

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-21-08 (ORDINANCE 2021-0837)

JANUARY 19, 2022

Location: 2800 University Boulevard North (SR 109)
Eastern Terminus of Dolphin Drive

Real Estate Number: Portion of 128290-0010

Waiver Sought: Reduce minimum setback from ten (10) feet to 4.6 feet

Current Zoning District: Public Buildings and Facilities (PBF)

Current Land Use Category: Public Buildings and Facilities-2 (PBF-2)

Planning District: 2-Greater Arlington/Beaches

Applicant /Agent: Watson Civil Construction
319 West Town Place #25
St. Augustine, Florida 32092

Owner: Jacksonville University
2800 University Boulevard North (SR 109)
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2021-0837 (SW-21-08)** seeks to reduce the required minimum setback from ten (10) feet to 4.6 feet. The applicant plans to replace two (2) 14 square foot wall signs at the main entrance of Jacksonville University, fronting University Boulevard North (see **Figure A**). The proposed wall signs will be affixed to a 150 square foot brick wall. The nature of the setback reduction stems from the University donating a portion of its property to the City in order to construct a roundabout. As such, the existing signs had to be demolished.

The subject property is also located within the boundaries of the University Village Character Area of the Renew Arlington Zoning Overlay.

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 in that other signs along University Boulevard do not appear to meet setback regulations for the zoning district. Staff finds the reduction in setback requirements minimal compared to existing 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 replacement monument sign is unable to conform to required setbacks due to construction of a new roundabout and its close proximity to the right-of-way. 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 be replace the original brick sign wall (which is currently removed), and will not injure the rights of others.

- (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. Considering that San Jose Boulevard is a high vehicular traffic commercial corridor, it is unlikely that the replacement of a previously approved externally illuminated sign will create objectionable light, glare or other effects than what currently exists in the area.

- (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 in that the signage has traditionally existed at this location without causing any adverse effects. Instead, staff finds granting of this waiver will maintain safety by ensuring sufficient visibility along the University Boulevard corridor.

- (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 restrict the setback of the sign location from the road. The current orientation of the subject parcel in relation to SR-109 (see Figure A), significantly restricts where signage can be installed—with the only options being to either remove the University's wrought iron fence, located behind the brick wall, or remove the brick sign wall altogether in order to meet the strict letter of the code.

- (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 upon a desire to reduce the costs associated with compliance. Additionally, the request is prefaced using the minimum setback necessary to obtain a reasonable communication of the University's entrance.

- (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?*

Yes. The request will further the public interest as it recognizes the original sign location as well as assures that the safety and interests of the public and the property owner are protected. Granting this waiver will allow the owner to replace the original ground signs while promoting positive vehicular flow and providing efficient ingress and egress onto the site.

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

Yes. While the goal of the Zoning Code is not to promote the continued existence of nonconforming signs, maintaining a sign in the specified location significantly outweighs the benefits of complying with the strict letter. Moreover, when considering the rigid limitations of the existing site and the need for directional signage, a substantial burden is imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

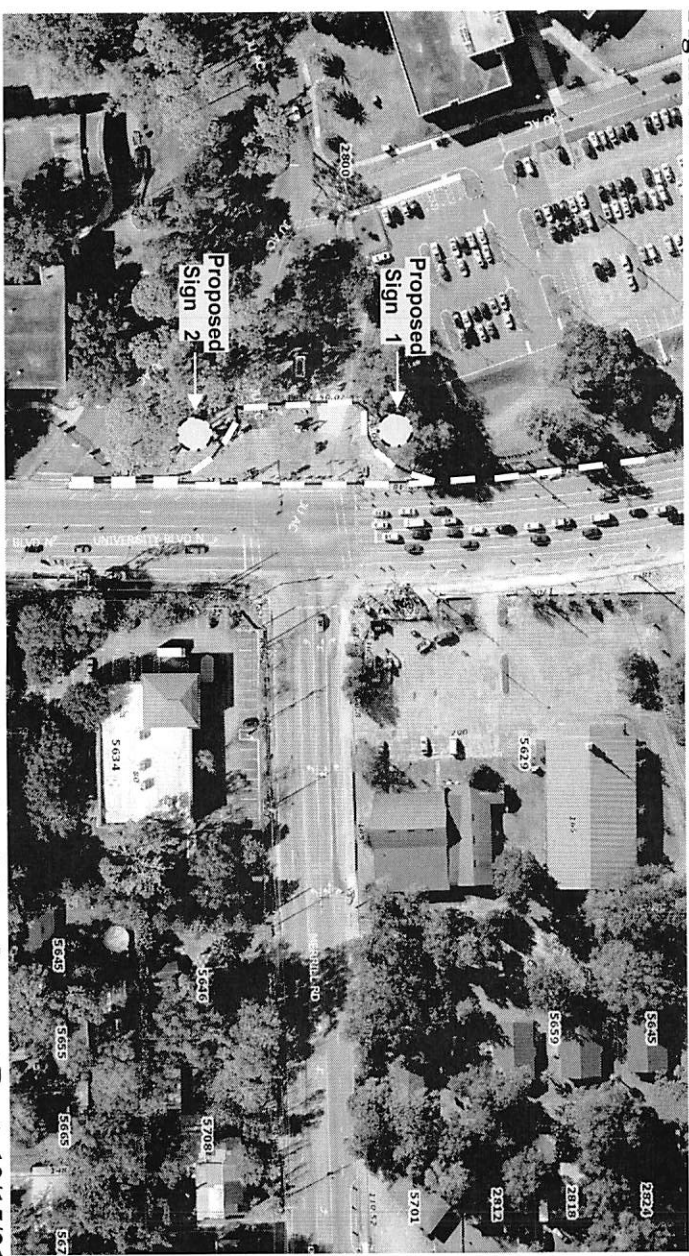
Upon visual inspection of the subject property on **December 16, 2021**, by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

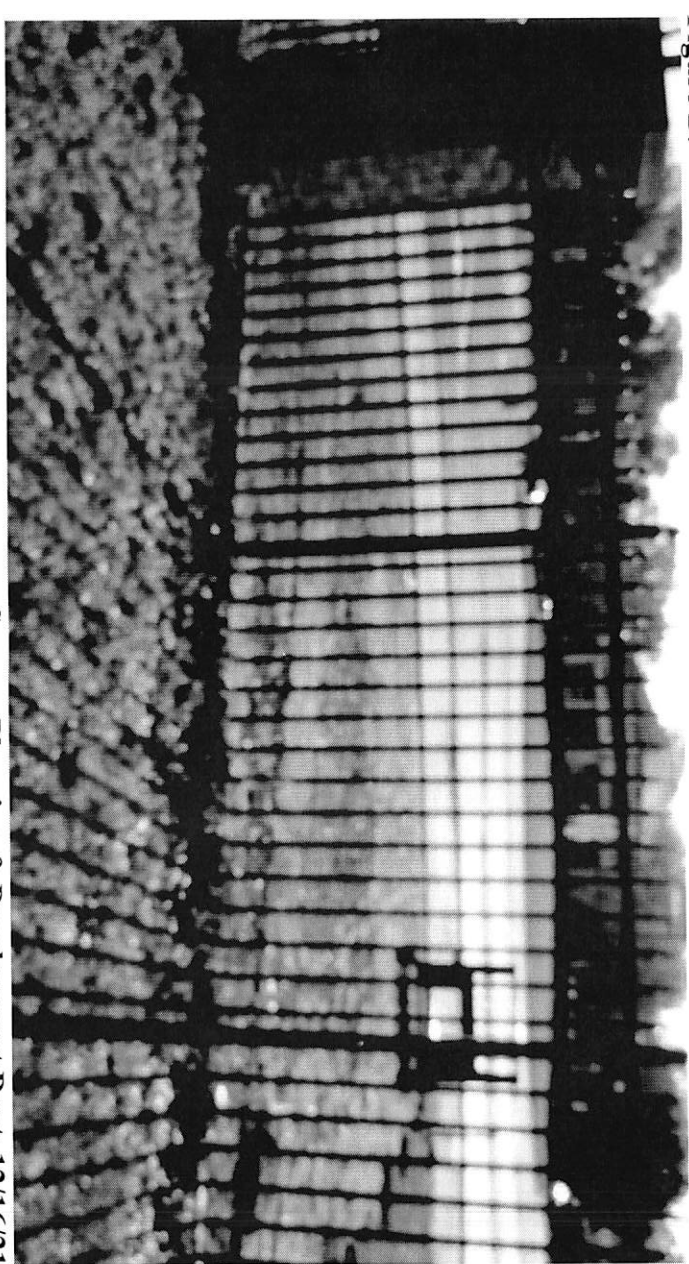
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-21-08 (**Ordinance 2021-0837**) be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 12/15/21
Aerial view of the subject site and proposed sign location, facing north.

Figure B:



Source: Planning & Development Dept, 12/16/21
View of the wrought iron fence located behind the proposed signs, facing east.

Figure C:



Source: Planning & Development Dept, 12/16/21

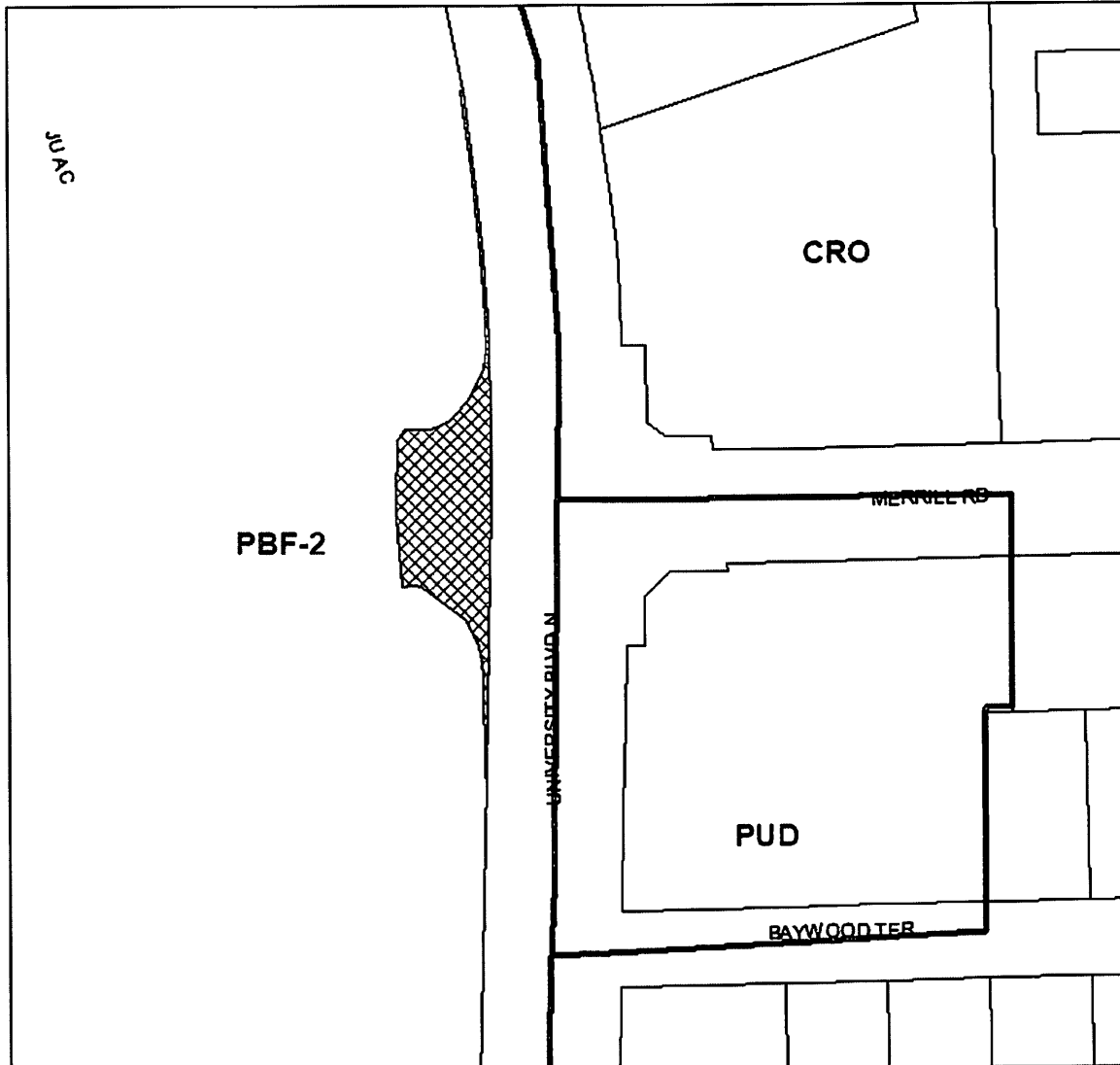
Location of the proposed northern brick wall sign and its proximity to SR-109, facing west.

Figure D:



Source: Planning & Development Dept, 12/16/21

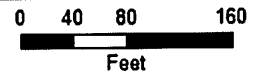
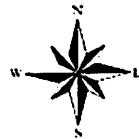
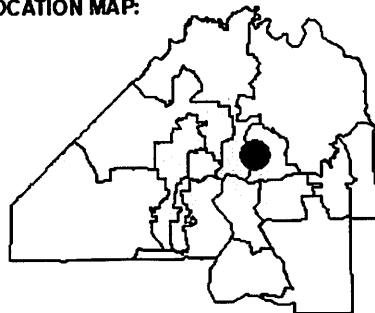
Location of the proposed southern brick wall sign and its proximity to SR-109, facing west.



REQUEST SOUGHT:

**REDUCE MINIMUM SETBACK
FROM 10 FEET TO 4.6 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

1

ORDINANCE NUMBER

ORD-2021-0837

TRACKING NUMBER

SW-21-08

**EXHIBIT 2
PAGE 1 OF 1**

Date Submitted:	10/15/21
Date Filed:	10/26/21

Application Number:	SW-21-08
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:	PBF 2	Current Land Use Category: PBF
Council District:	1	Planning District: PD2
Previous Zoning Applications Filed (provide application numbers): E-14-56, E-88-25, V-88-19, E-16-80		
Applicable Section of Ordinance Code: USL 1301		
Notice of Violation(s): NONE open		
Neighborhood Associations: FreeLife Foundation, Arlington Business, Greater Arlington, Mt. Arlington		
Overlay: Renew Arlington Overlay / Arlington CRA		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials: RM

PROPERTY INFORMATION	
1. Complete Property Address: 2800 University Blvd North Jacksonville, FL 32211	2. Real Estate Number: 128290-0010
3. Land Area (Acres): 204.60	4. Date Lot was Recorded: 4/26/2018
5. Property Located Between Streets: University Blvd and Merrill Rd.	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 _____ external to _____ internal lighting

Reduce minimum setback from 10 feet to 4.6 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
 Jacksonville University

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: Jacksonville University	11. E-mail: jligato@ju.edu
12. Address (including city, state, zip): 2800 University Blvd North Jacksonville, FL 32211	13. Preferred Telephone: (904) 256-7671

APPLICANT'S INFORMATION (if different from owner)

14. Name: Watson Civil Construction	15. E-mail: aalbrecht@watsoncivil.com
16. Address (including city, state, zip): 319 West Town Place #25 St. Augustine, FL 32092	17. Preferred Telephone: 716-425-6852

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.

The JTA is constructing a roundabout located at the intersection of University Blvd and Merrill Rd., in front of Jacksonville University (JU) Entrance. As part of this project JU donated R/W to COJ in order to build the proposed roundabout. In order to construct the roundabout, JU's existing signs had to be demo and replaced as shown on the attached exhibit to provide enough area for the roundabout. The proposed signs were moved closer to JU's existing fence, however due to the site limitation it is not possible to maintain a 10 ft set back from the new R/W line or a distance greater than 200' apart from the southern sign. It is important to note that the previous signs were also out of compliance and the proposed location for the new signs is an improvement.

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: JESSICA LIGATOR

Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Andrew Albrecht for Watson Civil

Signature: [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

Legal Description
Exhibit 1
June 30, 2021

1 04-2S-27E 206.92
2 PT GOVT LOTS 4,5,
3 PT GOVT LOT 1 OF SEC 09,
4 PT F RICHARD GRANT OF SEC 40, RECD D/BS
5 1241-16,1241-18,1275-192,1523-191(EX PT IN CO RD),
6 PT F RICHARD GRANT SEC 38
7 RECD O/RS 231-422,993-672,1729-502,
8 2411-771,2931-16,3177-500,3723-1147,6163-470,
9 7374-1960(EX O/RS 14781-2267, 18619-198)

FOR FULL LEGAL DESCRIPTION SEE ATTACHMENT.

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 10/13/2021

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: 2800 UNIVERSITY BLVD N RE#(s): 128290 0010

To Whom it May Concern:

I Jessica Ligator, as Director of Capital Projects of Jacksonville University, 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) [Handwritten Signature]

(print name) JESSICA LIGATOR

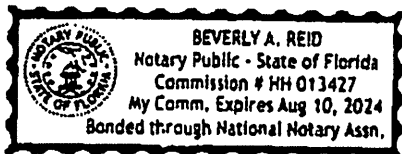
Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13 day of October, 2021, by Jessica Ligator, as Dir of Capital Projects of Jacksonville University, a Florida Not For Profit corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Beverly A. Reid
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: August 10 2024



JACKSONVILLE UNIVERSITY

November 16, 2021

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

To Whom It May Concern,

I authorize Jessica Ligator to sign the Application for Sign Waiver, Application Number SW-21-08 on behalf of Jacksonville University.

Randal J. Freebourn
Senior Vice President of Financial & Facilities Management/CFO

EXHIBIT B

Agent Authorization - Corporation

Date: 10/13/2021

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: 2800 UNIVERSITY BLVD N RE#(s): 128290 0010

To Whom it May Concern:

You are hereby advised that Jessica Ligator, as Director of Capital Projects of Jacksonville University, a corporation organized under the laws of the state of Florida hereby authorizes and empowers Watson Civil Construction 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) [Handwritten Signature]

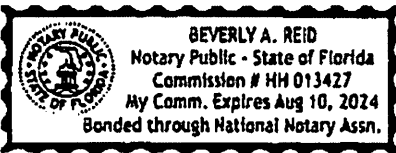
(print name) JESSICA LIGATOR

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13 day of October 2021 by Jessica Ligator, as Dir of Capital Projects of Jacksonville University, a Florida Not For Profit corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature: Beverly A. Reid]
(Signature of NOTARY PUBLIC)

Beverly A Reid
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: August 10, 2024



JACKSONVILLE
TRANSPORTATION
AUTHORITY

**Michael Baker
INTERNATIONAL**
1101 SOUTH HAVENWAY AVENUE SUITE 1100
JACKSONVILLE, FLORIDA 32209
CORPORATE ACCOUNT NUMBER: 1001547

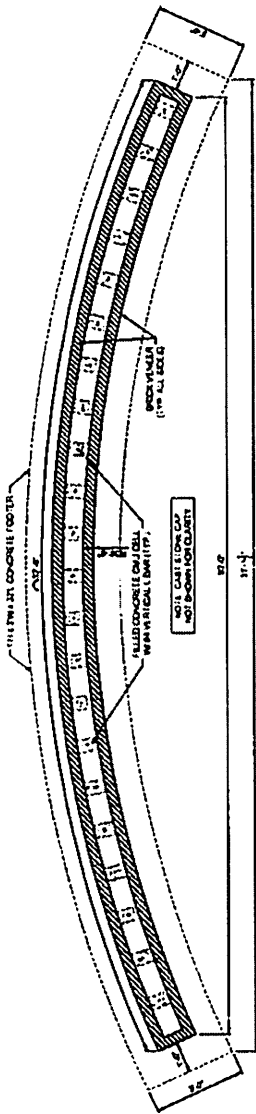
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04/09/2009	REVISED PER A/E
05/06/2009	REVISED PER A/E
06/03/2009	REVISED PER A/E
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02/29/2012	REVISED PER A/E
03/28/2012	REVISED PER A/E
04/26/2012	REVISED PER A/E
05/23/2012	REVISED PER A/E
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04/23/2014	REVISED PER A/E
05/21/2014	REVISED PER A/E
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03/26/2018	REVISED PER A/E
04/23/2018	REVISED PER A/E
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08/13/2018	REVISED PER A/E
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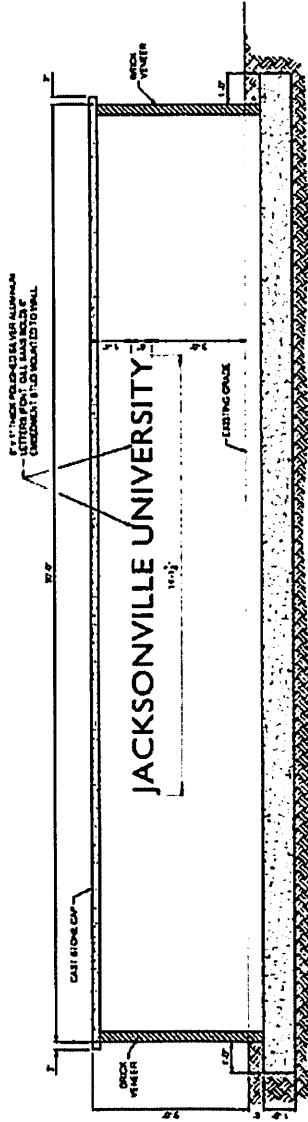
JACKSONVILLE
UNIVERSITY
ENTRANCE SIGN

NORTH
SIGN DETAILS

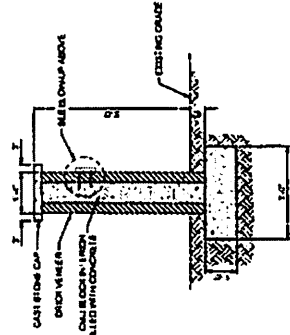
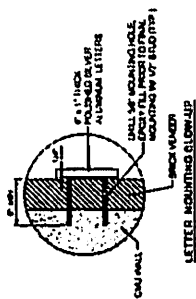
SEP. 2021
NS-2



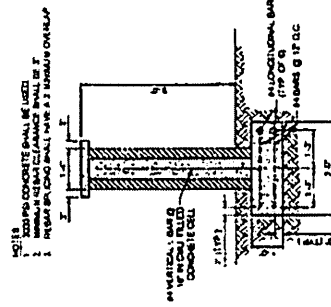
1 WALL SIGN PLAN VIEW
Scale 1" = 4'-0"



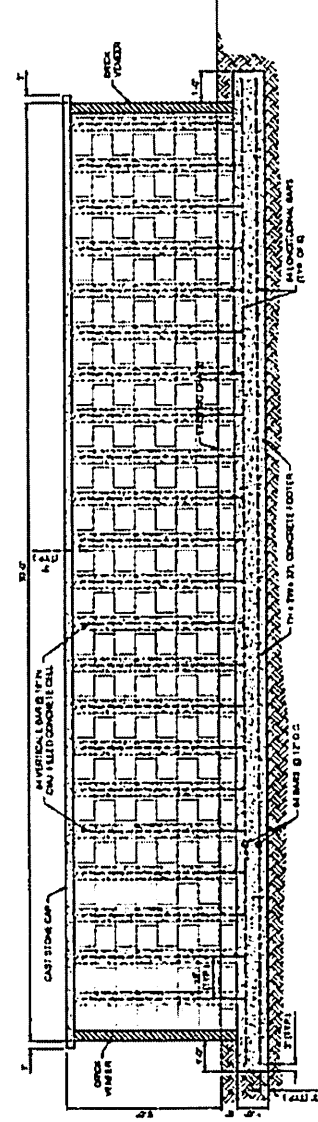
2 WALL SIGN FRONT ELEVATION VIEW
Scale 1" = 4'-0"



3 WALL SIGN SECTION VIEW
Scale 1" = 4'-0"



4 WALL SIGN REINFORCEMENT - SECTION VIEW
Scale 1" = 4'-0"



5 WALL SIGN REINFORCEMENT - ELEVATION VIEW
Scale 1" = 4'-0"



JACKSONVILLE
TRANSPORTATION
AUTHORITY

Michael Baker

INTERNATIONAL

1714 Ohio Ave., Suite 400
Altus, MO 64821
PH: 417-486-4220
FAX: 417-486-4222
CORPORATE: 1-800-368-5888

DATE	JW
DL	150000



REVISIONS

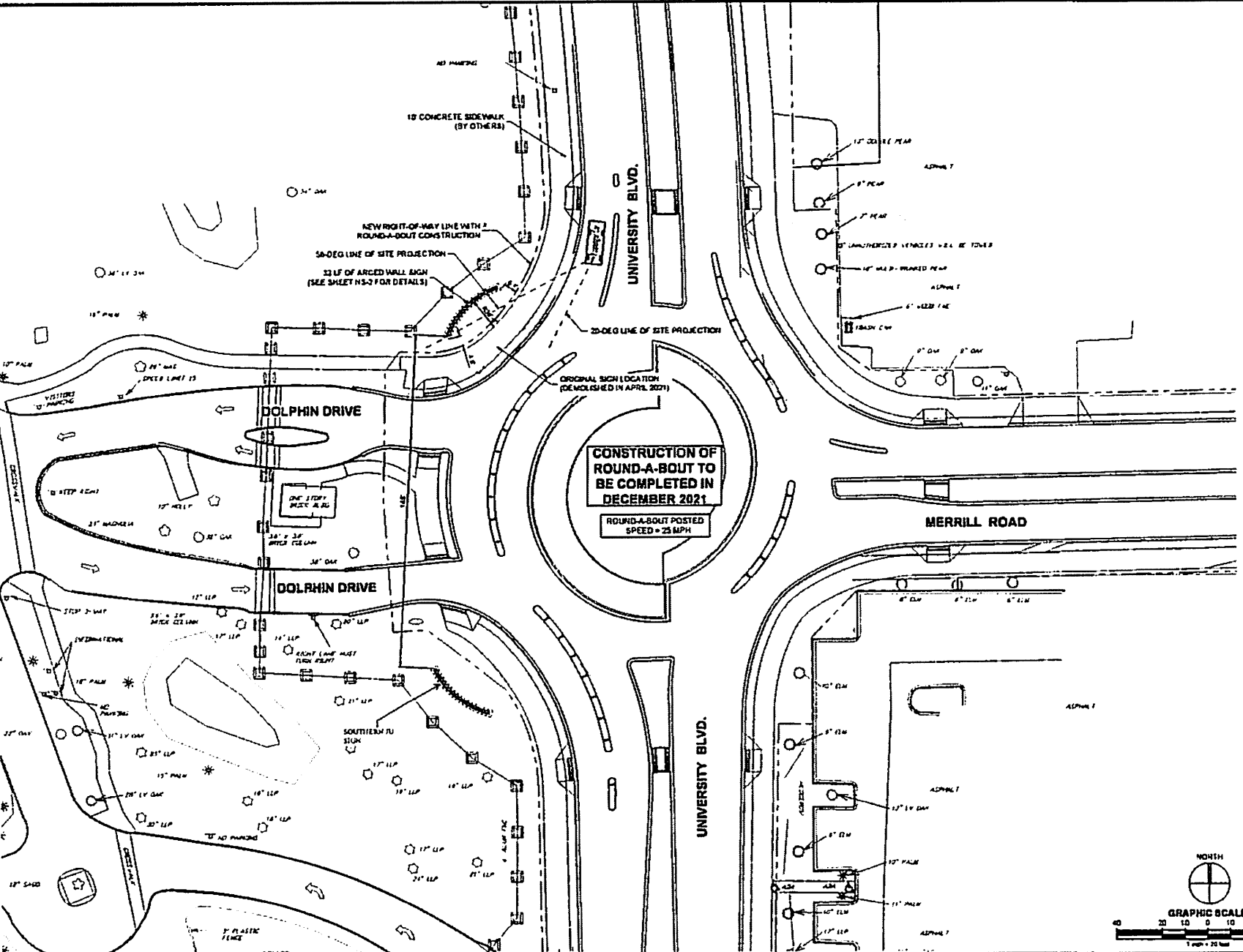
No.	Description	Date	By

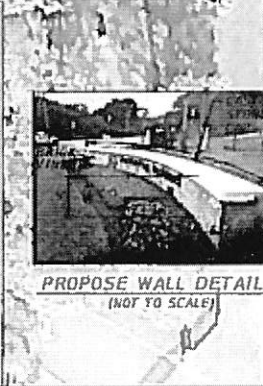
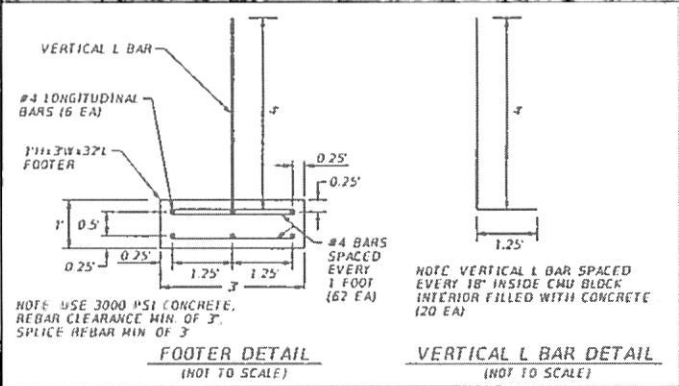
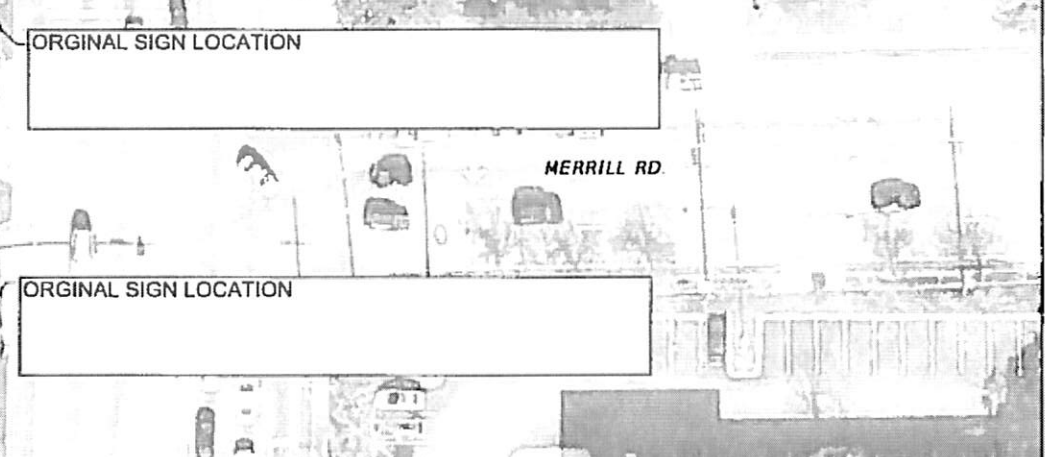
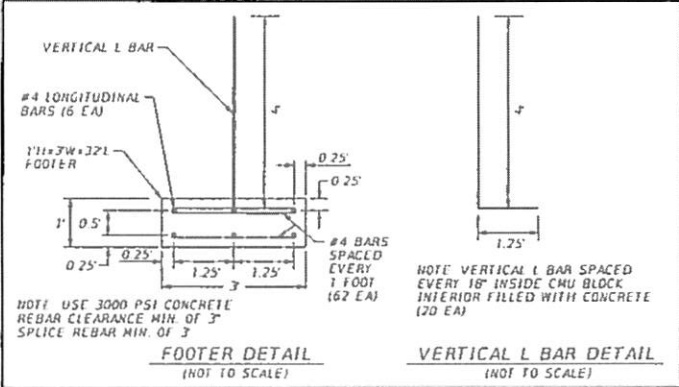
JACKSONVILLE
UNIVERSITY
ENTRANCE SIGN

NORTH
SITE PLAN

DATE
SEPT 2021
AS SHOWN

NS-1





REVISIONS	
DATE	DESCRIPTION

LIGHTHOUSE ENGINEERING INC.
701 ENTERPRISE ROAD EAST, SUITE 410
SAFETY HARBOR, FL 34693
PHONE: (772) 716-7836 FAX: (772) 683-9841
L.O.R. BRADLEY S. FORAN, P.E. NO. 52634



SITE PLAN

SHEET NO.
1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

01-GWD.02-Date: April 26, 2018

T. S. No. 4324011_6
R/W Map Sheet No. 10
Tax Parcel No. 12829C-0010

This instrument prepared by
or under the direction of:
David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

PARCEL NO. 106.1
SECTION NO. 72110
F.P. NO. 4324011
STATE ROAD NO. 109
COUNTY OF Duval

WARRANTY DEED

THIS WARRANTY DEED, made the 5 day of December, 2018, by JACKSONVILLE UNIVERSITY, a Florida not for profit corporation, f/k/a Jacksonville Junior College, 2800 University Blvd North, Jacksonville, Florida 32211, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, to wit:

SEE Exhibit "A", attached hereto and by reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: _____

Jacksonville University
a Florida not for profit corporation

Print Name: _____

Its _____ Secretary

Signed, sealed and delivered in the presence of:

Elita Black

Witness:
Print Name Elita Black

Beverly A. Reid

Witness:
Print Name: Beverly A. Reid

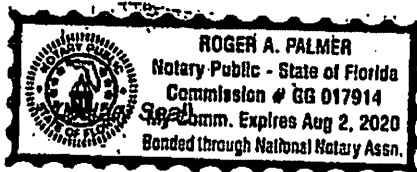
By: Tim Cost
Tim Cost
Its: President

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of September, 2018, by Tim Cost, President, of Jacksonville University, a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



Roger Palmer
Print Name: Roger Palmer
Notary Public
My Commission Expires: Aug 2, 2020

Exhibit "A"

Section No. 72110
F.P. No. 4324011

State Road No. 109

Duval County

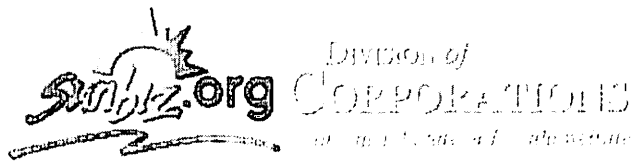
Parcel No. 106

Fee Simple

A Part Of Sections 4 And 3, Township 2 South, Range 27 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Lot 15, Block 1, Lake Lucina Unit No. 1, As Recorded In Plat Book 22, Page 35, Of The Current Public Records Of Duval County, Florida, In Section 9, Township 2 South, Range 27 East, Duval County, Florida; Thence South 89°14'42" West, Along The Westerly Extension Of The South Line Of Said Lot 15, A Distance Of 31.62 Feet To The Baseline Of Survey Of State Road No. 109 (University Boulevard, As Per Florida Department Of Transportation Right Of Way Map, Section No. 72110, F.P. No. 4324011, Having A Variable Width Right Of Way); Thence Along Said Baseline Of Survey Of State Road No. 109 (University Boulevard), The Following 3 Courses And Distances: 1) North 00°42'21" West, 1,116.03 Feet; 2) North 03°18'42" East, 687.52 Feet; 3) North 01°10'18" East, 466.10 Feet; Thence North 88°49'42" West, A Distance Of 57.56 Feet To The Westerly Existing Right Of Way Line Of Said State Road No. 109 (University Boulevard), And To The Point Of Beginning; Thence Continue North 88°49'42" West, A Distance Of 2.00 Feet; Thence North 01°10'18" East, A Distance Of 5.36 Feet; Thence North 00°54'35" West, A Distance Of 74.18 Feet To A Curve To The Left, Having A Radius Of 83.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 32°18'56", An Arc Distance Of 46.81 Feet And A Chord Bearing And Distance Of North 17°08'29" West, 46.20 Feet; Thence North 52°24'57" West, A Distance Of 42.90 Feet To A Curve To The Left, Having A Radius Of 33.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 09°32'12", An Arc Distance Of 5.49 Feet And A Chord Bearing And Distance Of North 89°03'15" West, 5.49 Feet; Thence South 86°10'39" West, A Distance Of 10.00 Feet; Thence North 03°49'21" West, A Distance Of 55.19 Feet To A Curve To The Right, Having A Radius Of 117.19 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 04°59'45", An Arc Distance Of 10.22 Feet And A Chord Bearing And Distance Of North 01°19'28" West, 10.22 Feet; Thence North 01°10'24" East, A Distance Of 50.02 Feet; North 37°41'24" East, A Distance Of 7.63 Feet; Thence North 38°04'05" East, A Distance Of 2.61 Feet; Thence South 88°49'36" East, A Distance Of 13.04 Feet To A Curve To The Left, Having A Radius Of 33.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 46°25'31", An Arc Distance Of 26.74 Feet And A Chord Bearing And Distance Of North 67°57'39" East, 26.01 Feet; Thence North 45°24'34" East, A Distance Of 2.41 Feet To A Curve To The Left, Having A Radius Of 83.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 39°55'53", An Arc Distance Of 57.85 Feet And A Chord Bearing And Distance Of North 26°06'19" East, 56.68 Feet To A Curve To The Left, Having A Radius Of 1,857.96 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 06°16'00", An Arc Distance Of 203.21 Feet And A Chord Bearing And Distance Of North 05°42'14" West, 203.11 Feet; Thence North 81°09'46" East, A Distance Of 1.83 Feet To Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), And A Curve To The Right, Having A Radius Of 1,859.86 Feet; Thence Along Said Westerly Existing Right Of Way Line Of State Road No. 109 (University Boulevard), The Following 2 Courses And Distances: 1) Along The Arc Of Said Curve, Through An Angle Of 10°00'32", An Arc Distance Of 324.89 Feet And A Chord Bearing And Distance Of South 03°49'58" East, 324.48 Feet; 2) South 01°10'18" West, 213.45 Feet To The Point Of Beginning.

Containing: 11,941 Square Feet, More Or Less.



Detail by Entity Name

Florida Not For Profit Corporation
JACKSONVILLE UNIVERSITY

Filing Information

Document Number 703043
FE/EIN Number 59-0624412
Date Filed 09/13/1961
State FL
Status ACTIVE
Last Event AMENDED AND RESTATED ARTICLES
Event Date Filed 06/13/1995
Event Effective Date NONE

Principal Address

2800 UNIVERSITY BLVD NORTH
FINANCIAL AFFAIRS
JACKSONVILLE, FL 32211

Changed: 02/17/2009

Mailing Address

2800 UNIVERSITY BLVD NORTH
FINANCIAL AFFAIRS
JACKSONVILLE, FL 32211

Changed: 02/17/2009

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 02/01/2008

Address Changed: 03/25/2020

Officer/Director Detail

Name & Address

Title VC, Director

SHELTON, JAMIE C

455 PARK AVENUE
ORANGE PARK, FL 32073

Title P

COST, TIMOTHY P
2800 UNIVERSITY BLVD. N.
JACKSONVILLE, FL 32211

Title Treasurer

MARTIRE, FRANK R
814 A1A NORTH
SUITE 308
PONTE VEDRA BEACH, FL 32082

Title Director, Secretary

CHOMIAK, CYNTHIA B.
1021 SORRENTO ROAD
JACKSONVILLE, FL 32207

Title CFO

Freebourn, Randal
2800 UNIVERSITY BLVD. N.
JACKSONVILLE, FL 32211

Annual Reports

Report Year	Filed Date
2020	02/03/2020
2020	07/22/2020
2021	03/18/2021

Document Images

<u>03/18/2021 -- ANNUAL REPORT</u>	View image in PDF format
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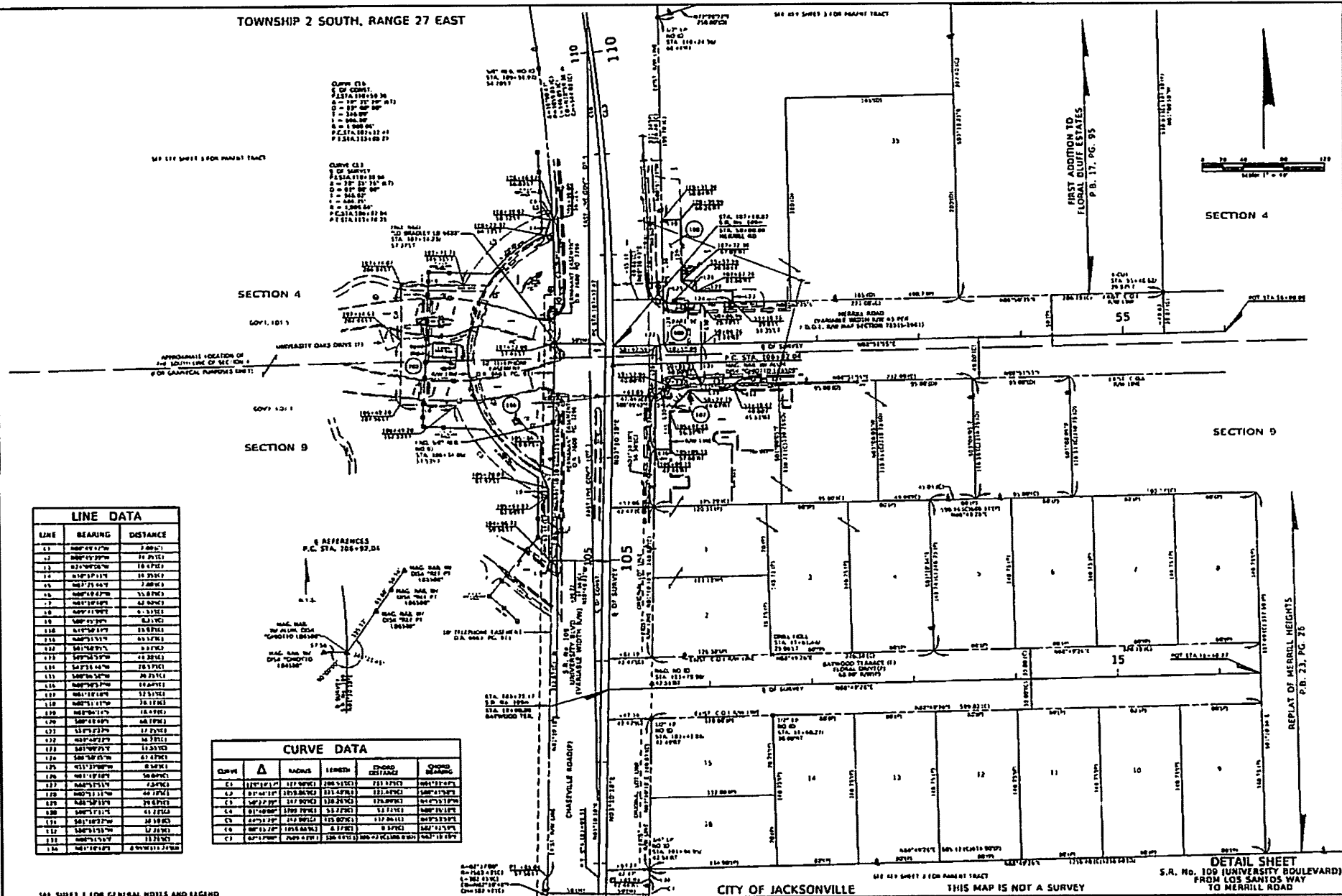
02/14/1996 -- ANNUAL REPORT

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03/21/1995 -- ANNUAL REPORT

[View Image in PDF format](#)

TOWNSHIP 2 SOUTH, RANGE 27 EAST



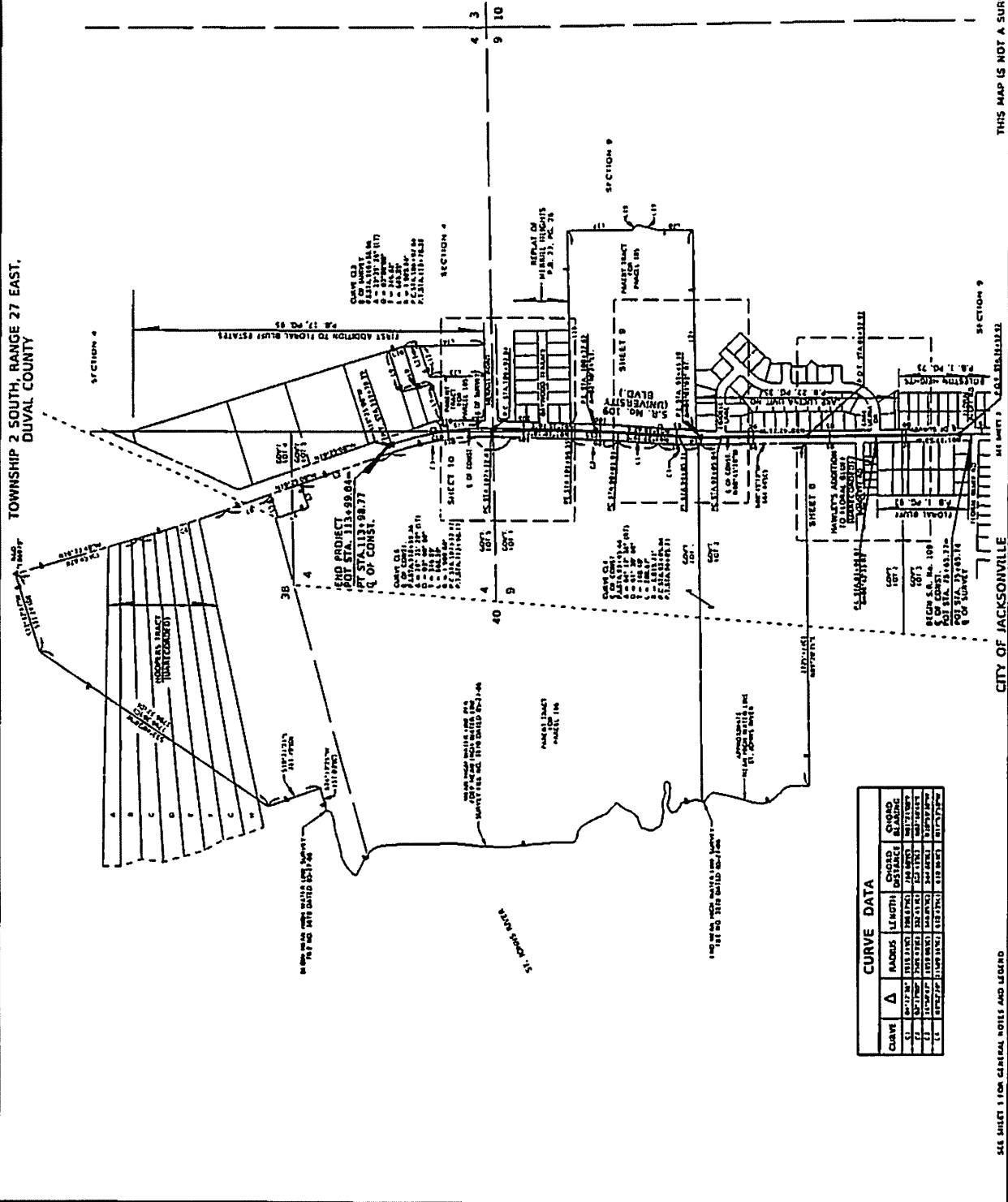
LINE DATA

LINE	BEARING	DISTANCE
1.1	S89°42'17"W	3.80(1)
1.2	S89°42'39"W	26.25(1)
1.3	S71°40'28"W	18.47(1)
1.4	S70°12'11"W	19.23(1)
1.5	S67°21'44"W	7.80(1)
1.6	S67°19'42"W	55.87(1)
1.7	S67°19'42"W	62.80(1)
1.8	S67°19'42"W	61.33(1)
1.9	S67°19'42"W	62.11(1)
1.10	S17°52'17"W	53.87(1)
1.11	S67°19'42"W	63.17(1)
1.12	S67°19'42"W	62.87(1)
1.13	S67°19'42"W	61.33(1)
1.14	S67°19'42"W	78.57(1)
1.15	S67°19'42"W	26.25(1)
1.16	S67°19'42"W	62.87(1)
1.17	S67°19'42"W	62.87(1)
1.18	S67°19'42"W	62.87(1)
1.19	S67°19'42"W	62.87(1)
1.20	S67°19'42"W	62.87(1)
1.21	S67°19'42"W	62.87(1)
1.22	S67°19'42"W	62.87(1)
1.23	S67°19'42"W	62.87(1)
1.24	S67°19'42"W	62.87(1)
1.25	S67°19'42"W	62.87(1)
1.26	S67°19'42"W	62.87(1)
1.27	S67°19'42"W	62.87(1)
1.28	S67°19'42"W	62.87(1)
1.29	S67°19'42"W	62.87(1)
1.30	S67°19'42"W	62.87(1)

CURVE DATA

CURVE	Δ	ARC LENGTH	CHORD	CHORD BEARING
C1	110°12'11"	120.51(1)	211.27(1)	S61°12'11"W
C2	81°42'11"	120.51(1)	121.44(1)	S61°12'11"W
C3	107°22'11"	120.51(1)	120.60(1)	S61°12'11"W
C4	81°42'11"	120.51(1)	121.44(1)	S61°12'11"W
C5	107°22'11"	120.51(1)	120.60(1)	S61°12'11"W
C6	110°12'11"	120.51(1)	211.27(1)	S61°12'11"W
C7	81°42'11"	120.51(1)	121.44(1)	S61°12'11"W
C8	107°22'11"	120.51(1)	120.60(1)	S61°12'11"W
C9	81°42'11"	120.51(1)	121.44(1)	S61°12'11"W

TOWNSHIP 2 SOUTH, RANGE 27 EAST,
DUVAL COUNTY



LINE	BEARING	DISTANCE
11	S 77° 12' 00" W	118.0000
12	S 77° 12' 00" W	118.0000
13	S 77° 12' 00" W	118.0000
14	S 77° 12' 00" W	118.0000
15	S 77° 12' 00" W	118.0000
16	S 77° 12' 00" W	118.0000
17	S 77° 12' 00" W	118.0000
18	S 77° 12' 00" W	118.0000
19	S 77° 12' 00" W	118.0000
20	S 77° 12' 00" W	118.0000
21	S 77° 12' 00" W	118.0000
22	S 77° 12' 00" W	118.0000
23	S 77° 12' 00" W	118.0000
24	S 77° 12' 00" W	118.0000
25	S 77° 12' 00" W	118.0000
26	S 77° 12' 00" W	118.0000
27	S 77° 12' 00" W	118.0000
28	S 77° 12' 00" W	118.0000
29	S 77° 12' 00" W	118.0000
30	S 77° 12' 00" W	118.0000
31	S 77° 12' 00" W	118.0000
32	S 77° 12' 00" W	118.0000
33	S 77° 12' 00" W	118.0000
34	S 77° 12' 00" W	118.0000
35	S 77° 12' 00" W	118.0000
36	S 77° 12' 00" W	118.0000
37	S 77° 12' 00" W	118.0000
38	S 77° 12' 00" W	118.0000
39	S 77° 12' 00" W	118.0000
40	S 77° 12' 00" W	118.0000

CURVE	Δ	RADIUS	LENGTH	CHORD	BEARING
1	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
2	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
3	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
4	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
5	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
6	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
7	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
8	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
9	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
10	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
11	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
12	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
13	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
14	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
15	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
16	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
17	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
18	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
19	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
20	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
21	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
22	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
23	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
24	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
25	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
26	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
27	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
28	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
29	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
30	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
31	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
32	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
33	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
34	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
35	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
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37	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
38	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
39	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W
40	90° 00' 00"	118.0000	164.4913	118.0000	S 77° 12' 00" W

KEY SHEET
S.R. No. 109 (UNIVERSITY BOULEVARD)
FROM UNIVERSITY BOULEVARD
TO HERBELL ROAD

THIS MAP IS NOT A SURVEY

SECTION 4 SECTION 9 SECTION 10 SECTION 11 SECTION 12 SECTION 13 SECTION 14 SECTION 15 SECTION 16 SECTION 17 SECTION 18 SECTION 19 SECTION 20 SECTION 21 SECTION 22 SECTION 23 SECTION 24 SECTION 25 SECTION 26 SECTION 27 SECTION 28 SECTION 29 SECTION 30 SECTION 31 SECTION 32 SECTION 33 SECTION 34 SECTION 35 SECTION 36 SECTION 37 SECTION 38 SECTION 39 SECTION 40

CITY OF JACKSONVILLE

STATE ROAD NO. 108 (UNIVERSITY BLVD.)

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

SEE SHEET 1 FOR GENERAL NOTES AND LEGEND

RIGHT OF WAY MAP