

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2026-564**

AN ORDINANCE APPROVING SIGN WAIVER APPLICATION SW-26-08 FOR A SIGN LOCATED IN COUNCIL DISTRICT 5 AT 4932 SUNBEAM ROAD, BETWEEN WEXFORD CHASE ROAD AND NEAL DRIVE (R.E. NO(S). 149101-0000), AS DESCRIBED HEREIN, OWNED BY NORTHEAST FLORIDA BUILDERS ASSOCIATION, INC., REQUESTING TO REDUCE THE MINIMUM SETBACK FROM TWO HUNDRED FIFTY (250) FEET TO EIGHTY EIGHT (88) FEET IN ZONING DISTRICT COMMERCIAL, RESIDENTIAL AND OFFICE (CRO), AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING FOR NOTICE; PROVIDING A DISCLAIMER THAT THE WAIVER GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** an application for a waiver of requirements for signs, **On File** with the City Council Legislative Services Division, was filed by Curtis Hart, on behalf of the owner of property located in Council District 5 at 4932 Sunbeam Road, between Wexford Chase Road and Neal Drive (R.E. No(s). 149101-0000) (the "Subject Property"), requesting to reduce the minimum setback from two-hundred-fifty (250) feet to eighty-eight (88) feet in Zoning District Commercial, Residential and Office (CRO); and

**WHEREAS,** the Planning and Development Department has considered the application and all attachments thereto and has rendered an advisory recommendation (the "Staff Report"); and

**WHEREAS,** the Land Use and Zoning Committee, after due notice

1 held a public hearing and having duly considered both the testimonial  
2 and documentary evidence presented at the public hearing, has made  
3 its recommendation to the Council; and

4 **WHEREAS,** taking into consideration the above recommendations  
5 and all other evidence entered into the record and testimony taken  
6 at the public hearings, the Council has considered the criteria for  
7 sign waivers pursuant to Section 656.113(c), *Ordinance Code*, and  
8 finds that the request is in harmony with the spirit and intent of  
9 the Zoning Code and should be approved; now therefore

10 **BE IT ORDAINED** by the Council of the City of Jacksonville:

11 **Section 1. Sign Waiver Approved.** The Council has  
12 considered the sign waiver criteria pursuant to Section 656.133(c),  
13 *Ordinance Code*, the recommendation of the Land Use and Zoning  
14 Committee, and has reviewed the Staff Report of the Planning and  
15 Development Department concerning sign waiver Application SW-26-08  
16 and finds that the waiver is in harmony with the spirit and intent  
17 of the Zoning Code, considering the following criteria, as applicable:

18 (1) The effect of the sign waiver is compatible with the  
19 existing contiguous signage or zoning and consistent with the general  
20 character of the area considering population, density, scale and  
21 orientation of the structures in the area;

22 (2) The result will not detract from the specific intent of  
23 the Zoning Code by promoting the continued existence of nonconforming  
24 signs that exist in the vicinity;

25 (3) The effect of the proposed waiver will not diminish  
26 property values in, or negatively alter the aesthetic character of  
27 the area surrounding the site, and will not substantially interfere  
28 with or injure the rights of others whose property would be affected  
29 by the same;

30 (4) The proposed waiver will not have a detrimental effect on  
31 vehicular or pedestrian traffic or parking conditions, or result in

1 the creation of objectionable or excessive light, glare, shadows, or  
2 other effects, taking into account existing uses and zoning in the  
3 vicinity;

4 (5) The proposed waiver will not be detrimental to the public  
5 health, safety or welfare, and will not result in additional public  
6 expense, creation of nuisances, or cause conflict with any other  
7 applicable law;

8 (6) The Subject Property exhibits specific physical  
9 limitations or characteristics which are unique to the site and which  
10 would make imposition of the strict letter of the regulation unduly  
11 burdensome;

12 (7) The request is not based exclusively upon a desire to  
13 reduce the costs associated with compliance and is the minimum  
14 necessary to obtain a reasonable communication of one's message;

15 (8) If the request is the result of a violation that has existed  
16 for a considerable length of time without receiving a citation,  
17 whether the violation that exists is a result of construction that  
18 occurred prior to the owner's acquisition of the Subject Property,  
19 and not as a direct result of the actions of the current owner;

20 (9) The request accomplishes a compelling public interest, such  
21 as, for example, furthering the preservation of natural resources by  
22 saving a tree or trees; and

23 (10) Strict compliance with the regulation will create a  
24 substantial financial burden when considering cost of compliance.

25 Therefore, Sign Waiver Application SW-26-08, is hereby approved.

26 **Section 2. Owner, Property and Sign Description.** The  
27 Subject Property is owned by Northeast Florida Builders Association,  
28 Inc., and is legally described in **Exhibit 1**, attached hereto, dated  
29 May 14, 2026, and graphically depicted in **Exhibit 2**, attached hereto.  
30 The applicant is Curtis Hart, 8051 Tara Lane, Jacksonville, FL, 32216;  
31 (904) 993-5008; curtishart@hartresources.net.

1           **Section 3.       Notice.** Legislative Services is hereby directed  
2 to mail a copy of this legislation, as enacted, to the applicant and  
3 any other parties to this matter who testified before the Land Use  
4 and Zoning Committee or otherwise filed a qualifying written statement  
5 as defined in Section 656.140(c), *Ordinance Code*.

6           **Section 4.       Disclaimer.** The sign waiver granted herein  
7 shall not be construed as an exemption from any other applicable  
8 local, state, or federal laws, regulations, requirements, permits or  
9 approvals. All other applicable local, state or federal permits or  
10 approvals shall be obtained before commencement of the development  
11 or use, and issuance of this sign waiver is based upon  
12 acknowledgement, representation and confirmation made by the  
13 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
14 or designee(s) that the subject business, development and/or use will  
15 be operated in strict compliance with all laws. Issuance of this sign  
16 waiver does not approve, promote or condone any practice or act that  
17 is prohibited or restricted by any federal, state or local laws.

18           **Section 5.       Effective Date.** The enactment of this Ordinance  
19 shall be deemed to constitute a quasi-judicial action of the City  
20 Council and shall become effective upon signature by the Council  
21 President and Council Secretary. Failure to exercise the waiver, if  
22 herein granted, by the commencement of the use or action herein  
23 approved within one (1) year of the effective date of this Ordinance  
24 shall render this waiver invalid and all rights arising therefrom  
25 shall terminate.

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Kareena Mehta

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