

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-266**

5 AN ORDINANCE APPROVING SIGN WAIVER APPLICATION  
6 SW-23-05 FOR A SIGN LOCATED IN COUNCIL DISTRICT  
7 4 AT 7504 ATLANTIC BOULEVARD, BETWEEN ARLINGTON  
8 ROAD SOUTH AND SCHOLARS WAY (R.E. NO. 145176-  
9 0000), AS DESCRIBED HEREIN, OWNED BY THOMAS J.  
10 MEEKER, REQUESTING TO REDUCE THE MINIMUM SETBACK  
11 FROM 25 FEET AND 10 FEET TO 8.9 FEET AND 2.9  
12 FEET IN ZONING DISTRICT COMMERCIAL  
13 COMMUNITY/GENERAL-2 (CCG-2), AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE; PROVIDING FOR  
15 NOTICE; PROVIDING A DISCLAIMER THAT THE WAIVER  
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
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20 **WHEREAS**, an application for a waiver of requirements for signs,  
21 **On File** with the City Council Legislative Services Division, was  
22 filed by Scott Glass, Esq., Shutts & Bowen LLP, on behalf of the  
23 owner of property located in Council District 4 at 7504 Atlantic  
24 Boulevard, between Arlington Road South and Scholars Way (R.E. No.  
25 145176-0000) (the "Subject Property"), requesting to reduce the  
26 minimum setback from 25 feet and 10 feet to 8.9 feet and 2.9 feet in  
27 Zoning District Commercial Community/General-2 (CCG-2); and

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

31 **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 and  
5 all other evidence entered into the record and testimony taken at the  
6 public hearings, the Council has considered the criteria for sign  
7 waivers pursuant to Section 656.113(c), *Ordinance Code*, and finds  
8 that the request is in harmony with the spirit and intent of the  
9 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 considered  
12 the sign waiver criteria pursuant to Section 656.133(c), *Ordinance*  
13 *Code*, the recommendation of the Land Use and Zoning Committee, and  
14 has reviewed the Staff Report of the Planning and Development  
15 Department concerning sign waiver Application SW-23-05 and finds that  
16 the waiver is in harmony with the spirit and intent of the Zoning  
17 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-23-05, is hereby approved.

26 **Section 2. Owner, Property and Sign Description.** The  
27 Subject Property is owned by Thomas J. Meeker and is legally described  
28 in **Exhibit 1**, attached hereto, dated June 30, 2021, and graphically  
29 depicted in **Exhibit 2**, attached hereto. A graphic depiction of the  
30 sign is attached hereto as **Exhibit 3**. The applicant is Scott Glass,  
31 Esq., Shutts & Bowen LLP, 300 South Orange Avenue, Suite 1600,

1 Orlando, Florida 32801; (407) 835-6964.

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

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

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

1 Form Approved:

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3           /s/  Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Caroline Fulton

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