

TAB II.B
Action Item
DDRB 2016-004
GATE STATION, FOREST AND PARK, REQUEST FOR *FINAL APPROVAL WITH*
SIX (6) DEVIATIONS

DDRB 2016-004
GATE STATION, FOREST AND PARK, SPECIAL SIGN EXCEPTION, TWO (2)
MONUMENT SIGNS AND MULTIPLE BUILDING SIGNS FOR *FINAL APPROVAL*

DOWNTOWN DEVELOPMENT REVIEW BOARD

**REQUEST FOR FINAL REVIEW AND DEVIATIONS
AND
SPECIAL SIGN EXCEPTION**

APPLICATION 2016-004 GATE STATION

April 21, 2016

b

Project Name: Gate Station; Convenience Store with gasoline sales

Location: South East corner of the intersection of Forest Street and Park Street, 436 and 444 Park Street

Request:

- 1) Final Approval with Deviations and
- 2) Special Sign Exception for:
 - a) 2 monument signs and
 - b) Multiple first floor building wall signs.

Downtown Overlay District: Brooklyn and Riverside Avenue District

Current Zoning District: CCG-2 (Commercial Community -2)

Current Land Use Category: Central Business District (CBD)

City Council District: District 7, the Honorable Reggie Gaffney

Applicant/Agent: Steve Diebenow
One Independent Drive
Suite 1200
Jacksonville, Florida 32202
904.301.1269

GENERAL INFORMATION

DDRB Application 2016-04 is before the DDRB seeking final approval with Deviations for the proposed convenience store and gasoline sales at the intersection of Park Street and Forest Street and a Special Sign Exception to allow 2 monument signs and approval of multiple first floor building wall signs.

The application presented a conceptual plan **March 10, 2016** and the item was deferred to a **Special Meeting March 24, 2016**, at which time the plan received conceptual approval with conditions and comments recognizing the site plan could be improved with architectural, hardscape, landscape and streetscape improvements.

The revised plan shows a single story convenience store of 6,401 S.F. with a 160 feet x 56 feet (8,960 S.F.) canopy, carwash, outdoor seating, and 26 parking spaces. The revised drawings address the conditions and comments of the DDRB Conceptual approval noting the site is on the periphery of the eastern boundary of the geography for the Downtown Overlay District, adjacent to the I-10 and I-95 exit ramps to Forest Street, and a six lane east-west route recognized as a primary entrance route to *Brooklyn-Riverside District*.

Staff is of the opinion the applicant has addressed the concerns of the DDRB Conceptual Approval of the Special Meeting and the revised plans show compliance with the intent of the design guidelines of the *Brooklyn-Riverside District* and the Downtown Overlay District Design Guidelines with deviations.

The applicant request for Final Approval and deviations as well as the Special Sign Exception includes the following issues:

Site Development/ Design Guidelines:

1. setback modifications
2. Entrance reductions
3. Off-street parking increases
4. Landscape screening modifications
5. Transparency reductions
6. Streetscape modifications

Special Sign Exception:

1. 2 monument signs
2. Multiple building wall signs

DEVELOPMENT GUIDELINES AND CRITERIA FOR REVIEW

Pursuant to the provisions of *Section 656.361.8 Powers and Duties of the Zoning Code*, the DDRB shall review and make decisions with respect to all applications for development. Staff review indicates the development is in the downtown geographic area within the City of Jacksonville adopted *CRA Plan*, (“North Bank Downtown and Southside CRA Plans”). The proposed project includes a convenience store with gasoline sales. The proposed commercial use project promotes the CRA goals of redevelopment by *Reinforcing Downtown as the City’s unique epicenter for business, history, culture, education, and entertainment*. The proposed development application shows revised plans that compliment this goal as well as complimenting the improvements *reinforce connectivity with improved walkability / bike ability to adjacent neighborhoods*, a goal of the *CRA plan* and further identified in context with the Park Street as an important pedestrian corridor for the Downtown development.

This review includes the proposed development in context to the Downtown Overlay Zone: (i) which is intended to ensure consistency and compatibility with the *CRA Plan*; and (ii) compliance with the Downtown District Regulations and all related guidelines included in *Appendix C Downtown Design Guidelines in the CRA Plan* (attached) addressing the urban design. Review also includes the standards as referenced by *Section 656.361.10.-Development Guidelines, Sections 656.361.12. thru Sections 656.361.21*; which provides for relief from design guidelines pursuant to *Section 656.361.22.-Deviations from standards by Downtown Design Review Board*.

Staff review of this DDRB application uses the above referenced applicable *Appendix C Downtown Design Guidelines in the CRA Plan* addressing urban design guidelines including design guidelines for the *Brooklyn – Riverside District* as well as design criteria pursuant to *Section 656.361.10 Development Guidelines of the Zoning Code and notes the following findings*:

1. Sec. 656.361.11.- Setback or “Build To” Lines (*Deviation required prior to Final DDRB Approval*)

The intent of the Setback and “Build To” Lines is for buildings to provide continuous frontage along sidewalks creating a pedestrian-oriented and pedestrian-scaled environment. The conceptual site plan shows a one story convenience store building and gasoline sales development that has street frontage on Edison Avenue, Park Street, Forest Street and portions of the abandoned Chelsea Street right of way adjacent to the I-95 and I-10 exit ramps. As noted in the application, the proposed primary building is set back from the adjacent public street frontage rights-of-way lines to accommodate vehicle activity both for the gasoline sales and the convenience store retail as well as

accommodate the necessary wholesale supply aspects of the store including gasoline and convenience store retail goods. The site plan requires the setback deviation to facilitate these functions and as such, the applicant has provided the following information supporting the request

The applicant indicates that the nature of the convenience store has both a high vehicle traffic generation with pedestrian activity. The project proposes pedestrian friendly features to mitigate the conflicts and maintain the functions of the operation. These features include unique architectural treatments as well as pedestrian designed walk paths to and from the pump islands and the perimeter of the site and increased pedestrian sidewalk design along Park Street. The development also provides designated walks to the store from the gas sales area and the perimeter of the site. The project also provides an improved bicycle path from the Forest Street frontage along Chelsea Street.

Staff is of the opinion that the revised plans mitigate the setback issues and supports the request for the setback deviations.

2. Sec.656.361.12.- Encroachment (NA)

The intent of this guideline is for building facades to engage the pedestrian on the street. The criteria suggest providing differentiated building walls, open and inviting facades, human/pedestrian scale and varied horizontal and vertical articulation.

Staff is of the opinion the revised drawings of the primary façade facing Park Street frontage shows design guideline compliance and meets the intent of the requirements.

3. Sec.656.361.13.- Entrances (Deviation required prior to Final DDRB Approval)

This criterion requires at least one pedestrian entrance door on each building elevation facing a street. The revised site plan shows the convenience store and gasoline sales development that has street frontage on Edison Avenue, Park Street, Forest Street and portions of the abandoned Chelsea Street right of way. As such to meet this guideline the store should have entrances to the above reference streets. The revised drawings show entrances to Park, Chelsea Streets, and Edison Avenue, but not to Forest Street, and therefore; require the entrance deviation. The applicant has provided the following information supporting the request:

The applicant has noted that the convenience store operation by necessity, for both security and safety concerns, minimizes the number of entrances and entrances to the Forest Street frontage. Additionally, the interior circulation is designed to meet the exterior operations for positive retail pedestrian activity.

The development has further mitigated the access issues with designated pedestrian path with hardscape and architectural details.

Staff recognizes the function of the building must be safe and secure, as well as accommodate for convenience of retail items and outside gasoline sales, as well as provide appropriate entrances. The unique operations of the store, the revised improvements to the site addressing pedestrian and vehicle circulation, and the architectural modifications to the building mitigate the entrance issues. The development is seeking relief from this requirement from the Forest Street frontage, and staff supports the request for the entrance deviation.

4. Sec.656.361.14.- River Views and Height of Buildings and Structures (NA)

The intent of this guideline is to encourage views of the river, encourage buildings forms and massing that is respectful of their surroundings, and limit building height to the underlying zoning district.

Staff notes the proposed development shows a single story building in zoning districts designated CCG-2. The CCG-2 has a height limitation of 60 feet. This design guideline limits the building height to the underlying zoning district and as such, the proposed final drawings show compliance with this design guideline.

5. Sec.656.361.15.- Rooftop Design(NA)

The intent of this guideline is to screen all rooftop mechanical equipment from view with architectural enclosures.

Staff notes the final drawings indicate the project will screen all rooftop equipment, and as such, the development is consistent with this development guideline. Final permit approval will require details showing compliance with the rooftop design element.

6. Sec.656.361.16.- Off-Street Parking Overlay (Deviation required prior to Final Approval)

The intent of this guideline is to minimize the impact of developing parking and service areas associated with a development. The project proposes 26 parking spaces and the code indicates a requirement of 20 spaces. The developer is requesting that the number of spaces be increased. As such, the development will need to receive a deviation to allow an additional vehicle spaces from this design guideline prior to Final Approval from the DDRB. The applicant has provided the following information supporting the request:

The applicant has indicated that the uniqueness of the retail operation, providing both inside retail and outside gasoline sales necessitates the additional parking spaces. By nature the proposed convenience store has a high volume of vehicle traffic for the gasoline sales and the convenience store items. The development is proposing increased landscape and hardscape buffering around the perimeter of the surface parking areas as well as widened pedestrian walks along Park Street minimize the impact of additional parking spaces.

Staff recognizes that this type of development generates an above average vehicle and short term retail activity. The applicant does provide additional on- site improvements which mitigates the issue by breaking up the parking areas with an outside eating pavilion, pedestrian pathway identification, and landscape screening and streetscape improvements. As such, staff supports the request for the parking increase deviation.

Sec.656.361.17.- Surface Parking, Trash, Storage, and Loading Area Screening and Landscaping Requirements (*Deviation required prior to Final DDRB Approval*)

The intent of this guideline is to ensure appropriate screening and landscape treatment for parking, trash, storage and loading areas.

Staff notes the revised site plan shows screening and buffering for the designated solid waste and trash areas and the drawings show compliance with this design element. Staff also notes the applicant is proposing additional items to the landscape plantings that compliment both the site and the general uniqueness of the site that further soften the surface parking impacts to the site and buffer the site. As such, a deviation is required to deviate from the standard requirements to allow modification to the landscape screening items proposed for the development. The applicant has provided the following information supporting the request:

The applicant has indicated that the request will allow the development to exceed the landscape screening requirements and provide an improved product for the operations of the site as well as compliment the immediate site and surrounding development. The applicant is also proposing to modify the pedestrian use elements of the site environment with additional hardscape and architectural elements including outdoor eating area adjacent to the building.

Staff supports the request as the deviation as it will allow for landscape screening to exceed the landscape requirements as well as permit graphics and buffering complimenting the site and the surrounding area.

7. Sec.656.361.18.- Transparency (*Deviation required prior to Final DDRB Approval*)

The intent of this development guideline is to minimize the percentage of blank wall space on the ground floor level, encourage continuity of retail and pedestrian consumer service uses, and provide a pleasant experience for pedestrians.

The revised drawings show retail development including the gasoline sales facing Riverside Avenue with an outdoor seating area facing Edison Avenue frontage. Staff notes the revised plans do not meet the transparency requirements for façade treatments. However, staff would note, the uniqueness of the development, a convenience store with gasoline sales, requires a relief from the standard to accommodate a more urban and contemporary architecture as well as vehicle and service circulation issues. The applicant has indicated the following to support the request:

The applicant notes that setting the building back from street frontage to accommodate safe vehicle circulation and service minimizes the benefits for transparency requirement. As such, the development proposes to mitigate the concerns of transparency reductions by providing architectural building modifications and outside illumination, landscape screening that exceeds the standards, and streetscape treatments that further compliment the site and the surrounding area.

Staff supports the request as the deviation as it will allow for the reduction of transparency issues providing a more sustainable and desirable development that includes additional hardscape, landscape screening elements and streetscape improvements that further compliment the site and the surrounding area.

8. Sec.656.361.19.- Grid Pattern(*NA*)

The purpose and intent of this development guideline is to maintain traditional block patterns with a grid of streets wherever practicable. The project does close portions of Chelsea Street; however, Chelsea Street is not a through street and the criteria are not applicable.

9. Sec.656.361.20.- Streetscape Design Standards(*Deviation required prior to Final DDRB Approval*)

The intent of this design guideline is to establish criteria requiring certain levels of quality and street level enhancement for pedestrian use and interaction.

The project revised drawings show general compliance with the streetscape design standards for development and in fact exceed the standards with additional plantings,

hardscape, and pedestrian treatment. As such, the applicant will need a deviation to modify the standards required and has provided the following:

The applicant has indicated that the deviation is necessary to provide additional pedestrian improvements that include pedestrian paths, graphics and wayfinding, additional landscaping, and other improvements complimenting the site and the surrounding area.

Staff supports the request as the deviation will allow for modifications to the streetscape standards so as to provide a more sustainable and desirable overall development that includes additional landscape, pedestrian hardscape elements, as well as streetscape improvements that further compliment the site and the surrounding area.

10. Sec.656.361.21.- Waterfront Design Regulations(NA)

The site is not located on the riverfront and therefore these guidelines are not applicable.

SUPPLEMENTAL INFORMATION

Deviations

Staff has reviewed information in the application that addresses **Sec.656.361.22.-Deviations from standards by Downtown Design Review Board** and notes the following findings:

a) There are practical or economic difficulties in carrying out the strict letter of the requirement:

The property is located adjacent to the perimeter of the Downtown Overlay District and backs up to the I-95 transportation network. The unique site location and operational requirement for a development providing vehicle gasoline sales and retail goods presents practical difficulties in carrying out the strict letter of the requirements for the requested deviations. It is also noted that the approval of the deviations are further mitigated with hardscape, landscape, and architectural improvements.

b) The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest:

The site is presently located in an area undergoing new and vibrant development. Granting the deviations will allow the development to continue support revitalization and provide needed services to the area.

c) The proposed reduction or deviation will not substantially diminish property values in the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation:

The deviations will allow the development in area that is being developed with newer projects and renovations which will bring increased property values to the neighborhood. Also, the completion of this development will not interfere with or injure the rights of others whose property would be affected by the deviation but rather continue to bring opportunities for new development and improvements to the area.

d) The proposed reduction or deviation will not be detrimental to the public health, safety or welfare, result in additional public expense or the creation of nuisances:

The proposed deviations will permit the development to move forward with no additional public expense. All development is on private property at the cost of the developer and will not be detrimental to the public health, safety, or welfare nor injure the rights of others. The proposed deviations are in keeping with new development in the area.

e) The effect of the proposed reduction or deviation furthers the objectives, policies, design and intentions of the Downtown Master Plan.

The effect of the deviation will allow needed services to move forward, which furthers the objectives, policies, design and intentions of the *Downtown Master Plan*.

Special Sign Exception

Additionally, the applicant is requesting a **Special Sign Exception** to allow 2 monument signs and to allow multiple permitted building signs. The proposed development includes 2 monument signs, one located along Forest Street frontage and one located at the intersection of Edison Avenue and Park Street. Additionally, the project is proposing building signs on the face of the building, the canopy, and the carwash structure. The building has approximately 261 feet of linear frontage on Park Street, approximately over 260 linear feet of frontage on Forest Street and 260 linear feet of street frontage on Edison Avenue.

Monument Signs:

1) Forest Street	40 square feet
2) Edison Ave and Park Street	63 square feet
	Total- 103 square feet

Building Signs:

1) Gate sign	84 square feet
2) Market sign	53 square feet
3) Best Bean Coffee	37 square feet
4) Yobe frozen yogurt	46 square feet
	Total- 220 square feet

Canopy Sign:

1) 1 facing north	14 square feet
2) 1 facing south	14 square feet
	Total - 28 square feet

Staff review criteria for **Special Sign Exceptions** are guided by **Sec.656.1335.-Design Review** and include the following findings:

- (a) The relationship of the scale and placement of the sign to the building or premises upon which it is to be displayed. Signs should respect the architectural features of the façade and be sized and placed subordinate to those features.*
- (b) The relationship of colors of the sign to the building it is to be attached to and colors of adjacent building and nearby street graphics. The sign's color and value (shades of light and dark) should be harmonious with building materials.*
- (c) The similarity or dissimilarity of the sign's size, shape, and lettering to the size, shape and lettering of other conforming signs in the surrounding area.*
- (d) The compatibility of the type of illumination, if any, with the type illumination in the surrounding area.*

The signs are of a scale and placement on the site and buildings with colors and design, size and shape that provide appropriate illumination. The proposed signs are compatible with signs in the surrounding area that include the Everbank Building, 220 residential /commercial mixed use, and the new YMCA. It is also noted that one story signs are allowed up to a maximum 300 square feet, and a development may receive DDRB approval for multiple building signs not exceeding 1 square foot of sign per street frontage. The site has over 700 linear feet of street frontage.

As such, staff supports the request for the monument signs on Forest Street and Edison Avenue/Park Street locations, and supports the multiple building sign request.

RECOMMENDATION

Based on the foregoing, the Downtown Development Review Board staff recommends approval of DDRB Application 2016-02 conditions that include:

1. **Approval** of a deviation to address **Sec. 656.361.11.- Setback or “Build To” Lines** allowing increased building setbacks for the development from for Park Street, Edison Avenue, Chelsea Street, and Forest Street.
2. **Approval** of a deviation to address **Sec.656.361.13.- Entrances** allowing a reduction of entrance requirements for Forest Street frontage.
3. **Approval** of a deviation to address **Sec.656.361.16.- Off-Street Parking Overlay** to allow an increase from the required parking to provide 26 vehicle spaces.
4. **Approval** of a deviation to address **Sec. 656.361. 17.- Landscape Screening** to allow an alternative landscape plan screening parking and vehicle circulation for the proposed development along Forest Street, Park Street, Chelsea Street and Edison Avenue street frontage.
5. **Approval** of a deviation to address **Sec.656.361.18.-Transparency** allowing a reduction in Transparency requirements for the development to a zero requirement or as shown on attached building drawings submitted with final development plans approved by DDRB.
6. **Approval** of a deviation to address **Sec.656.361.20.-Streetscape Standards** allowing an alternative streetscape design for Forest Street, Park Street, Chelsea Street, and Edison Avenue.
7. **Final Approval of DDRB 2016-004 site development plan**
8. Final Approval of Special Sign Exception to allow 2 monument signs and multiple building signs as shown on attached building drawings submitted with final development plans approved by DDRB.

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April 8, 2016

Downtown Development Review Board
Attn: Jim Klement, Redevelopment Coordinator
117 West Duval Street, Suite 310
Jacksonville, FL 32202

RE: Application for Final Approval and Corresponding Deviations – 0, 436, and 444 Park Street (the “Property”)

Dear Mr. Klement:

Please find a Downtown Development Review Board (“DDRB”) Application requesting Final Approval enclosed for your review. The application is submitted on behalf of Ware Family Realty, LLC, a Florida limited liability company (“Applicant”), which Applicant is the contractual seller to Gate Petroleum Company, a Florida corporation. Specifically, Applicant respectfully requests the DDRB issue a Final Approval including approval of deviations from applicable setback, entrances, off-street parking, and transparency requirements contained in the Downtown District Regulations (Sections 656.361.1-656.361.26) of the City of Jacksonville Zoning Code (the “Code”).

First, the proposed convenience store building (the “Building”) does not meet the setback requirements set forth in Section 656.361.11(a) of the Code, which requires that “[n]o portion of a building or structure shall be set back from the right-of-way line of a public street, unless the DDRB authorizes a setback to accommodate site specific public open spaces such as: plazas, courtyards, vistas, entry ways, or the like.” The Building is set back from the three adjacent rights of way; it is set back approximately 91 feet from Forest Street, approximately 180 feet from Park Street, and approximately 76 feet from Edison Avenue. However, the Building meets all of the requirements for a setback deviation pursuant to Section 656.361.22 of the Code. To conclude, Applicant shall not be required to comply with the setback requirements set forth in Section 656.361.11(a) of the Code.

Second, the Building does not meet a portion of the entrances requirements set forth in Section 656.361.13 of the Code, which requires at least one pedestrian entrance door on each building elevation facing a street and provides that main entrances shall face the street and not a parking lot. Although the Building provides pedestrian entrance doors on each building elevation facing a street, the main entrance to the Building faces a parking lot. The Building meets all of the requirements for an entrances deviation pursuant to Section 656.361.22 of the

Code. Accordingly, the DDRB may authorize a deviation from the entrances requirements contained in Section 656.361.13 of the Code.

Third, the proposed development does not meet the minimum off-street parking requirements set forth in Section 656.361.16(b) of the Code, which requires that the maximum number of off-street parking spaces permitted on the Property shall be the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, or twenty (20) off-street parking spaces. The Property shall contain twenty-six (26) off-street parking spaces. Consequently, Applicant requests that the DDRB approve a deviation allowing twenty-six (26) parking spaces on the Property. The Property meets all of the requirements for a parking deviation pursuant to Section 656.361.22 of the Code. Therefore, Applicant shall not be required to reduce the amount of off-street parking proposed for the Property.

Forth, the proposed development does not meet the screening requirements contained in Section 656.361.17 of the Code. Although the surface parking lot will not be screened exactly as described in Section 656.361.17, it will be sufficiently screened by fencing and landscaping, as shown on the site plan submitted to the DDRB with the enclosed application.

Fifth, the Building does not satisfy the transparency requirements contained in the Section 656.361.18 of the Code, which provides that “[a]t least 50 percent of each building façade, between the height of two feet and ten feet above the sidewalk grade shall be transparent.” Between the height of two feet and ten feet above sidewalk grade, the Building façade Forest Street is approximately 11.7 percent transparent, the Building façade facing Park Street is approximately 41.2 percent transparent, and the Building façade facing Edison Avenue is 18.1 percent transparent.

Sixth, the proposed development shall deviate from the streetscape guidelines found in Section 656.361.20 in order to provide an attractive, pedestrian-friendly, secure environment for customers. The Applicant has worked with the DDRB and its staff in order to provide a streetscape plan that the Applicant believes exceeds the DDRB’s expectations for the proposed development.

As stated above, each of the deviations requested herein satisfies Section 656.361.22 of the Code. Pursuant to Section 656.361.22 of the Code, the DDRB may authorize a deviation from any of the requirements of . . . Subpart H or the DIA Business Investment and Development (“BID”) Plan, if it makes a positive finding, based on substantial competent evidence, on each of the following criteria:

- (a) There are practical or economic difficulties in carrying out the strict letter of the requirement;
- (b) The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest;
- (c) The proposed reduction or deviation will not substantially diminish property values in the area surrounding the site and will not substantially interfere with

or injure the rights of others whose property would be affected by the deviation;

- (d) The proposed reduction or deviation will not be detrimental to the public health, safety or welfare, result in additional public expense or the creation of nuisances; and
- (e) The effect of the proposed reduction or deviation furthers the objectives, policies, design and intentions of the BID Plan.

With regard to subsection (a), there are practical and economic difficulties in carrying out the strict letter of the setback, entrances, off-street parking, screening/landscaping, transparency, and streetscape requirements of the Code, as applied to the Building and the Property, because the Property is planned for unique development as a gas station and convenience store, a use which generates a high volume of vehicle traffic by its very nature and must contain sufficient parking for such vehicle traffic. The location of the proposed on-site parking, which causes the Building to be set back from the adjacent rights of way, is dictated by the use of the Property as a gas station, which use required significant traffic circulation on site. The proposed use also requires the main entrance to be located behind the parking lot in order to provide safe traffic patterns on site. Because of the nature of the proposed use of the Property, it cannot strictly abide by the screening/landscaping or street scape guidelines. Furthermore, the transparency requirements contained in Section 656.361.18 of the Code were designed to encourage pedestrian environments; although the Property will contain pedestrian-friendly features such as various outdoor seating areas, the proposed use is vehicle intensive and therefore cannot meet all of the pedestrian-oriented provisions of the Code.

Additionally, the request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest. The proposed development plan of the Property is based upon a desire to create a functional convenience store and gas station which will serve the public by providing gasoline, groceries, and other necessities, so Applicant meeting the requirements of Section 656.361.22(b) of the Code. Also, with regard to Section 656.361.22(c), the proposed deviations will not diminish property values in the area and will not interfere or injure the rights of other property owners. Similarly, the proposed deviations satisfy subsection Section 656.361.22(d) of the Code because they will not be detrimental to the public health, safety, or welfare, or result in any public expense or the creation of nuisances.

Finally, the proposed deviations meet the requirements contained in Section 656.361.22(e) of the Code because they will further numerous objectives, polices, designs, and intentions of the BID Plan. For example, the proposed deviations will further the first BID Plan redevelopment goal, which is to “[r]einforce [d]owntown as the City’s unique epicenter for business, history, culture, education, and entertainment.” Each redevelopment goal is accompanied by specific benchmarks that allow each goal to be measured. The first benchmark for the first redevelopment goal is to increase the opportunities for Downtown employment. The redevelopment proposed by Applicant will increase Downtown employment, with 2-4 employees per shift. The proposed deviations are also consistent with the BID Plan policies, which include maintaining consistency with the City of Jacksonville 2030 Comprehensive Plan. Finally, the

proposed deviations comply with the design guidelines contained in the BID plan, such as minimizing the impact of parking and services areas.

Thank you for taking the time to review the enclosed application. We look forward to working with you and the DDRB to obtain final approval of the deviations described herein.

Very truly yours,

A handwritten signature in blue ink that reads "Leah Walker". The signature is written in a cursive style with a long, sweeping tail on the "k".

Leah A. Walker

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April 8, 2016

Downtown Development Review Board
Attn: Jim Klement, Redevelopment Coordinator
117 West Duval Street, Suite 310
Jacksonville, FL 32202

**RE: Application for Special Sign Exceptions – 0, 436, and 444 Park Street (the
“Property”)**

Dear Mr. Klement:

In addition to the deviations from the Downtown District Regulations of the City of Jacksonville Zoning Code (the “Code”) requested by Ware Family Realty, LLC, a Florida limited liability company (the “Applicant”), the Applicant respectfully requests that the Downtown Development Review Board (“DDRB”) grant special sign exceptions from the standards provided in Section 656.1333 of the Code. Specifically, the Applicant’s proposed development will require exceptions from the prohibition on monument and pylon signs and the signage area and signage number requirements contained in Section 656.1333.

The DDRB should grant the special sign exceptions requested by the Applicant, pursuant to Section 656.1333(j) of the Code. Section 656.1333(j) requires that a sign plan demonstrate the following, in addition to the criteria set forth in Section 656.1335 and Section 656.1303(c), in order for the DDRB to approve the special sign exceptions shown therein:

- (1) An exceptional effort toward visual harmony between the signs, structures, and other features of the property through the use of a consistent design theme,
- (2) Preservation of a desirable existing design or siting pattern for signs in the area, and
- (3) Minimal view obstruction or preservation of views of historically or architecturally significant structures.

The sign plan attached to the Applicant’s application for final approval satisfies the requirements contained in Section 656.1333(j). First, the Applicant shall satisfy the design review standards set forth in Section 656.1335 of the Code. Second, the sign plan proposed by Applicant meets the requirements contained in Section 656.1303(c)(3) of the Code. Third, the sign plan submitted by Applicant shows the exceptional effort made by Applicant toward visual harmony on site and creates a consistent design theme; the sign plan therefore meets the Section

656.1333(j)(1) requirements. The sign plan also meets the requirements of Section 656.1333(j)(2), if Section 656.1333(j)(2) applies in this area of infill development, because it preserves the design and siting pattern for new signs installed in the area. Finally, the sign plan does not obstruct views of any historically or architecturally significant structures, so it satisfies the requirements contained in Section 656.1333(j)(3) of the Code.

Thank you for taking the time to review the enclosed application. We look forward to working with you and the DDRB to obtain final approval of the special sign exceptions described herein.

Very truly yours,

A handwritten signature in blue ink that reads "Leah Walker". The signature is written in a cursive, flowing style.

Leah A. Walker

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

This application, including the Conceptual Review Presentation, must be completed and submitted to the Downtown Development Review Board (DDRB) Staff **twenty (20) business days** prior to the upcoming DDRB meeting. The DDRB generally meets on the first Thursday of each month. If you have any questions regarding the application process, please contact Jim Klement of the Office of Economic Development (OED) at (904) 630-2689, or visit www.jaxdevelopment.org.

TO BE COMPLETED BY APPLICANT

Requesting Conceptual or Final Approval by the DDRB

- Requesting Conceptual Approval
 Requesting Final Approval

I. Project Location and Description

- a. Project Name Gate Petroleum - Park Street
- b. Project Address 0, 436, and 444 Park Street
- c. Parcel Number 090083 0000, 090082 0000, and 090081 0000
- d. Council District 7
- e. Council Member Reggie Gaffney
- f. DT Overlay District 1 - Brooklyn & Riverside
- g. Project Description New convenience store and gas station

II. Project Contact Information

- a. Name Steve Diebenow
- b. Phone & Fax # 904-301-1269
- c. Mailing Address One Independent Drive, Suite 1200

DDRB USE ONLY

DDRB #	
Date Filed	
Pre Application Date	

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

III. Design Team Name and Contact

- a. Architect Tim Miller, AIA
Telephone # & email address 904) 296-8066 tmiller@elm-plan.com
- b. Landscape Architect Janet Whitmill
Telephone # & email address 904) 398-7688 j_o_whit@bellsouth.net
- c. Engineer Brad Davis
Telephone # & email address 904) 739-3655 bdavis@prosserinc.com
- d. Contractor To be determined
Telephone # & email address () _____

IV. Project Phase Information

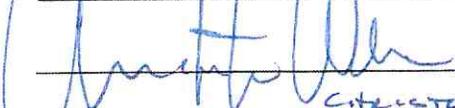
- a. Project Phase (I, II, III, etc.) I
- b. Start Date for Phase(s) To be determined
- c. Completion Date for Phase(s) 6 months after start date
(Phasing indicated with estimated time schedule)

V. Brief Description of Project (New, or indicate existing space to be converted, additions to existing space, etc.)

New 6,536 sqft Gate Petroleum convenience store with outdoor seating, 20 fueling positions, 24 off-street parking spaces, 2 handicap parking spaces, car wash, air and vacuum stations, and rear loading for vendors.

VI. Signatures

AGENT/DEVELOPER  **DATE** 7-11-16

OWNER  **DATE** _____

TO WHOM IT MAY CONCERN:

The owner hereby authorizes Steve Diebenow to act as my agent to obtain DDRB approval for development of lands, which I currently own as described in this application (both signatures above required).

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

VII.	Development Table	Land Area (foot print)	Floor Level (overall height)	Units/ Sq Ft/ Net	Required Parking	Parking Provided		Employees	Est. Total Cost
						Surface	Garage		
a.	Passive Pedestrian Space (Open)								
b.	Space/Retention								
c.	Active recreation (pools, tennis, plaza fountains, etc.)								
d.	Residential								
e.	Office								
f.	Commercial/Retail	6,536	26' at highest point	NA	20	26	0	2-4/shift	TBD
g.	Hotel								
h.	Industrial								
i.	Public Facilities (hospital, fire departments, school, government agency, etc.)								
j.	Marina (Length and # of Slips)								
k.	Riverwalk (Frontage)								
l.	Streetscape (Frontage)								
m.	Roads & Circulation Drives								

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

REQUIRED EXHIBITS FOR CONCEPTUAL APPROVAL
(Sec 656.361)

- A. Conceptual review documents shall contain the following items and the applicant shall provide twenty (20) 8.5" x 11" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a Compact Disc (CD).
- DDRB Completed Application (Exhibit A)
 - Vicinity Plan showing the project in relation to the Downtown Overlay Zoning Districts, and digital photos of site and adjacent properties 300 feet from all project property lines, including aerial (digital JPEG photos that can be e-mailed).
 - Site Plan including grade notations, vehicular access, parking, landscaping, building footprint with dimensions, setback, traffic engineering, solid waste, existing streetscape with landscape and storm-water drainage (minimum scale 1"= 50').
 - Building elevations, all sides, existing and proposed (scale drawing required unless alternate agreed to by DDRB staff.
 - Site and building section, including sidewalk and roadway.
 - Land use and zoning of project site and adjacent properties...
- B. For presentation to the DDRB, Twenty (20) - 11" x 17" color copies of the presentation, and if appropriate, a model and presentation boards are required.
- One (1) CD containing the PowerPoint presentation with slides of all required information. (Please note: PowerPoint presentations are posted on OED's Web site, therefore, staff requires a PowerPoint presentation with the following characteristics: Image and Background Images - Images should be at screen resolution or 72dpi with a file size of 500KB or less, if possible. PowerPoint File size: Max - 25MB for web only. Additional higher resolution PowerPoint presentations can be submitted for DDRB presentations, if need be.)
 - Oral presentation should address how the project meets the Development Guidelines
 - Oral presentation should address deviations from Design Review Standards and Special Sign Exceptions, if applicable.

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

DDRDB staff will notify you if it is determined that your project requires 3D

- Technical Requirements for 3D
 - The following software is used to create the 3D model for Google Earth Design Software provided by Google: SketchUp
To download: <http://sketchup.google.com>
 - The application used to view locations:
Google Earth: <http://earth.google.com>

If the user is required to have the project file created in a particular location on Google Earth, the Google Earth application will need to be downloaded and installed on the user's workstation.

The user will then identify the location of the project site and create the model in that particular location.

After creating this file, the model will have specific coordinates.

This model can be dropped to location when imported through the Google Earth program.

Please note that temporary construction trailer landscape and site plans, as well as sales center landscape and site plans, require approval by the DDRB.

REQUIRED EXHIBITS FOR FINAL REVIEW
(Sec 656.361)

- A. Final Review Documents shall contain the same information as required for Conceptual approval, in addition to the items below and should include any revised or additional information requested by the DDRB at the Conceptual Review meeting. The applicant shall provide twenty (20) 8.5" x 11" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a Compact Disc (CD).
 - Floor Plans
 - Perspective drawing of the building showing relation to adjacent buildings or structures
 - Landscape Plan including materials list, tree mitigation calculations, and irrigation

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

- Signage Plan to include location and dimensions
 - Streetscape Plan indicating compliance with design street type and materials
 - Exterior Lighting Plan to include description, and location
 - Samples of exterior finishes, trim, color, and textures
- B. For presentation to the DDRB, Twenty (20) - 11" x 17" color copies of the presentation, and if appropriate, a model and presentation boards are required.
- One (1) CD containing the PowerPoint presentation with slides of all required information. (Please note: PowerPoint presentations are posted on OED's Web site, therefore, staff requires a PowerPoint presentation with the following characteristics: Image and Background Images - Images should be at screen resolution or 72dpi with a file size of 500KB or less, if possible. PowerPoint File size: Max – 25MB for web only. Additional higher resolution PowerPoint presentations can be submitted for DDRB presentations, if need be.)
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DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

The user will then identify the location of the project site and create the model in that particular location.

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- Deviations of Design Review Standards and evidence that a Notice of Public Hearing **(Exhibit B)** has been complied with, if applicable.
- Special Sign Exceptions and evidence that at Notice of Public Hearing **(Exhibit B)** has been complied with, if applicable.

Please note that temporary construction trailer landscape and site plans, as well as sales center landscape and site plans, require approval by the DDRB.

After Final Approval by the DDRB, any changes to the approved Plan shall be provided to the DDRB or its staff for review and further consideration. No modifications to DDRB approved projects and associated approved building plans shall be submitted to the Building Official for modification until such revised plans have been reviewed and approved by the DDRB.

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

This application, including the Conceptual Review Presentation, must be completed and submitted to the Downtown Development Review Board (DDRB) Staff **twenty (20) business days** prior to the upcoming DDRB meeting. The DDRB generally meets on the first Thursday of each month. If you have any questions regarding the application process, please contact Jim Klement of the Office of Economic Development at (904) 630-2689, or visit www.jaxdevelopment.org.

Application Fees are as follows and due at the time of application submittal to DDRB staff:

- Application for a non multiphase Design Review by the Downtown Development Review Board - \$750.00
- Application for a multiphase Design Review by the Downtown Development Review Board - \$1,500.00
- Application for an amendment to a Final Approval of the Downtown Development Review Board - \$50.00

All checks and money orders should be made payable to the City of Jacksonville.

Exhibit B

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, April 14, 2016, at 2 p.m. the Downtown Development Review Board (DDRB) will hold a public hearing to be held in City Hall at St. James at 117 West Duval Street on the 1st Floor in the Lynwood Roberts Room*.

The DDRB will consider:

DDRB Application #201604
Name of Project: Gate Petroleum - Park Street deviations.

The proposed project is located at 0, 436, and 444 Park Street (address and/or location of project). The requested deviations from the design review standards include the following:

List Deviations and include Zoning Code Reference; i.e. Section 656.361

1.	Increase permitted setbacks along Park Street, Edison Avenue, Forest Street, and Chelsea Street - 656.361.11	B. Streetscape along Park Street, Edison Avenue, Forest Street, and Chelsea Street - 656.361.20
2.	Not meet entrance requirement on Forest Street - 656.361.13	
3.	Increase maximum number of off-street parking spaces to 26 - 656.361.16	
4.	Modify landscape screening requirements on Park Street, Edison Avenue, Forest Street, and Chelsea Street - 656.361.17	
5.	Reduce transparency of building façade facing Forest Street to 11.7 percent, building façade facing Park Street to 41.2 percent, and Building façade facing Edison Avenue to 18.1 percent - 656.361.18	

List Special Sign Exceptions, i.e. Section 656.1331

1.	Signs permitted - 656.1333 (to allow 2 monument signs and 1 pylon sign, and to exceed the number of permitted wall signs)
2.	

A copy of the application and legal description is available for public inspection. Additional information may be obtained by contacting Jim Klement, DDRB staff at (904) 630-2689. All interested parties are notified to be present and will be heard at the public meeting.

Chairman
Downtown Development Review Board

Dated this ____ day of ____, 2016

This notice is to be placed with the Financial News and Daily Record by contacting (904) 356-2466.

*Meeting date/time/location subject to change.

DOWNTOWN INVESTMENT AUTHORITY



March 31, 2016

Mr. Steve Diebenow
One Independent Drive
Suite 1200
Jacksonville, Florida 32202

RE: Conceptual Approval of DDRB 2016-004, Conceptual Development Plans for Park Street and Forest Street, Gate Station, Site Plan dated March 9, 2016

Dear Mr. Diebenow:

Thank you for your presentation on March 24, 2016 to the DDRB. The DDRB approved your request for Conceptual Approval for site plan dated March 9, 2016, subject to the following conditions:

1. Applicant to receive a deviation, where required to address **Sec. 656.361.11.- Setback or "Build To" Lines prior to Final DDRB Approval.** This request would address allowing an increase of the setback from the required zero feet along Forest, Chelsea, and Park Streets as well as along Edison Avenue.
2. Applicant to receive a deviation, where required to address **Sec.656.361.13.- Entrances prior to Final DDRB Approval.**
3. Applicant to receive a deviation to address **Sec.656.361.16.- Off-Street Parking Overlay prior to Final DDRB Approval** to allow an increase from the required parking.
4. Applicant to receive a deviation, where required to address **Sec.656.361.18.- Transparency prior to Final DDRB Approval** allowing a reduction in Transparency requirements.
5. Applicant to receive a deviation where required to address **Sec.656.361.20.-Streetscape Standards prior to Final DDRB Approval.**
6. Applicant to strengthen the **bicycle and pedestrian circulation on-site and off-site** with particular attention to the fuel islands and Forest and Park Streets.

DDRB 2016-004, Park Street and Forest Street, Gate Station
March 31, 2016
Page 2

The DDRB in their review also asked the developer to investigate the architectural design of the car wash so as insure a compliment to the store design, consider knee-wall designs, paver and tree-wells, bollards, additional extended paver design along Park Street that would provide an urban theme as well as soften the on-site vehicle activity, thereby strengthening the pedestrian engagement and bicycle safety, from the site in relation to the intersection of Forest and Park Streets as well as along Park Street, a major link to adjacent neighborhoods.

Staff also reminds the applicant that a **Special Sign Exception** is required for monument / free standing signs (*Subpart B.-Downtown Sign Overlay Zone Sec. 656.1331, Jacksonville Zoning Code*). The sign request needs to include design criteria information. Also, consideration should be made to include the signs in the overall urban theme and consider incorporating the signs so as to compliment plaza and architectural elements proposed for the development.

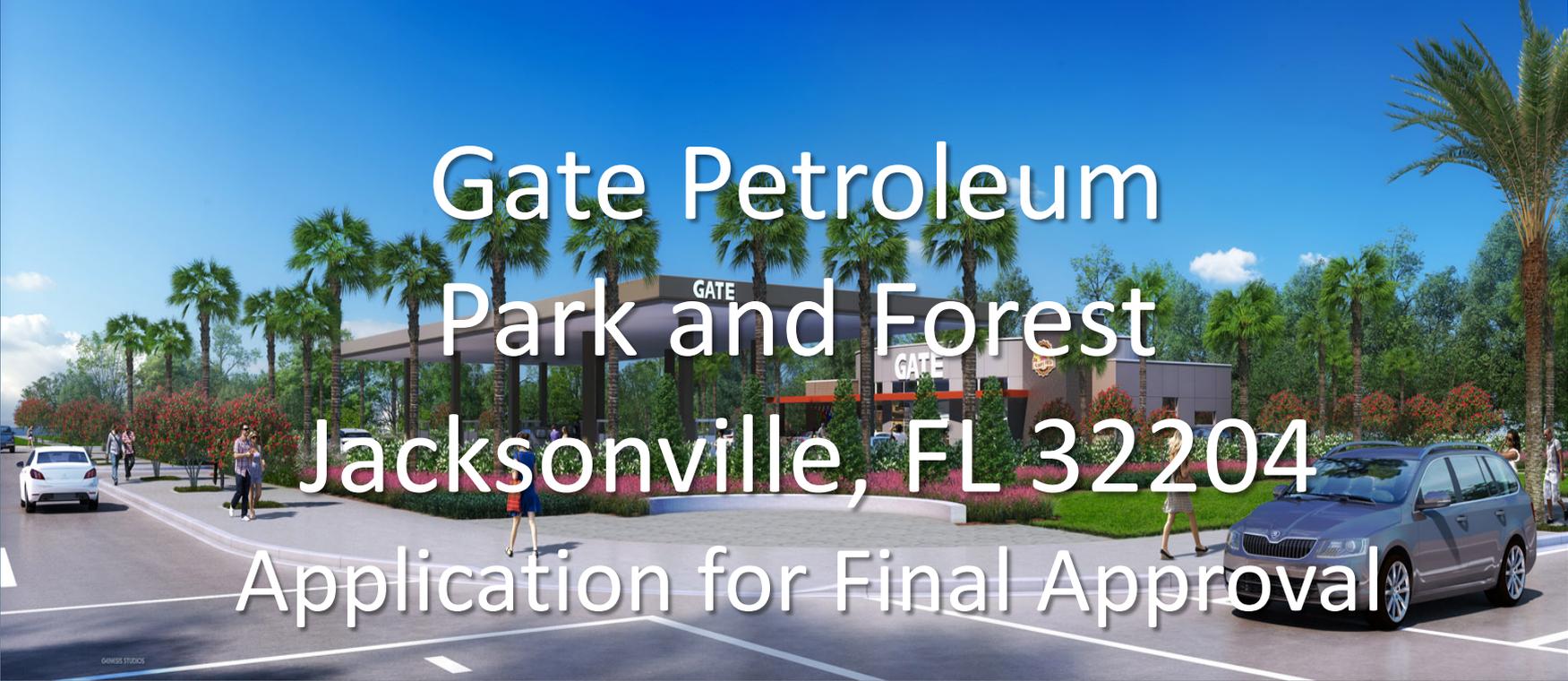
Please note this DDRB approval does not convey to the applicant or create in the applicant any property right, any interest in real property, any entrance upon or activities on property which is not owned or controlled by the applicant. Please note that any changes or modifications to the DDRB approved plans shall be reviewed and approved by DDRB prior to submittal to any other federal, state or local authorizing entities. Should you have any questions, please contact Mr. Jim Klement, Redevelopment Coordinator at (904) 630-2689 or e-mail at JKlement@coj.net.

Thank you for your interest and support of Downtown Jacksonville Florida.

Sincerely,



Aundra Wallace
Chief Executive Officer

An architectural rendering of a modern gas station. The station has a dark, flat roof with the word "GATE" written on it in white. The building is light-colored with large windows. The scene is set in a tropical environment with many palm trees and other greenery. A white car is parked on the left, and a blue SUV is parked on the right. Several people are walking around the station. The sky is blue with a few clouds. The text "GATE" is also visible on the building's facade.

Gate Petroleum
Park and Forest
Jacksonville, FL 32204
Application for Final Approval

DDRB 2016 – 4

Thursday, April 21, 2016

Retail/Gas Station

Site Information

- Address: 0, 436, and 444 Park Street
- Lot size – 1.87 acres (including ½ of Chelsea Street closed by 2016-93)
- Land Use – Central Business District (“CBD”)
- Zoning – Commercial Community/General-2 (“CCG-2”)
- Current Use of Site – print shop, vacant commercial building, office, warehouse

DMP&H
DRIVER·M'AFEE
PEEK&HAWTHORNE

One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.dmphlar.com

April 8, 2016

Downtown Development Review Board
Attn: Jim Klement, Redevelopment Coordinator
117 West Duval Street, Suite 310
Jacksonville, FL 32202

**RE: Application for Final Approval and Corresponding Deviations – 0, 436, and
444 Park Street (the “Property”)**

Dear Mr. Klement:

Please find a Downtown Development Review Board (“DDRB”) Application requesting Final Approval enclosed for your review. The application is submitted on behalf of Ware Family Realty, LLC, a Florida limited liability company (“Applicant”), which Applicant is the contractual seller to Gate Petroleum Company, a Florida corporation. Specifically, Applicant respectfully requests the DDRB issue a Final Approval including approval of deviations from applicable setback, entrances, off-street parking, and transparency requirements contained in the Downtown District Regulations (Sections 656.361.1-656.361.26) of the City of Jacksonville Zoning Code (the “Code”).

First, the proposed convenience store building (the “Building”) does not meet the setback requirements set forth in Section 656.361.11(a) of the Code, which requires that “[n]o portion of a building or structure shall be set back from the right-of-way line of a public street, unless the DDRB authorizes a setback to accommodate site specific public open spaces such as: plazas, courtyards, vistas, entry ways, or the like.” The Building is set back from the three adjacent rights of way; it is set back approximately 91 feet from Forest Street, approximately 180 feet from Park Street, and approximately 76 feet from Edison Avenue. However, the Building meets all of the requirements for a setback deviation pursuant to Section 656.361.22 of the Code. To conclude, Applicant shall not be required to comply with the setback requirements set forth in Section 656.361.11(a) of the Code.

Second, the Building does not meet a portion of the entrances requirements set forth in Section 656.361.13 of the Code, which requires at least one pedestrian entrance door on each building elevation facing a street and provides that main entrances shall face the street and not a parking lot. Although the Building provides pedestrian entrance doors on each building elevation facing a street, the main entrance to the Building faces a parking lot. The Building meets all of the requirements for an entrances deviation pursuant to Section 656.361.22 of the

Code. Accordingly, the DDRB may authorize a deviation from the entrances requirements contained in Section 656.361.13 of the Code.

Third, the proposed development does not meet the minimum off-street parking requirements set forth in Section 656.361.16(b) of the Code, which requires that the maximum number of off-street parking spaces permitted on the Property shall be the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, or twenty (20) off-street parking spaces. The Property shall contain twenty-six (26) off-street parking spaces. Consequently, Applicant requests that the DDRB approve a deviation allowing twenty-six (26) parking spaces on the Property. The Property meets all of the requirements for a parking deviation pursuant to Section 656.361.22 of the Code. Therefore, Applicant shall not be required to reduce the amount of off-street parking proposed for the Property.

Forth, the proposed development does not meet the screening requirements contained in Section 656.361.17 of the Code. Although the surface parking lot will not be screened exactly as described in Section 656.361.17, it will be sufficiently screened by fencing and landscaping, as shown on the site plan submitted to the DDRB with the enclosed application.

Fifth, the Building does not satisfy the transparency requirements contained in the Section 656.361.18 of the Code, which provides that "[a]t least 50 percent of each building façade, between the height of two feet and ten feet above the sidewalk grade shall be transparent." Between the height of two feet and ten feet above sidewalk grade, the Building façade Forest Street is approximately 11.7 percent transparent, the Building façade facing Park Street is approximately 41.2 percent transparent, and the Building façade facing Edison Avenue is 18.1 percent transparent.

Sixth, the proposed development shall deviate from the streetscape guidelines found in Section 656.361.20 in order to provide an attractive, pedestrian-friendly, secure environment for customers. The Applicant has worked with the DDRB and its staff in order to provide a streetscape plan that the Applicant believes exceeds the DDRB's expectations for the proposed development.

As stated above, each of the deviations requested herein satisfies Section 656.361.22 of the Code. Pursuant to Section 656.361.22 of the Code, the DDRB may authorize a deviation from any of the requirements of . . . Subpart H or the DLA Business Investment and Development ("BID") Plan, if it makes a positive finding, based on substantial competent evidence, on each of the following criteria:

- (a) There are practical or economic difficulties in carrying out the strict letter of the requirement;
- (b) The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest;
- (c) The proposed reduction or deviation will not substantially diminish property values in the area surrounding the site and will not substantially interfere with

or injure the rights of others whose property would be affected by the deviation;

- (d) The proposed reduction or deviation will not be detrimental to the public health, safety or welfare, result in additional public expense or the creation of nuisances; and
- (e) The effect of the proposed reduction or deviation furthers the objectives, policies, design and intentions of the BID Plan.

With regard to subsection (a), there are practical and economic difficulties in carrying out the strict letter of the setback, entrances, off-street parking, screening/landscaping, transparency, and streetscape requirements of the Code, as applied to the Building and the Property, because the Property is planned for unique development as a gas station and convenience store, a use which generates a high volume of vehicle traffic by its very nature and must contain sufficient parking for such vehicle traffic. The location of the proposed on-site parking, which causes the Building to be set back from the adjacent rights of way, is dictated by the use of the Property as a gas station, which use required significant traffic circulation on site. The proposed use also requires the main entrance to be located behind the parking lot in order to provide safe traffic patterns on site. Because of the nature of the proposed use of the Property, it cannot strictly abide by the screening/landscaping or street scape guidelines. Furthermore, the transparency requirements contained in Section 656.361.18 of the Code were designed to encourage pedestrian environments; although the Property will contain pedestrian-friendly features such as various outdoor seating areas, the proposed use is vehicle intensive and therefore cannot meet all of the pedestrian-oriented provisions of the Code.

Additionally, the request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest. The proposed development plan of the Property is based upon a desire to create a functional convenience store and gas station which will serve the public by providing gasoline, groceries, and other necessities, so Applicant meeting the requirements of Section 656.361.22(b) of the Code. Also, with regard to Section 656.361.22(c), the proposed deviations will not diminish property values in the area and will not interfere or injure the rights of other property owners. Similarly, the proposed deviations satisfy subsection Section 656.361.22(d) of the Code because they will not be detrimental to the public health, safety, or welfare, or result in any public expense or the creation of nuisances.

Finally, the proposed deviations meet the requirements contained in Section 656.361.22(e) of the Code because they will further numerous objectives, policies, designs, and intentions of the BID Plan. For example, the proposed deviations will further the first BID Plan redevelopment goal, which is to "[r]einforce [d]owntown as the City's unique epicenter for business, history, culture, education, and entertainment." Each redevelopment goal is accompanied by specific benchmarks that allow each goal to be measured. The first benchmark for the first redevelopment goal is to increase the opportunities for Downtown employment. The redevelopment proposed by Applicant will increase Downtown employment, with 2-4 employees per shift. The proposed deviations are also consistent with the BID Plan policies, which include maintaining consistency with the City of Jacksonville 2030 Comprehensive Plan. Finally, the

proposed deviations comply with the design guidelines contained in the BID plan, such as minimizing the impact of parking and services areas.

Thank you for taking the time to review the enclosed application. We look forward to working with you and the DDRB to obtain final approval of the deviations described herein.

Very truly yours,



Leah A. Walker



One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.dmp&h.com

April 8, 2016

Downtown Development Review Board
Attn: Jim Klement, Redevelopment Coordinator
117 West Duval Street, Suite 310
Jacksonville, FL 32202

RE: Application for Special Sign Exceptions – 0, 436, and 444 Park Street (the “Property”)

Dear Mr. Klement:

In addition to the deviations from the Downtown District Regulations of the City of Jacksonville Zoning Code (the “Code”) requested by Ware Family Realty, LLC, a Florida limited liability company (the “Applicant”), the Applicant respectfully requests that the Downtown Development Review Board (“DDRB”) grant special sign exceptions from the standards provided in Section 656.1333 of the Code. Specifically, the Applicant’s proposed development will require exceptions from the prohibition on monument and pylon signs and the signage area and signage number requirements contained in Section 656.1333.

The DDRB should grant the special sign exceptions requested by the Applicant, pursuant to Section 656.1333(j) of the Code. Section 656.1333(j) requires that a sign plan demonstrate the following, in addition to the criteria set forth in Section 656.1335 and Section 656.1303(c), in order for the DDRB to approve the special sign exceptions shown therein:

- (1) An exceptional effort toward visual harmony between the signs, structures, and other features of the property through the use of a consistent design theme,
- (2) Preservation of a desirable existing design or siting pattern for signs in the area, and
- (3) Minimal view obstruction or preservation of views of historically or architecturally significant structures.

The sign plan attached to the Applicant’s application for final approval satisfies the requirements contained in Section 656.1333(j). First, the Applicant shall satisfy the design review standards set forth in Section 656.1335 of the Code. Second, the sign plan proposed by Applicant meets the requirements contained in Section 656.1303(c)(3) of the Code. Third, the sign plan submitted by Applicant shows the exceptional effort made by Applicant toward visual harmony on site and creates a consistent design theme; the sign plan therefore meets the Section

656.1333(j)(1) requirements. The sign plan also meets the requirements of Section 656.1333(j)(2), if Section 656.1333(j)(2) applies in this area of infill development, because it preserves the design and siting pattern for new signs installed in the area. Finally, the sign plan does not obstruct views of any historically or architecturally significant structures, so it satisfies the requirements contained in Section 656.1333(j)(3) of the Code.

Thank you for taking the time to review the enclosed application. We look forward to working with you and the DDRB to obtain final approval of the special sign exceptions described herein.

Very truly yours,



Leah A. Walker

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

This application, including the Conceptual Review Presentation, must be completed and submitted to the Downtown Development Review Board (DDRDB) Staff **twenty (20) business days** prior to the upcoming DDRDB meeting. The DDRDB generally meets on the first Thursday of each month. If you have any questions regarding the application process, please contact Jim Klement of the Office of Economic Development (OED) at (904) 630-2689, or visit www.jaxdevelopment.org.

TO BE COMPLETED BY APPLICANT

Requesting Conceptual or Final Approval by the DDRDB

- Requesting Conceptual Approval
 Requesting Final Approval

I. Project Location and Description

- a. Project Name Gate Petroleum - Park Street
b. Project Address 0, 436, and 444 Park Street
c. Parcel Number 090083 0000, 090082 0000, and 090081 0000
d. Council District 7
e. Council Member Reggie Gaffney
f. DT Overlay District 1 - Brooklyn & Riverside
g. Project Description New convenience store and gas station

II. Project Contact Information

- a. Name Steve Diebenow
b. Phone & Fax # 904-301-1269
c. Mailing Address One Independent Drive, Suite 1200

DDRDB USE ONLY

DDRDB #	
Date Filed	
Pre Application Date	

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

III. Design Team Name and Contact

- a. Architect Tim Miller, AIA
Telephone # & email address 904) 296-8066 tmiller@elm-plan.com
- b. Landscape Architect Janet Whitmill
Telephone # & email address 904) 398-7688 j_o_whit@bellsouth.net
- c. Engineer Brad Davis
Telephone # & email address 904) 739-3655 bdavis@prosserinc.com
- d. Contractor To be determined
Telephone # & email address () _____

IV. Project Phase Information

- a. Project Phase (I, II, III, etc.) I
- b. Start Date for Phase(s) To be determined
- c. Completion Date for Phase(s) 6 months after start date
(Phasing indicated with estimated time schedule)

V. Brief Description of Project (New, or indicate existing space to be converted, additions to existing space, etc.)

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AGENT/DEVELOPER _____ **DATE** _____

OWNER _____ **DATE** _____

TO WHOM IT MAY CONCERN:

The owner hereby authorizes Steve Diebenow to act as my agent to obtain DDRB approval for development of lands, which I currently own as described in this application (both signatures above required).

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

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DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

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(Sec 656.361)

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DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

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- The application used to view locations:
Google Earth: <http://earth.google.com>

If the user is required to have the project file created in a particular location on Google Earth, the Google Earth application will need to be downloaded and installed on the user's workstation.

The user will then identify the location of the project site and create the model in that particular location.

After creating this file, the model will have specific coordinates.

This model can be dropped to location when imported through the Google Earth program.

Please note that temporary construction trailer landscape and site plans, as well as sales center landscape and site plans, require approval by the DDRB.

REQUIRED EXHIBITS FOR FINAL REVIEW
(Sec 656.361)

A. Final Review Documents shall contain the same information as required for Conceptual approval, in addition to the items below and should include any revised or additional information requested by the DDRB at the Conceptual Review meeting. The applicant shall provide twenty (20) 8.5" x 11" color copies of the items in presentation format, including one copy of the presentation in PowerPoint format on a Compact Disc (CD).

- Floor Plans
- Perspective drawing of the building showing relation to adjacent buildings or structures
- Landscape Plan including materials list, tree mitigation calculations, and irrigation

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

- Signage Plan to include location and dimensions
- Streetscape Plan indicating compliance with design street type and materials
- Exterior Lighting Plan to include description, and location
- Samples of exterior finishes, trim, color, and textures

B. For presentation to the DDRB, Twenty (20) - 11" x 17" color copies of the presentation, and if appropriate, a model and presentation boards are required.

- One (1) CD containing the PowerPoint presentation with slides of all required information. (Please note: PowerPoint presentations are posted on OED's Web site, therefore, staff requires a PowerPoint presentation with the following characteristics: Image and Background Images - Images should be at screen resolution or 72dpi with a file size of 500KB or less, if possible. PowerPoint File size: Max - 25MB for web only. Additional higher resolution PowerPoint presentations can be submitted for DDRB presentations, if need be.)

- Oral presentation should address how the project meets the Development Guidelines

- Oral presentation should address deviations from Design Review Standards and Special Sign Exceptions, if applicable.

****DDRB staff will notify you if it is determined that your project requires 3D****

Technical Requirements for 3D

- The following software is used to create the 3D model for Google Earth
Design Software provided by Google: SketchUp
To download: <http://sketchup.google.com>
- The application used to view locations:
Google Earth: <http://earth.google.com>

If the user is required to have the project file created in a particular location on Google Earth, the Google Earth application will need to be downloaded and installed on the user's workstation.

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

The user will then identify the location of the project site and create the model in that particular location.

After creating this file, the model will have specific coordinates.

This model can be dropped to location when imported through the Google Earth program.

- Deviations of Design Review Standards and evidence that a Notice of Public Hearing **(Exhibit B)** has been complied with, if applicable.
- Special Sign Exceptions and evidence that at Notice of Public Hearing **(Exhibit B)** has been complied with, if applicable.

Please note that temporary construction trailer landscape and site plans, as well as sales center landscape and site plans, require approval by the DDRB.

After Final Approval by the DDRB, any changes to the approved Plan shall be provided to the DDRB or its staff for review and further consideration. No modifications to DDRB approved projects and associated approved building plans shall be submitted to the Building Official for modification until such revised plans have been reviewed and approved by the DDRB.

DOWNTOWN DEVELOPMENT REVIEW BOARD
APPLICATION

This application, including the Conceptual Review Presentation, must be completed and submitted to the Downtown Development Review Board (DDRB) Staff **twenty (20) business days** prior to the upcoming DDRB meeting. The DDRB generally meets on the first Thursday of each month. If you have any questions regarding the application process, please contact Jim Klement of the Office of Economic Development at (904) 630-2689, or visit www.jaxdevelopment.org.

Application Fees are as follows and due at the time of application submittal to DDRB staff:

- Application for a non multiphase Design Review by the Downtown Development Review Board - \$750.00
- Application for a multiphase Design Review by the Downtown Development Review Board - \$1,500.00
- Application for an amendment to a Final Approval of the Downtown Development Review Board - \$50.00

All checks and money orders should be made payable to the City of Jacksonville.

Exhibit B

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, April 21, 2016, at 2 p.m. the Downtown Development Review Board (DDRB) will hold a public hearing to be held in City Hall at St. James at 117 West Duval Street on the 3rd Floor in Conference Room C.

The DDRB will consider:

DDRB Application #2016-04 _____
Name of Project: Gate Petroleum - Park Street deviations.

The proposed project is located at 0, 436, and 444 Park Street (address and/or location of project). The requested deviations from the design review standards include the following:

List Deviations and include Zoning Code Reference; i.e. Section 656.361

1.	Increase permitted setbacks along Park Street, Edison Avenue, Forest Street, and Chelsea Street - 656.361.1
2.	Not meet entrance requirement on Forest Street - 656.361.13
3.	Increase maximum number of off-street parking spaces to 26 - 656.361.16
4.	Modify landscape screening requirements on Park Street, Edison Avenue, Forest Street, and Chelsea Street - 656.361.17
5.	Reduce transparency of building façade facing Forest St to 11.7 percent, building façade facing Park St to 41.2 percent, and building façade facing Edison Ave to 18.1 percent - 656.361.18
6.	Modify streetscape along Park Street, Edison Avenue, Forest Street, and Chelsea Street- 656.361.20

List Special Sign Exceptions, i.e. Section 656.1331

1.	Signs permitted - 656.1333 (to allow 2 monument signs and to allow multiple wall signs on buildings)
2.	

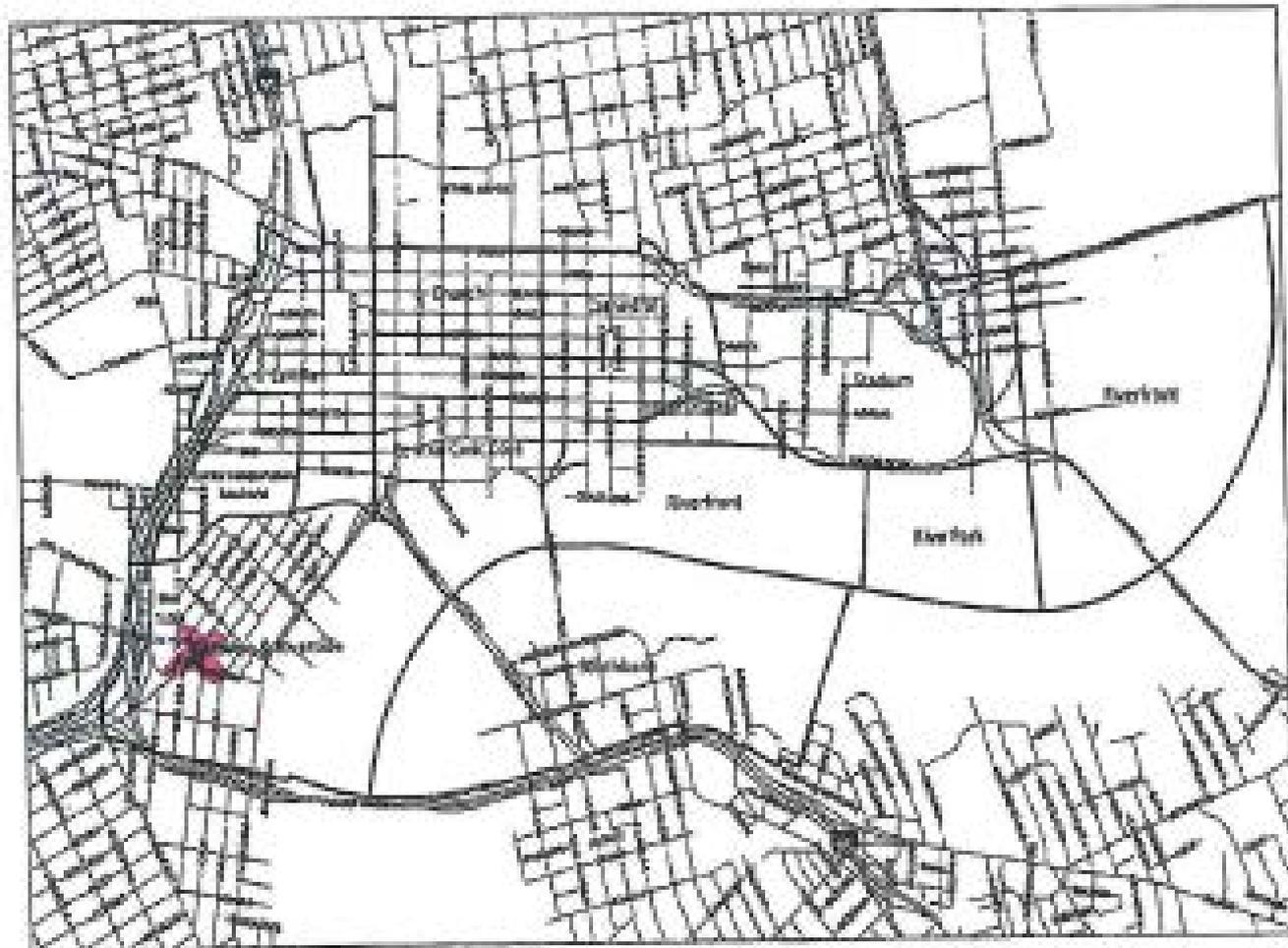
A copy of the application and legal description is available for public inspection. Additional information may be obtained by contacting Jim Klement, DDRB staff at (904) 630-2689. All interested parties are notified to be present and will be heard at the public meeting.

Chairman
Downtown Development Review Board

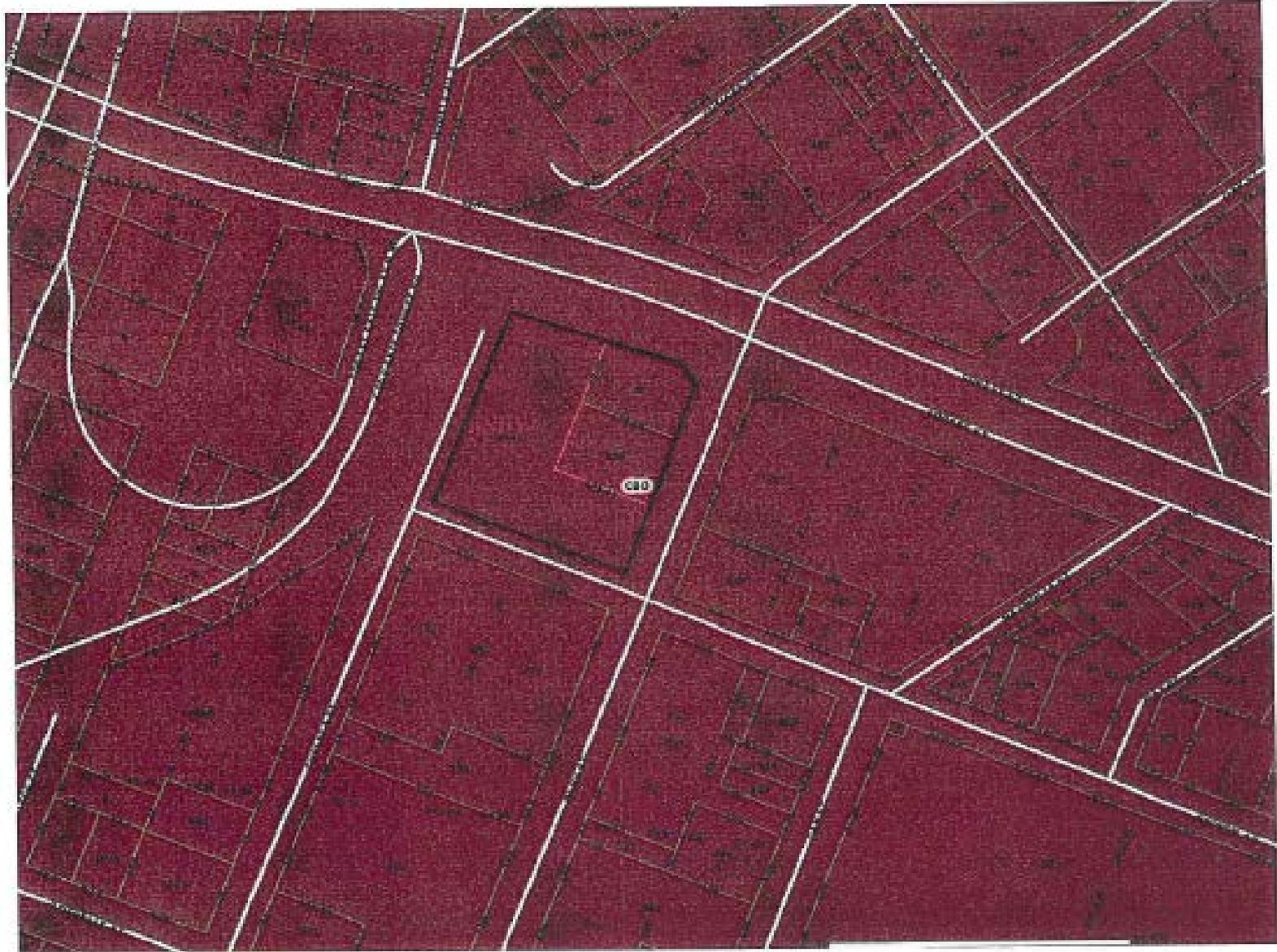
Dated this 13th day of April, 2016.

This notice is to be placed with the Financial News and Daily Record by contacting (904) 356-2466.

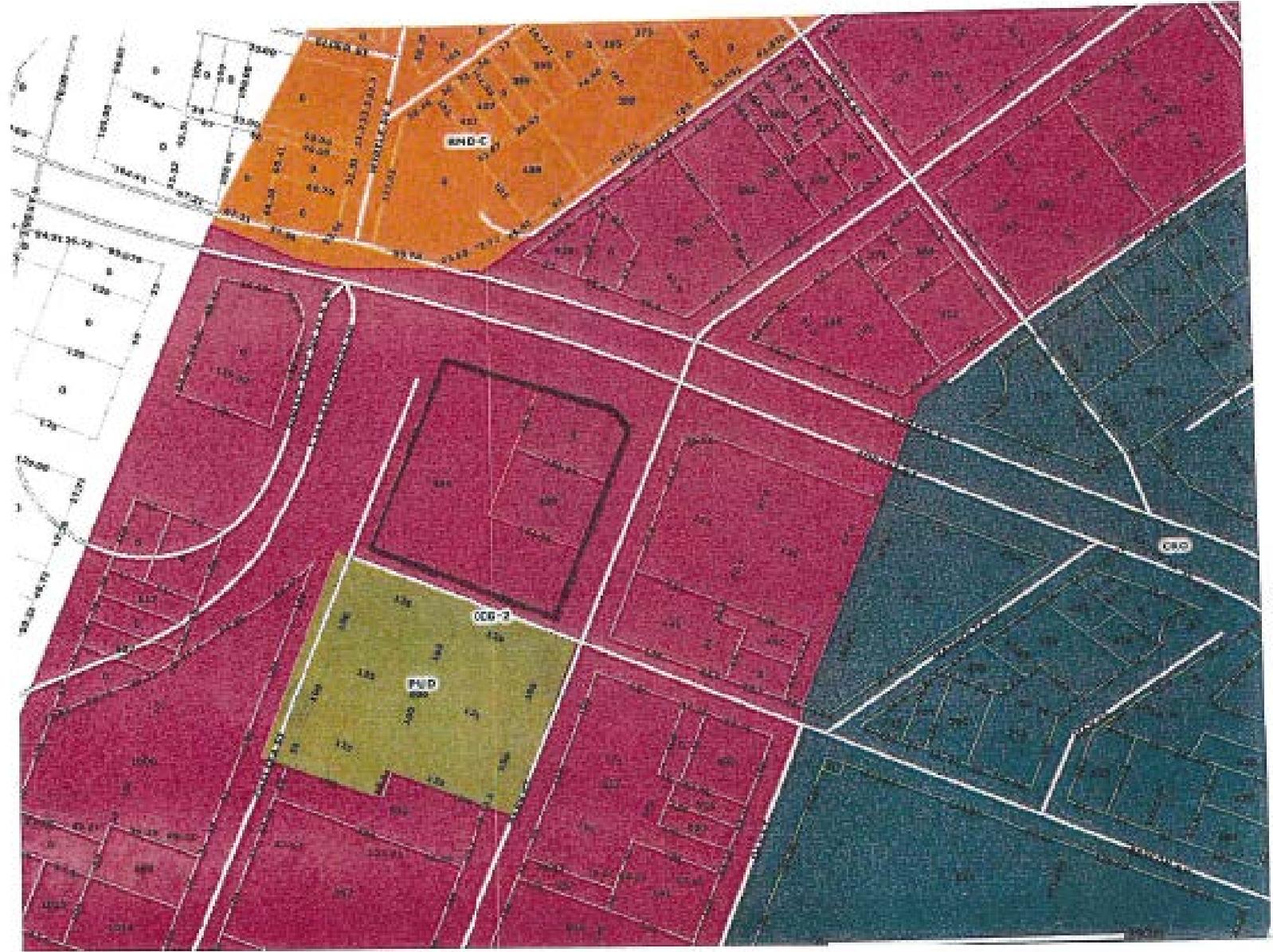
*Meeting date/time/location subject to change.



VICINITY PLAN



LAND USE OF SITE,
AND ADJACENT PROPERTY



ZONING



Forest Street & Park Street (looking south)



Forest Street & Park Street
(looking east)



(looking west)



Forest Street & Park Street
(looking north)



(looking south)





MATERIAL AND COLOR PALETTE LEGEND

- ① **Master**
Sargento Stone
White w/ OC-41
- ② **BRG**
100 Series 1415
Dimensional Family
Capable Color
- ③ **Steelhead**
R1, Color 1615
White Anodized
- ④ **Light Natural**
R1, Color 1615
White Anodized
- ⑤ **Urbn**
Carbonized Copper
Profile 100 Soft
Red
- ⑥ **Sea King Copper**
BRG Series
100-14 (Carbonized Green)

GATE ALWAYS FRESH MARKET at RIVERSIDE

GATE PETROLEUM

04/14/2015

Schematic Car Wash Elevations

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





FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

GATE ALWAYS FRESH MARKET at RIVERSIDE

GATE PETROLEUM

April 14, 2015

Schematic Elevations

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





MATERIAL AND COLOR PALETTE LEGEND

- | | | | | | |
|---|---|---|--|--|---|
| <p>①</p>  <p>White
Benjamin Moore
OC-119</p> | <p>②</p>  <p>Black
Benjamin Moore
HC-102
Benjamin Moore
OC-247</p> | <p>③</p>  <p>Steelhead
Ben. Color 980
White Anodized</p> | <p>④</p>  <p>Dark Bronze
Ben. Color
HC-102, OC-21</p> | <p>⑤</p>  <p>Cliff
Cummings House
Furnace 2008
Ben.</p> | <p>⑥</p>  <p>Dark Sliding Canyon
Benjamin Moore
HC-102-Overlays 1001</p> |
|---|---|---|--|--|---|

GATE ALWAYS FRESH MARKET at RIVERSIDE

GATE PETROLEUM

April 16, 2015

SCALE: 1/4" = 1'-0"

Schematic Elevations

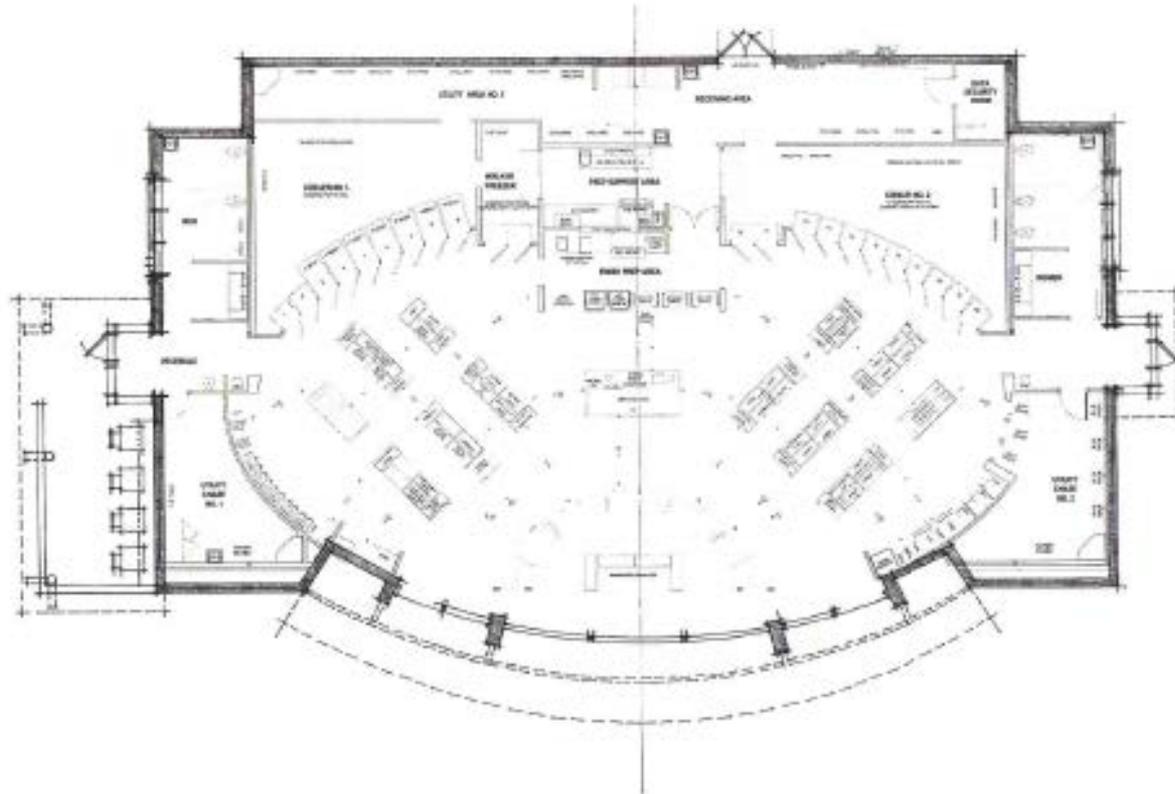




GATE ALWAYS FRESH MARKET at RIVERSIDE
GATE PETROLEUM

April 16, 2016

3D Model Views 



GATE ALWAYS FRESH MARKET of RIVERSIDE

GATE PETROLEUM

April 11, 2018

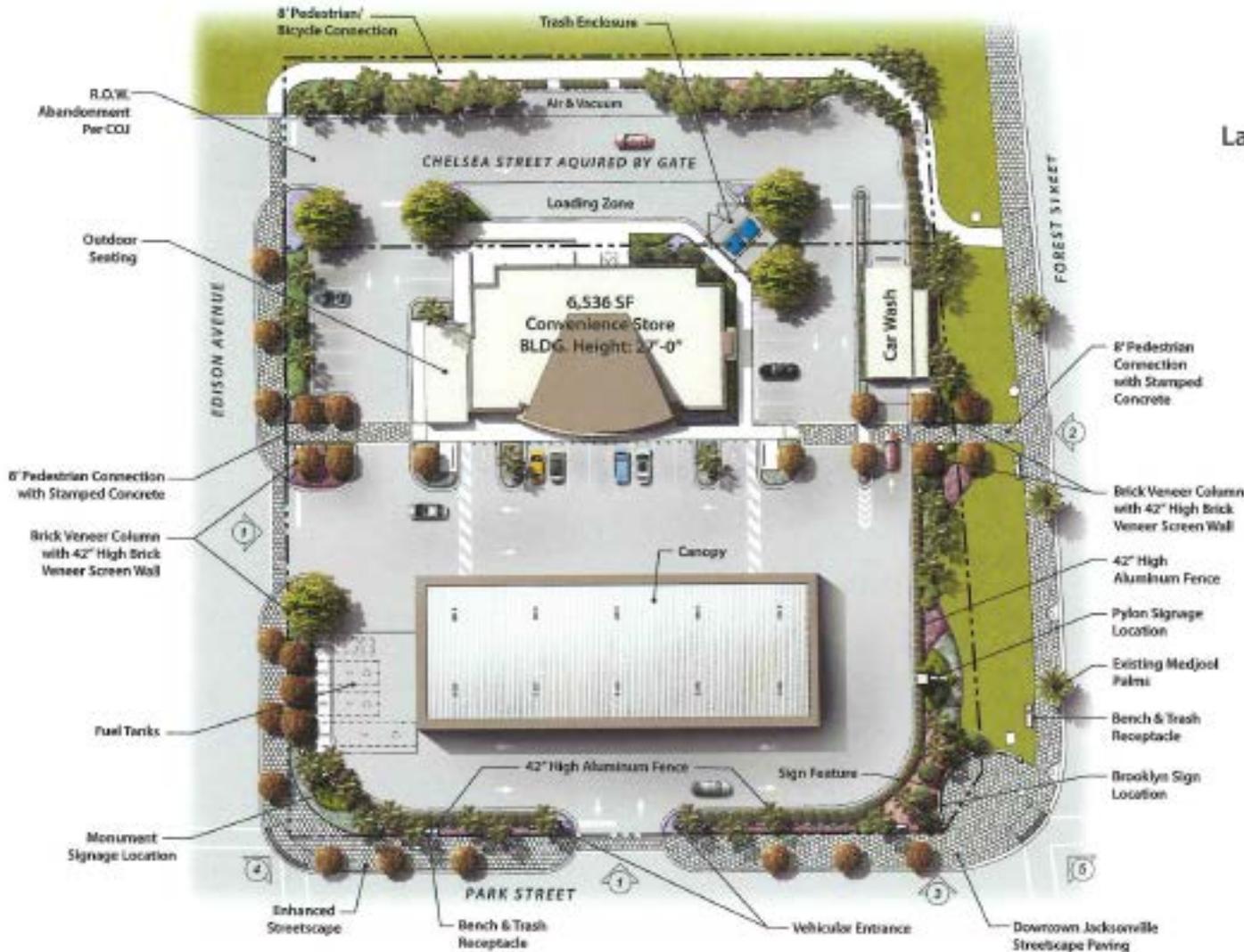
Schematic Floor Plan

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



Gate Petroleum at Park Street

Landscape/Hardscape Plan



Site Area	1.62 Ac.
Acquired Area	0.25 Ac.
Total Area	1.87 Ac.
Parking Spaces	24
H/C Parking Spaces	2
Fueling Positions	20



PROSSER



April 11, 2016

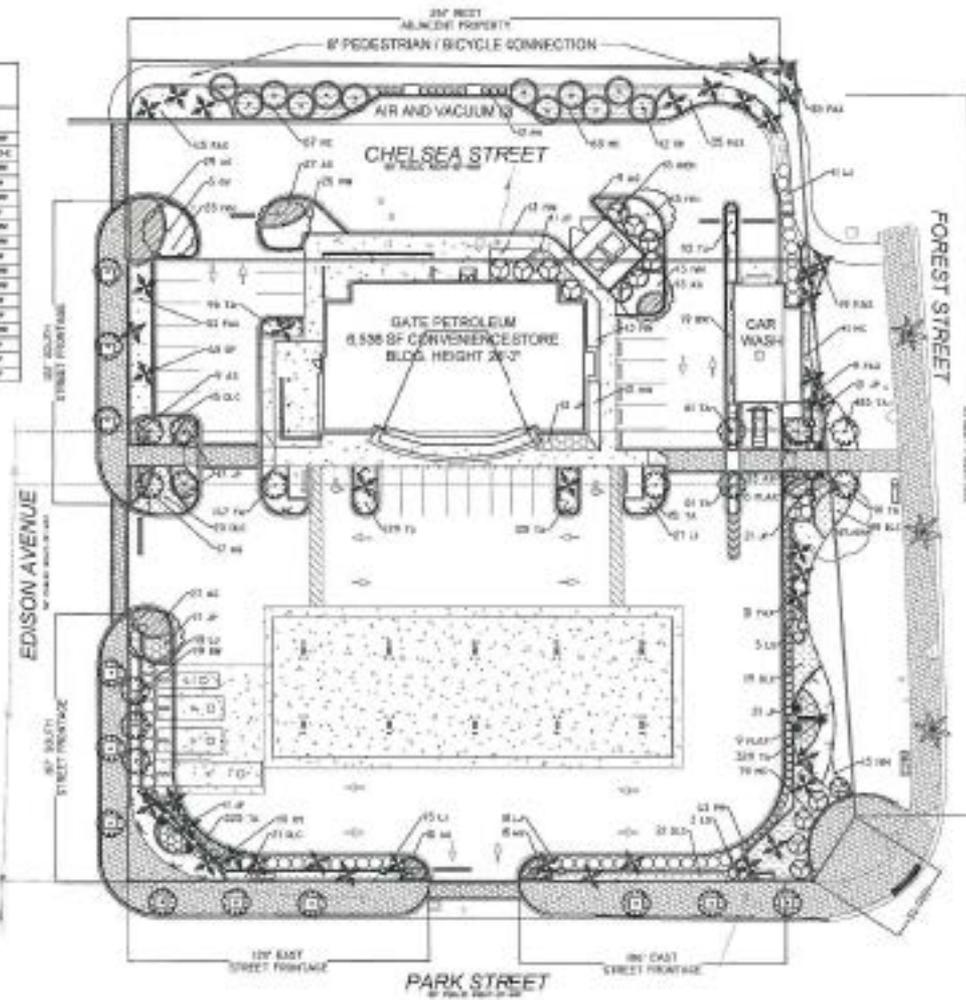
GATE PARK STREET AND FOREST STREET- PLANT LIST

NO	SYMBOL	COMMON NAME	SIZE	PLANT	QUANTITY
01	○	SEMI-DWARF HYDRANGEA 'LITTLE LION'	3" - 4" TALL, 2" DIA. 1/2" BUSHES	25 BUSHES	0.176 TL 50
02	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
03	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
04	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
05	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
06	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
07	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
08	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
09	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
10	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
11	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
12	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
13	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
14	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
15	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
16	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
17	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
18	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
19	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50
20	○	HYDRANGEA 'LITTLE LION' (SPREADER)	3" - 4" TALL, 2" DIA. 1/2" BUSHES	40 BUSHES	0.271 TL 50

NOTE: PLANTING SHOULD BE DONE BY THE END OF THE YEAR. ALL PLANTS SHOULD BE PLANTED AT THE END OF THE YEAR. ALL PLANTS SHOULD BE PLANTED AT THE END OF THE YEAR. ALL PLANTS SHOULD BE PLANTED AT THE END OF THE YEAR.

GATE STATION AT PARK STREET LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE / AREA	GREEN AREA (FOOTED SF)	GREEN AREA (TOTAL SF)	SEED BEDS / SHADE BEDS	MINIMUM SEEDS	OFFICE FRONT
REARER AREA	37.50 SF	830	830	1477	50	100%
SWIFT OVERLAY						
GATE-PARK STREET	200 SF	200	200	0/0	50	50%
200' x 75' = 15000						
WALKWAY-FOREST STREET	200 SF	200	200	0/0	50	50%
200' x 75' = 15000						
200' x 75' = 15000						
REARER PROPERTY						
TOTAL		1000	1000	0/0	50	50%



JANET D. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE • PLANNING
11000 N. W. 11th Ave., Suite 100
MIAMI, FL 33150

GATE STATION AT
PARK STREET AND FOREST STREET
JACKSONVILLE, FLORIDA

LANDSCAPE PLAN

04.11.16

DATE	10/16/16
PROJECT	0154
DESIGNER	JDW
SCALE	1"=20'
NO.	L-1

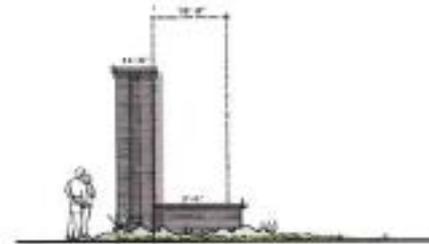
WHITMILL
1-800-332-2776
WWW.WHITMILL.COM



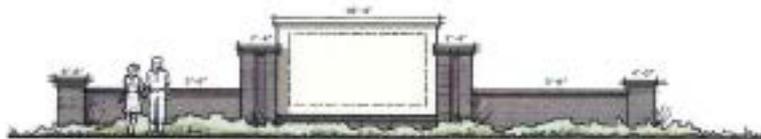
① VEHICULAR ENTRANCE AT PARK STREET AND EDISON AVENUE



② PEDESTRIAN ENTRANCE AT FOREST STREET



③ PYLON SIGN AT FOREST STREET



④ MONUMENT SIGN AT THE INTERSECTION OF PARK AND EDISON



⑤ SEAT WALL AT INTERSECTION OF PARK AND FOREST

GATE RIVERSIDE - HARDSCAPE VIGNETTES

GATE PETROLEUM

NOV14.2015

HARDSCAPE VIGNETTES

SCALE: 1/4" = 1'-0"





MANUFACTURE & INSTALL 1 CABINET FOR 1 MONUMENT INTERNALLY ILLUMINATED 5'6" WALL SIGN. "GATE" TO BE 3/16" THICK FINNED WHITE ACRYLIC FACE W/ 3M 3636-33, RED TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDs. GAS PRICER ALUMINUM FACE TO BE PAINTED AKZO NOBEL BRN 10 SILVER.

LED ILLUMINATED, MODULAR GAS PRICE FACES. ROUTED AND BACKED ALUMINUM FACE WITH 3M** VINYL GRAPHICS PEEL PRODUCT. 2" TALL DIGITS TO BE RED.

*"REGULAR" COPY TO BE 3/16" WHITE ACRYLIC ROUTED THRU FACE WITH 3M 3636-33 RED TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE APPLIED.

**CAR WASH TO BE INTERNALLY ILLUMINATED WHITE ACRYLIC. 3/16" WHITE ACRYLIC FACES WITH SURFACE APPLIED TRANSLUCENT DIGITAL PRINT. LOGO SHAPE ROUTED OUT OF CABINET FACE. ILLUMINATED BY WHITE LED BODIES.

MONUMENT MAIN BODY AND TOP CAP TO SIMULATE PROPOSED BUILDING WALL FINISH. (BY OTHERS).

3 (Print Brackets - Custom GP Monument Sign)
12" x 7'4"

Sign **6.1**

Display Square Footage: **42.8**

harbinger
sign of the future

3422 SHAD ROAD, JACKSONVILLE, FL 32217 904.386.4100



2020 Park & Forest
Jacksonville, FL

3422 SHAD ROAD, JACKSONVILLE, FL

21 East Harbinger COURT
JACKSONVILLE, FL 32217 904.386.4100

Concept/Plan/Exhibit:

DESIGN - ORIGINAL CONCEPT
ORIGIN - BY - 10440 pylon sign - 19

Subcontractor P&P

FILE JC

Designer TS

Page 2

Customer Approval

DATE:



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FRONT TOP PANEL TO MATCH TRANSPARENT RED VINYL.

ALUMINUM PANELS TO BE PAINTED ANZO NOBBL 8116 METALLIC SILVER.

LED ILLUMINATED, MODULAR GAS PRICE PANELS ROUTED AND BACKED ALUMINUM PANELS W/ 3/16\"

LED ILLUMINATED, MODULAR ANCILLARY PANELS, ROUTED AND BACKED ALUMINUM PANELS W/ 3/16\"

LED ILLUMINATED, MODULAR ROUTED ALUMINUM LOGO PANELS, FIN FORMED 3/16\"

PYLON MAIN BODY AND TOP CAP TO SIMULATE PROPOSED BUILDING WALL FINISH, (BY OTHERS).

2 | Front Elevation - Custom DR Pylon Sign
1/2" = 1'-0"

Sign 6.3

Display Square Footage: 40.3

harbinger.
edge of the future

1300 SHAG ROAD, AUSTINVILLE, FL 32007 904.266.4488



4200 Park & Blvd.
AUSTINVILLE, FL

GATEWAY TO 4200 Park & Blvd.

C:\gate\pylon\MET
05/13/09-01/17/10 Tom & Terrell.cdw

Conceptual/Plan Overlay

SCALE: ORIGINAL CONCEPT
0A OF 3 | 01 - 08/04/09 jyl/td/09/10

Subcontractor: JHV

Rev: JC

Designer: TS

Page: 1

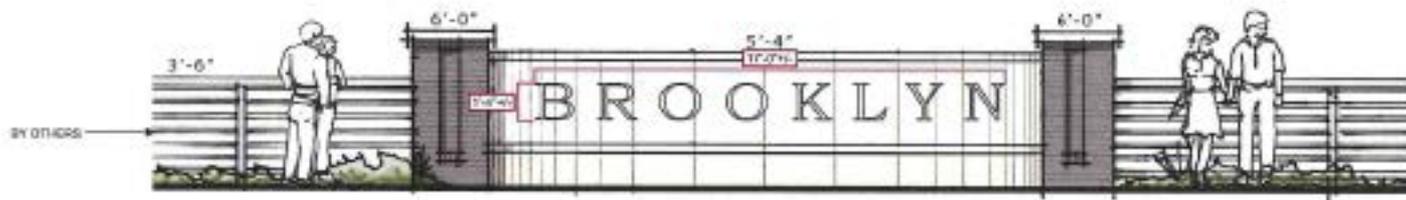
Customer Approval

DATE:



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MANUFACTURE AND INSTALL ONE (1) SET OF 1" THICK ROUTED ACRYLIC LETTERS WITH PAINTED FINISH. ROUTED ACRYLIC LETTERS TO BE STUD MOUNTED 1" FROM EXISTING MONUMENT STRUCTURE WITH 3/4" DIA. ALUMINUM STUDS. LETTERS TO BE PAINTED OUTWARDING BRONZE.

NOTE: SIZES MAY VARY UPON REALIZED ARTWORK PROVIDED BY CLIENT.

1 | Point Elevation - Routed Acrylic Letters
1/2" x 1 1/2"

Sign 6.1

Display Square Footage: 22.6

harbinger.
sign of the future

1330 ONE BOWL - GAITHERSBURG, FL 32057 784.281.4469



1200 Park & Tower
Jacksonville, FL

CARLESON FIELD Park & Tower

Tyler DeWitt/ART
GATEWAY BY P220 Park & Tower col

Concept/Plan/Detail

SKETCH - ORIGINAL CONCEPT
DATE: 11-18-2014 (p220 sign) - TB

Interpersonal P&T

PR./JC

Designer: TB

Page: 4

CUSTOMER APPROVAL

DATE:

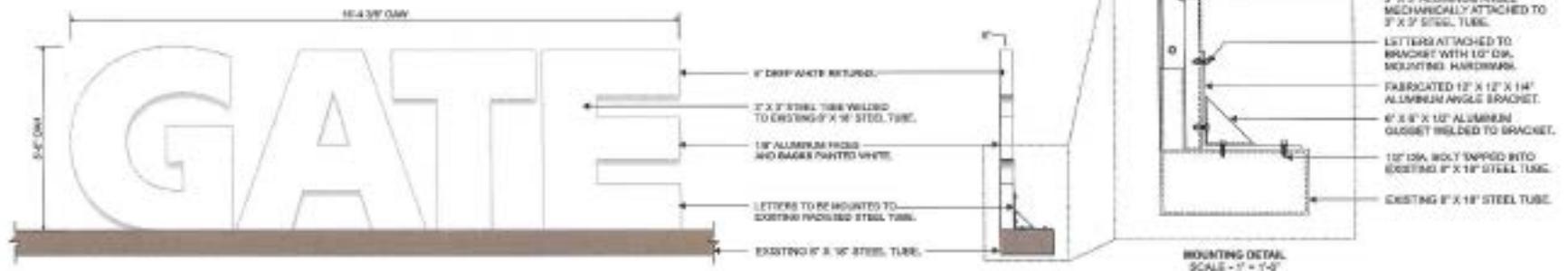


ONE BRAND ONE CODE. METAL PANELS ARE AVAILABLE TO BEET OR BUILT-UP. ALL PANELS COME WITH A GUARANTEE OF THE MET BRAND AND THE QUALITY OF THE DESIGN AND THE INSTALLATION.

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3 | East Elevation - Exterior Signage
3/27" = 1'-0"



MANUFACTURE & INSTALL ONE (1) SET OF 16" NON-ILLUMINATED REVERSE CHANNEL LETTERS, 1/8" ALUMINUM FACES AND BACKS PAINTED WHITE WITH 360° WHITE ALUMINUM RETURN. LETTERS MOUNTED TO EXISTING POLISHED STEEL TUBE WITH TAPPED BOLTS AND FABRICATED ALUMINUM ANGLE BRACKETS.

NOTE: EXTERIOR ILLUMINATION BY CLIENT.

4 | Front Elevation & Side Mounting Detail - Non-Illuminated Reverse Channel Letters
1/2" = 1'-0"

Display Square, Chicago, 04.0

harbinger.
sign of the future.

1200 SHAW ROAD, ROCKVILLE, IL 62051 630.261.8888



GATE Park & Event
Rockville, IL

GATE OF THE ROAD PARK & EVENT

1100 Park & Event ART
1000 Park & Event

Conceptual Photo Overlay

04.20.18 - ORIGINAL CONCEPT
04.21.18 - REVISED PHOTO overlay - 01

1/24/2018 PRN

JM JC

Designer: TB

Plan 3



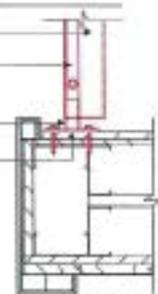
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5 | Side Elevation - Exterior Signage
300" = 1'-0"

- 3" DEEP NON-ILLUMINATED CHANNEL LETTER
- 1" X 1" ALUMINUM ANGLE MECHANICALLY ATTACHED TO 1" X 1" STEEL TUBE WELD TO LETTER FACE
- 1" X 1" STEEL TUBE WELDED TO MOUNTING PLATE
- 4" X 4" X 1/4" ALUMINUM MOUNTING PLATE ATTACHED TO BUILDING CASING



- 3" DEEP WHITE RETURN
- 1/4" ALUMINUM FACES AND SIDING PAINTED WHITE
- 1" X 1" STEEL TUBE ATTACHED TO EXISTING CASING

SECTION DETAIL
1'-0" = 1'-0"

MANUFACTURE & INSTALL ONE (1) SET OF NON-ILLUMINATED CHANNEL LETTERS, 1/4" ALUMINUM FACES AND SIDING PAINTED WHITE WITH 300" WHITE ALUMINUM RETURN. LETTERS TO 1" X 1" ALUMINUM ANGLE WELDED TO INTERIOR LETTER FACE. 1" X 1" ALUMINUM TUBE WELDED TO 4" X 4" X 1/4" ALUMINUM MOUNTING PLATE ATTACHED TO PLYWOOD CASING WITH WOOD SCREWS OR AS NECESSARY.

NOTE: RETURN ILLUMINATION BY CLIENT

6 | Front Elevation & Side Mounting Detail - Non-Illuminated Channel Letters
150" = 1'-0"



Display Square Footage: 55.1

harbinger.
sign of the future

5300 SAND ROAD, JACKSONVILLE, FL 32217 904.264.9682



21250 Park & Tower
Jacksonville, FL

GATEWAY 7120 Park & Road

Project: The sign of GATE
GATEWAY 7120 Park & Road

Concept/Trade Overlay

34.02.01 - ORIGINAL CONCEPT
34.02.03 - 02 - 48000 3000 3000 - 10

Client/Owner: HW

PM: JC

Designer: TS

Page: 6

Customer Approval: _____

Date: _____

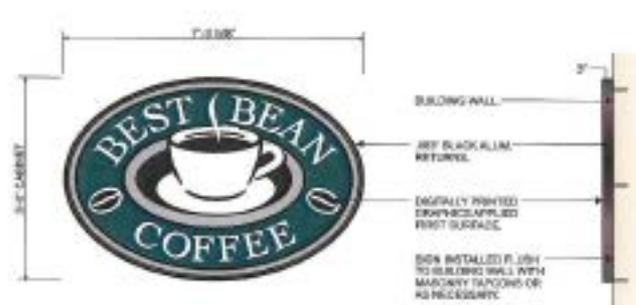


WE CERTIFY THAT THIS PROJECT HAS BEEN
DESIGNED AND INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE NATIONAL CODE OF
ELECTRICITY (N.E.C.) AND/OR THE LOCAL CODE.

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1 | East Elevation - Exterior Signage
3/32" = 1'-0"



MANUFACTURE & INSTALL ONE (1) CUSTOM 'BEST BEAN' 5/8" NON-ILLUMINATED WALL SIGN, 1/2" ALUMINUM FRAMES DIGITALLY PRINTED 3M U-100C WHITE VINYL, & 3M 8330 (LAMINATE APPLIED) FIRST SURFACE, 3" DEEP ALUMINUM RETURNS PAINTED PMS BLACK 90 ALUMINUM ANGLE SUPPORTS, ENDS TO BE WELDED TO RETURN WALL SIGN TO BE FLUSH MOUNTED TO EXISTING BUILDING WALL.

VINYL SPECS: 3M U-100C WHITE, 3M 8330 (LAMINATE)

NOTE: EXTERIOR ILLUMINATION BY CLIENT

1 | Front Elevation & Side Mounting Detail - Best Bean Wall Sign Cabinet
3/8" = 1'-0"

Display Square Footage (Calculated) 38.5



MANUFACTURE & INSTALL ONE (1) SET OF CUSTOM NON-ILLUMINATED CORNER LETTERS, 1/2" ALUMINUM FRAMES DIGITALLY PRINTED 3M U-100C WHITE VINYL, & 3M 8330 (LAMINATE APPLIED) FIRST SURFACE, 3" DEEP ALUMINUM RETURNS PAINTED PMS WHITE 90 ALUMINUM ANGLE SUPPORTS, ENDS TO BE WELDED TO RETURN LETTERS TO BE FLUSH MOUNTED TO EXISTING BUILDING WALL.

VINYL SPECS: 3M U-100C WHITE, 3M 8330 (LAMINATE)

NOTE: EXTERIOR ILLUMINATION BY CLIENT

1 | Front Elevation & Side Mounting Detail - Yobe Cleared Letter Wall Sign
1/2" = 1'-0"

Display Square Footage (By Others) 48



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sign of the future

1500 SHAW ROAD - JACKSONVILLE, FL 32257 904-250-0660



2030 Park & Perini
Jacksonville, FL

GATE 0491 #210 Park & Perini

FUTURE PROJECTS
1507510-01 #210 Park & Perini

Conceptual/Visual Design

Signature: [Blank]

PH: JC

Designer: TB

Plan: T

04/04 - ORIGINAL CONCEPT
04/07/14 - REVISED AFTER APPROVAL

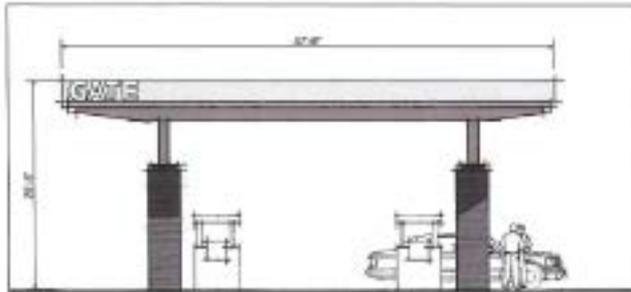
Customer Approval

DATE: [Blank]



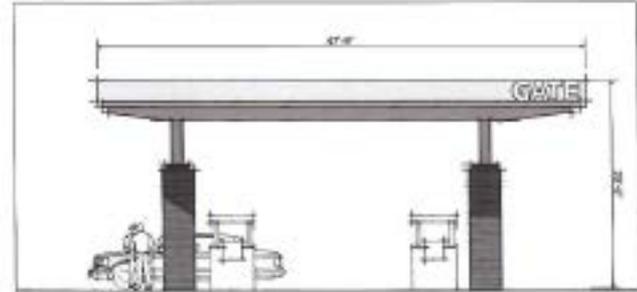
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10 North Canopy Elevation - Standard Channel Letters
3/32"=1'-0"

Sign **F**
Display Square Footage: 13.4



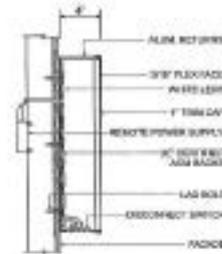
11 South Canopy Elevation - Standard Channel Letters
3/32"=1'-0"

Sign **F**
Display Square Footage: 13.4



12 Front Elevation & Sign Detail - Standard Channel Letters
SCALE: 3/4"=1'-0"

MANUFACTURE & INSTALL TWO (2) SETS OF 28" DEEPLY ILLUMINATED REMOTE CHANNEL LETTERS. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDs. 3/8" THICK WHITE ACRYLIC FACES. 4" DEEP ALUMINUM RETURNING PAINTED FINO WHITE LOW GLOSS. 1" WHITE THIN COAT.



Sign **F**
Display Square Footage: 13.4

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3390 SHAW ROAD, JACKSONVILLE, FL 32217 904.338.8888



41220 Park E. Forest
Aurora, IL

GATE504-R-4230 Park & Forest

FL Gate International, Inc.
1625504-R-41220 Park E. Forest, IL

Concept/Photo Design

04.08.16 - ORIGINAL CONCEPT
04.07.16 - 01 - revised sign/lettering to

Selection: P01

PH. JC

Designer: TS

Page: 6

CLIENT: SCORPO

DATE:



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15 Car Wash Elevation - Exterior Signage
3/32" = 1'-0"



MANUFACTURE & INSTALL ONE (1) SET OF NON-ILLUMINATED CHARRED LETTERS, 1/2" ALUMINUM FACES AND BACKS PAINTED WHITE WITH .002" WHITE ALUMINUM RETURNS, LETTERS TO STAND OFF EXISTING BUILDING WALL WITH 1" PVC (WHITE) SPACERS AND STUDS.

NOTE: EXTERIOR ILLUMINATION BY CLIENT.

16 Front Elevation & Sign Mounting Detail - Non-Illuminated Charred Letters
1/8" = 1'-0"



Deploy Square Footage: 18

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sign of the future

1000 SAKI ROAD, ROCKFORD, IL 61107 PH: 815.398.4444



9232 PARK & HAWK
ROCKFORD, IL

GATEWAY FOOD PARK & RETAIL

715 East Pennsylvania
SUNSHINE 41 PARKWAY & HAWK RD

Concept/Photo Credit:

DALE M - ORIGINAL CONCEPT
DALE M - RT - MARK DYER, MICHAEL - ID

Subproject: 001

PHASE

Designer: TD

Page: 10

client approval

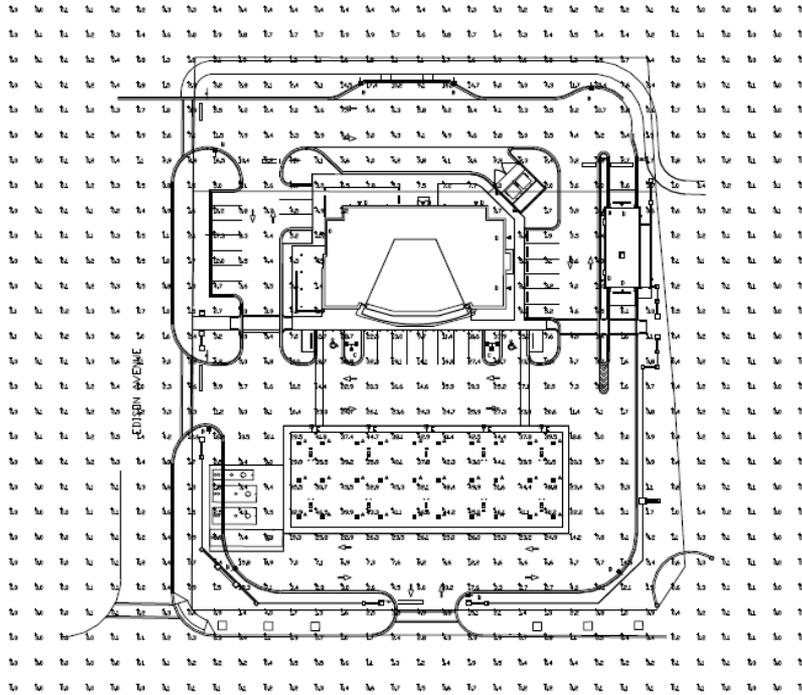
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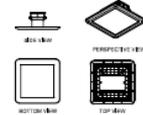
1000 SAKI ROAD
ROCKFORD, IL 61107

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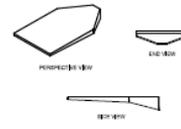
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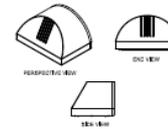
CRU-SC-LED
LED CANOPY LIGHT - LEGACY



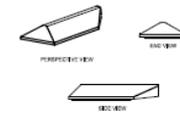
XLCM
LED Area Light



XCHWM3
LED Wall Mount Light



XRMU
LED Area Light



Symbol	Qty	Label	Arrangement	Description	LUF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	30	A		CRU-SC-LED-48-CW MTD @ 15'	1,000	NA	18956	1396
	9	B		SINGLE XLCM-FT-LED-HD-CW-SINGLE-26' HT MTD	1,000	NA	30937	275.6
	2	C	3 @ 90 DEGREES	XLCM-FT-LED-HD-CW-T90-26' HT MTD	1,000	NA	9881	886.8
	10	D		XCHWM3-FT-LED-48-CW-UC MTD @ 10'	1,000	NA	5900	78
	5	E		XRMU-FT-LED-226-HD-CW-UC CANOPY MTD @ 17'	1,000	NA	17332	176

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Equivalence	Fc	520	50.9	50	NA	NA
LANDSCAPE	Equivalence	Fc	3634	35.9	14.8	3.68	3.73
INSIDE CURB	Equivalence	Fc	908	46.7	1.6	5.68	29.29

Based on the information provided, all dimensions and fixture locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents ballastless levels calculated from laboratory data, based under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in layout, and other variable field conditions. Calculations do not include obstructions such as buildings, walls, landscaping, or any other architectural elements shown on site.

Total Project Watts
Total Watts = 750866

DATE PLOTTED: 11/15/2024
 NAME: 6_FLOOR LANDSCAPE PL
 USER: JENNIFER
 SCALE: 1/8"=1'-0"



GATEWAYS STUDIOS