

Date Submitted:	12/7/23
Date Filed:	12/13/23

Application Number:	SW-23-11
Public Hearing:	

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

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

For Official Use Only			
Current Zoning District:	CC6-1	Current Land Use Category:	CGC
Council District:	9	Planning District:	4
Previous Zoning Applications Filed (provide application numbers): none found			
Applicable Section of Ordinance Code: 656.1303(i)(2)			
Notice of Violation(s): CV # 583237 Caret#: 2022-			
Neighborhood Associations: CHAPS			
Overlay: none			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	\$1327. Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: JAX, FL 32210 3719 Blanding Blvd.	2. Real Estate Number: 102972-0020
3. Land Area (Acres): .43	4. Date Lot was Recorded: N/A
5. Property Located Between Streets: Wilson Blvd & Cedar Forest Dr N	6. Utility Services Provider: City Water / City Sewer <input 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 _____ external to _____ internal lighting

Reduce minimum setback from 10' feet to 0' feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted? Beach Food post Inc

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: <u>Beach Food post Inc</u>	11. E-mail:
12. Address (including city, state, zip): <u>7545 Centurion Pkwy Ste 204 Jacksonville, FL 32256</u>	13. Preferred Telephone: <u>904-923-5129</u>

APPLICANT'S INFORMATION (if different from owner)

14. Name: <u>Taylor Sign & Design, Inc</u>	15. E-mail: <u>RVARN@taylorsignco.com</u>
16. Address (including city, state, zip): <u>4162 St. Augustine Rd. Jacksonville, FL 32207</u>	17. Preferred Telephone: <u>904-396-4652</u>

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 attached

The ground sign was installed in 1986 when the 10-foot setback was not a requirement. It does not pose any safety issues for traffic as the poles are 3 feet behind a sidewalk and 25 feet from the ingress and egress. If the sign was forced to conform it would then cause an issue with vehicular traffic and parking conditions. The business located on this property is a tire and auto shop, therefore they need room for parking as well as getting cars in and out of the bay area. It also now has a shared entry drive with the neighboring Circle K that was built in 2019. This further limits the ability of the sign to be located anywhere else on the property. Additionally, the cost to remove the sign and install a new one would be a substantial financial burden. There is nowhere this current sign could be relocated to conform with the 10-foot setback requirement and not pose a vehicular traffic issue. Ultimately, a new sign and probably a sign waiver for a reduced setback would be necessary.

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.coi.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	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

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.

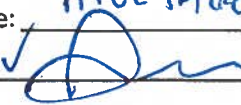
I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct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

Owner(s)

Print name:

Ator Parra

Signature:

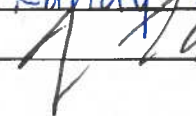


Applicant or Agent (if different than owner)

Print name:

Randy Taylor

Signature:



Owner(s)

Print name: _____

Signature: _____

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

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 A

Property Ownership Affidavit - Corporation

Date: 12/5/23

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 3719 Blanding Blvd RE#(s): 102972-0020

To Whom it May Concern:

I Atul Patel, as President of Beach Food Post, Inc, a corporation organized under the laws of the state of Florida hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Waiver submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]

(print name) Atul Patel

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 5th day of December 2023, by Atul Patel, as President of Beach Food Post Inc, a Florida profit corporation, who is personally known to me or who has produced [Signature] as identification and who took an oath.



KATHLEEN VARN
Notary Public
State of Florida
Comm# HH184813
Expires 10/11/2025

[Signature]
(Signature of NOTARY PUBLIC)

Kathleen Varn
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10/11/2025

EXHIBIT B

Agent Authorization - Corporation

Date: 12/5/23

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 3719 Blanding Blvd RE#(s): 102972-0020

To Whom it May Concern:

You are hereby advised that Atul Patel, as president of Beach Food Post, Inc., a corporation organized under the laws of the state of Florida, hereby authorizes and empowers Taylor Signal Design, Inc to act as agent to file application(s) for sign waiver for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]
(print name) Atul Patel

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 5th day of December 2023, by Atul Patel, as president of Beach Food Post, Inc., a Florida profit corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Kathleen Varn
(Printed name of NOTARY PUBLIC)



KATHLEEN VARN
Notary Public
State of Florida
Comm# HH184813
Expires 10/11/2025

State of Florida at Large.
My commission expires: 10/11/2025

3719 BLANDING BLVD

Property Detail

RE #	102972-0020
Tax District	GS
Property Use	2792 Service Garage/Vehicle RP
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01780 ORTEGA FARMS (BLKS1,2)
Total Area	18976

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$79,294.00	\$79,294.00
Extra Feature Value	\$23,200.00	\$23,200.00
Land Value (Market)	\$140,482.00	\$140,482.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$242,976.00	\$242,976.00
Assessed Value	\$242,976.00	\$242,976.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$242,976.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18193-01981	11/17/2017	\$1,065,000.00	MS - Miscellaneous	Unqualified	Improved
11704-01677	3/19/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
10401-00437	3/18/2002	\$100.00	SW - Special Warranty	Unqualified	Improved
10401-00431	3/18/2002	\$100.00	SW - Special Warranty	Unqualified	Improved
08427-01796	9/3/1996	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	12,114.00	\$18,389.00
2	WMCC1	Wall Masonry/Concrt	1	0	0	144.00	\$392.00
3	MZWC6	Mezzanine Wood	1	0	0	684.00	\$4,419.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	18,731.00	Square Footage	\$140,482.00

Legal

LN	Legal Description
1	3-79 06-35-26E .43
2	ORTEGA FARMS
3	PT LOT 9 RECD O/R 18193-1981
4	BEING PARCEL 3 BLK 8

Buildings

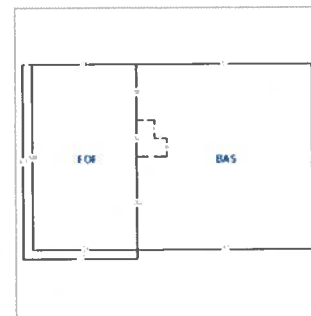
Building 1

Building 1 Site Address
 3719 BLANDING BLVD Unit
 Jacksonville FL 32210

Building Type	2702 - SERV GAR / VEH RP
Year Built	1968
Building Value	\$79,294.00

Type	Gross Area	Heated Area	Effective Area
Canopy	291	0	116
Fair Office	2040	2040	3570
Base Area	3324	3324	3324
Interior Build Out D	96	96	192
Total	5751	5460	7202

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	12	12 Modular Metal
Interior Wall	7	7 None
Interior Wall	4	4 Plywood panel
Int Flooring	3	3 Concrete Fin
Heating Fuel	3	3 Gas
Heating Type	2	2 Convection
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	5	5 S-Steel



Element	Code	Detail
Baths	7.000	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
BEACH FOOD POST, INC.

Filing Information

Document Number	P94000049214
FEI/EIN Number	59-3255889
Date Filed	06/28/1994
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/25/2016
Event Effective Date	NONE

Principal Address

7545 Centurion Pkwy
Suite 204
JACKSONVILLE, FL 32256

Changed: 01/07/2017

Mailing Address

7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

Changed: 04/25/2006

Registered Agent Name & Address

PATEL, ATUL
7545 CENTURION PKWY
SUITE 204
JACKSONVILLE, FL 32256

Address Changed: 04/27/2012

Officer/Director Detail

Name & Address

Title PTD

PATEL, ATUL
7545 CENTURION PKWY,SUITE 204
JACKSONVILLE, FL 32256

Title VP

Patel, Reshma
7545 Centurion Pkwy Ste 204
Jacksonville, FL 32256-4118

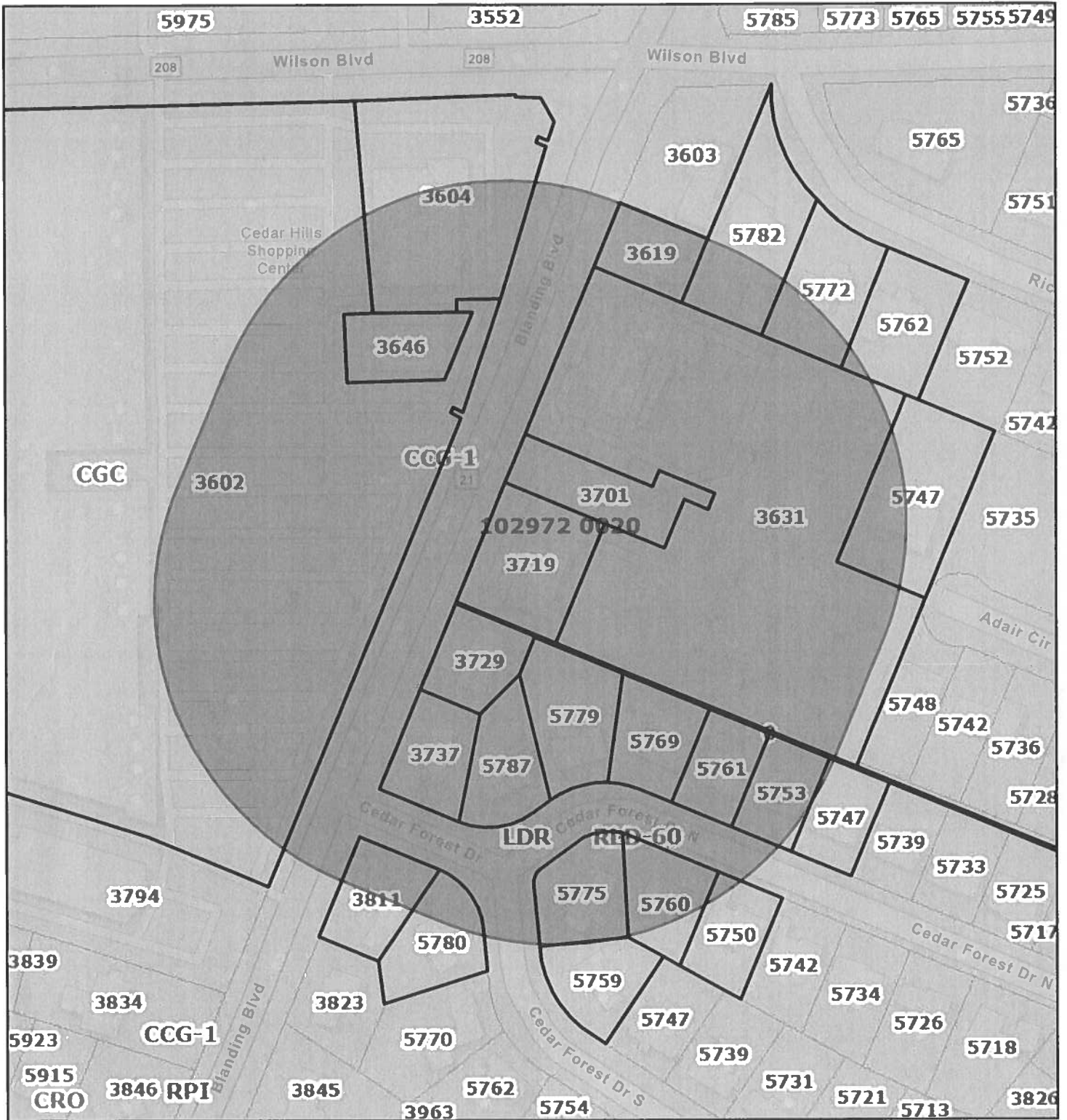
Annual Reports

Report Year	Filed Date
2021	01/13/2021
2022	01/24/2022
2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
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01/15/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
01/26/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/08/2009 -- ANNUAL REPORT	View image in PDF format
09/19/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
02/11/2004 -- ANNUAL REPORT	View image in PDF format
10/09/2003 -- Amendment	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
01/17/2002 -- ANNUAL REPORT	View image in PDF format
01/08/2001 -- ANNUAL REPORT	View image in PDF format
01/12/2000 -- ANNUAL REPORT	View image in PDF format
02/24/1999 -- ANNUAL REPORT	View image in PDF format
07/20/1998 -- Amendment	View image in PDF format

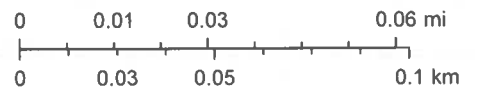
3714 Blanding BV Land Development Review



December 7, 2023

1:2,257

- Parcels
- Address Points
- Height Restriction Zones
- HORIZONTAL SURFACE ELEV 300'
- Archaeological Sensitivity
- Low
- Florida Master Site File - Historic Structures
- Land Use
- Panel Index
- Zoning



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	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	104713 0010	CEDAR HILLS CONSOLIDATED LLC		240 BROOKSTONE CENTRE PY			COLUMBUS	GA	31904
3	104713 0050	BLAND WIL INC		C/I WALGREEN CO STORE #03382	PO BOX 1159		DEERFIELD	IL	60015
4	104518 0000	SCHILLBRACK JULIE LUTEN ET AL		1849 BLUE HERON LN			JACKSONVILLE BEACH	FL	32250
5	104517 0000	GIANT JACKSONVILLE LLC		1806 N FRANKLIN ST			TAMPA	FL	33602
6	104522 0000	SFR XII NM JACKSONVILLE OWNER 1 LP		9200 E HAMPTON DR			CAPITOL HEIGHTS	MD	20743
7	104521 0000	CROSBY CRYSTAL BETH		5760 CEDAR FOREST DR N			JACKSONVILLE	FL	32210-5231
8	104520 0000	OLGA PERCIRA TRUST		5775 CEDAR FOREST DR S			JACKSONVILLE	FL	32210
9	104533 0000	HIGHTOWER RICHARD ALAN		5759 CEDAR FOREST DR S			JACKSONVILLE	FL	32210
10	104491 0000	MJA OF JACKSONVILLE INC		11653 OXFORD CREST LN			JACKSONVILLE	FL	32258
11	104492 0000	DINH PHAT TU		5787 CEDAR FOREST DR N			JACKSONVILLE	FL	32210-5230
12	104489 0000	FDT INVESTMENTS LLC		750 WATERLAND CT			ORLANDO	FL	32828
13	104493 0000	HFB PROPERTIES LLC		515 VIPER CIR			MARSHALL	MIN	56258
14	104494 0000	SHIMP CRAIG A		5769 CEDAR FOREST DR			JACKSONVILLE	FL	32210
15	104495 0000	ADCOCK BARBARA S LIFE ESTATE ET AL		5761 CEDAR FOREST DR N			JACKSONVILLE	FL	32210
16	104496 0000	CASTRO ALEX ROLANDO		5753 N CEDAR FOREST			JACKSONVILLE	FL	32210
17	104497 0000	SFR XII NM JACKSONVILLE OWNER 1 LP		9200 E HAMPTON DR			CAPITOL HEIGHTS	MD	20743
18	104490 0000	GAUTHIER MARIE LIFE ESTATE		29 ORCHARD ST # 1			EAST HARTFORD	CT	06108-2123
19	102901 0000	REZAGHOLI ROOHALLAH ET AL		3619 BLANDING BLVD			JACKSONVILLE	FL	32210
20	102900 0000	ACREE E HOWARD JR		5782 RICHMOND RD			JACKSONVILLE	FL	32210
21	102899 0000	SHELBY BRANDON		5455 VERNA BLVD			JACKSONVILLE	FL	32236
22	102898 0000	SMITH JEREMY		5762 RICHMOND RD			JACKSONVILLE	FL	32210
23	102975 0000	KRUG ANNETTE P	JENNY WATSON	5747 ADAIR CIR			JACKSONVILLE	FL	32210
24		CHAPS	DR. WILLIE CROSBY	4002 ALDINGTON DR			JACKSONVILLE	FL	32210
25		SOUTHWEST CPAC		6746 SHINDLER DR			JACKSONVILLE	FL	32222

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 154 \text{ Notice} \\
 + 1173 \text{ Free} \\
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 1327 \text{ Total} \\
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