

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-17-03

APRIL 4, 2017

Location: 9910 San Jose Boulevard
between Pall Mall Drive and San Jose Place

Real Estate Number(s): 148999-0010

Waiver Sought: Reduce minimum setback from the right of way
from 10 feet to 5 feet for an existing sign

Current Zoning District: Commercial/Community General-1 (CCG-1)

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

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council Representative: The Honorable Matt Schellenberg, District 6

Applicant/Agent: Howell Ruehl
5300 Shad Road
Jacksonville, Florida 32257

Owner: Robert H. Thayer
4527 Lenox Avenue
Jacksonville, Florida 32205

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2017-0142 (SW-17-03) seeks to reduce the setback from a right of way, from 10 feet to 5 feet for the currently existing Goodwill Donation Drive Thru sign that replaced the previous pole sign at the same location. The sign is on San Jose Boulevard, which is classified as a Principal Arterial roadway. The current pole sign is in the same location as the previous pole sign. The location of the sign was designated in the 1980s when the site was first developed as a Wendy's. In 2014 the site was renovated to become a Goodwill Donation Center. At that time permits were pulled for the new sign and upon further site inspection the ground sign was failed by the inspector for not meeting the setback for the CCG Zoning Districts requirement of 10 feet from the property line (per S-14-673552). This triggered the request for a sign waiver. With the addition of the City owned landscape buffers sidewalk, which lay

alongside San Jose Boulevard, the current sign is more than thirty (30) feet from the pavement. The current sign is similar to the characteristics of the area as this stretch of San Jose Boulevard is heavily commercial and several signs are located at approximately the same distance from the pavement as this sign.

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 is located five (5) feet from the property line and approximately thirty-five (35) feet from the pavement of San Jose Boulevard. The previous sign was located in the same landscape buffer on the Eastside of the property. The signage is in a similar location as other commercial signage along San Jose Boulevard, located in the CCG-1 Zoning District, to the east, north and south. The size of the sign is consistent with others in the area and is allowed in the CCG-1 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 previous sign was in the same location for over 30 years. The sign is over 400 feet away from the closest residential property 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, as it already exists and replaced the previous sign. The subject property is located along a major commercial thoroughfare, San Jose Boulevard which has similar sized signs. This sign is smaller in area than the previous sign.

- (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 is five (5) feet from the property line, the actual distance to the travel lanes of San Jose Boulevard is roughly thirty-five (35) feet. The location of the sign does not impede the ability of a motorist from sightlines of San Jose Boulevard while leaving the access point into oncoming traffic or pedestrians.

- (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 San Jose 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 1984. The location of the current sign was determined on the location of the previous sign. Strict enforcement of the regulation would require the sign to be set back further from the property line and roadway, greatly reducing the visibility of the sign and into the drive thru lane used by vehicles after drop-off. This would require redevelopment of the Vehicular Use Area and would become a financial burden on the applicant. 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. While the location of the sign is close to the ROW, it's separated from the roadway's edge of pavement by approximately thirty-five (35) feet. If required to be moved, the sign would be encroaching on the drive thru lane used by vehicles to exit the property after drop-off.

- (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 resulting in a citation notification.

- (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?*

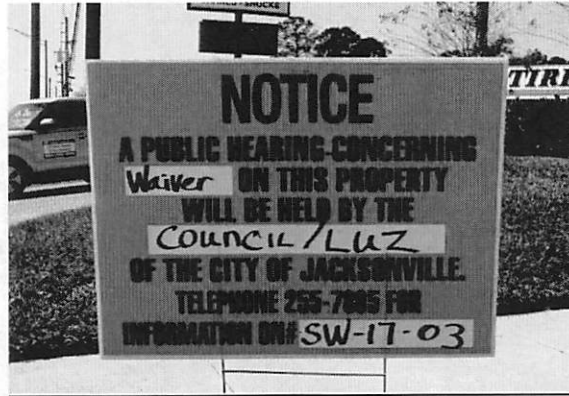
Yes. The request does provide for proper identification, which is in the public interest. The site is fully developed, and the sign is an upgrade to the previous sign that was in place at this location over 30 years.

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

Yes. The location of the previous sign was used for over thirty (30) years (per permit B-86-29444) for a pole sign which was then removed and replaced with the current Goodwill sign with a sign permit from 2014 (S-14-673552). There is already a landscape buffer there for the drive-thru and relocation of the sign would require redevelopment of the drive-thru aisle causing a financial strain.

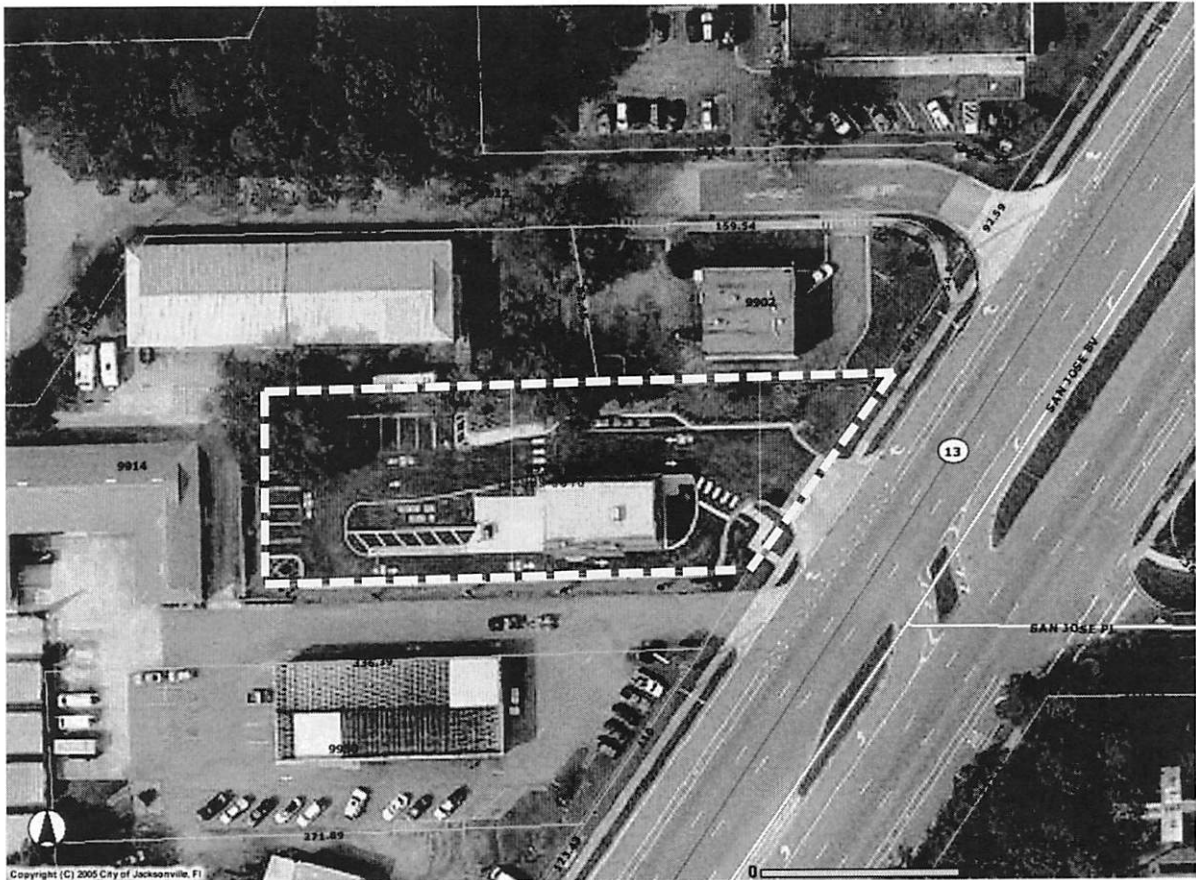
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 28, 2017 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-17-03 be APPROVED.



Aerial



Current Sign

*Source: City of Jacksonville Planning & Development Department
Date: February 28, 2017*



Subject Property

*Source: City of Jacksonville Planning & Development Department
Date: February 28, 2017*



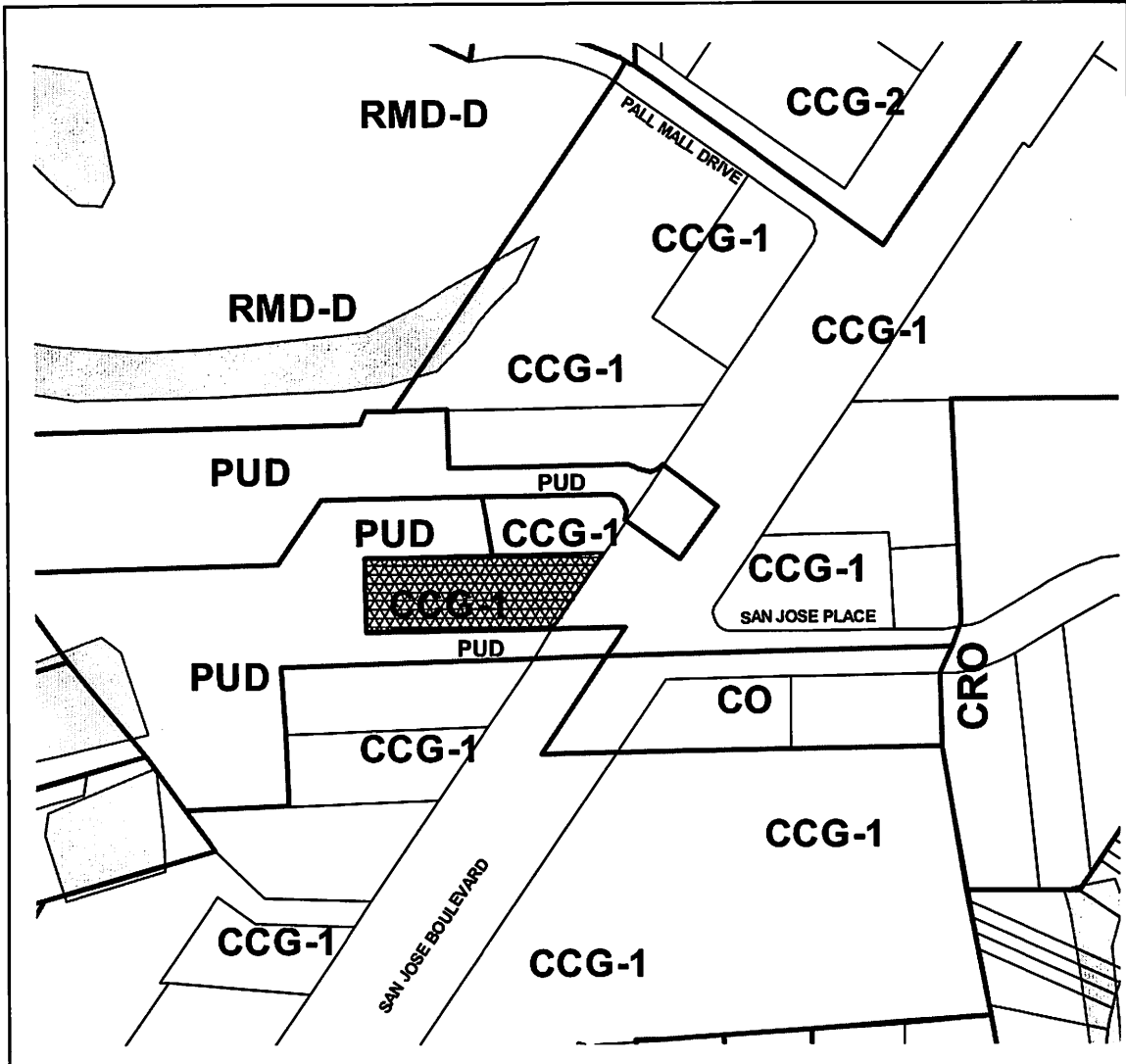
San Jose Boulevard facing north.

*Source: City of Jacksonville Planning & Development Department
Date: February 28, 2017*



**Property located south of subject property:
Restaurant/Shopping Center (9901 San Jose Boulevard)**

*Source: City of Jacksonville Planning & Development Department
Date: February 28, 2017*



<p>REQUEST SOUGHT:</p> <p>REDUCE SETBACK FROM 10 FT. TO 5 FT.</p>		
<p>APPLICATION NUMBER: SW-2017-0003</p>	<p>EXHIBIT 2</p>	<p>20 Feet </p> <p>COUNCIL DISTRICT: 06</p>

(ORIGINAL)

APPLICATION FOR SIGN WAIVER

This application must be typed or printed in black ink and submitted in person with three (3) other copies for a total of four (4) copies with all required attachments, to:

Ordinance Number:
Application Number: SW- 17-03
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: 1/23/2017	2. Date Filed: 1/24/17	3. Current Zoning District(s): CC61	4. Future Land Use Map (FLUM) Category: C6C	5. Applicable Section of Ordinance Code: 656.1303 (i)(2)
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6. LUZ Public Hearing Date: ___/___/___ 7. City Council Public Hearing Date: ___/___/___

8. Neighborhood Association (If Applicable):
Southeast CPAC

9. Number of Signs To Be Posted: **Pickwick Park Civic Association**

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 9910 San Jose Blvd Jacksonville, FL 32257	13. Between Streets: Pall Mall Dr and San Jose Place
11. Real Estate Number: 148999-0010	
12. Date lot was recorded: 11/22/1982	

14. Application being sought:

Increase maximum height of sign from ___ to ___ ft. (Not to Exceed 20% or 5 ft. in height, whichever is less)

Increase maximum size of sign from ___ SF to ___ SF (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 set back from **10** ft. to **5** ft. (Less than 1 ft. may be granted administratively)

15. In whose name will the waiver be granted? Robert Thayer
Is transferability being requested? Yes: No:

16. Land Area(1/100 Acres):
6/100

17. Utility Services Provider
Well: _____ City Water: _____
Septic Tank: _____ City Sewer: _____

***** NOTICE TO OWNER/AGENT/APPLICANT *****

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:

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.

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?

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: 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.

***** 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 City Council. 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;">FILING FEES</p> <p>RESIDENTIAL DISTRICTS.....\$1,161.00</p> <p>NON-RESIDENTIAL DISTRICTS..... \$1,173.00</p>	<p>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</p> <p>ADVERTISING COSTS: BILLED TO OWNER /AGENT</p>
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***** Applications filed to correct existing zoning violations are subject to a double fee. *****

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 (1) 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 two (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.

APPLICATION FOR SIGN WAIVER

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.

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.

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.

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.

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.

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, the existing sign has been shortened to comply with the 2014 Florida Building Code, 5th Edition

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.

APPLICATION FOR SIGN WAIVER

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 updated sign will help customers identify Goodwill better.

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

No financial burden will be created. The updated sign replaced the existing ground sign.

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: **Robert H. Thayer**

Address: **4527 Lenox Avenue**

City: **Jacksonville**

State: **FL** Zip: **32205**

Email: _____

Daytime Telephone: _____

Name and address of Authorized Agent(s)

Name: **Howell Ruehl**

Address: **5300 Shad Rd**

City: **Jacksonville**

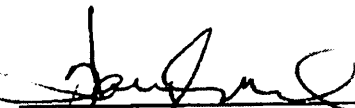
State: **FL** Zip: **32257**

Email: **hruehl@harbingersign.com**

Daytime Telephone: **904.302.7395**



SIGNATURE OF OWNER(S)



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

GOODWILL INDUSTRIES OF NORTH FLORIDA INC
 4527 LENOX AVE
 JACKSONVILLE, FL 32205

Primary Site Address
 9910 SAN JOSE BLVD
 Jacksonville FL 32257

Official Record Book/Page
 16833-01240

Title #
 7532

9910 SAN JOSE BLVD

Property Detail

RE #	148999-0010
Tax District	GS
Property Use	1191 Store Retail
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	28907

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$117,224.00	\$118,591.00
Extra Feature Value	\$31,595.00	\$30,534.00
Land Value (Market)	\$330,620.00	\$330,620.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$479,439.00	\$479,745.00
Assessed Value	\$459,574.00	\$479,745.00
Cap Diff/Portability Amt	\$19,865.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$459,574.00	See below
Taxable Value	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

Assessed Value	\$479,745.00
Charitable (512)	-\$479,745.00
Taxable Value	\$0.00

SJRWMD/FIND Taxable Value

Assessed Value	\$479,745.00
Charitable (512)	-\$479,745.00
Taxable Value	\$0.00

School Taxable Value

Assessed Value	\$479,745.00
Charitable (512)	-\$479,745.00
Taxable Value	\$0.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16833-01240	7/2/2014	\$487,000.00	SW - Special Warranty	Qualified	Improved
11031-01200	3/27/2003	\$580,000.00	WD - Warranty Deed	Qualified	Improved
07235-01201	12/6/1991	\$100.00	WD - Warranty Deed	Unqualified	Improved
06107-00623	3/27/1986	\$480,000.00	WD - Warranty Deed	Unqualified	Improved
05588-01756	11/22/1982	\$36,666.00	WD - Warranty Deed	Unqualified	Improved
05588-01754	11/22/1982	\$73,333.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWDC1	Fence Wood	1	0	0	72.00	\$279.00
2	PVAC1	Paving Asphalt	1	0	0	21,035.00	\$12,810.00
3	PVCC1	Paving Concrete	1	0	0	485.00	\$623.00
4	PVCC1	Paving Concrete	1	0	0	1,190.00	\$6,876.00
5	LPMC1	Light Pole Metal	1	0	0	4.00	\$6,747.00
6	LITC1	Lighting Fixtures	1	0	0	4.00	\$3,199.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1000	COMMERCIAL	COG-1	0.00	0.00	Common	26,136.00	Square Footage	\$330,620.00	1	32-3S-27E .600
										2	PT GOVT LOT 6 RECD
										3	O/R 11031-1200

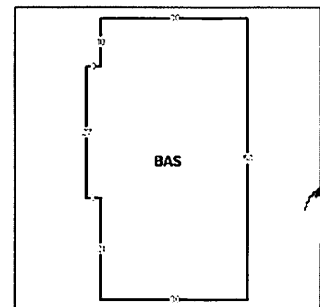
Buildings

Building 1
 Building 1 Site Address
 9910 SAN JOSE BLVD Unit
 Jacksonville FL 32257

Building Type	1101 - STORE RETAIL
Year Built	1984
Building Value	\$118,591.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1821	1821	1821
Total	1821	1821	1821

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	3	3 Concrete Fin
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code
Stories	1.000
Restrooms	1.000
Baths	3.000
Rooms / Units	2.000
Avg Story Height	13.000

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$459,574.00	\$459,574.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$459,574.00	\$479,439.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$459,574.00	\$479,439.00	\$0.00	\$0.00	\$0.00	\$0.00
FL Inland Navigation Dist.	\$459,574.00	\$459,574.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$459,574.00	\$459,574.00	\$0.00	\$0.00	\$0.00	\$0.00
Gen Gov Voted	\$459,574.00	\$459,574.00	\$0.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$459,574.00	\$479,439.00	\$0.00	\$0.00	\$0.00	\$0.00
		Totals	\$0.00	\$0.00	\$0.00	\$0.00
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$407,617.00	\$407,617.00	\$407,617.00	\$0.00		
Current Year	\$479,439.00	\$459,574.00	\$459,574.00	\$0.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2016**2015****2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [+](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Not For Profit Corporation
GOODWILL INDUSTRIES OF NORTH FLORIDA, INC.

Filing Information

Document Number	700870
FEI/EIN Number	59-0637858
Date Filed	09/19/1959
State	FL
Status	ACTIVE
Last Event	NAME CHANGE
AMENDMENT	
Event Date Filed	12/16/1966
Event Effective Date	NONE

Principal Address

4527 LENOX AVE
JACKSONVILLE, FL 32205

Changed: 02/05/2013

Mailing Address

4527 LENOX AVE
JACKSONVILLE, FL 32205

Changed: 02/05/2013

Registered Agent Name & Address

THAYER, ROBERT H
4527 LENOX AVENUE
JACKSONVILLE, FL 32205

Name Changed: 01/31/1996

Address Changed: 01/31/1996

Officer/Director Detail

Name & Address

Title CHAIRPERSON

Marvin, Guy, IV
4527 LENOX AVE

JACKSONVILLE, FL 32205

Title CEO

THAYER, ROBERT H
4527 LENOX AVE
JACKSONVILLE, FL 32205

Title FIRST VICE CHAIR

STOVER, CINDY
4527 LENOX AVE
JACKSONVILLE, FL 32205

Title CIO

WADSWORTH, JIM
4527 LENOX AVE
JACKSONVILLE, FL 32205

Title SECOND VICE CHAIR

MILLER, JEANNE M
4527 LENOX AVE
JACKSONVILLE, FL 32205

Title COO

PHILLIPS, KAREN
4527 LENOX AVE
JACKSONVILLE, FL 32205

Title CFO

REY, DAVID
4527 LENOX AVE
JACKSONVILLE, FL 32205

Title TREASURER

EASTLAND, ERIC
4527 LENOX AVE
JACKSONVILLE, FL 32205

Title SECRETARY

GOLDMAN, JEANNE
4527 LENOX AVE
JACKSONVILLE, FL 32205

Annual Reports

Report Year	Filed Date
2014	04/21/2014

2015 03/31/2015
2016 03/29/2016

Document Images

03/29/2016 – ANNUAL REPORT	View image in PDF format
03/31/2015 – ANNUAL REPORT	View image in PDF format
04/21/2014 – ANNUAL REPORT	View image in PDF format
02/05/2013 – ANNUAL REPORT	View image in PDF format
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05/10/2011 – ANNUAL REPORT	View image in PDF format
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05/12/1998 – ANNUAL REPORT	View image in PDF format
01/31/1997 – ANNUAL REPORT	View image in PDF format
01/31/1996 – ANNUAL REPORT	View image in PDF format
02/02/1995 – ANNUAL REPORT	View image in PDF format

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 2/3/2017

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: 9910 San Jose Blvd Jacksonville, FL 32257 RE#(s): 148999-0010

To Whom it May Concern:

I Robert H. Thayer, as President & CEO of
Goodwill Industries of NE FL, a Non-Profit corporation, 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) Robert H. Thayer

(print name) Robert H. Thayer

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 6th day of
FL February 2017, by ROBERT THAYER, as
CEO, of GOODWILL INDUSTRIES, a
corporation, who is personally known to me or who has produced
as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

ANDRE J. TARRANCE
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3/28/18



EXHIBIT B

Agent Authorization - Corporation

Date: 2/3/2017

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: 9910 San Jose Blvd Jacksonville, FL 32257 RE#(s): 148999-0010

To Whom it May Concern:

You are hereby advised that Robert H. Thayer, as President & CEO of Goodwill Industries of NE Fl., a corporation organized under the laws of the state of FL, hereby authorizes and empowers Howell A. Ruehl 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) *Robert H. Thayer*
(print name) Robert H. Thayer

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 6 day of February 2017, by ROBERT THAYER, as CEO of Goodwill Industries, a Non-Profit corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC) Andre J. Tarrance

State of Florida at Large.
My commission expires: 3/28/18



ANDRE J. TARRANCE
MY COMMISSION # FF 097433
EXPIRES: March 28, 2018
Bonded Thru Budget Notary Services

ORDINANCE

EXHIBIT 1
Legal Description

32-3S-27E .600
PT GOVT LOT 6 RECD
O/R 11031-1200

Prepared by:

Joanna A. White, Esq
Foley & Lardner LLP
One Independent Drive
Suite 1300
Jacksonville, Florida 32202
025974-0119

(Reserved for Clerk)

SPECIAL WARRANTY DEED

Tax Parcel No.: 148999-0010

THIS SPECIAL WARRANTY DEED is made this 2nd day of July, 2014, between **SAN JOSE WENCO, LLC**, a Florida limited liability company whose address is 12276 San Jose Blvd., Ste. 216, Jacksonville, Florida 32223 (the "Grantor"), and **GOODWILL INDUSTRIES OF NORTH FLORIDA, INC.**, a Florida not for profit corporation, whose address is 4527 Lenox Avenue, Jacksonville, Florida 32205 (the "Grantee").

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Duval County, Florida ("Property"):

See Exhibit A Attached

Together with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and, subject to the Permitted Encumbrances (as defined herein), the Grantor does hereby fully warrant title to the Property and will defend the

same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to those matters described on Exhibit B attached hereto (the "Permitted Encumbrances"); however, this reference shall not be deemed to reimpose same.

Signature Page Follows.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Samantha Steinmeyer
Samantha Steinmeyer
[print or type name]

Rosaline R Banks
Rosaline R. Banks
[print or type name]

SELLER:

SAN JOSE WENCO, LLC, a Florida limited liability company

By: Lillian Dabson
Name: Lillian Dabson
Its: Authorized Signatory

STATE OF TN
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 27 day of June, 2014 by Lillian Dabson President of SAN JOSE WENCO, LLC, a Florida limited liability company, who is personally known to me or has produced TN- DL as identification.

{Notary Seal must be affixed}



Zeyneba Habib
Signature of Notary
Zeyneba Habib
Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): 10109121

My Commission Expires (if not legible on seal): 10/09/2016

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Property

A part of Government Lot 6, Section 32, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the intersection of the Northerly line of said Government Lot 6 with the Northeasterly line of the Eleanor Pritchard Grant, Section 40, Township 3 South, Range 27 East; run thence South 35 degrees 34 minutes 30 seconds East, along said Northeasterly Grant Line, a distance of 264.2 feet to the Northwest corner of lands described and recorded in Official Record Volume 4953 page 1169 of the current public records of said county; run thence North 88 degrees 59 minutes 30 seconds East, along the Northerly line of said lands, a distance of 475.70 feet to the point of beginning.

From the point of beginning thus described, run thence South 01 degrees 00 minutes 30 seconds East, a distance of 100.0 feet; thence North 88 degrees 59 minutes 30 seconds East, a distance of 250.44 feet; thence North 48 degrees 16 minutes 45 seconds East, a distance of 10.0 feet to a point on the Northwesterly Right of Way line of State Road No. 13 (San Jose

Boulevard), as now established; run thence North 34 degrees 37 minutes 00 seconds East, along said Northwesterly Right of Way line, a distance of 115.0 feet to the Northeast corner of the aforementioned lands described in Official Records Volume 4953, page 1169; run thence South 88 degrees 59 minutes 30 seconds West, along the Northerly line of said lands, a distance of 325.0 feet to the point of beginning.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

[Permitted Exceptions to be inserted prior to Closing]

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.

2.

Grant of Easement in favor of Mandarin Utilities, Inc., recorded in Official Records Book 5588, Page 1758, public records of Duval County, Florida..

3.

Utility Agreement between Mandarin Utilities, Inc., and Wendy's International, Inc., recorded in Official Records Book 5566, Page 403, public records of Duval County, Florida.

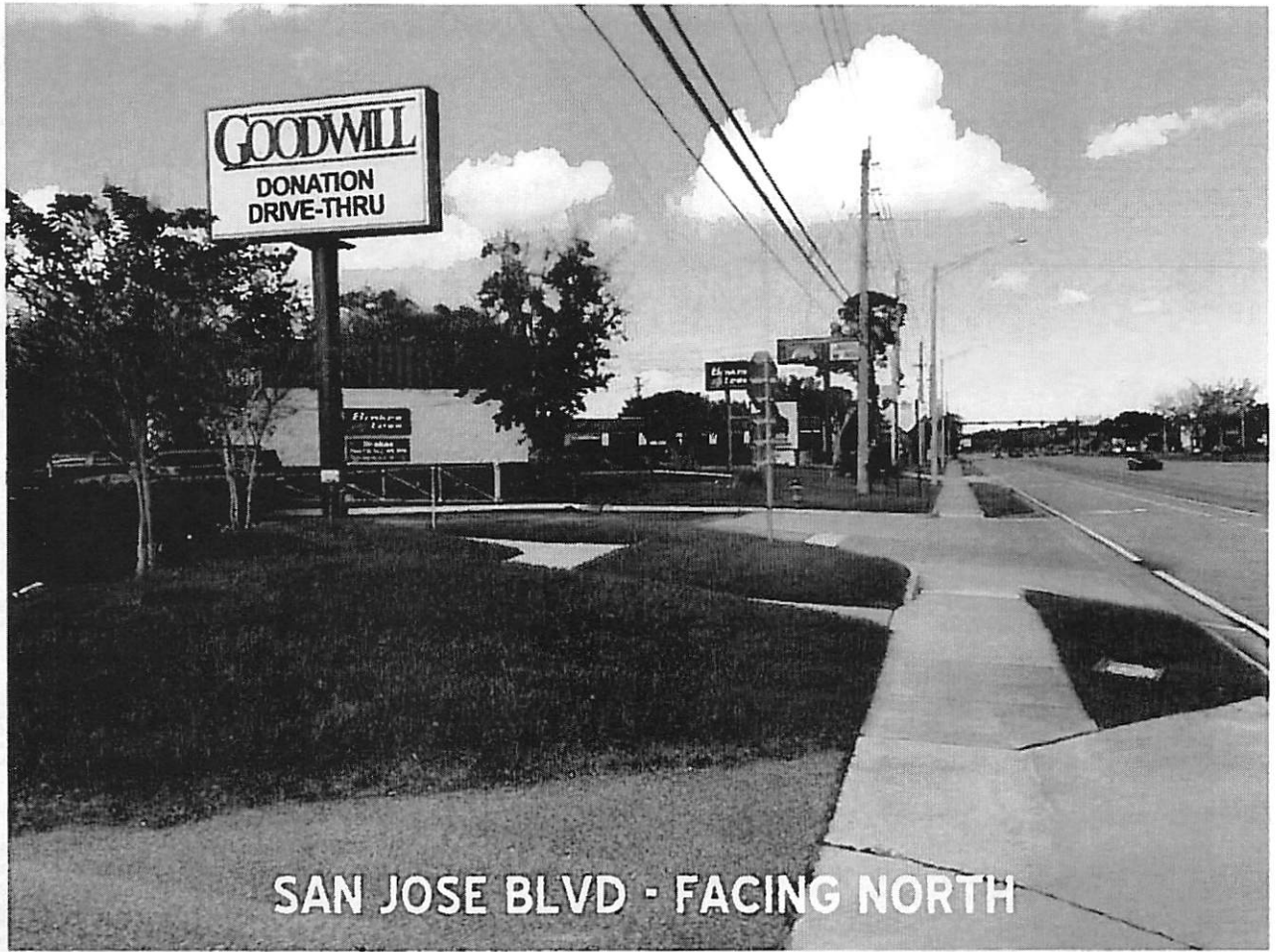
4. Right of First Refusal in favor of Wendy's International, Inc., recorded in Official Records Book 11031, page 1203, public records of Duval County, Florida, as modified by that Termination of Right of Refusal and Amendment to Use Restriction dated June 16, 2014, recorded in Book 16833 page 525 of the public records of Duval County, Florida.



SAN JOSE BLVD - FACING SOUTH



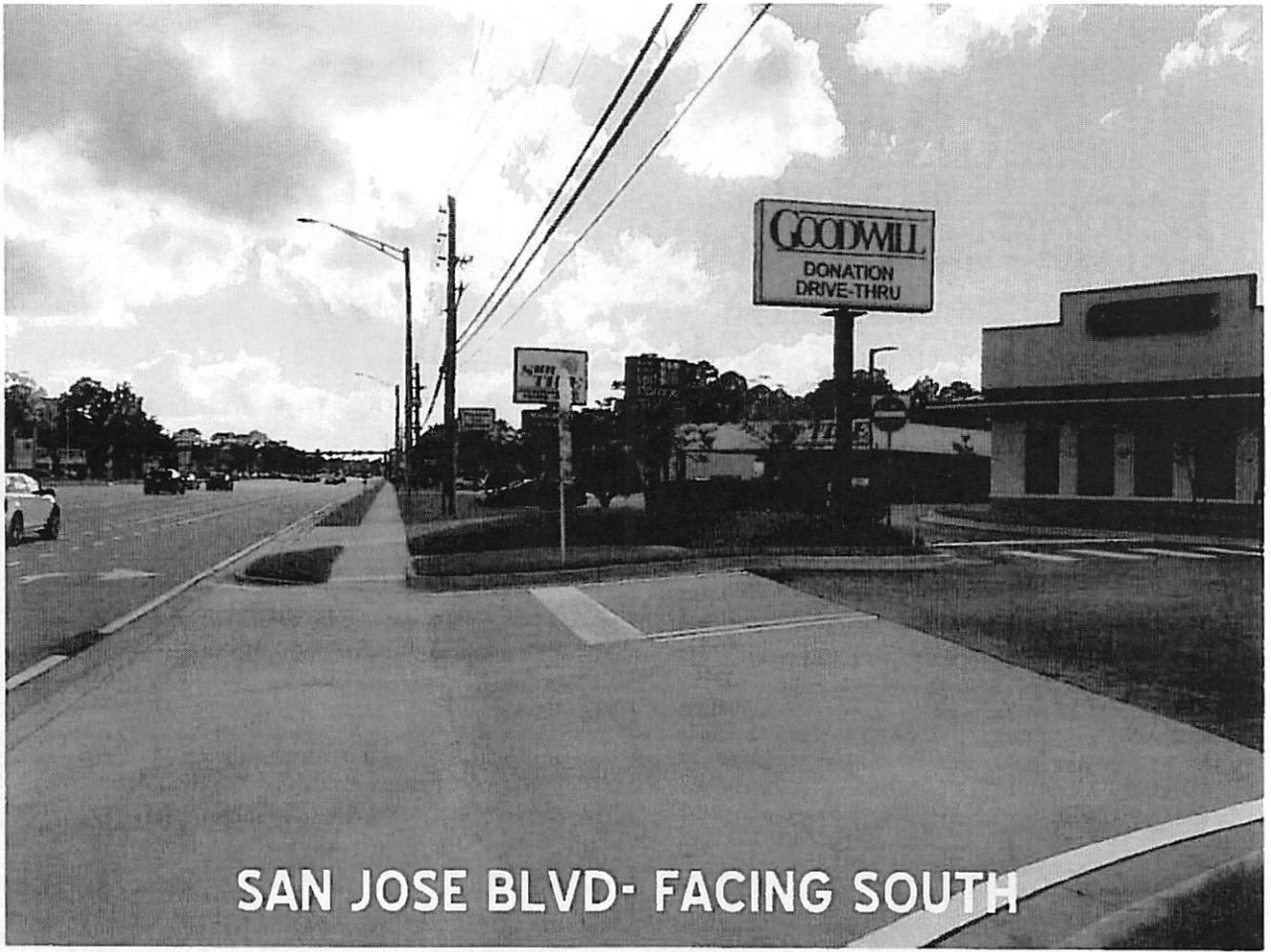
SAN JOSE BLVD - FACING NORTH - SHOWING RIGHT AWAY



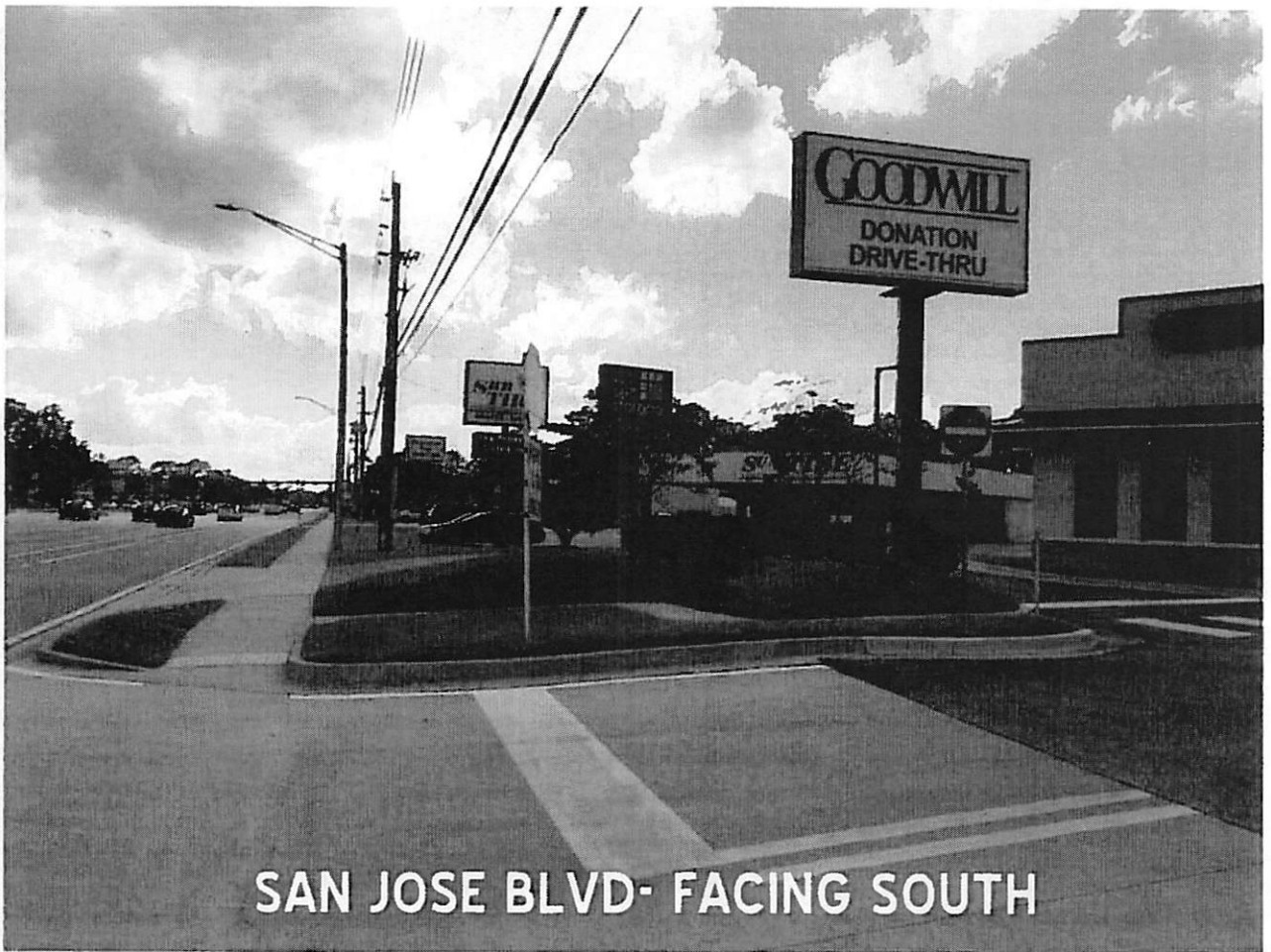
SAN JOSE BLVD - FACING NORTH



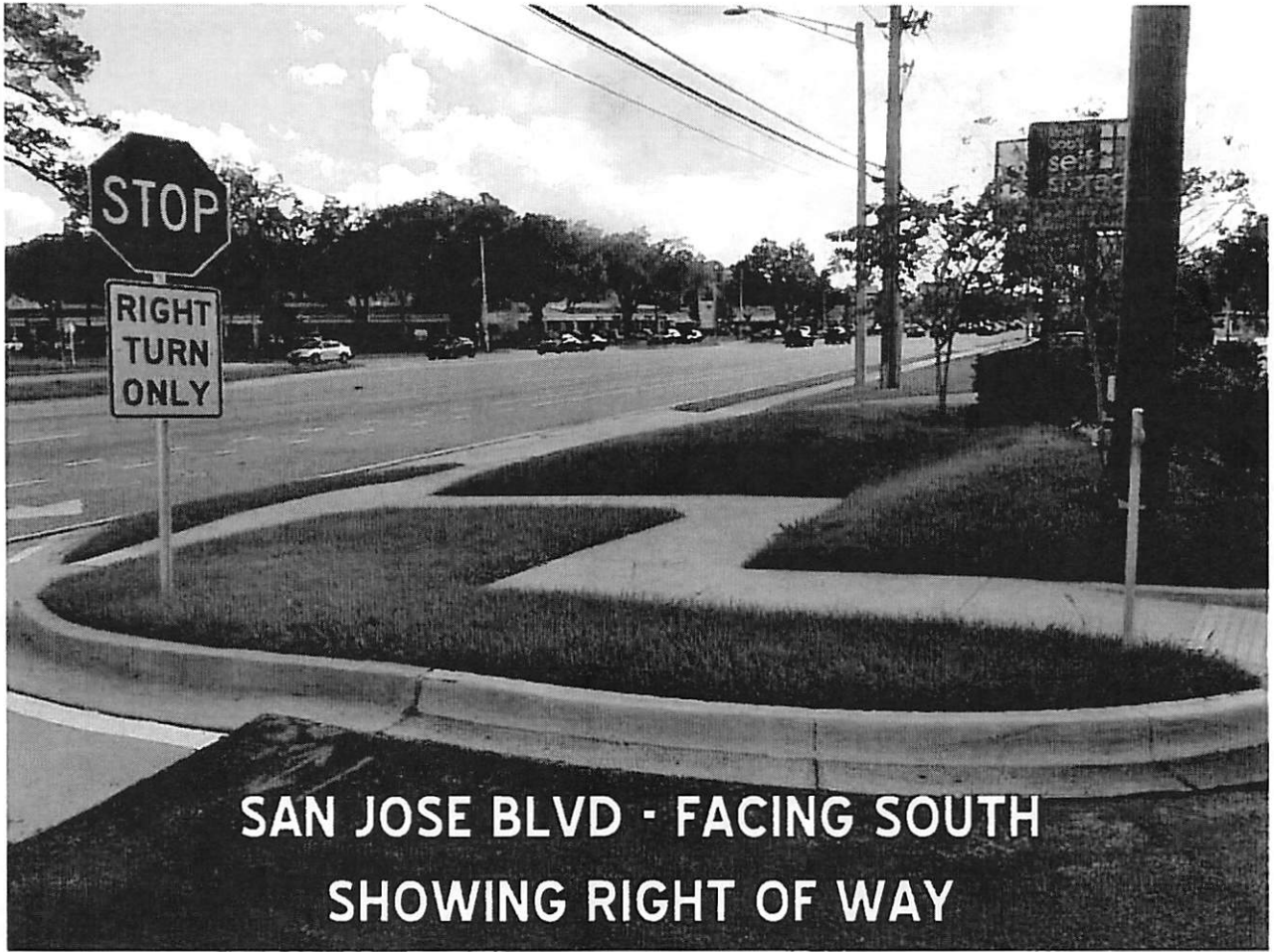
SAN JOSE BLVD- FACING SOUTH



SAN JOSE BLVD- FACING SOUTH



SAN JOSE BLVD- FACING SOUTH



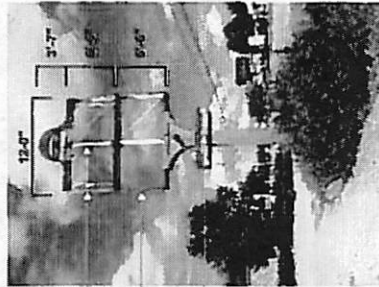
**SAN JOSE BLVD - FACING SOUTH
SHOWING RIGHT OF WAY**

SAN JOSE BLVD - FACING SOUTH





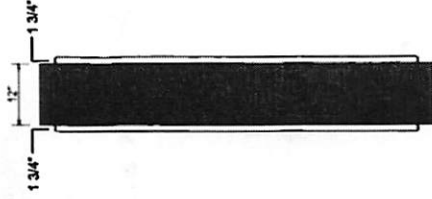
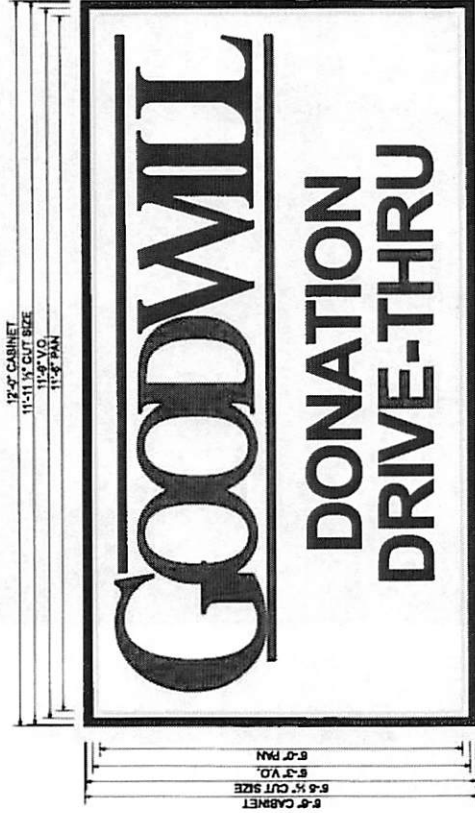
PROPOSED ELEVATION



EXISTING CONDITION

- REMOVE AND DISCARD EXISTING CABINET AND SUPPORT TUBE.
- REMOVE AND DISCARD EXISTING CABINET, 8' X 8' SIGN, AND SUPPORT TUBE TO REMAIN.
- REMOVE AND DISCARD EXISTING 1 1/2" DIA. STEEL POLE AND CABINET TO REMAIN.

EXISTING 1 1/2" DIA. STEEL POLE TO BE REPAINTED BRONZE.



EXISTING CABINETS TO BE REMOVED AND DISCARDED (DUE TO DAMAGE CAUSED BY RUST), TOP OF VERTICAL STEEL SUPPORT TO BE CUT OFF FLUSH TO TOP OF BOTTOM CABINET, EXISTING MAIN SUPPORT POLE TO BE REFINISHED AND PAINTED BRONZE TO MATCH NEW CABINET. NEW ILLUMINATED 12" DEEP DOUBLE SIDED CABINET TO HAVE MUSTANG PAN FACES WITH SURFACE APPLIED 3M 3400-38 BLUE LETTERING. 1 1/2" HANGBAR RETAINERS AND EXTRUDED ALUMINUM CABINET RETURNS TO BE PAINTED BRONZE, INTERNAL ILLUMINATION BY G.E. WHITE L.E.D. MODULES.

2 | Front Elevation and End View - Pylon Refurbish
1 1/2" = 1'-0"

Display Square Footage: 78

1 | Photo Overlay - Pylon Refurbish
NTS
Display Square Footage: 78

harbinger.
sign of the future

5300 SHAD ROAD, JACKSONVILLE, FL 32257 904-268-4441

Graphic III
9900 Sun Jose Blvd
Jacksonville, FL 32257

CONTRACTOR: GOWINSOFT
100314 - RI - MARKED COPY - TD

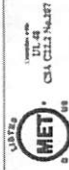
CONCEPTUAL/PHOTO OVERLAY

SALES/DESIGNER: RW

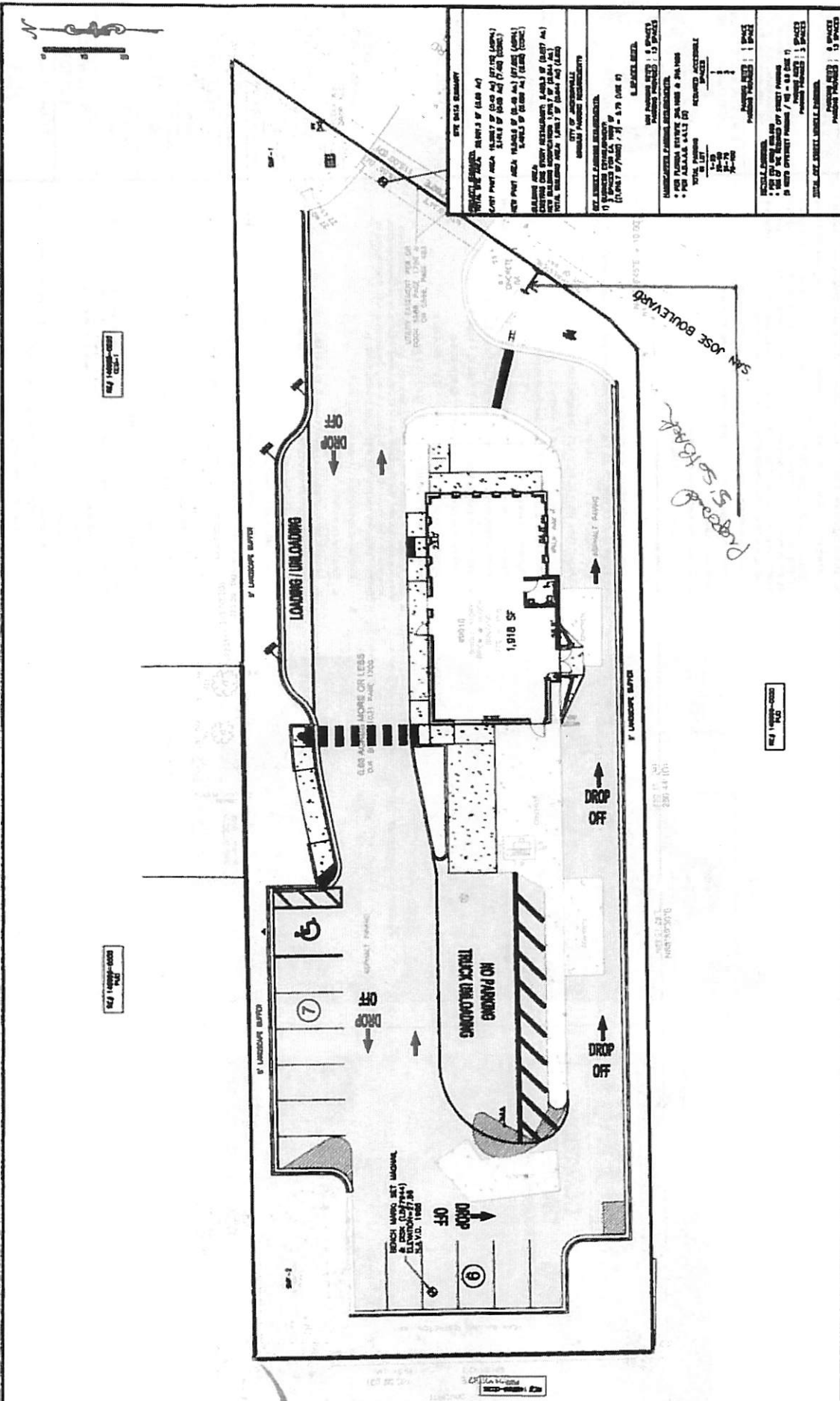
PH: JC

DESIGNER: TB

PAGE: 1



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DATE: _____		PROJECT: _____		SHEET NO.: 5	
AS SHOWN ON: 11-13-2014		DATE: 08-13-2014		DRAWN BY: JEA	
DESIGNED BY: JEA		CHECKED BY: JEA		DATE: 08-13-2014	
APPROVED BY: _____		DATE: 08-13-2014		PROJECT NO.: _____	
PROJECT NO.: _____		SHEET NO.: 5		SHEET TITLE: MASTER SITE PLAN	
OWNER: GOODWILL INDUSTRIES OF NORTH FLORIDA		DESIGNER: ALMOND ENGINEERING		PROJECT: SAN JOSE BOULEVARD	
ALMOND ENGINEERING		CONSTRUCTION: _____		DATE: _____	
CONSULTING CIVIL ENGINEERS		REGISTERED PROFESSIONAL ENGINEERS		STATE OF FLORIDA	
1500 UNIVERSITY AVENUE, SUITE 200		TALLAHASSEE, FLORIDA 32310		PHONE: (904) 833-1111	
FAX: (904) 833-1112		WWW.ALMONDENGINEERING.COM		E-MAIL: INFO@ALMONDENGINEERING.COM	

ALMOND ENGINEERING
 CONSULTING CIVIL ENGINEERS
 REGISTERED PROFESSIONAL ENGINEERS
 STATE OF FLORIDA

GOODWILL INDUSTRIES OF
 NORTH FLORIDA
 SAN JOSE BOULEVARD

MASTER SITE PLAN

DATE: _____

5

THE DIRECTOR OF
 PLANS REQUIRED UNDER
 CHAPTER 190, F.S.
 HAS REVIEWED THIS PLAN
 AND APPROVES IT FOR
 RECORDATION.
 DATE: _____
 SIGNATURE: _____
 TITLE: _____

SCALE: AS SHOWN
 1" = 100'-0"
 1" = 200'-0"
 1" = 400'-0"
 1" = 800'-0"
 1" = 1600'-0"

NOTES:
 1. SEE ALL SHEETS FOR COMPLETE INFORMATION.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL FINISHES ARE TO BE AS SHOWN ON THE SHEETS.
 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SHEETS.
 5. ALL UTILITIES SHALL BE AS SHOWN ON THE SHEETS.
 6. ALL EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE SHEETS.
 7. ALL TRAFFIC CONTROL MEASURES SHALL BE AS SHOWN ON THE SHEETS.
 8. ALL SIGNAGE SHALL BE AS SHOWN ON THE SHEETS.
 9. ALL LIGHTING SHALL BE AS SHOWN ON THE SHEETS.
 10. ALL LANDSCAPING SHALL BE AS SHOWN ON THE SHEETS.

CONTRACT NO. _____
 PROJECT NO. _____
 SHEET NO. _____

1/4" = 100'-0"

1/4" = 100'-0"

1/4" = 100'-0"

1/4" = 100'-0"

CERTIFICATION: To best of my knowledge, I certify the analysis meets structural requirements of Florida Building Code 2010 Florida Building Code

LIMITATION: Valid for only one sign, at specified location, in terms of height and structural requirements, scope of work, and trailer, mg, owner responsible control.

THIS SEAL FOR STRUCTURAL ONLY
 MARK DISCOWAY, PE
 LICENSE
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 Monday, December 18, 2014

Goodwill 9810 (Pylon Sign)
 LOCATION OF SIGN:
 9810 Ban Jose Blvd.
 Jacksonville, FL 32257

Mark Discoway P.E.
 103 SW Midtown Place, Suite 103
 Lake City, Florida 32024
 Phone: (386) 754 - 5418
 Fax: (386) 269 - 4871
 Email: engineer@myengineering.com
 Web Site: www.myengineering.com

PRINTED DATE:
 Monday, December 15, 2014

CHECKED BY:
 Mark Discoway P.E.

FINAL DATE:
 11/18/14

JOB NUMBER:
 141105

DRAWING NUMBER
 S-1

OF 1 SHEET

1. SIGN INSTALLER AND MANUFACTURER RESPONSIBILITIES: By using the engineering the owner, manufacturer, and installer accept responsibility to:
 - a. Design sign cabinet, board, and face according to sign code, building code, and UL.
 - b. Verify site conditions match stated wind speed, risk, exposure, top, and soil factors.
 - c. Existing sign cabinet and foundation when an existing permitted sign cabinet is replaced by a new sign cabinet and foundation shall be replaced with the new sign with the existing sign, square footage of existing cabinet and foundation shall be the same as the existing sign, square footage of existing and new replacement signs located from photo attached.
 - d. Wind control structural design. The design only HWFB; not C&C.
 - e. Size and shape based on sign manufacturer's drawing, attached.
2. ENGINEER'S SCOPE OF WORK: This report documents a comparison of wind load on an existing sign cabinet and foundation when an existing permitted sign cabinet is replaced by a new sign with the existing sign, square footage of existing cabinet and foundation shall be the same as the existing sign, square footage of existing and new replacement signs located from photo attached.
 - a. Design Wind Speed, Vw = 130 mph
 - b. Risk Category = II (RRI = 700 yr)
 - c. Wind Exposure = C, field windy
 - d. Internal Pressure Coefficient, Cpi = NA, (Does not affect column load)
 - e. Component and Cladding Wind Pressure = na
 - f. Wind loads by ASCE 7-10, Ch. 29, Fig. 29-4-1, Solid Free-standing Walls and Signs.
 - g. Sign Height = 20.5 ft, Kz = .84 Kd = .85
 - h. Aspect Ratio, B/s = 12/18.0' = 1.85, Clearance Ratio, s/h = 0.5720.5' = .32, Cr = 1.8
 - i. Gust-Effect Factor, G = .85, (rigid structure)
 - j. Wind Directionality Factor, Kd = .85, (solid/open freestanding or attached signs)
 - k. Topographic Factor = 1.0, field windy
 - l. Velocity Pressure = qh = 0.00255 * Kz * Kzt * Kd * Vt = .00258 * .84 * .85 * 130.2 = 34.8 psf
 - m. Factored Wind Pressure = P = qh * G * Cf = qh * .85 * 1.8 = 62.9 psf
 - n. Wind Force on Existing Sign = F = P * A = P * 198 sq = 10304 lb
 - o. Wind Force on New Sign = F = P * A = P * 82 sq = 4795 lb
 - p. Moment at Grade, Existing Sign = F * H = F * 18.0' = 184.4 kip-ft
 - q. Moment at Grade, New Sign = F * H = F * 18.0' = 75.9 kip-ft
3. Sign manufacturer's design, detailing, fabrication, and erection shall conform to the following specifications: Building Code, ASCE 7-10 for reinforced concrete, AISC 360 for Design, Fabrication, and Erection of Structural Steel for Buildings, AISC 360 for Design, Fabrication, and Erection of Structural Steel for Buildings, (Unless otherwise noted).
 - a. Structural steel shall be A-36, Fy = 36 ksi.
 - b. Structural steel tubing shall be A-500, Grade B, Fy = 48 ksi.
 - c. Structural aluminum tubing shall be 6063, 6061-T6, or equivalent, Fy = 20 ksi min.
 - d. Anchor bolts shall be A-307 with heavy hex at bottom, not "L" bolts, UNQ.
 - e. Connection bolts shall be A-325, snug tight.
 - f. Riser shall be Grade 60 for 80 or larger, Grade 40 for 60 or smaller.
4. Welding:
 - a. Design and fabrication according to AWS D1.1.
 - b. AWS certification required for all structural welders.
 - c. EPOX electrodes for BMAW processes.
 - d. F70CXX electrodes for BAW processes.
5. Bolt must be verified by sign installer. Bearing capacity 2000 psf and sides 200 psf per ft depth (1.3 for wind). If there is a question about bearing capacity, a soil test must be performed.
6. Contractor shall verify all dimensions and conditions in the field before erection and notify the engineer of any discrepancies.
7. Sign Column Bending.
 - a. Existing column size unknown but bending moment will be less or equal with the new sign than with the existing permitted sign.
 - b. Existing column size unknown but bending moment will be less or equal with the new sign than with the existing permitted sign.
8. Foundation Overturning.
 - a. Existing foundation size is unknown but overturning moment will be less or equal with the new sign than with the existing permitted sign.

