

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-360**

5 AN ORDINANCE APPROVING SIGN WAIVER APPLICATION
6 SW-22-01 FOR A SIGN LOCATED IN COUNCIL DISTRICT
7 7 AT 14200 DUVAL ROAD, BETWEEN DUVAL ROAD AND
8 WEST DUVAL PLACE (R.E. NOS. 019366-0000, 019659-
9 0000 AND 019373-0020), AS DESCRIBED HEREIN,
10 OWNED BY DUVAL MF PARTNERS, LLC, REQUESTING TO
11 ALLOW FOR INTERNAL ILLUMINATION OF THE SIGN AND
12 TO REDUCE THE MINIMUM SETBACK FROM 10 FEET TO 0
13 FEET IN ZONING DISTRICTS COMMERCIAL, RESIDENTIAL
14 AND OFFICE (CRO) AND RESIDENTIAL LOW DENSITY-60
15 (RLD-60), AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE; PROVIDING FOR NOTICE; PROVIDING A
17 DISCLAIMER THAT THE WAIVER GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, an application for a waiver of requirements for signs,
22 **On File** with the City Council Legislative Services Division, was
23 filed by Addie Mentry on behalf of the owner of property located in
24 Council District 7 at 14200 Duval Road, between Duval Road and West
25 Duval Place (R.E. Nos. 019366-0000, 019659-0000 and 019373-0020) (the
26 "Subject Property"), requesting to allow for internal illumination
27 of the sign and to reduce the minimum setback from 10 feet to 0 feet,
28 in Zoning Districts Commercial, Residential and Office (CRO) and
29 Residential Low Density-60 (RLD-60); and

30 **WHEREAS**, the Planning and Development Department has considered
31 the application and all attachments thereto and has rendered an

1 advisory recommendation (the "Staff Report"); and

2 **WHEREAS**, the Land Use and Zoning Committee, after due notice
3 held a public hearing and having duly considered both the testimonial
4 and documentary evidence presented at the public hearing, has made
5 its recommendation to the Council; and

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

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

13 **Section 1. Sign Waiver Approved.** The Council has considered
14 the sign waiver criteria pursuant to Sec. 656.133(c), *Ordinance Code*,
15 the recommendation of the Land Use and Zoning Committee, and has
16 reviewed the Staff Report of the Planning and Development Department
17 concerning sign waiver Application SW-22-01 and finds that the waiver
18 is in harmony with the spirit and intent of the Zoning Code,
19 considering the following criteria, as applicable:

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

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

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

1 (4) The proposed waiver will not have a detrimental effect on
2 vehicular or pedestrian traffic or parking conditions, or result in
3 the creation of objectionable or excessive light, glare, shadows, or
4 other effects, taking into account existing uses and zoning in the
5 vicinity;

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

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

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

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

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

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

27 Therefore, Sign Waiver Application SW-22-01, is hereby **approved**.

28 **Section 2. Owner, Property and Sign Description.** The
29 Subject Property is owned by Duval MF Partners, LLC and is legally
30 described in **Exhibit 1, attached hereto**, dated June 30, 2021, and
31 graphically depicted in **Exhibit 2, attached hereto**. A graphic

1 depiction of the sign is **attached hereto** as **Exhibit 3**. The applicant
2 is Addie Mentry, Creative Sign Designs, 12801 Commodity Place, Tampa,
3 Florida 33626; (813) 749-8549.

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

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

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

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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