

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**APPLICATION FOR SIGN WAIVER SW-20-03****AUGUST 18, 2020**

Location: 6561 San Juan Avenue between Lane Avenue South and Hugh Edwards Drive

Real Estate Number: 011866-0005

Waiver Sought: Reduce minimum setback from 20 feet to 10 feet
Allow internal illumination

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

Current Land Use Category: Medium Density Residential (MDR)
Business Park (BP)

Planning District: Southwest – District 4

Applicant /Agent: Lara Diettrich
1332 Avondale Avenue
Jacksonville, Florida. 32205

Owner: Noble House Retirement, LLC
6561 San Juan Avenue
Jacksonville. Florida. 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2018-0763 (SW-20-03)** seeks to reduce the minimum setback for a sign from 20 feet to 10 feet in the Residential Medium Density-D (RMD-D) Zoning District and to request internal illumination. The applicant requests to make the existing non-conforming sign, a legal conforming sign.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside

an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area. A portion of the north side of San Juan is zoned RMD-D in which the setback is 20 feet. The south side of San Juan Avenue has CRO and CCG-1 zoning districts and the sign setback is 10 feet with internal illumination. The proposed setback reduction and internal illumination will not be an obvious change as there are similar business signs in the area.

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

No. The result of the sign waiver will not detract from the specific intent of the zoning ordinance, in that the new sign is unable to conform to required setbacks due to the existing vehicle use area. The situation is unique to the subject property and would not promote the existence of any other non-conforming signs in the area.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the proposed sign will meet the setback of other signs on the south side of San Juan Avenue.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. the waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions. The reduced setback will allow for the sign to be seen and alert drivers to the

access.

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

No, the proposed waiver is unlikely to be detrimental to the public health, safety, or welfare. The site has two driveways which are one way. The sign is located at the entrance drive. The existing sign is not in the sight triangle of drivers exiting the site.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes, the subject property does exhibit specific physical limitations that limit the possible setback of the sign location from the road. The current vehicle use area would need to be redesigned so that the sign would not interfere with the driveway, and this is seen as a burden on the property owner.

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

No. The request is not based on a desire to reduce the costs associated with compliance, but is rather based upon a desire to make an existing non-conforming sign conforming message.

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

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

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

The Planning Department has not identified any result of the request that is in the public interest at this time.

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

Yes. Strict compliance with the regulation could create a financial burden on the applicant. Redesigning the vehicle use area would more than likely have a substantial cost.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 2, 2020 by the Planning and Development Department, the required Notice of Public Hearing signs **were posted**.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **Ordinance 2020-345 (SW-20-03)** be **APPROVED**.







Aerial view of site.

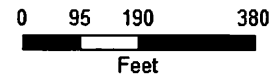
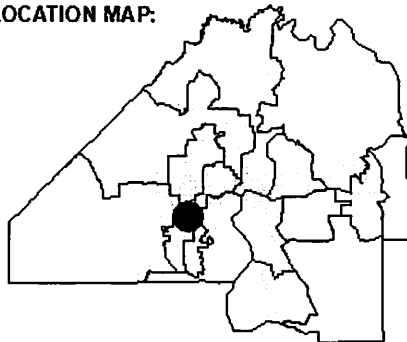


REQUEST SOUGHT:

**ALLOW FOR ILLUMINATION
GROUND MOUNTED**

**REDUCE MINIMUM SETBACK
FROM 20 FEET TO 10 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

9

APPLICATION NUMBER

SW-20-03

**EXHIBIT 2
PAGE 1 OF 1**

RECEIVED

DEC 19 2019

ZONING SECTION

Date Submitted: 2-19-19
Date Filed:

Application Number: SW-20-03
Public Hearing:

Application for Sign Waiver
 City of Jacksonville, Florida
 Planning and Development Department

ORIGINAL

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: RMD-D	Current Land Use Category:	
Council District: 9	Planning District: 4	
Previous Zoning Applications Filed (provide application numbers): E 2016-39, AD 2016-41		
Applicable Section of Ordinance Code: Reduce setback		
Notice of Violation(s): NONE Found Active		
Neighborhood Associations: CASA GRANDE APTS.		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$1,406.00	Zoning Asst. Initials: mldm

PROPERTY INFORMATION	
1. Complete Property Address: 6561 San Juan Avenue	2. Real Estate Number: 011866-0005 ✓
3. Land Area (Acres): 2.17	4. Date Lot was Recorded: 1971
5. Property Located Between Streets: Jammes Road and Lane Avenue South	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). **Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.*

Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination ~~or change from~~ GROUND MOUNTED external to _____ internal lighting

Reduce minimum setback from 20 feet to 10 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
Noble House Retirement LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: Noble House Retirement LLC	11. E-mail: cchoerver@noblehomesjacksonville.com
12. Address (including city, state, zip): 6561 San Juan Avenue Jacksonville, Florida 32210	13. Preferred Telephone: 404-668-1243

APPLICANT'S INFORMATION (if different from owner)

14. Name: Lara K. Diettrich	15. E-mail: laradiettrich@gmail.com
16. Address (including city, state, zip): 1332 Avondale Avenue Jacksonville, Florida 32205	17. Preferred Telephone: Office: 904-551-6969 Cell: 904-501-6622

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

SEE NARRATIVE ATTACHED.

The Applicant submits this sign waiver application for purposes of allowing the non-permitted sign that is currently on-site to remain as such legally with external ground mounted lighting to be allowed. The Applicant owned the adult living facility on the adjacent parcel to the west then, later purchased the subject parcel and built a new facility to expand the existing one. The consulting engineer for the project did not show the sign on the plans nor address it with a permit. Therefore, when the sign was relocated to the front of the new facility, the owners thought it was legal. The sign was placed within less than 10 feet of the front setback. The reason for the request for the sign waiver is not only to bring it into compliance but, to also request that it may be 10 feet setback from the front. There are overhead utilities, 2 wood power poles, 2 communications risers, 3 back flow preventer valves, water meters, and sewer access easements on the subject parcel. There is significant infrastructure that this sign must compete with for visual identification. If it were moved much further back, it would be lost in its entirety.

A Notice of Violation, Citation Number WBI-46240, was issued on April 19, 2019. The health of the owner and a death of the Applicant's family member is the cause for the delay in submittal.

Per the procedures and criteria set forth in the Ordinance Code, Section 656.1310. More specifically, the proposed sign waiver is pertinent to Section 656.133(c)1 through 10. The following are in response to this section's criteria for the proposed sign waiver for the Noble House Retirement, LLC:

1. The proposed sign is compatible with its surrounding business owners adjacent and throughout the San Juan Avenue corridor. There are numerous small and medium sized business within the area with signage that ranges from older signs to newer signs all close to San Juan Avenue. The sign size allowance for a sign for this zoning district exceeds that of the existing sign. The sign waiver is proposed to allow for an existing sign.

The subject parcel has a land use of Business Park (BP) and a zoning district of Residential Medium Density D (RMD-D). The San Juan Avenue corridor is riddled with a mixture of land uses such as single-family Low Density Residential (LDR) to Community General/Commercial (CGC) and zoning districts ranging from Residential Low Density, 60' (RLD-60) and Commercial Residential Office (CRO) to Commercial Office (CO) and Commercial/Community General, 1 (CCG-1).

Therefore, the signage varies as to allowance given the commercial nature of the corridor. Short of creating yet another "spot zoned" parcel, the Applicant proposes to legitimize the sign by requesting a sign waiver, then subsequently, upon approval, submit for a sign permit.

2. The proposed sign waiver would bring the nonconforming sign into conformity if approved. The Code allows for a sign in RMD-D at the size of no more than 30 square feet in sign face area and no more than 20 feet in height. The existing nonconforming sign is 12 square feet in sign face area and 5-1/2 feet in height. The Applicant proposes to legitimize the existence of the sign, allow for it to remain at 10 feet setback from the front yard, and allow for external ground-mounted lighting.

A Memorandum written by former Chief of the Building Inspection Division, Tom Goldsbury, dated April 10, 2008, states: "Effective immediately, setback requirements for all types of ground signs will be 10' – 0' in all zoning districts (see Section 326.202 & 656.1303). NOTE: There were three (3) exceptions and one of those exceptions was for a sign waiver allowing a reduced setback.

While the Applicant proposes a sign waiver, it is to allow for the existing sign to be conforming and has been moved from the former existing location for which a violation was issued but, at 10 feet from front yard setback, consistent with the area and the memorandum.

3. The approval of the proposed sign waiver will not be a detriment to the surrounding area nor reduce property values. In fact, the Noble House is a new, nicely developed retirement community in an otherwise older commercial corridor. The sign is also far less intrusive than the zoning district allows for so, it is less impactful than the Code would allow.
4. The proposed sign waiver to allow for the existing sign to remain legally is not impacting any persons, vehicles, access, passer-by traffic, pedestrians, or adjacent/nearby property owners.
5. The proposed sign waiver does not create a detriment to the public health, safety or welfare, or add to a public expense, or create a nuisance, or cause conflict with any other law.
6. There are overhead utilities, 2 wood power poles, 2 communications risers, 3 back flow preventer valve, water meters, and sewer access easements on the subject parcel. There is significant infrastructure that this sign must compete with for visual identification. If it were moved much further back, it would be lost in its entirety.
7. The Applicant's request is costing more money than if the consulting team during development would have followed the process. The surveyor has been sent out twice and this application is requiring many calls and site visits. There has been no reduction in cost but an increase at the responsibility of the owner.
8. Yes; this application is a result of a violation, HOWEVER; the violation is what alerted the owner to the fact that the sign was not permitted. The owner had assumed that the engineering firm that designed the site had followed all proper procedures required for all matters from buildings to access to landscaping plans to signage. Upon receipt of the violation, the owner attempted to resolve this matter on his own without experience in doing so, which led to the acquisition of planning services by the Applicant.
9. No.
10. No; the cost is not the issue; it is the compromised visibility due to competing infrastructure in the public right-of-way and on the subject parcel.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00 Non-residential Districts: \$1,173.00	\$7.00 per Addressee	Billed directly to owner/agent

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: Bar F. Tingle

Signature: [Handwritten Signature]

Applicant or Agent (if different than owner)

Print name: LARA K. DIETRICH

Signature: [Handwritten Signature]

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT 1

Legal Description

Date: December 19, 2019

LOT 30 AND LOT 31, HYDE GROVE, A SUBDIVISION ACCOURDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 76, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. EXCEPTING THEREFROM THAT PART THEREOF TAKEN BY STATE ROAD DEPARTMENT IN OFFICIAL RECORDS VOLUME 2329, PAGE 56, DUVAL COUNTY, FLORIDA. ALSO EXCEPT PART IN ROAD RIGHT OF WAY.







Planning & Development Department
Saul Stein
 Sign Plans Examiner

DRKS
SION

oment

CU # 563626

Building Inspection Division
 Ed Ball Building
 214 N. Hogan Street, Room 251
 Jacksonville, FL 32202

Phone: (904) 255-8726
 Fax: (904) 255-8588
 Email: sauls@coj.net
 Web: www.coj.net/bi

DEFENDANT LLC
 (LE)

6561 SAN JUAN AVE PHONE _____
 (ADDRESS)
JACKSONVILLE FL 32210
 (CITY) (STATE) (ZIP)

ation # **563626**
 ation # **46240**

NOTICE OF VIOLATION

CITATION NUMBER
 WBI- 46240
SUPERVISOR'S INITIAL

IN THE NAME OF AND BY THE AUTHORITY OF THE CITY OF JACKSONVILLE COMES THE UNDERSIGNED AND SAYS:
 ON THE 29th DAY OF APRIL 20, 19 AT 8 AM PM THE ABOVE NAMED PERSON DID UNLAWFULLY COMMIT THE FOLLOWING OFFENSE IN VIOLATION OF CHAPTER 222 SECTION 104a OF THE JACKSONVILLE ORDINANCE CODE, AT THE FOLLOWING LOCATION WITHIN THE CITY OF JACKSONVILLE, FLORIDA:

6561 SAN JUAN AVE 32210
 (LOCATION VIOLATION COMMITTED)

IN THAT THE DEFENDANT _____ DID FAILED TO

- 1) PERMITS REQUIRED PERMITS FOR SECTION 104a
- 2) EROUND SIGN SECTION _____
- 3) _____ SECTION _____

er you are required to slow at such Officer's office

er shall be deemed a willful n 609.105, which states "Any ment Officer shall be guilty

THE UNDERSIGNED HAS REASONABLE GROUNDS TO BELIEVE AND DOES BELIEVE THE PERSON NAMED ABOVE COMMITTED THE INDICATED OFFENSE:

D. Parks PHONE: (904) 255-8519
 (OFFICER'S PRINTED NAME)
D. Parks DATE: 4-29-2019 TIME: 8:00 AM
 (OFFICER'S SIGNATURE, ID NUMBER)

letter will be forwarded to o the City of Jacksonville udge, which could result

ISSUED UNDER AUTHORITY OF CHAPTER 609 JACKSONVILLE MUNICIPAL CODE AND CHAPTER 162 FLORIDA STATUTES

YOU MUST CORRECT THE VIOLATION(S) CITED ABOVE NO LATER THAN 5-9-2019 TO AVOID THE ISSUANCE OF A CITATION FOR FINE OR PROSECUTION BEFORE AN ENFORCEMENT BOARD. EACH DAY A VIOLATION CONTINUES MAY CONSTITUTE A SEPARATE OFFENSE. CITATION FINES RANGE FROM A MINIMUM OF \$250 TO A MAXIMUM OF \$350 PER VIOLATION. PLEASE CALL THE ISSUING OFFICER AT THE ABOVE NUMBER IF THE VIOLATION(S) IS CORRECTED BEFORE THE INDICATED DATE.

2019
 5/1/19

I UNDERSTAND THAT MY FAILURE TO CORRECT THE VIOLATION(S) CITED ABOVE WILL RESULT IN THE ISSUANCE OF A CITATION FOR FINE OR A SUMMONS TO APPEAR BEFORE AN ENFORCEMENT BOARD.

ALLEGED VIOLATOR'S SIGNATURE: _____
 POSTED ON SITE _____ MAILED _____ REFUSED _____

WHITE-Original YELLOW-Violator Copy PINK-Officer's Copy BLUE-File Copy PS-4245



City of Jacksonville
Department of Planning and Development
Building Inspection Division

April 29, 2019

OFFICIAL NOTICE

**Noble House Retirement Of Jacksonville LLC
6561 SAN JUAN Avenue
JACKSONVILLE, FL 32210**

**Violation # 563626
Citation # 46240**

**This letter concerns the following violation(s):
Failed to obtain required permit for ground sign**

Located at: 6561 SAN JUAN AVE

To Whom It May Concern :

This is to advise you that, within(10) calendar days from the date of this letter you are required to telephone and arrange to meet with the Code Enforcement Officer shown below at such Officer's office to discuss corrective action for violation and/or pay citation.

City Ordinance Code Stated: Failure to contact the Code Enforcement Officer shall be deemed a willful refusal to sign and accept a violation with penalties as provided for in section 609.105, which states "Any person who willfully refuses to sign and accept a citation by a Code Enforcement Officer shall be guilty of a misdemeanor of the second degree as provided for in s. 162.21"

If you have not complied with the above by the date specified, this matter will be forwarded to the State Attorney for criminal prosecution on May 09, 2019 and also to the City of Jacksonville Municipal Court for issuance of Notice to Appear before a Municipal Judge, which could result in increased fines and/or imprisonment, as provided for in s. 162.22.

Dwight Parks
Code Enforcement Inspector
Building Inspections Division

BUILDING INSPECTION DIVISION



April 10, 2008

MEMORANDUM

Bulletin S-02-08

TO: All Permit Applicants
FROM: Thomas H. Goldsbury, P.E., C.B.O.
Chief, Building Inspection Division
RE: Setback Requirements For Signs

Effective immediately, setback requirements for all types of ground signs will be 10'-0" in all zoning districts (see Sec. 326.202 & 656.1303) with the following exceptions:

- 1) Property abutting a single family dwelling or property use that is zoned for single family or PUD that could be used as single family and the ground sign is within 50' from the property line/boundary of the residential district where both properties are on the same street front. In which case it must meet the residential setback.
- 2) A sign waiver allowing a reduced setback.
- 3) A PUD or Overlay that specifically states a setback other than 10'-0".

The requirements for sign area, height, type, and whether illumination is permitted and the aesthetic compatibility will be controlled by the zoning district that the property lies in.

Location of signs--Notwithstanding any other provisions of the Ordinance Code, no sign, shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than ten feet from any street right-of-way.

Examples:

For a ground sign for an apartment complex that is zoned RMDE, the apartment complex will be viewed as a commercial entity and will have a 10ft setback.

For a business zoned CRO or CN, located next to an apartment complex zoned either RMDE or PUD, the setback for a ground sign would be 10ft as long as the property does not abut a single family zoning district/use, and the proposed sign is not within 50ft of the property line that abuts the single family property/use.

For a ground sign on a 150ft wide lot that is zoned PBF or CN which has a single family home on both sides, with the sign placed in the center of the lot along the street frontage, and where the sign is over 50ft from either single family home/property, the sign setback would be 10ft.

PLANNING and DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Room 273 Jacksonville, FL 32202 Phone 904.630.1100 Fax: 904.255.8552 www.coj.net