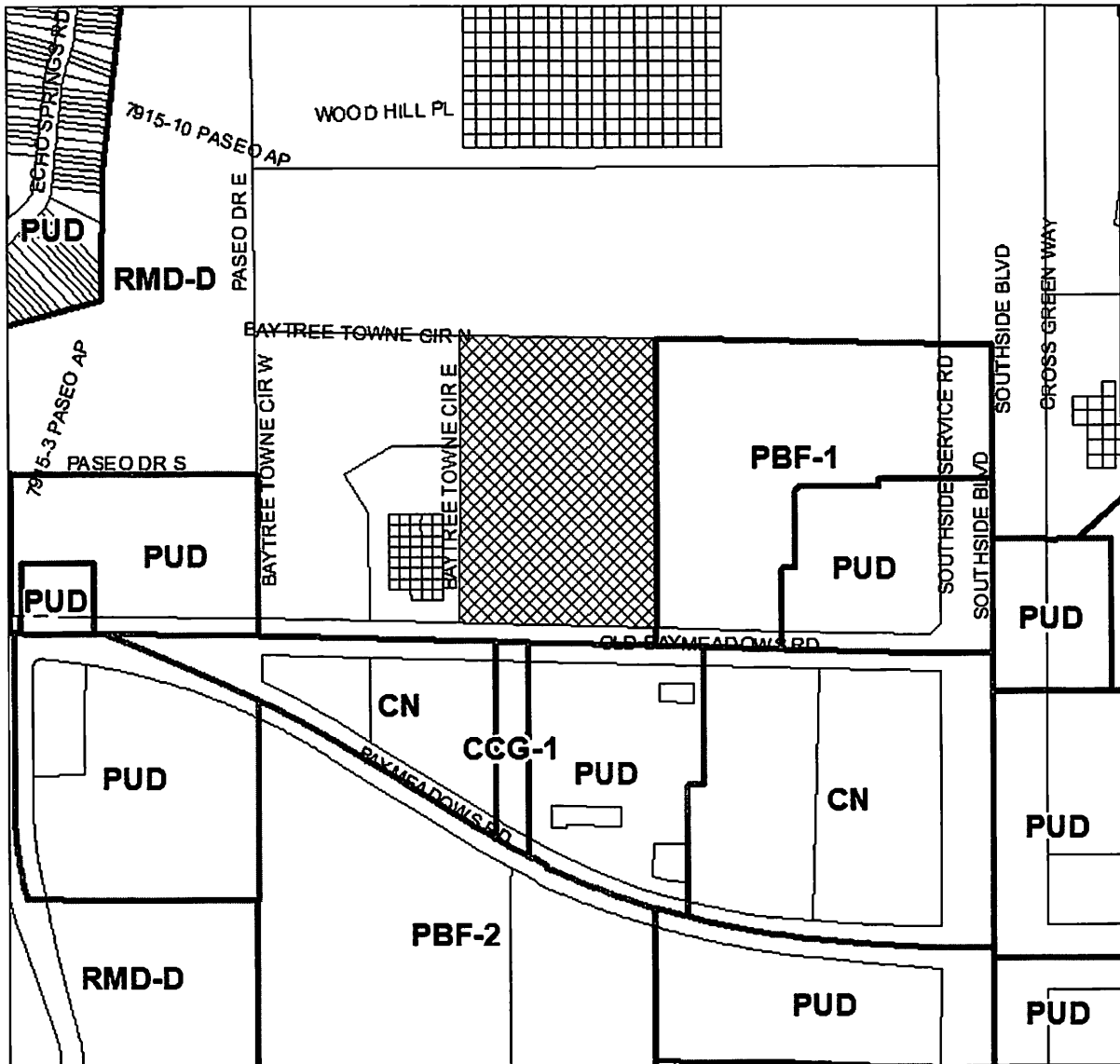
1. A maximum of one ground sign shall be approved, not to exceed 30 sq. ft. in area.
2. The ground sign may be internally illuminated.
3. The setback of the ground sign shall be 0 ft.



Existing sign to be removed and replaced.

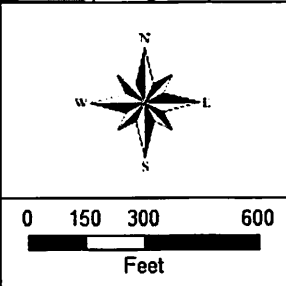
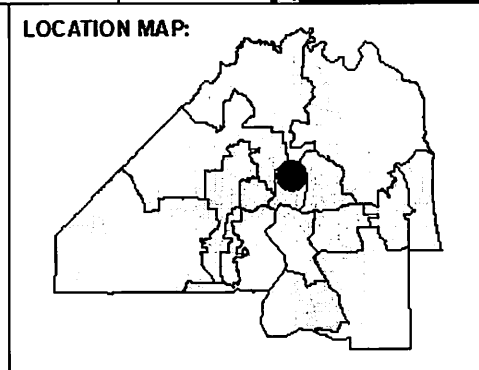


Aerial view of subject property.



REQUEST SOUGHT:

**INCREASE SIGN AREA,
INCREASE NUMBER OF
SIGNS, DECREASE SIGN
SETBACK**



COUNCIL DISTRICT:

11

TRACKING NUMBER

SW-21-04

EXHIBIT 2
PAGE 1 OF 1

Date Submitted: **11-5-20**
 Date Filed:

Application Number: **SW-21-04**
 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:	RMD-D	Current Land Use Category:	MDR
Council District:	11	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): N/A			
Applicable Section of Ordinance Code: 656.1310(b)(2), (3), (5)			
Notice of Violation(s): N/A			
Neighborhood Associations: BAYMEADOWS COMMUNITY COUNCIL VILLAGE GREEN			
Overlay: N/A			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:	
	16 x 7	1173	PL
		112	
		\$1285	

PROPERTY INFORMATION	
1. Complete Property Address: 9801 Old Baymeadows Road	2. Real Estate Number: 148522-0020
3. Land Area (Acres): 10.7	4. Date Lot was Recorded: 1985
5. Property Located Between Streets: Southside Blvd and Paseo Drive	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

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) [Handwritten 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.

[Handwritten Signature]

(Signature of NOTARY PUBLIC)

Charles Knight

(Printed name of NOTARY PUBLIC)

State of Florida at Large
My commission expires:

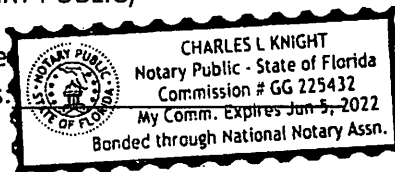


EXHIBIT B

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) [Signature]
(print name) Scott Haycock

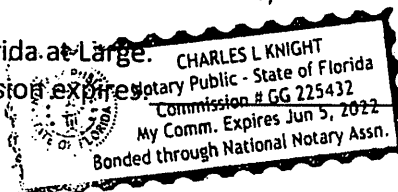
**STATE OF FLORIDA
COUNTY OF DUVAL**

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.

[Signature]
(Signature of NOTARY PUBLIC)

Charles Knight
(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires _____



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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

⑤

**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: Luke Madelham

By: 

Bert de Alejo, III, as Authorized Signatory

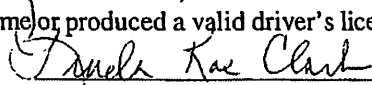


Print Name: Linda Clark

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18th 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.

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



Notary Public, State of Florida
Printed Name of Notary Public: Linda Kae Clark
My Commission expires: 8/10/2019

EXHIBIT "A"

Legal Description of Property

A parcel of land in Section 24, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For a point of reference, commence at the point of intersection of the Westerly right of way line of Southside Boulevard (Alternate U.S. Highway 1, Florida State Road 115, a 300 foot right of way) with a Northerly right of way line of Baymeadows Road (a 100 foot right of way) and run North 88°34'20" West, along said Northerly right of way line, a distance of 791.08 feet to a point for a point of beginning. From the point of beginning thus described, continue North 88°34'20" West and along said Northerly right of way line, a distance of 545.00 feet to a point; run thence North 00°01'50" West, and parallel to said Southside Boulevard, a distance of 805.00 feet to a point; run thence South 88°34'20" East, and parallel to said Baymeadows Road, a distance of 545.00 feet to a point; run thence South 00°01'50" East, a distance of 805.00 feet to the point of beginning.

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.

2020 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M1900004021

Entity Name: TRC BAYMEADOWS, LLC

Current Principal Place of Business:

1300 S. HEIDI PLACE
MERIDIAN, ID 83642

Current Mailing Address:

1300 S. HEIDI PLACE
MERIDIAN, ID 83642

FEI Number: 83-4010764

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

UNIVERSAL REGISTERED AGENTS, INC.
1317 CALIFORNIA STREET
TALLAHASSEE, FL 32304 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title	MGR	Title	ASSET MANAGER
Name	TRC PARTNERS, LLC	Name	HAYCOCK, SCOTT
Address	1300 S. HEIDI PLACE	Address	1300 HEIDI PL
City-State-Zip:	MERIDIAN ID 83642	City-State-Zip:	MERIDIAN ID 83642

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SCOTT HAYCOCK

ASSET MANAGER

03/19/2020

Electronic Signature of Signing Authorized Person(s) Detail

_____ Date



HERITAGE SIGNS

1282 Energy Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Client:
3800 Chesapeake
Blvd
Jacksonville, FL 32216
Date: 09.17.20

DWG NAME:
SSC101-R1

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date: _____

Landlord Approval/Date: _____

Release: _____



Burn rate on plastic
as measured by
ASTM D-635 is 1.8
inches per minute

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Aerial View - Exterior Signage

NTS



HERITAGE SIGNS

1222 Energy Cove Ct
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 Fax

Client:
Southside Commons
9801 Old Baymeadows
Jacksonville, FL 32256
Date: 09.17.20

DWG NAME:
SSC101-R1

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

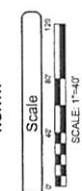
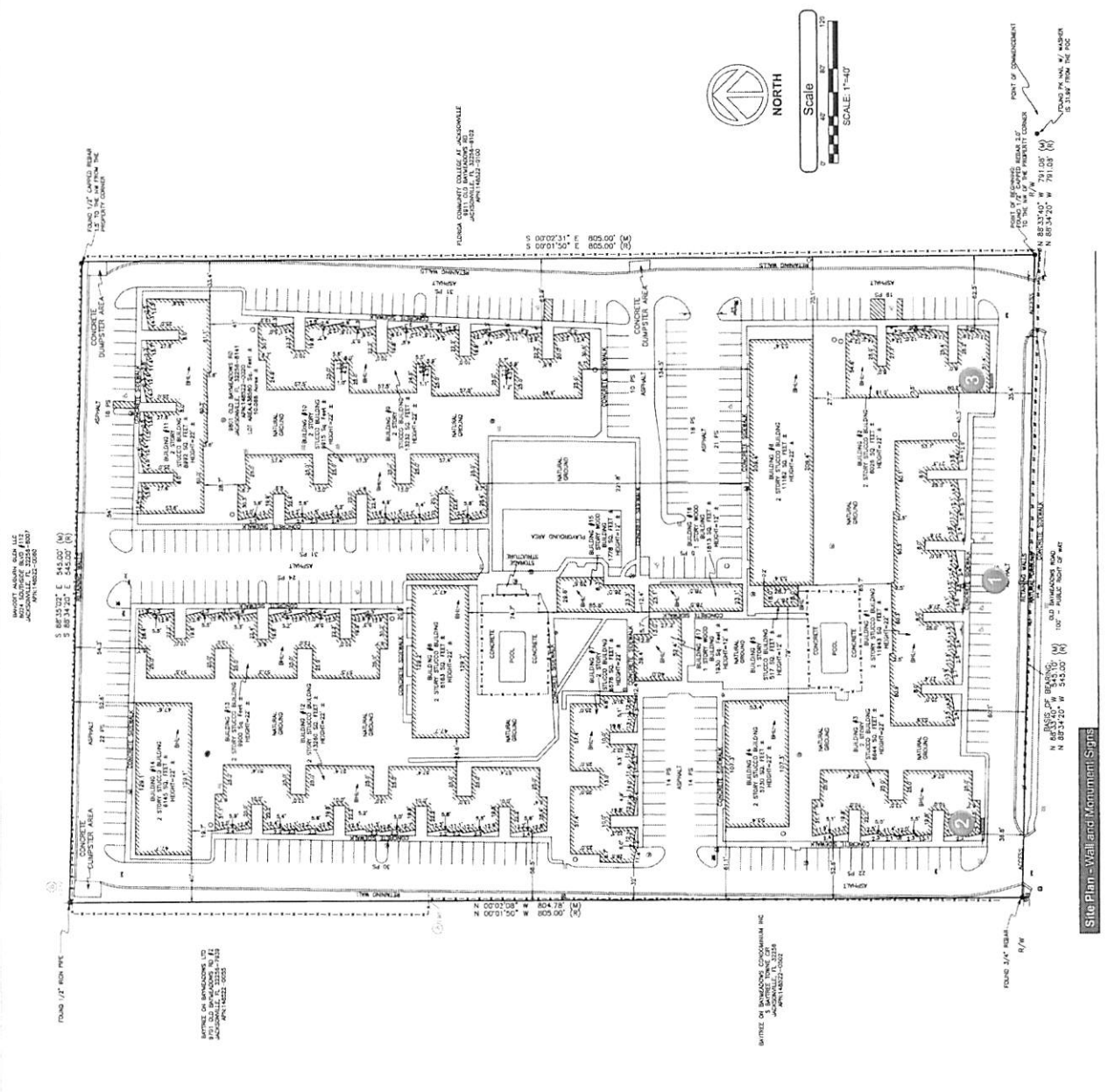
Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date:
Landscape Approval/Date:
Notes:



Burn rate on plastic
as measured by
ASTM D-635 is 1.8
inches per minute

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Site Plan - Wall and Monument Signs



HERITAGE SIGNS

1727 Pinkey Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 fax

Client:

Southside Commons
9801 Old Baymeadows
Boca Raton, FL 33436
Date: 09.17.20

DWG NAME:

SSC101-RI

Allowed Sq. Ft.: n/a

Proposed Sq. Ft.: n/a

Salesperson: C. Knight

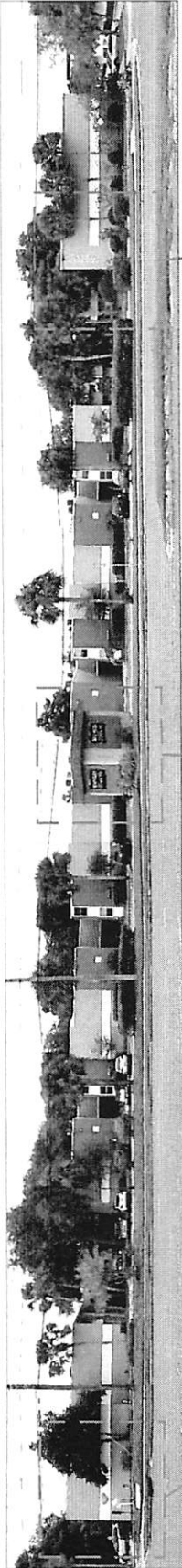
Drawn By: T. Beach

X Signs: Approved/Not
A Signs: Approved/Not
Landscape Approved/Not:
Noted:

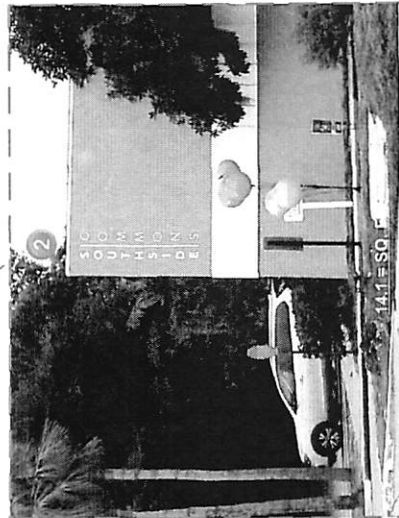


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Existing Condition - NTS



Proposed Elevation

NEW

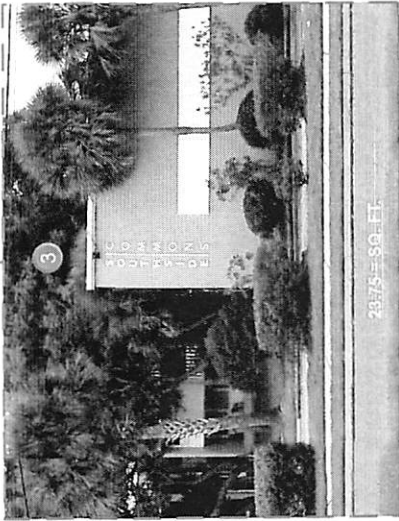
Photo Overlay - Non-Illuminated Routed/Acrylic
NTS
QTY: 1



Proposed Elevation

NEW

Photo Overlay - Internally Illuminated Pyramid Sign
NTS
QTY: 1



EXISTING

Existing Condition

Photo Overlay - Non-Illuminated Routed/Acrylic
NTS
QTY: 1



HERITAGE SIGNS
 1222 Energy Corp. Ct.
 Green Cove Springs, FL 32043
 904-529-7446
 904-529-1567 fax

Client:
 Southside Commons
 9801 Old Baymeadows
 Jacksonville, FL 32256
 Date: 09.17.20

DWG NAME:
 SSC101-RI

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date: _____
 Leadtime Approval/Date: _____
 Notes: _____



Burn rate on plastic
 as measured by
 ASTM D-635 is 1.8
 inches per minute

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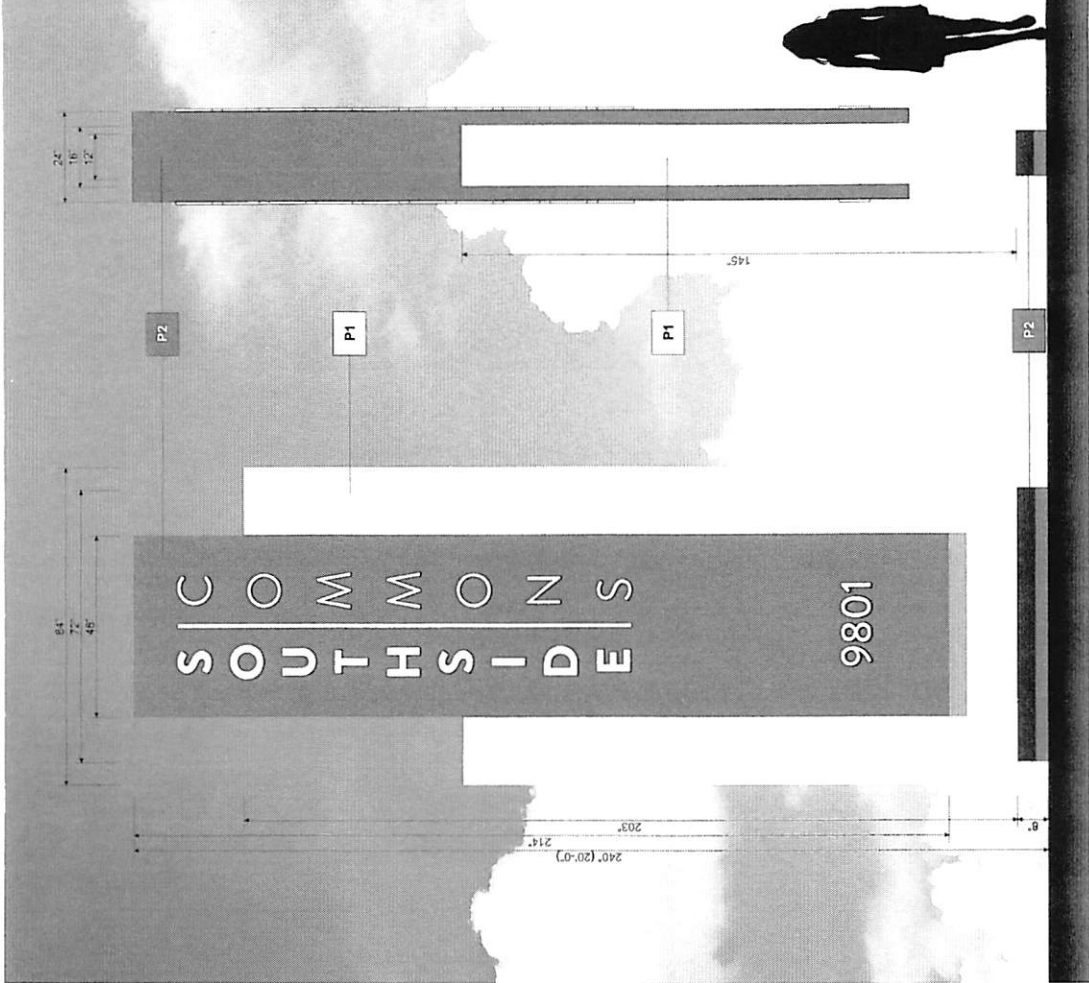


New Signage

Proposed Elevation

Scope Of Work:
 Manufacture And Install One Internally Illuminated Pylon Sign.
 Pylon To Be Fabricated Aluminum Skin With Internal Aluminum Tube Frame
 And Automotive Grade Painted Finish (color Tbd). Copy To Be 1" Thick Push
 Through Routed Clear Acrylic With Surface Applied Translucent White
 Vinyl. Internal Illumination By White L.e.d. Modules. Address Numbers To
 Be 3/8" Thick Routed White Acrylic Installed Flush To Sign Body With
 Aluminum Studs. Pylon Installed With Single Steel Support Tube Into
 Concrete Footer (sizes Tbd By Engineering).

P1 SATIN WHITE P2 SATIN GREEN (TBD)



23.75 = SQ. FT.

3/8" = 1'-0"

1 Front Elevation and End View - Internally Illuminated Pylon Sign



HERITAGE SIGNS

1282 Energy Cove Ct.
Green Cove Springs, FL 32043
904-529-7446
904-529-1567 Fax

Client:
Spartan Concrete
9001 Old Baywooda
Jacksonville, FL 32256
Date: 09.17.20

DRG NAME:
SSC101-R1

Allowed Sq. Ft.: n/a
Proposed Sq. Ft.: n/a

Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Notes

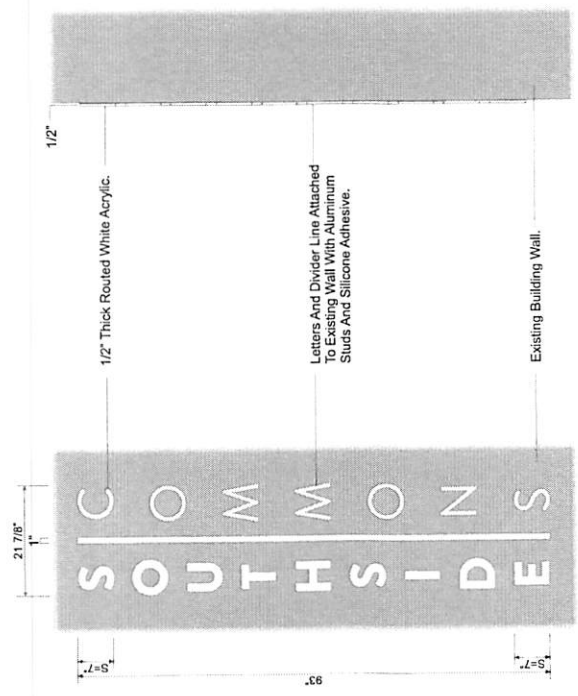
Landlord Approval/Notes:

Notes:



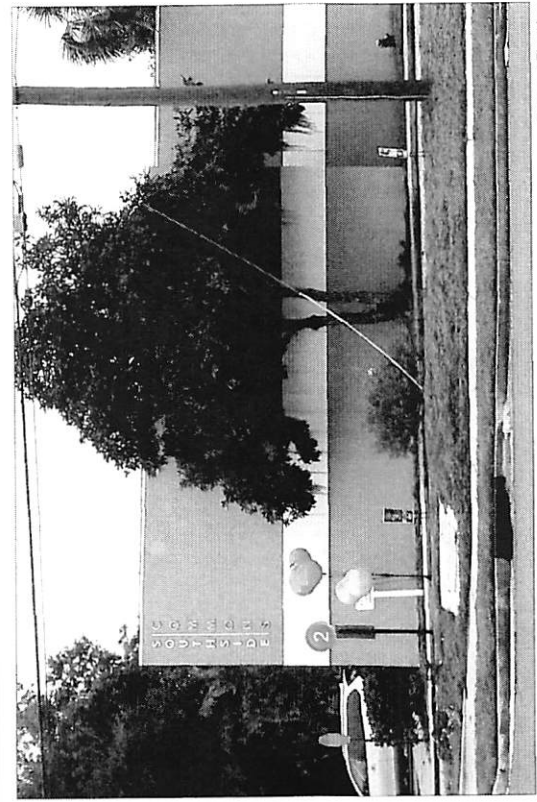
Burn rate on plastic
as measured by
ASTM D-635 is 1.8
inches per minute

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PREVIOUS WRITTEN CONSENT



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

2 Front Elevation End View - Non Illuminated Routed Acrylic



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

Photo Overlay - Non Illuminated Routed Acrylic



HERITAGE SIGNS
 1222 Energy Cove Ct.
 Green Cove Springs, FL 32643
 904-529-7446
 904-529-3567 fax

Client:
 Southside Commons
 9801 Old Baymeadows
 Jacksonville, FL 32256
 Date: 09.17.20

DWG NAME:
 SSC101-R1

Allowed Sq. Ft.: n/a
 Proposed Sq. Ft.: n/a

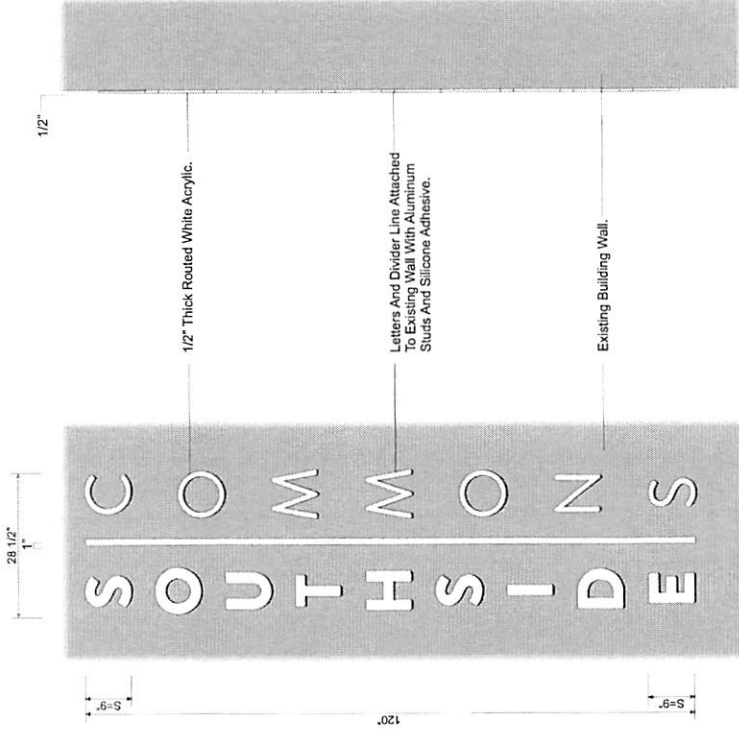
Salesperson: C. Knight
 Drawn By: T. Beach

Client Approval/Date: _____
 Standard Approval/Date: _____
 Notes: _____



Burn rate on plastic
 as measured by
 ASTM D-635 is 1.8
 inches per minute

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23.75 = SQ. FT.

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

3 Front Elevation End View - Non-Illuminated Routed Acrylic



Existing Signage

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

3 Photo Overlay - Non-Illuminated Routed Acrylic