

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-613**

5 AN ORDINANCE APPROVING SIGN WAIVER APPLICATION
6 SW-20-06 FOR A SIGN LOCATED IN COUNCIL DISTRICT
7 6 AT 12276 SAN JOSE BOULEVARD, BUILDING 700,
8 BETWEEN MANDARIN MEADOWS DRIVE AND ORANGE PICKER
9 ROAD (R.E. NO. 158183-0015) AS DESCRIBED HEREIN,
10 OWNED BY JAX OFFICES 700, LLC, REQUESTING TO
11 ALLOW FOR INTERNAL ILLUMINATION, IN ZONING
12 DISTRICT PLANNED UNIT DEVELOPMENT (PUD) (2007-
13 1190-E), AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
15 WAIVER GRANTED HEREIN SHALL NOT BE CONSTRUED AS
16 AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
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19 **WHEREAS**, an application for a waiver of requirements for signs,
20 **On File** with the City Council Legislative Services Division, was
21 filed by Curtis L. Hart, on behalf of the owner of property located
22 in Council District 6 at 12276 San Jose Boulevard, Building 700,
23 between Mandarin Meadows Drive and Orange Picker Road (R.E. No.
24 158183-0015) (Subject Property), requesting to allow for internal
25 illumination, in Zoning District Planned Unit Development (PUD)
26 (2007-1190-E); and

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

30 **WHEREAS**, the Land Use and Zoning Committee, after due notice,
31 held a public hearing, and having duly considered both the testimonial

1 and documentary evidence presented at the public hearing, has made
2 its recommendation to the Council; and

3 **WHEREAS**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council has considered the criteria for sign
6 waivers pursuant to Sec. 656.133(c), *Ordinance Code*, and finds that
7 the request is in harmony with the spirit and intent of the Zoning
8 Code and should be approved; now, therefore

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

10 **Section 1.** The Council has considered the sign waiver
11 criteria pursuant to Sec. 656.133(c), *Ordinance Code*, the
12 recommendation of the Land Use and Zoning Committee, and has reviewed
13 the Staff Report of the Planning and Development Department concerning
14 sign waiver Application SW-20-06 and finds that the waiver is in
15 harmony with the spirit and intent of the Zoning Code, considering
16 the following criteria, as applicable:

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

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

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

29 (4) The waiver will not have a detrimental effect on vehicular
30 or pedestrian traffic or parking conditions, or result in the creation
31 of objectionable or excessive light, glare, shadows, or other effects,

1 taking into account existing uses and zoning in the vicinity;

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

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

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

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

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

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

22 Therefore, sign waiver Application SW-20-06 is hereby **approved**.

23 **Section 2. Owner, Property and Sign Description.** The
24 Subject Property is owned by Jax Offices 700, LLC, and is legally
25 described in **Exhibit 1, attached hereto**, dated September 22, 2020,
26 and graphically depicted in **Exhibit 2, attached hereto**. A graphic
27 depiction of the sign is **attached hereto** as **Exhibit 3**. The applicant
28 is Curtis L. Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904)
29 993-5008.

30 **Section 3. Notice.** Legislative Services is hereby directed
31 to mail a copy of this legislation, as enacted, to the applicant and

1 any other parties to this matter who testified before the Land Use
2 and Zoning Committee or otherwise filed a qualifying written statement
3 as defined in Section 656.140(c), *Ordinance Code*.

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

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

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24 Form Approved:

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26 /s/ Shannon K. Eller

27 Office of General Counsel

28 Legislation Prepared By: Bruce Lewis

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