

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-16-07**

**NOVEMBER 15<sup>th</sup>, 2016**

***Location:*** 6833 Beach Boulevard  
between Marion Road and West Road

***Real Estate Number(s):*** 134620-0000

***Waiver Sought:*** Reduce minimum setback from the right of way  
from 10 feet to 2 feet

***Current Zoning District:*** Commercial/Community General-2 (CCG-2)

***Current Land Use Category:*** Community/ General Commercial (CGC)

***Planning District:*** Greater Arlington/Beaches – 2

***Planning Commissioner:*** Vacant

***City Council Representative:*** The Honorable Scott Wilson, District 4

***Agent:*** Howell Ruehl  
3633 St Augustine Road  
Jacksonville, FL 32207

***Owner:*** John King, Sr.  
6833 Beach Boulevard  
Jacksonville, FL 32216

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Sign Waiver Ordinance 2016-684 (SW-16-07) seeks to reduce the setback from a right of way, from 10 feet to 2 feet. The proposed sign is on Beach Boulevard, which is classified as a Principal Arterial roadway. The proposed changing message pole sign would occupy an existing landscape island next to 90 degree angle parking used to display automobiles. The area of the island is approximately the size of one parking space. This sign would be replacing an existing pole sign erected before 1984, per permit S-99-8748 (attached screenshot of comments section). The site is approximately 0.83 acres, and is located in the Commercial/Community General-2 (CCG-2) Zoning District. With the addition of the City owned landscape buffers and

sidewalk which lie alongside Beach Boulevard the proposed sign would be approximately seventeen (17) feet from the pavement.

**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 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:

- (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 sign will be located two (2) feet from the property line and approximately six (6) feet from the access point to Beach Boulevard. This portion of the right of way is utilized as a landscape buffer for the 90 degree off street parking for used automobiles being sold and displayed. The signage is in a similar location as the commercial signage, located in the CCG-2 Zoning District, to the east and southwest. The size of the sign is consistent with others in the area and is allowed in the CCG-2 Zoning District by right.

- (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 intent of the zoning ordinance as it relates to this request is to not have signage that interferes with site distance visibility or utilities, and to promote signage that is consistent with the character of the adjoining community. In this instance most of surrounding properties are similar in scale and use that will not result in the expansion of excess non-conforming signage.

- (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 sign is over 150 feet away from the closest residential home which would not

negatively affect their rights as property owners. The sign does not interfere with rights of others, and it is not anticipated that the location of this sign will have any negative impacts on the surrounding area. The subject property is located along a major commercial thoroughfare, Beach Boulevard which has similar sized signs. This sign is also a contemporary design compared to some of the signs in the area which could create a more aesthetically pleasing effect.

- (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. Although the sign will be two (2) feet from the property line, the actual distance to the travel lanes of the street is roughly seventeen (17) feet. The location of the sign does not impede the ability of a motorist from sightlines of Beach Boulevard while leaving the access point into oncoming traffic or pedestrians. The applicant has stated that there is an auto-dimming feature to the sign for nighttime correction which will decrease the brightness. Changing message signs as defined in 656.1302(c)(1) would require the sign to "Display a verbal or numerical message that scrolls from left to right, for no more than eight seconds with an eight second break between messages, with all other portions of the sign static and unchanging" or 656.1302 (c) (2) (i-iv) "Changes electronically under the following conditions:

(i)The entire portion of the sign that can change shall be static and unchanging for at least eight seconds.

(ii)The time to completely change the entire portion of the sign that can change is a maximum of one second.

(iii)The change shall occur simultaneously for the entire portion of the sign that can change; and

(iv)There shall be a default design that will ensure no flashing, intermittent message or any other apparent movement that is displayed should a malfunction occur."

Under these criteria the changing message sign will not be a distraction to drivers.

- (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 will not create any conditions that would be distinctly different from the signs located along Beach Boulevard currently. It is unlikely the continued use of this sign in this location will have any detrimental effect on the public health, safety or wellbeing.

- (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 property is located within and part of a major commercial corridor, and was

developed in 1981. The location of the proposed sign was determined on the location of an existing sign constructed before 1984 (per permit S-99-8748). Strict enforcement of the regulation would require the sign to be set back further from the right-of-way and roadway, greatly reducing the visibility of the sign and interfering with the existing parking and vehicular use areas. The layout of the existing parking lot and the movement of the existing sign to another location on site with adequate visibility from the right-of-way would reduce the off street parking and limit maneuverability outside of the public right-of-way. Given the existing conditions of the site, the proposed improvements make the strict letter of the distance regulation unduly burdensome on the applicant.

- (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, but rather the strict enforcement of the regulation would severely limit the visual impact of the sign and reduce the existing tenants advertising space. While the location of the sign is close to the ROW, it's approximately seven (7) feet back from the Beach Boulevard sidewalk; and separated from the roadway's edge of pavement by at least seventeen (17) feet. If required to be moved, the sign could still be located in front of the building or along the roadway, but would result in the loss of off street parking and/or alter the property's internal traffic pattern and parking configuration.

- (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 a result of an existing violation. This is for a newly constructed sign which is awaiting a decision before being constructed.

- (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?*

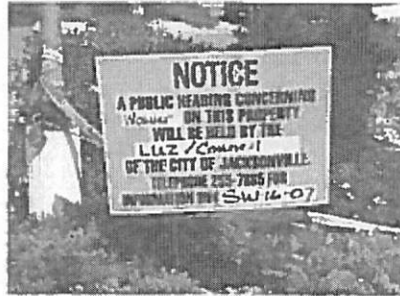
Yes. The request does provide for an aesthetic enhancement, which is in the public interest. The site is fully developed, and the sign is a contemporary upgrade to the previous sign that was in place at this location from before 1984 (per permit S-99-8784).

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

Yes. The location of the proposed sign was used for over twenty years (per permit S-99-8784) for a pole sign which is prepped and wired for the new proposed sign to be installed. There is already a landscape island buffer there for cars and relocation of the sign would require redeveloping the parking lot causing a financial strain.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 18, 2016 by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-16-07 be APPROVED.



Aerial



**Proposed site of sign**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*



**Subject Property**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*



**Vacant Office Space: Property located west of subject property (6817 Beach Boulevard)**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*



**Warehouse/Storage Facility: Property located south of subject property (6860 Beach Boulevard)**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*



**Hogan-Spring Glen Elementary School: Property located south of subject property (6736 Beach Boulevard)**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*



**School Zone sign near proposed location of sign**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*





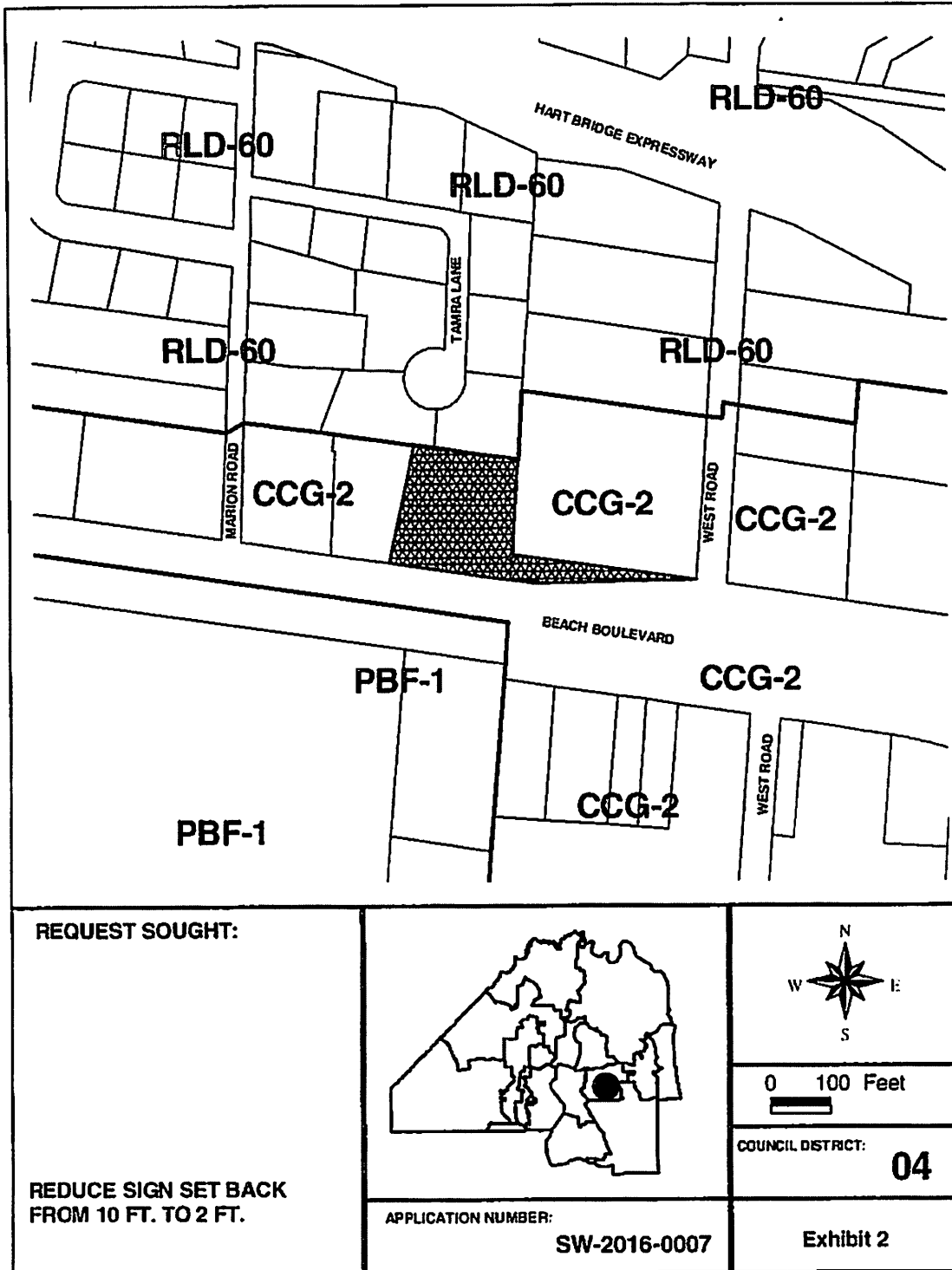
**Changing Message Sign across the street from subject property (6906 Beach Boulevard)**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*



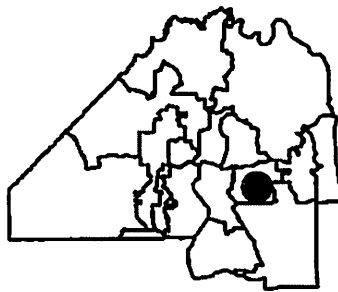
**Changing Message Sign located within a half mile of subject property (6340 Beach Boulevard)**

*Source: City of Jacksonville Planning & Development Department  
Date: October 18, 2016*



REQUEST SOUGHT:

REDUCE SIGN SET BACK  
FROM 10 FT. TO 2 FT.



0 100 Feet

COUNCIL DISTRICT:

04

APPLICATION NUMBER:

SW-2016-0007

Exhibit 2

# APPLICATION FOR SIGN WAIVER

This application must be typed or printed in black and submitted in person with three (3) other copies for a total of four (4) copies.

Ordinance Number:
Application Number: SW- 16 - 07
Notice of Violation: no

Planning and Development Department,  
Zoning Section  
Ed Ball Building  
214 North Hogan Street, 2nd Floor  
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-7865.

### TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

1. Date Submitted: 8/24/2016	2. Date Filed: 9/15/2016	3. Current Zoning District(s): CC62	4. Future Land Use Ma Category (FLUMs): C6C	5. Applicable Section of Ordinance Code: 656.1303 (i)(2)
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# 1334.

6. LUZ Public Hearing Date: ___/___/___	7. City Council Public Hearing Date: ___/___/___
8. Neighborhood Association (If Applicable): <u>Greater San Souci Neighborhood, Greater Arlington/B</u>	
9. Number of Signs To Be Posted: <u>1</u>	

### TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>6833 Beach Blvd</u> <u>Jacksonville, FL 32216</u>	13. Between Streets: <u>West Road</u> <u>and Marion Road</u>
11. Real Estate Number: <u>134620-0000</u>	
12. Date lot was recorded: <u>11/26/1980</u>	
14. Application being sought:	
<input type="checkbox"/> Increase maximum height of sign from ___ to ___ ft. (Not to Exceed 20% or 5 ft. in height, whichever is less.).	
<input type="checkbox"/> Increase maximum size of sign from ___ SF to ___ SF (Maximum request 25% or 10 Sq. Ft., whichever is less).	
<input type="checkbox"/> Increase number of signs from ___ to ___ (Not to exceed maximum square feet allowed).	
<input type="checkbox"/> Allow for illumination or change from ___ external to ___ internal lighting:	
<input checked="" type="checkbox"/> Reduce minimum set back from <u>10</u> ft. to <u>2</u> ft. (Less than 1 ft. may be granted administratively).	

**RECEIVED**

SEP 22 2016

Office of General Counsel

15. In whose name will the waiver be granted? <u>Johnny King with Beach Blvd Automotive</u>	
Is transferability being requested? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
16. Land Area(1/100 Acres): <u>82/100</u>	17. Utility Services Provider Well: _____ City Water: <u>JEA</u> Septic Tank: _____ City Sewer: <u>JEA</u>
<b>*** NOTICE TO OWNER/AGENT/APPLICANT ***</b>	
<p>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 <i>"a painting, structure or device which is placed, erected, 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."</i></p> <p>Section 656.1310(a)(i) through (x), 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:</p>	
<p>18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the waiver and to meet the criteria set forth below may result in a denial).</p>	
<p><b>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?</b></p>	
<p><b>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?</b></p>	
<p><b>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.</b></p>	
<p><b>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?</b></p>	

**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 applicants 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?**

**19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.**

Survey

Site Plan as required per instructions. (All copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent is required if any person other than the property owner makes the application.

Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.

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 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.

Proof of Ownership

(Note: the 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.)

**\*\*\* NOTICE TO OWNER / AGENT \*\*\***

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all 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 Planning Commission. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division of the Planning and Development Department, Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202, (904) 255-7865, **PRIOR TO THE HEARING.**

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

<p style="text-align: center;"><b>FILING FEES</b></p> <p><b>RESIDENTIAL DISTRICTS.....\$1,073.00</b></p> <p><b>NON-RESIDENTIAL DISTRICTS..... \$1,091.00</b></p>	<p><b>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</b></p> <p><b>ADVERTISING COSTS: BILLED TO OWNER /AGENT</b></p>
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**\*\*\* Applications filed to correct existing zoning violations are subject to a double fee. \*\*\***

# APPLICATION FOR SIGN WAIVER

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**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?**

*Yes, the contiguous properties have signs on their properties.*

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**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?**

*No, the sign will not detract from the general area. The contiguous properties have ground signage.*

---

**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.**

*No, because it is consistent with the general area.*

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**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?**

*No. The proposed sign will not have any effect on traffic. The message center has an auto-dim for nighttime viewing. The Clearance area is @ 12'-4 1/2" from grade to bottom of message center.*

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**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?**

*No, it will help the public find the client's location.*

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**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?**

*Yes, there are no physical limitations.*

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**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?**

*No, this will be a new message center.*

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**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 applicants acquiring the property, not being a direct result of the actions of the current owner?**

*No violations have been issued.*

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# APPLICATION FOR SIGN WAIVER

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**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?**

*Yes, it does accomplish public interest. The new message center will increase public interest.*

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**10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?**

*No financial burden will be created. This message center and signage will be placed in the a parking lot island on the far west of the property.*



**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.

**PLEASE PRINT:**

**Name and address of Owner(s)**

Name: John King, Sr.

Address: 6833 Beach Blvd

City: Jacksonville

State: FL Zip: 32216

Email: johnjr@comcast.net

Daytime Telephone: (904) 724-3511

**Name and address of Authorized Agent(s)**

Name: Howell Rushl

Address: 3633 St Augustine Rd

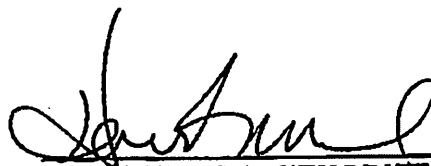
City: Jacksonville

State: FL Zip: 32207

Email: howell@britelitesigns.com

Daytime Telephone: (904) 398-5305

  
\_\_\_\_\_  
**SIGNATURE OF OWNER(S)**

  
\_\_\_\_\_  
**SIGNATURE OF AUTHORIZED AGENT(S)**  
The Agent's letter of authorization must be attached if application is not signed by the owner of record

**Property Ownership Affidavit - Individual**


Date: Aug 30, 2016

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: 6833 Beach Blvd Jacksonville, FL 32216 REN(s): 134620-0000

To Whom It May Concern:

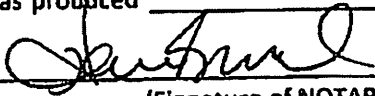
I John King, Sr. hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Waiver submitted to the Jacksonville Planning and Development Department.

By 

Print Name: John King, Sr.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 31<sup>st</sup> day of August 2016 by John King, Sr. who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)

Howell A Ruehl  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 3/8/20



**EXHIBIT B**  
**Agent Authorization**

Date: Aug 30, 2016

City of Jacksonville City Council / Planning and Development Department 117 West Duval Street, 4<sup>th</sup> Floor / Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

\_\_\_\_\_

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

Howell Ruehl with Brite Lite Service Co., Inc. to act as

agent to file application(s) for Sign Waiver for Beach Blvd Automotive

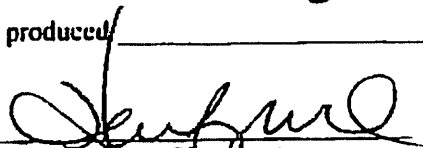
for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
\_\_\_\_\_  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 31<sup>st</sup> day of August (month), 2016 (year) by John King, Sr.

who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)



**EXHIBIT A**

**Legal Description**

**PARCEL A:**

**EAST PORTION OF LOT 8, MARION'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTH LINE OF BEACH BOULEVARD 246 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTHERLY WITH AN ANGLE TO THE LEFT OF 86 DEGREES 02 MINUTES, 194.83 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8, 175 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 8, 194.5 FEET TO BEACH BOULEVARD; THENCE WESTERLY ALONG THE NORTH LINE OF BEACH BOULEVARD, 200 FEET TO THE POINT OF BEGINNING.**

**PARCEL B:**

**LOTS 1 AND 2, BLOCK 8, RIDGELAND GARDENS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 65, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALSO THOSE CERTAIN LANDS FORMERLY A PART OF SHAW ROAD, LYING TO THE SOUTH OF SAID LOT 1 DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 3 DEGREES 56 MINUTES WEST, 7.05 FEET TO A POINT; THENCE NORTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, 241.16 FEET TO A POINT; THENCE NORTH 81 DEGREES 58 MINUTES WEST, 59.27 FEET TO A POINT; THENCE NORTH 4 DEGREES 48 MINUTES 20 SECONDS EAST, 39.98 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES 58 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 300.22 FEET TO THE POINT OF BEGINNING.**

**(JA188781 1)**

**EXHIBIT B**  
**Agent Authorization**

Date: Aug 17, 2016

City of Jacksonville City Council / Planning and Development Department 117 West Duval Street, 4<sup>th</sup> Floor / Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

\_\_\_\_\_

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

Howell Ruehl with Brite Lite Signs to act as

agent to file application(s) for Sign Waiver for Beach Blvd Automotive


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.

  
\_\_\_\_\_  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24<sup>th</sup> day of August (month), 2016 (year) by Howell Ruehl, SR

who is personally known to me or has produced \_\_\_\_\_ as

identification.   
\_\_\_\_\_  
(Notary Signature)



**EXHIBIT B**

**Permitted Prior Encumbrances**

1. Taxes and assessments for the year 2004 and subsequent years, which are not yet due and payable.
2. Covenants and Restrictions as set forth in instrument recorded in Deed Book 791, at Page 383 of the Public Records of Duval County, Florida.
3. Easement as set forth in that certain instrument recorded in Official Records Book 9197, at Page 4672 of the Public Records of Duval County, Florida.
4. Mortgage And Security Agreement in favor of SouthTrust Bank, N.A., dated April 28, 2000 and recorded in Official Records Book 9611, at Page 2376; together with Notice of Limitation of Mortgage Future Advances recorded in Official Records Book 11728, at Page 75 of the Public Records of Duval County, Florida.
5. Notice of Commencement recorded January 8, 2004 in Official Records Book 11568, at Page 984 of the Public Records of Duval County, Florida.
6. Assignment Of Leases, Rents And Profits in favor of SouthTrust Bank, dated April 28, 2004 and recorded in Official Records Book 9611, at Page 2401 of the Public Records of Duval County, Florida.
7. UCC-1 Financing Statement in favor of SouthTrust Bank, N.A. recorded in Official Records Book 9611, Page 2411 of the Public Records of Duval County, Florida.
8. Second Mortgage and Security Agreement in Favor of First Bank of Jacksonville, dated March 30, 2004 and recorded in Official Records Book 11728, at Page 38 of the Public Records of Duval County, Florida.
9. Consent Agreement by SouthTrust Bank dated March 24, 2004 and recorded in Official Records Book 11728, at Page 62 of the Public Records of Duval County, Florida.
10. Assignment of Leases, Rents and Profits in favor of First Bank of Jacksonville dated March 30, 2004 and recorded in Official Records Book 11728, at Page 65 of the Public Records of Duval County, Florida.
11. UCC-1 Financing Statement in favor of First Bank of Jacksonville recorded in Official Records Book 11728, at Page 71 of the Public Records of Duval County, Florida.

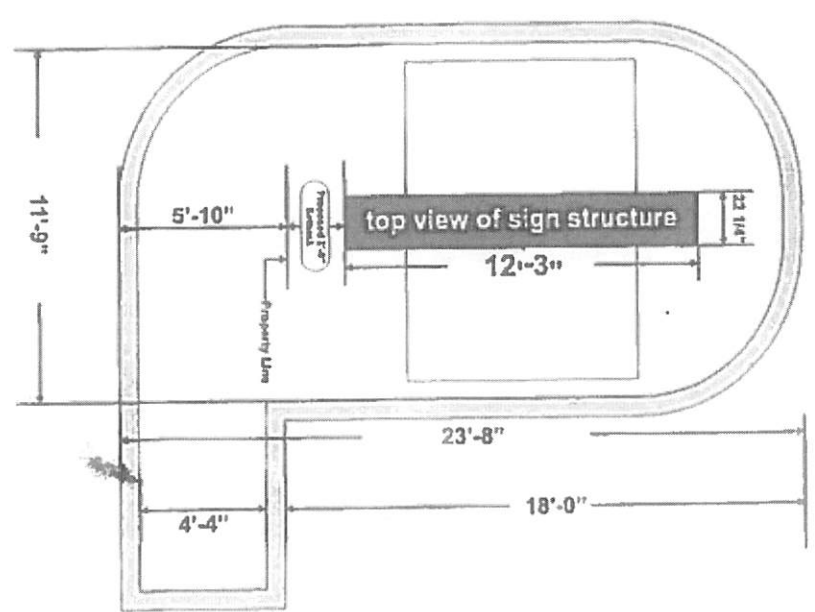
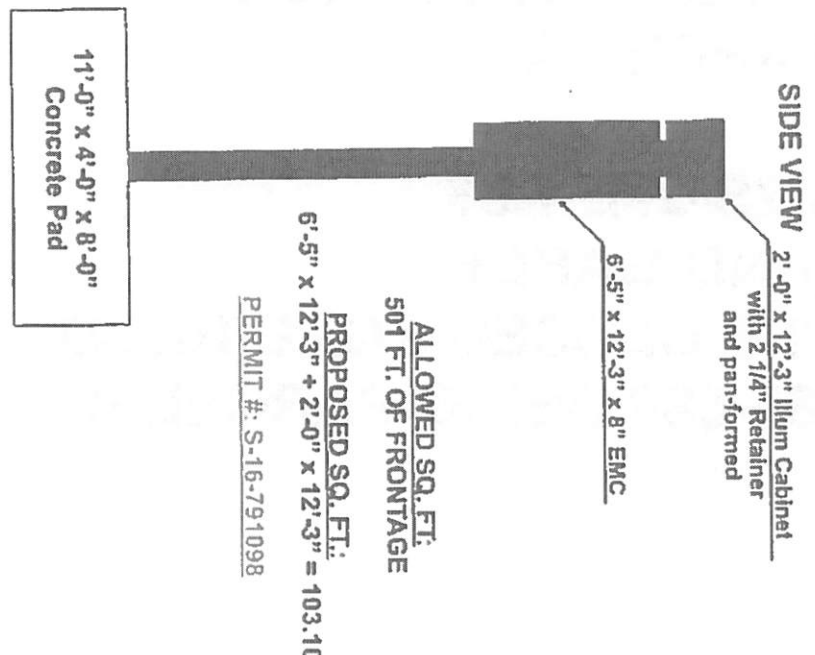
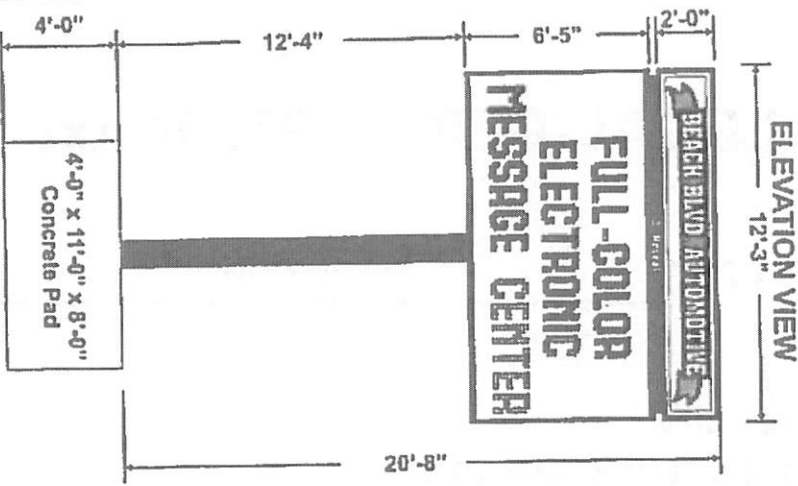
**REFERENCE TO THE FOREGOING SHALL IN NO WAY SERVE TO RE-IMPOSE SAME.**

**LEGAL-DESCRIPTION.txt**

**ORDINANCE:\_\_\_\_\_**

**51-2S-27E .84  
N W MARIONS S/D PT  
PT LOT 8 RECD O/R 11985-580  
BEING PARCEL A**

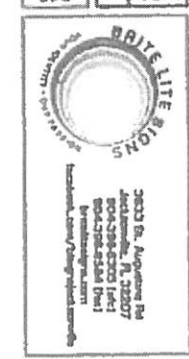
**12-65 34-2S-27E 1.88  
RIDGELAND GARDENS  
LOTS 1,2 & CLOSED ROAD RECD  
O/R 11985-580 BEING PARCEL B  
BLK 8**



**JOB NAME:** Beach Blind Automotive  
**ADDRESS:** 8323 Beach Blvd., Jacksonville, FL 32218  
**OWNER:** Island Road  
**SCALE:** 1/4"=1'  
**DATE:** 07/21/2018



The drawing was prepared in full compliance with the Florida Building Code, and is intended for use in the State of Florida. It is not to be used in any other jurisdiction without the express written consent of the drafter. The drafter assumes no responsibility for the accuracy or completeness of the information provided. The drafter is not responsible for any errors or omissions in the drawing. The drafter is not responsible for any damage or injury resulting from the use of the drawing.



APPROVED AS SUBMITTED  
 APPROVED WITH CHANGES  
 NOT APPROVED

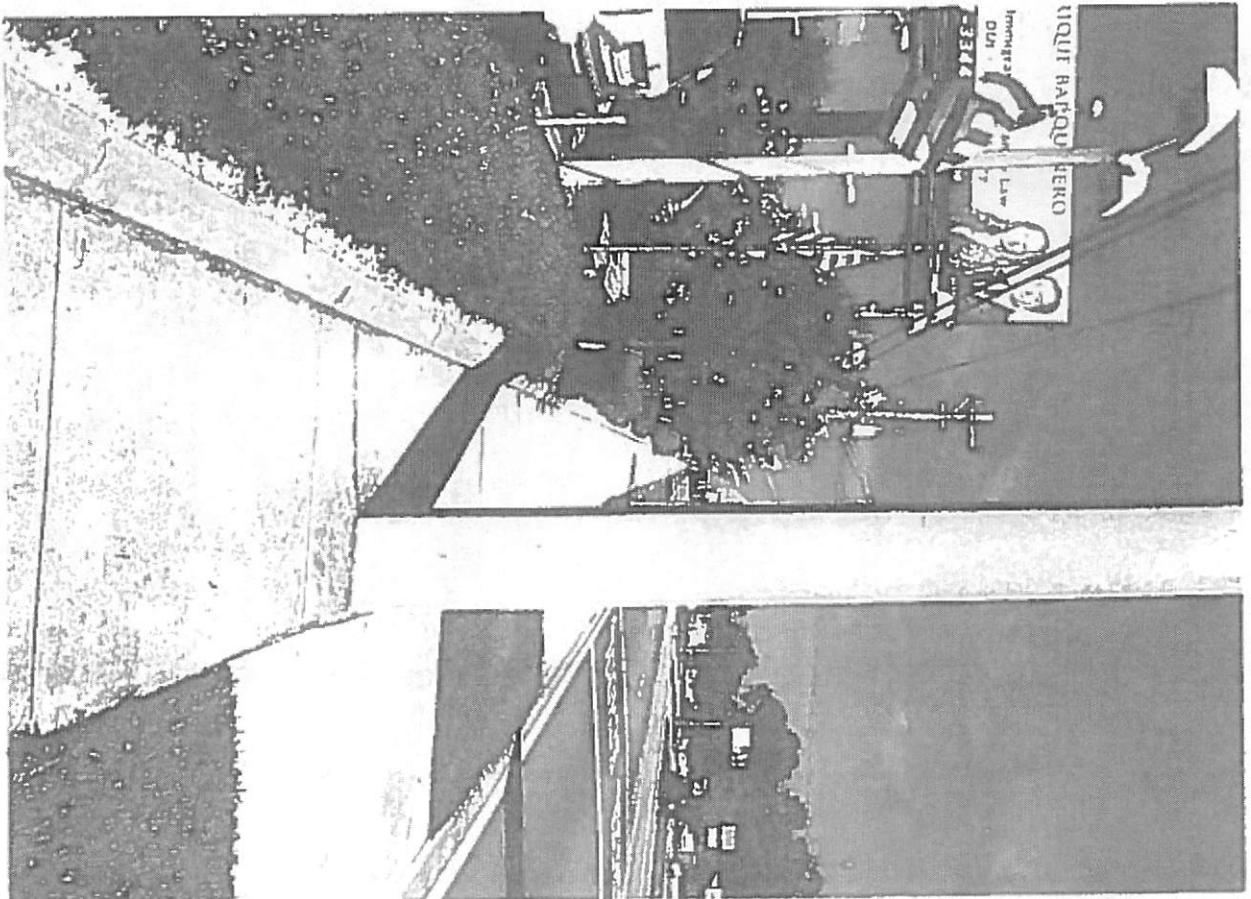
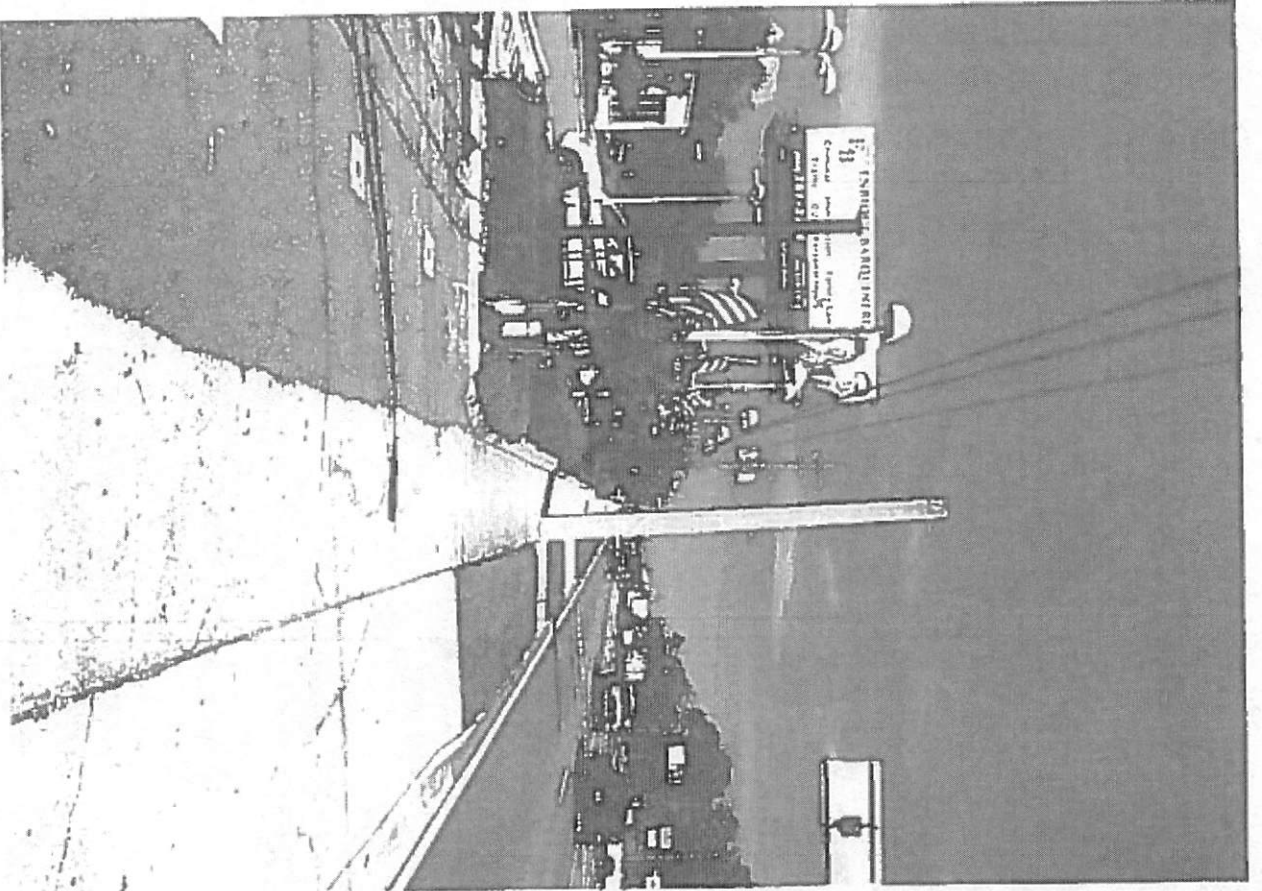
**REVISIONS:**  
 1. [Blank]



PROPOSED SIGN LOCATION



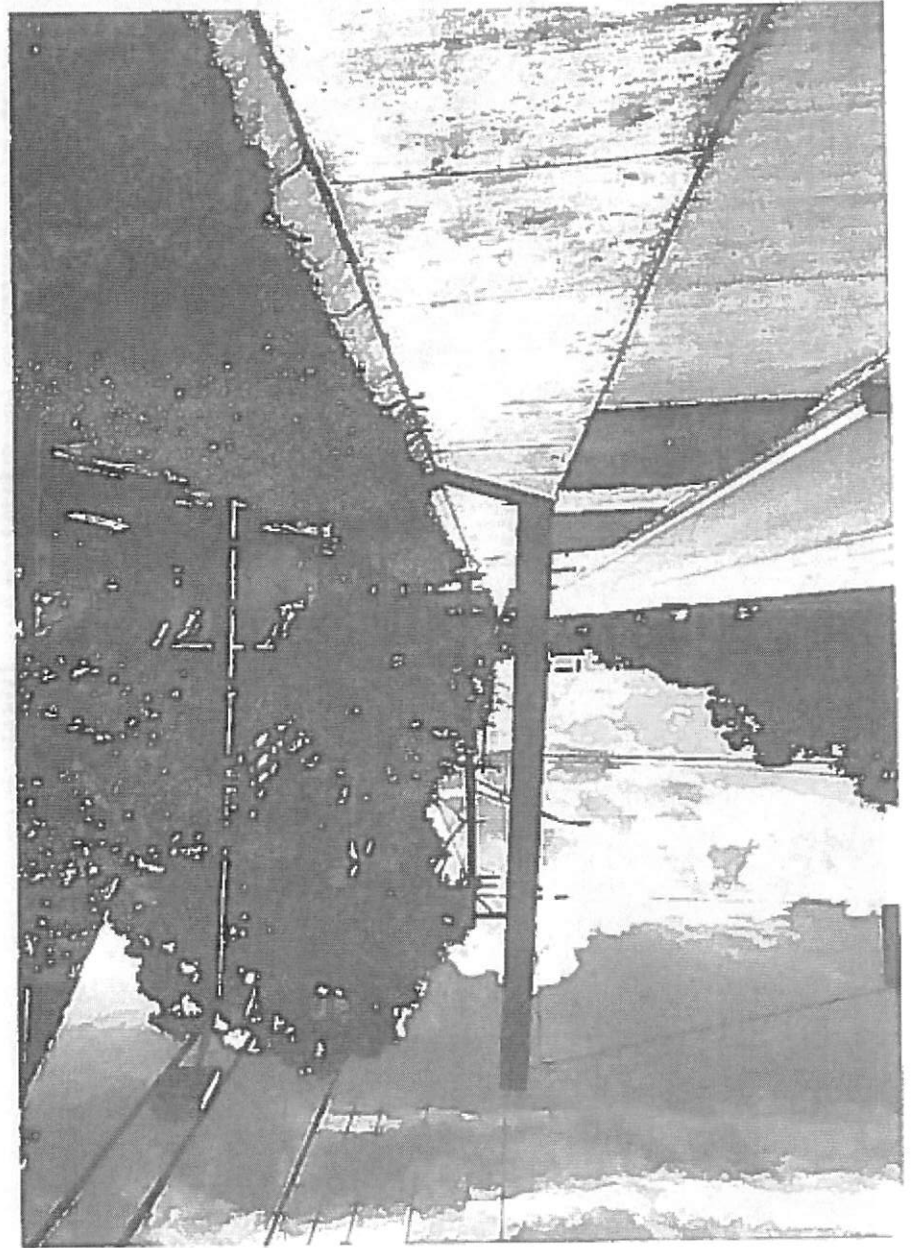
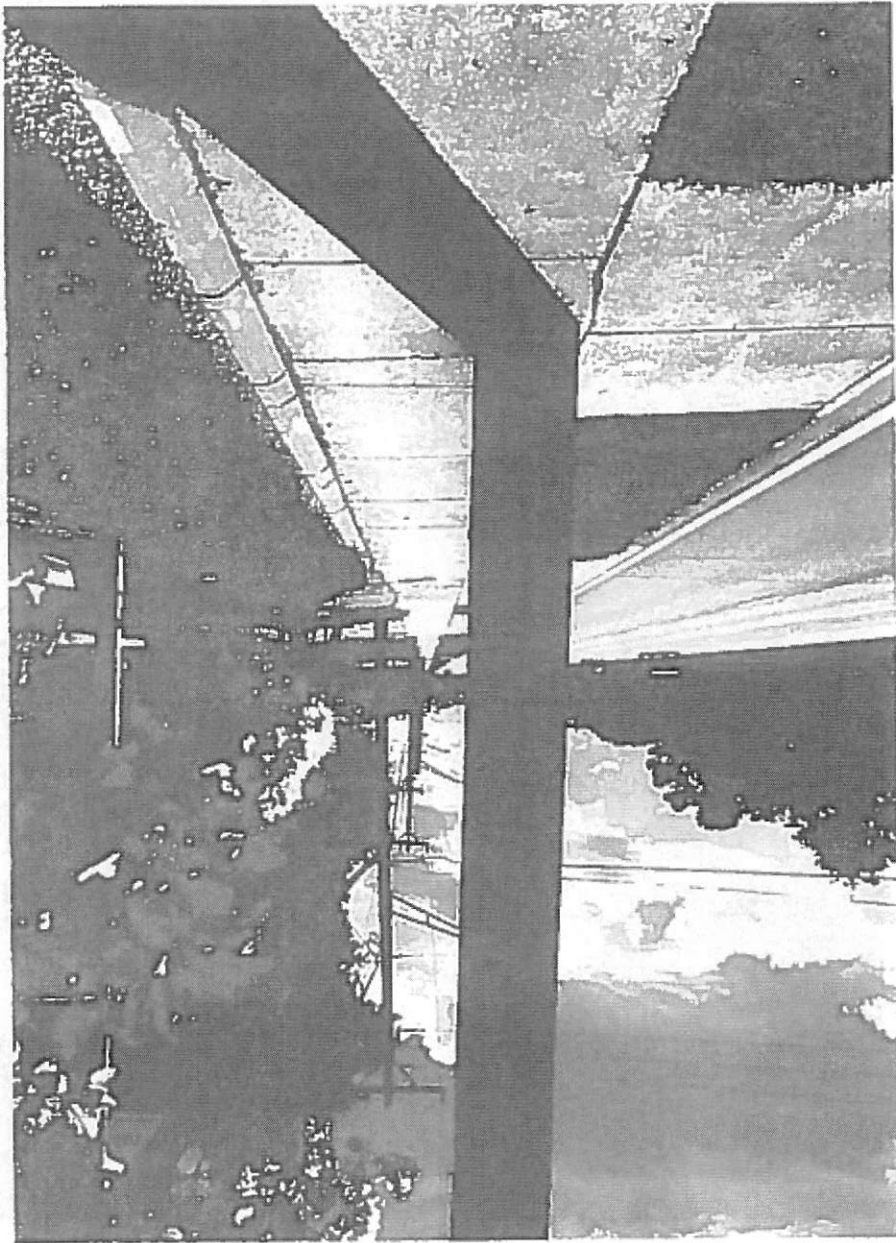
FACING EAST





FACING EAST

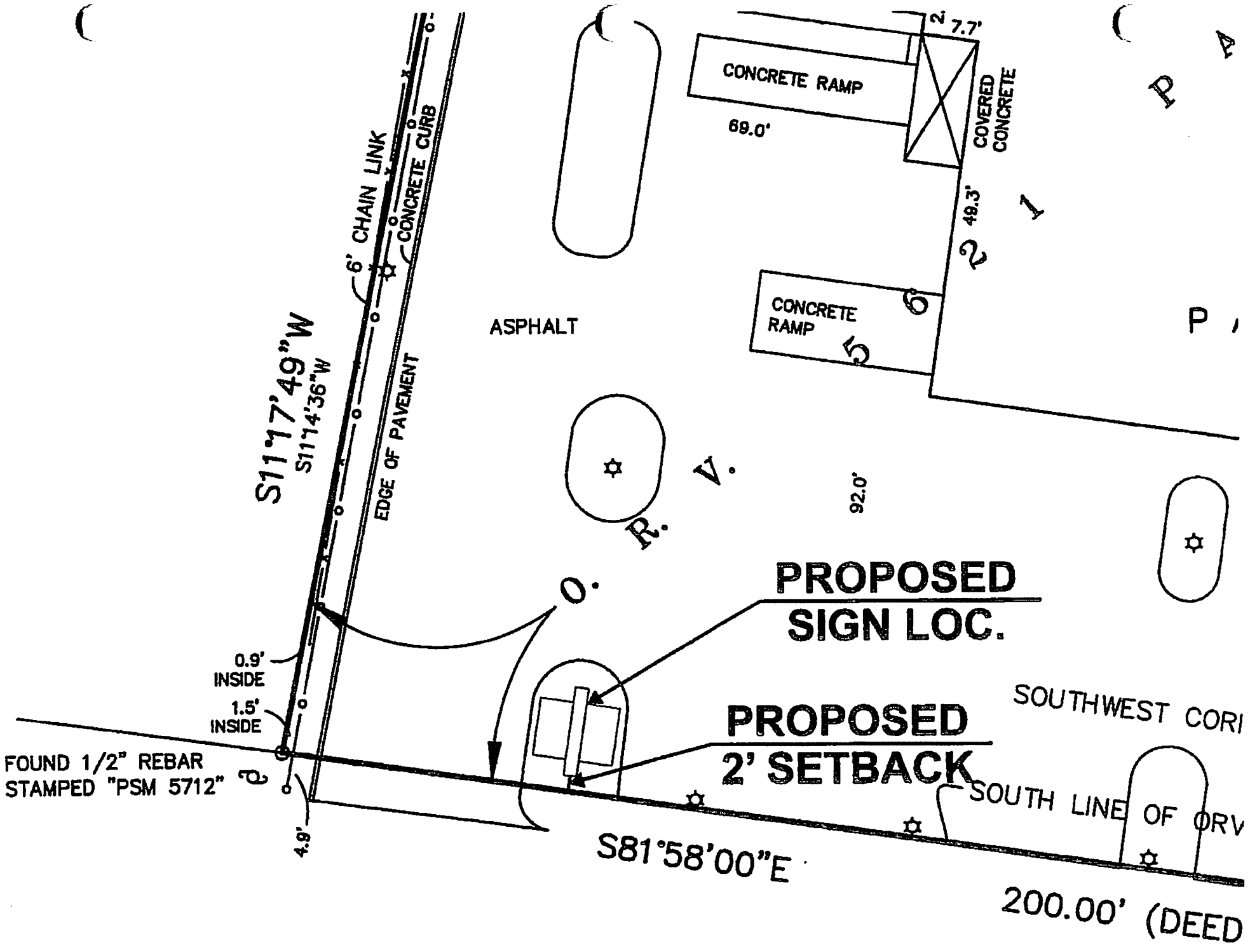




FACING WEST



FACING WEST



S111°17'49"W  
S111°14'36"W

6' CHAIN LINK

CONCRETE CURB

EDGE OF PAVEMENT

ASPHALT

CONCRETE RAMP

69.0'

7.7'

COVERED CONCRETE

48.3'

CONCRETE RAMP

92.0'

**PROPOSED SIGN LOC.**

**PROPOSED 2' SETBACK**

FOUND 1/2" REBAR STAMPED "PSM 5712"

0.9' INSIDE  
1.5' INSIDE

4.8'

S81°58'00"E

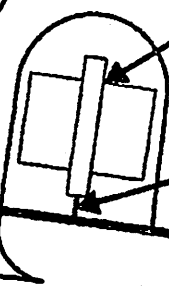
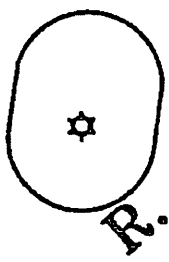
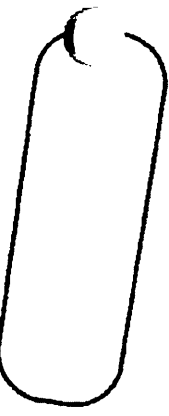
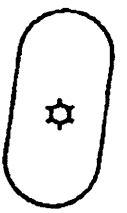
SOUTHWEST CORNER

SOUTH LINE OF DRIVE

200.00' (DEED)

P A

P I



V.

O.

R.

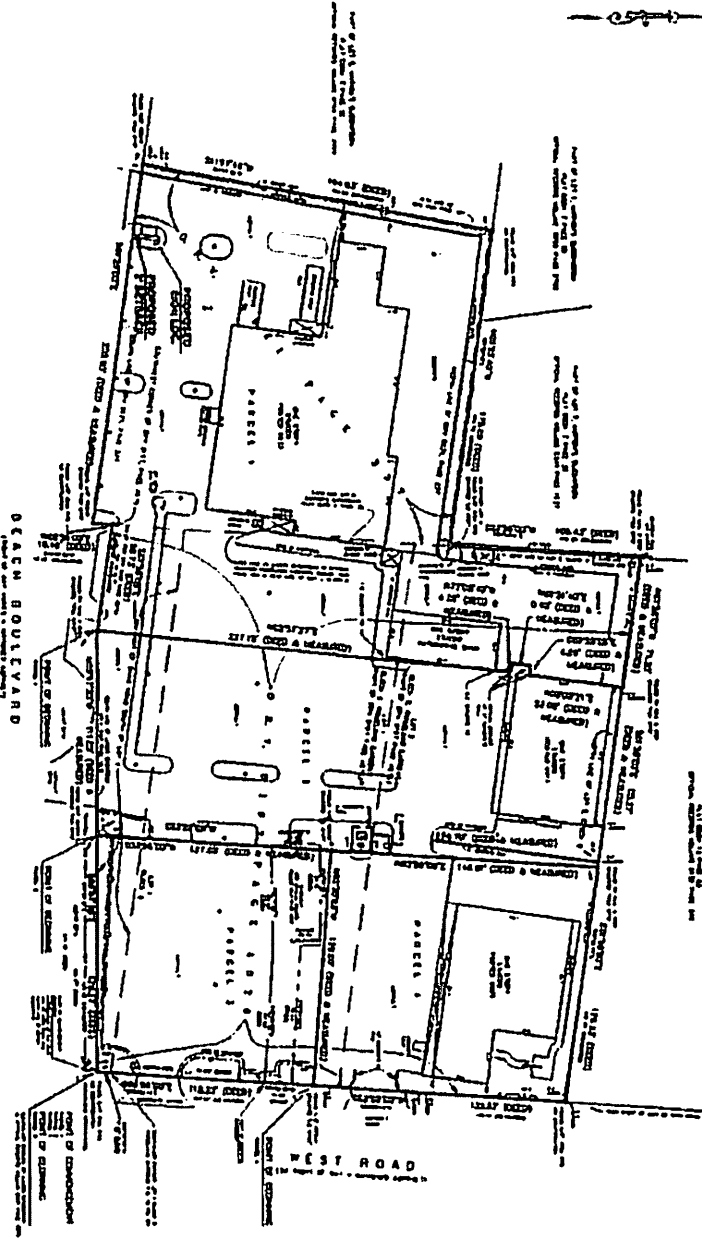
1

2

6

5

# MAP SHOWING A BOUNDARY SURVEY OF



1. A certain parcel of land...

2. A certain parcel of land...

3. A certain parcel of land...

4. A certain parcel of land...

5. A certain parcel of land...

6. A certain parcel of land...

7. A certain parcel of land...

8. A certain parcel of land...

9. A certain parcel of land...

10. A certain parcel of land...

11. A certain parcel of land...

12. A certain parcel of land...

13. A certain parcel of land...

14. A certain parcel of land...

15. A certain parcel of land...

16. A certain parcel of land...

17. A certain parcel of land...

18. A certain parcel of land...

19. A certain parcel of land...

20. A certain parcel of land...

21. A certain parcel of land...

22. A certain parcel of land...

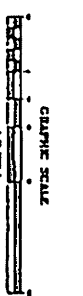
23. A certain parcel of land...

24. A certain parcel of land...

25. A certain parcel of land...

26. A certain parcel of land...

27. A certain parcel of land...



PROPERTY	
DEAN BOWEN	1.0000
WILLIAM BOWEN	1.0000
JOHN BOWEN	1.0000
...	...

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc

**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Date: 09/15/2016 Time: 12:51:23  
 Location: POB Clerk: ZSP  
 Transaction 0580687

Date: 8/24/2016  
 Email: CRule@coj.net

Miscellaneous  
 Item: CR - BIDS-3693424  
 Receipt 0580687.0005-0006 115.00  
 Miscellaneous  
 Item: CR - CR381847  
 Receipt 0580687.0009-0009 1,334.00  
 Miscellaneous  
 Item: CR - BIDS-3694454  
 Receipt 0580687.0001-0002 115.00  
 Miscellaneous  
 Item: CR - BIDS-3693414  
 Receipt 0580687.0003-0004 142.50  
 Miscellaneous  
 Item: CR - CMSOCCOU9255.0  
 Receipt 0580687.0007-0007 112.00  
 Miscellaneous  
 Item: CR - CMSOCCOU9253.0  
 Receipt 0580687.0008-0008 112.00

JOHNNY KING, SR / HOWELL RUEHL  
 6833 BEACH BLVD JACKSONVILLE, FL 32216  
 APPLICATION FOR SIGN WAIVER

Account	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								1334.00

Total Paid 1,930.50  
 CHECK 003865 1,930.50  
 Total Tendered 1,930.50

Paid By: HARBINGER  
 Thank You

Total Due: \$1,334.00

**Michael Corrigan , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**