

**ORD-2014-0542 (SW-14-04)  
CAP**

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-14-04**

**SEPTEMBER 16, 2014**

**Location:** 6802 St. Augustine Road  
Between Caballero Drive & Alvarado Ave.

**Real Estate Number:** 149820-0000

**Waiver Sought:** Allow for internal illumination & reduce minimum setback from 10 to 3 feet.

**Current Zoning:** Commercial Residential Office (CRO)

**Current Land Use Category:** Residential Processional Institutional (RPI)

**Planning District:** District 3, Southeast

**City Council Representative:** The Honorable Lori N. Boyer, District 5

**Owner:** Dr. Don Alexander  
6802 St. Augustine Road  
Jacksonville, FL 32217

**Agent:** Howell Ruehl  
Brite Lite Svc Co. Inc.  
3633 St. Augustine Road  
Jacksonville, FL 32216

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

**GENERAL INFORMATION**

Application for Sign Waiver Ordinance 2014-0542 (SW-14-04) seeks to reduce the minimum setback requirement from ten feet to three feet from the east side of St. Augustine Road, as well as allow for an illumination change from external to internal. A rendering of the proposed monument sign, measuring twelve (12) feet in height and six (6) feet in width, and the site plan reflection its location are included in the application. The site is within a CRO zoning district and a RPI functional land use category as defined by the Future Land Use Map Series (FLUMs) contained within the Future Land Use Element (FLUE) as adopted by the 2030 Comprehensive

Plan. The request is generated by site constraints due to existing site conditions that limit the placement of the sign in relation to the drive aisles and parking areas as well as a desire to better identify the location of the dental office from the main road.

### NOTICE TO OWNER / AGENT

Section 656.1302 of the Ordinance Code defines a sign as follows: "*Sign: 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

Section 656.133(c) of the Ordinance Code sets forth criteria for evaluating waivers of the Part 13 sign regulations. The Council, in considering a proposed sign waiver, shall determine whether the proposed waiver is in harmony with the spirit and intent of the Zoning Code, considering the following criteria as applicable:

- (1) *The effect of the sign waiver is 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. Signage along St. Augustine Road is taller in height, more compatible with the proposed signage versus the existing small signage that is less than seven (7) feet in height. The existing legal sign is specific to the dental office which is the main anchor tenant in this small center. While providing a new sign for the dental office, this would be a good opportunity to create a multi-tenant sign to accommodate both tenants in this center. Other signs located along St. Augustine Road are also internally illuminated.

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

No. The majority of the other signs located along the east side of St. Augustine Road are located in the Commercial Neighborhood (CN) zoning district, which allows for internal illumination. Excluding the illumination, the sign is otherwise conforming to the CRO sign requirements excluding its location. The other signs located in the immediate CRO district do not conflict with the zoning code requirements. There are other internally illuminated signs along St. Augustine Road, but they are currently located in the CN zoning district, so this waiver would not promote the continued existence of other nonconformities.

- (3) *The effect of the proposed waiver will not diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and will not substantially*

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*interfere with or injure the rights of others whose property would be affected by the same;*

No. There is no identifiable negative impact to property values in the areas. The specific location of the proposed sign is actually less of an encroachment into the required setback than the current sign. The proposed sign will be taller than the existing sign but still meeting the limitations of the CRO district.

*(4)The waiver will not have a detrimental effect on vehicular or pedestrian 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 new proposed sign will be outside the required line of sight vision triangle for St. Augustine Road and Caballero Drive. The proposed internal illumination will be required to meet the other aspects of the sign code, including the prohibition generating glare that can interfere with the sight of drivers.

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

No. There is no detriment to public health, safety or welfare identified. The proposed location is not located within the required clear sight distance requirement for state highways. It will maintain the existing setback of three feet. Keeping the sign three feet from the property line will keep the sign out of the vehicle use area, which will reduce difficulty in navigating an already small and difficult vehicle use area.

*(6)The subject property exhibits specific physical limitations or characteristics which are unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome;*

Yes. The site is currently developed. Meeting the strict letter of the code would require the site to be dug up, parking removed, and landscaping to be removed for visibility of the sign. This is not in the best interest of the area and these characteristics create a situation where imposition of the strict letter of the code would be unduly burdensome.

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

Placement of the sign in the existing landscaped area may reduce costs, but there are other considerations beyond cost. Keeping the sign out of the vehicle use area, and reducing the change of its location interfering with vehicle circulation is in the public interest.

*(8)If the request is the result of a violation that has existed for a considerable length of time without receiving a citation, whether the violation that exists is a result of*

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*construction that occurred prior to the applicant's acquisition of the property, and not as a direct result of the actions of the current owner;*

The request is not the result of a violation

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

The proposed location will reduce the chance of the sign interfering with the circulation of cars in the vehicle use area, as it might if it were positioned with the required setback. The internal illumination will make it easier for patients to locate the businesses along a busy street.

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

Yes. As mentioned above, to comply with the letter of the law, the sign would have to be placed inside the existing vehicle use area, thus creating a burden to have to remove existing asphalt and reduce the number of available parking spaces, which then may have to be paved somewhere else on the property.

*Proposals for sign waivers shall be subject to the limitations and requirements of Section 656.1310(a) and (b).*

*Sec. 656.1310. - Sign waivers.*

*(b)Limitations on sign waivers: Proposals for sign waivers shall be subject to the following limitation:*

*(5)Setback: A waiver may be granted for relief from the sign setback requirements found in this Chapter, whether from the right-of-way, adjacent property, or another sign structure. However, if the sign fails to comply with the setback requirements by a distance of one foot or less, the sign shall be deemed to be a conforming sign and no sign waiver shall be required.*

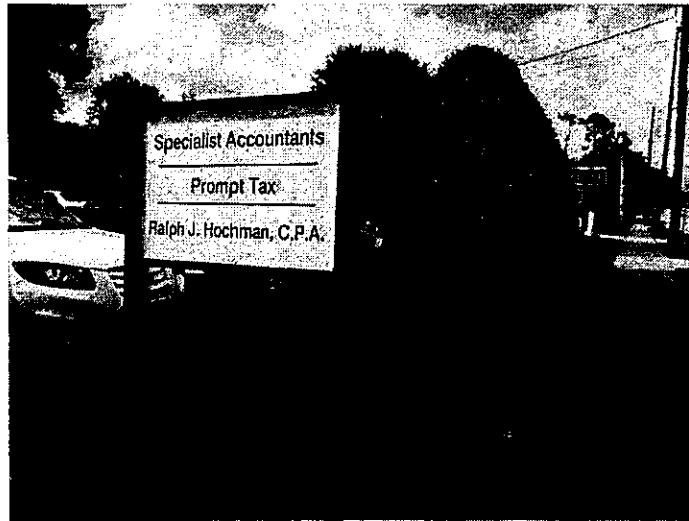
*(4)Type of signs: No waiver shall be granted to allow a type of sign not otherwise allowed in this Part 13 for the zoning district for which the waiver is proposed, except that a waiver may be granted to allow illumination of a sign,*

The request is in compliance with this limitation.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on November 25, 2013 by the Planning and Development Department, the required Notice of Public Hearing sign was not posted.

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**Neighboring property and signs**

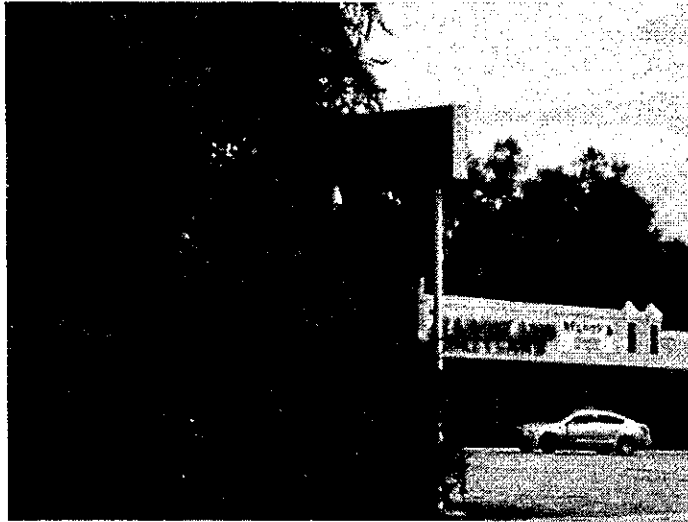
*Source: Planning and Development Department*  
*Date: August 25 2014*



**Closest ground sign**

*Source: Planning and Development Department*  
*Date: August 25, 2014*

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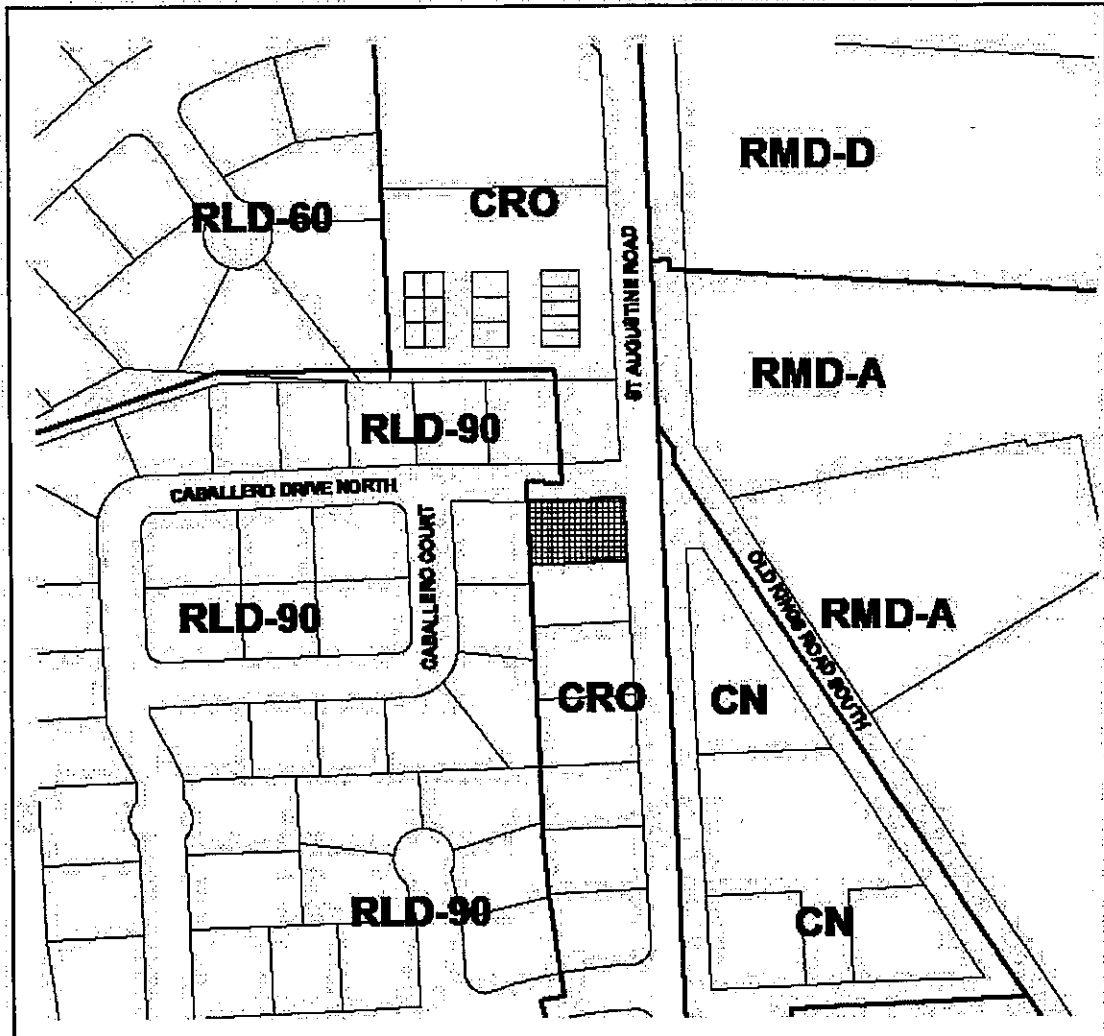


**Internally illuminated sign across St. Augustine Road**

*Source: Planning and Development Department  
Date: August 25, 2014*

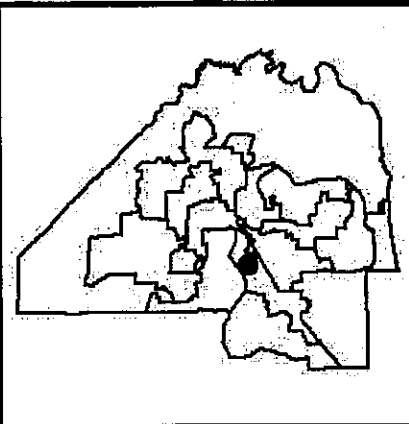
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-14-04 be **APPROVED**.



**REQUEST SOUGHT:**

**REDUCE SIGN SETBACK  
FROM 10 FT. TO 3 FT.**



North arrow with N, S, E, W directions.

0 100 Feet

COUNCIL DISTRICT: **5**

APPLICATION NUMBER: **SW-2014-0004**

APPLICATION REVIEW SHEET

SW/04-04

EXCEPTION    VARIANCE    WAIVER    ADMINISTRATIVE DEVIATION

Application 6-25-14  
Date

Assistant HARLOW  
Name

Forward to Planner 6-26-14  
Date



11x17 Site Plan (or larger)



Legal



Survey



Application Fields Complete

- Property Dimensions
- Building Location
- Parking Spaces depicted
- Adjacent property uses
- Adjacent Streets & ROW
- North Arrow & graphic scale
- Signage depicted
- Ingress & Egress
- Off-site Access Utilized (if "yes", forward to OGC)

PLANNER REVIEW AND OGC REVIEW (IF NECESSARY)

Date In \_\_\_\_\_  
Date Out \_\_\_\_\_

FORM OVERATED. WAIVER BASE FEE 1009.00

Comments:

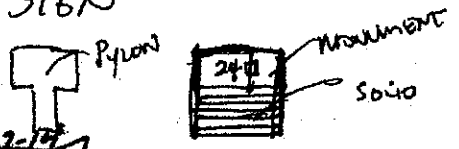
- ✓ 4 8.5x11 copies (color)
- ✓ 2 11x17 copie (color)
- ✓ Existing wall sign has permit, EXCEED 5 FT
- ✓ No need for electrical app if not illuminated
- ✓ Monument style sign now
- ✓ Height lowered to 10'-0"
- ✓ \* NEED SITE PLANS 4-8.5x11
- ✓ \* EXISTING-WALL SIGN CANNOT REMOVE WALL SIGN
- ✓ \* NO INTERNAL ILLUMINATION IS ALLOWED (REV)
- ✓ \* SIGN MUST BE MONUMENT STYLE (REV)

RESUBMIT REVIEW

Date In 7-3-14  
Date Out \_\_\_\_\_

Resubmit Comments:

- Notified Agent 6-22-14
- Notified Agent at fee 7-11-14
- \* SUGGEST LOWERING HEIGHT NO SIMILAR SIGN HGT IN CRO VICINITY



NOT OK to FILE

6-26  
6-26  
WHL

Approved for payment (OK to file):

Current Planning \_\_\_\_\_ GIS \_\_\_\_\_

Hostask for internal illumination on app.

Ok to File 7/7/14



# 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: <u>2014-542</u>
Application Number: <u>SW-14-04</u>
Notice of Violation:

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: <u>6-25-14</u>	2. Date Filed: <u>7-11-14</u>	3. Current Zoning District(s): <u>CRO</u>	4. Future Land Use Ma Category (FLUMs): <u>RPI</u>	5. Applicable Section of Ordinance Code: <u>656.1303</u> <u>(c)(1) &amp; (i)(2)</u>
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6. LUZ Public Hearing Date: <u>9/16/14</u>	7. City Council Public Hearing Date: <u>9/9/14</u>
8. Neighborhood Association (If Applicable): _____	
9. Number of Signs To Be Posted: <u>2</u>	

### TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>6802 St Augustine Rd</u> <u>Jacksonville, FL 32217</u>	13. Between Streets: <u>Caballero Dr.</u> and <u>Alvarado Ave.</u>
11. Real Estate Number: <u>149820-0000</u>	
12. Date lot was recorded: <u>10/19/1973</u>	
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).	
<input checked="" type="checkbox"/> Allow for illumination or change from <input checked="" type="checkbox"/> external to <input checked="" type="checkbox"/> internal lighting:	
<input checked="" type="checkbox"/> Reduce minimum set back from <u>10</u> ft. to <u>3</u> ft. (Less than 1 ft. may be granted administratively).	

15. In whose name will the waiver be granted? Dr. Don Alexander

Is transferability being requested? Yes:  No:

16. Land Area(1/100 Acres): 1/4 Acre

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 656.1310 of the Ordinance Code defines a sign as *"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."*

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:

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?**

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 City Council. You (or your agent) must be present at the public hearing.

Required signs received at the time of payment 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. An advertising fee will be charged by the Daily Record and a separate bill must be paid by the applicant or agent. Proof of notice of publication must be submitted to City Council Legislative Services, 117 West Duval Street, Suite 430, Jacksonville, Florida 32202, (904) 630-1404, 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.

<b>FILING FEES</b>	
<b>RESIDENTIAL DISTRICTS.....\$985.00</b>	<b>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</b>
<b>NON-RESIDENTIAL DISTRICTS..... \$927.00</b>	<b>ADVERTISING COSTS: BILLED TO OWNER /AGENT</b>

**\*\*\* 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.*

---

**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. Customer will be making one of his parking spots into a compact parking spot to accommodate the ground sign.*

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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, because of the setback and parking conditions.*

---

**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 is a new sign.*

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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 because there is no identifying ground sign now.*

---

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

*Yes because of the location will be a part of a parking spot.*

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: Dr. Don Alexander

Address: 6802 St Augustine Rd

\_\_\_\_\_

City: Jacksonville

State: FL Zip: 32217

Email: \_\_\_\_\_

Daytime Telephone: 904-733-4200

Name and address of Authorized Agent(s)

Name: Howell Ruehl w/Brite Lite Svc Co. Inc

Address: 3633 St Augustine Rd

\_\_\_\_\_

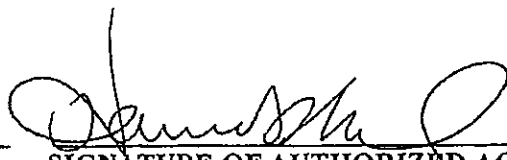
City: Jacksonville

State: FL Zip: 32216

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







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

Date: Jul 2, 2014

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 w/Brite Lite Service Co., Inc. to act as agent to file application(s) for Dr. Don Alexander Dentistry

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.

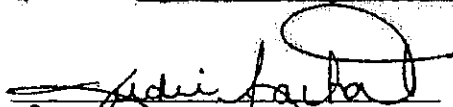
  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2nd day of

July (month), 2014 (year) by \_\_\_\_\_

who is personally known to me or has produced Don Alexander as identification.

  
(Notary Signature)



This instrument was prepared by:  
Record and Return to:  
H. LEON HOLBROOK, ESQUIRE  
HOLBROOK, AKEL, COLD  
STIEFEL & RAY, P.A.  
One Independent Drive, Suite 2301  
Jacksonville, Florida 32202

Doc# 2004114895  
Book: 11735  
Pages: 746 - 748  
Filed & Recorded  
04/05/2004 04:11:50 PM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 13.00  
TRUST FUND \$ 2.00  
DEED DOC STAMP \$ 675.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this 2nd day of April, 2004, by and between **JAMES L. GRIFFIN and BARBARA C. GRIFFIN**, his wife, whose post office address is **2351 LaMesa Drive, Jacksonville, Florida 32217-2650**, hereinafter called "Grantor", and **POTATOHEAD PROPERTIES, LLC**, a Florida limited liability company, **GRANTEE**, whose post office address is **6802 St. Augustine Road, Jacksonville, Florida 32217**, hereinafter called "Grantee".

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**WITNESSETH:** that said Grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida**, to-wit:

**See Exhibit "A" Attached**

**Tax Identification Number: 149820-0000;**

**Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, provided; however, this reference will not serve to reimpose any such covenants, conditions, restrictions, easements, reservations or limitations.**

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

**To Have and to Hold**, the same in fee simple forever.

**And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.**

EXHIBIT "A"

Book 11735 Page 748

A PORTION OF THE Z. KINGSLEY GRANT, SECTION 43, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, AS SHOWN ON MAP OF SAN JOSE ACRES AS RECORDED IN PLAT BOOK 28, PAGES 90 AND 90A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF CABALLERO DRIVE NORTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 89°54'41" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 41.57 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 87°21'49" EAST, A DISTANCE OF 27.63 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (RIGHT OF WAY VARIES); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 02°00'01" EAST, A DISTANCE OF 80.30 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7493, PAGE 1889 OF SAID CURRENT PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTH LINE SOUTH 27°02'57" WEST, A DISTANCE OF 128.87 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF SAID LOT 1, BLOCK 3; THENCE NORTH 02°12'40" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 83.22 FEET TO THE NORTHEASTERLY CORNER THEREOF AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINS 0.24 ACRES, MORE OR LESS.

NOTE: THE ABOVE DESCRIBED PARCEL IS ONE AND THE SAME AS THE COMBINED PARCELS (THREE) DESCRIBED IN O.R.V. 2069, PAGE 393, O.R.V. 2924, PAGE 848 & O.R.V. 3504, PAGE 1085 AND THE THREE PARCELS ARE CONTIGUOUS.

THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUMES: 2069, PAGE 393; 2924, PAGE 848 AND 2504, PAGE 1085.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

H. Leon Holbrook  
Witness  
Print Name: H. LEON HOLBROOK

[Signature]  
JAMES L. GRIFFIN

Mary A. Robinson  
Witness  
Print Name: Mary A Robinson

[Signature]  
BARBARA C. GRIFFIN

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of April, 2004, by JAMES L. GRIFFIN and BARBARA C. GRIFFIN, who are  personally known to me, or  who have produced Florida driver's licenses as identification.

H. LEON HOLBROOK  
Notary Public, State of Florida  
My comm. expires April 28, 2005  
Comm No 00 017050

[Signature]  
Notary Public  
My Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# ORDINANCE

## Legal Description

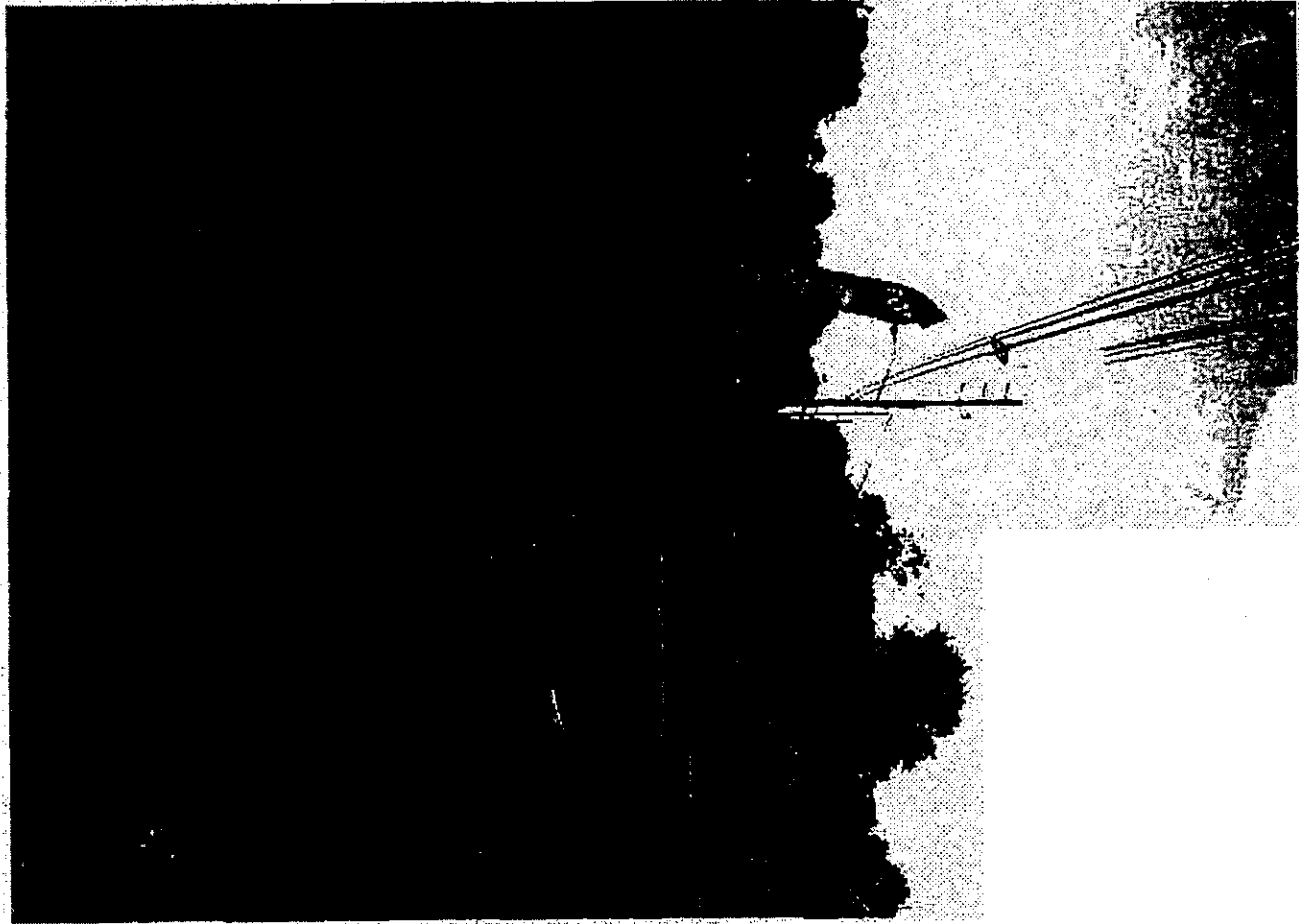
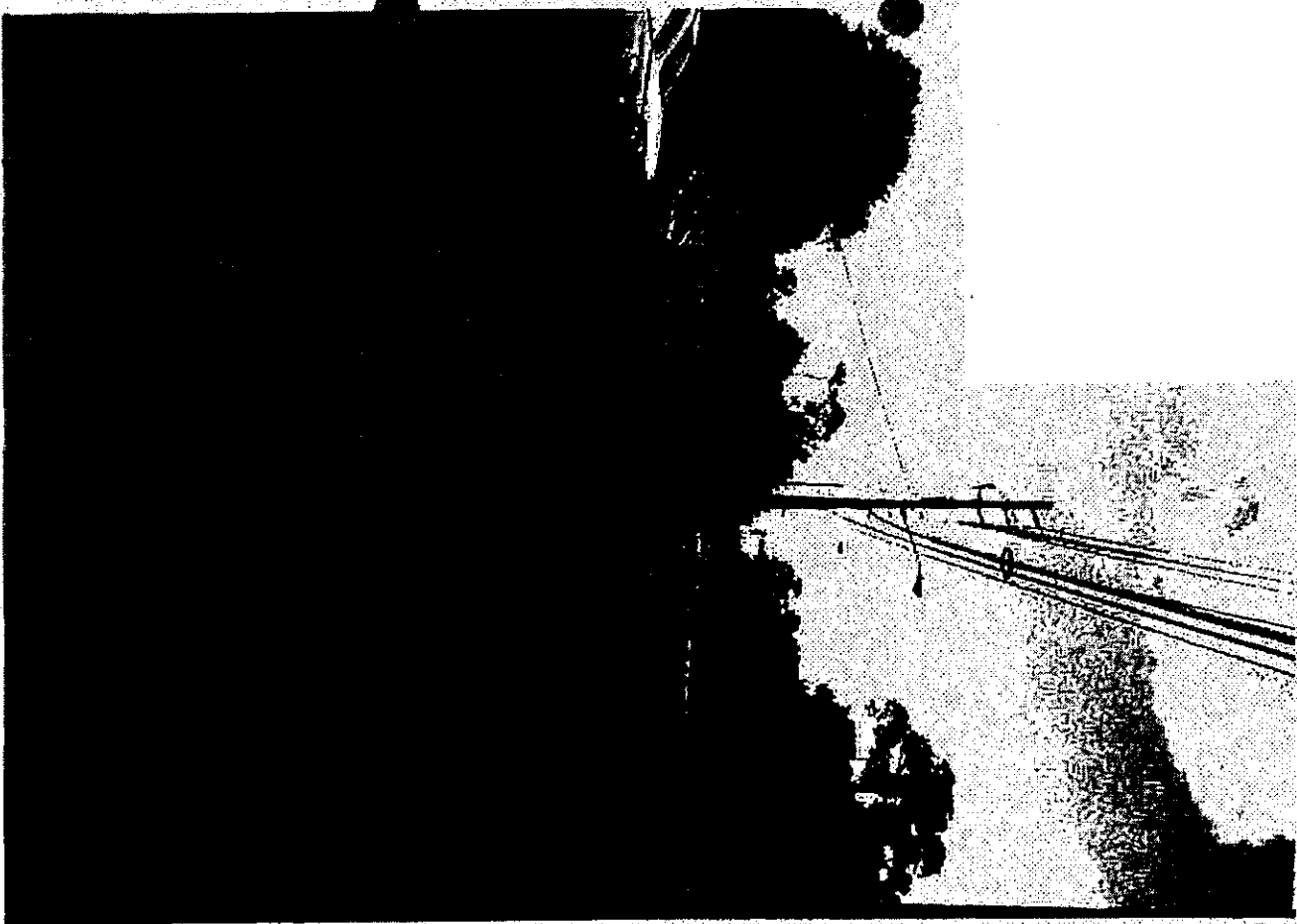
A PORTION OF THE Z. KINGSLEY GRANT, SECTION 43, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

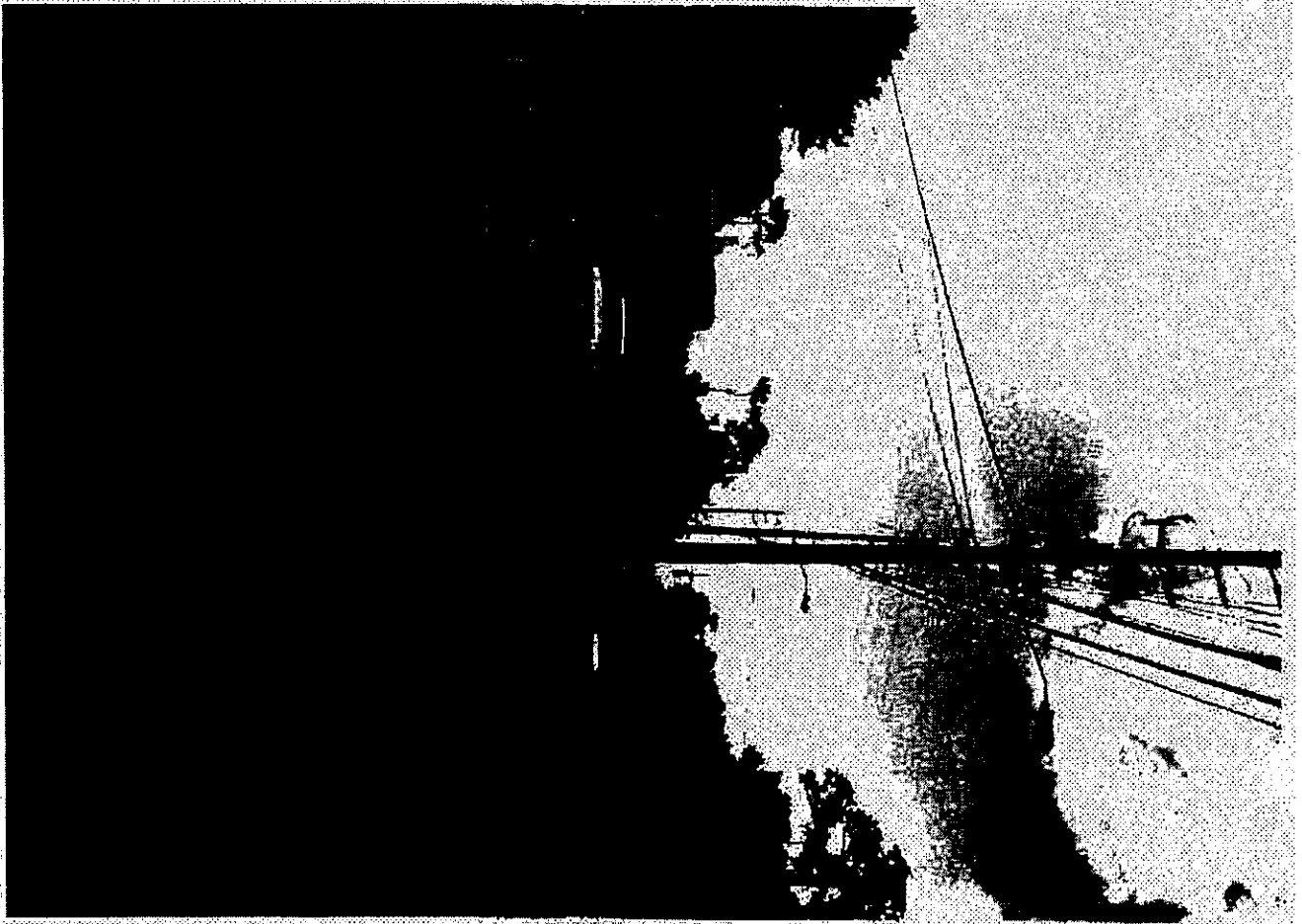
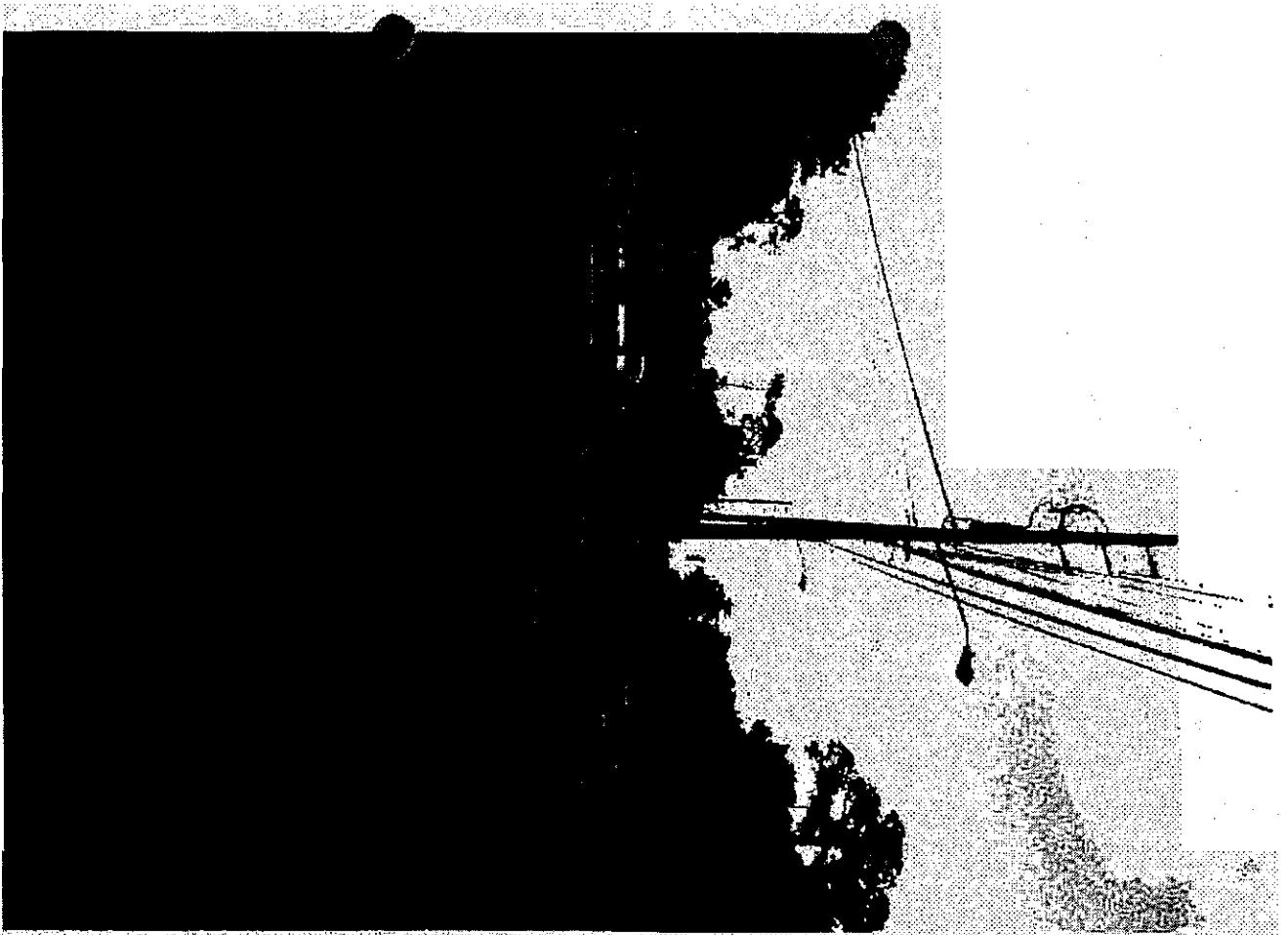
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, AS SHOWN ON MAP OF SAN JOSE ACRES AS RECORDED IN PLAT BOOK 29, PAGES 90 AND 90A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF CABALLERO DRIVE NORTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 89°34'41" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 41.97 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 87°21'49" EAST, A DISTANCE OF 87.63 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (RIGHT OF WAY VARIES); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 02°00'01" EAST, A DISTANCE OF 80.30 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7493, PAGE 1889 OF SAID CURRENT PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTH LINE SOUTH 57°04'57" WEST, A DISTANCE OF 128.97 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF SAID LOT 1, BLOCK 3; THENCE NORTH 02°12'40" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 83.22 FEET TO THE NORTHEASTERLY CORNER THEREOF AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINS 0.24 ACRES, MORE OR LESS.

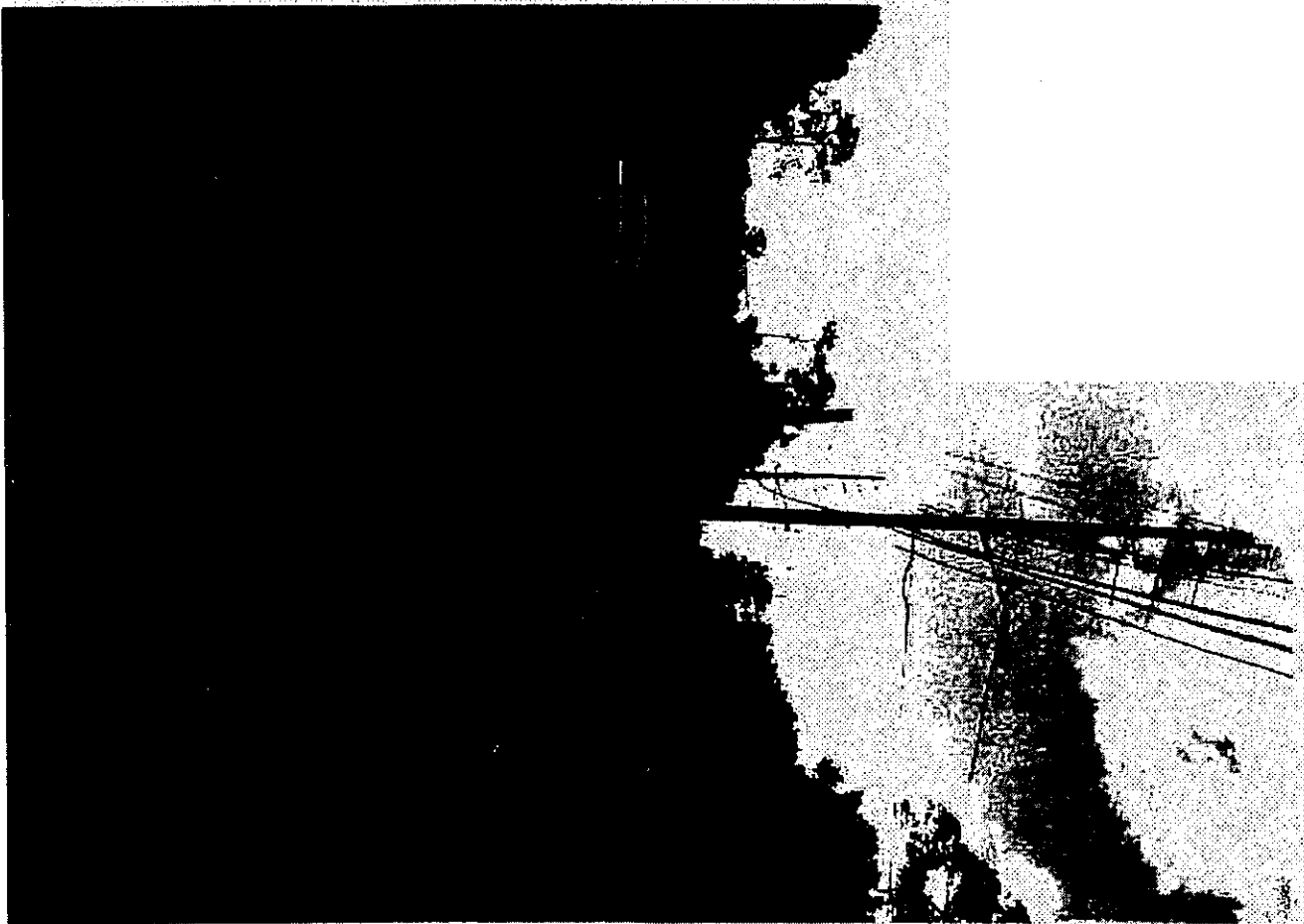
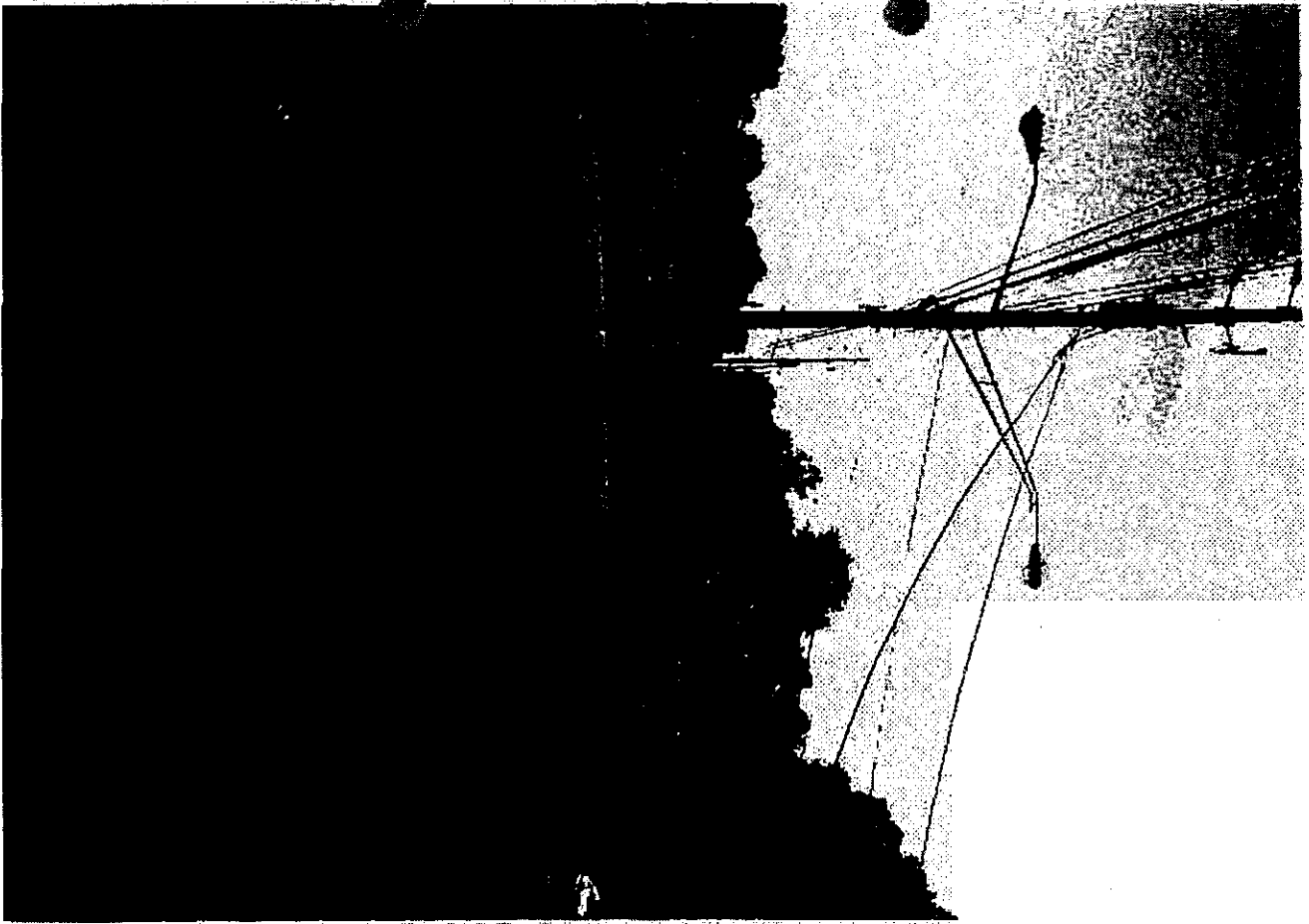
NOTE: THE ABOVE DESCRIBED PARCEL IS ONE AND THE SAME AS THE COMBINED PARCELS (THREE) DESCRIBED IN O.R.V. 2069, PAGE 393, O.R.V. 2924, PAGE 848 & O.R.V. 3504, PAGE 1066 AND THE THREE PARCELS ARE CONTIGUOUS.

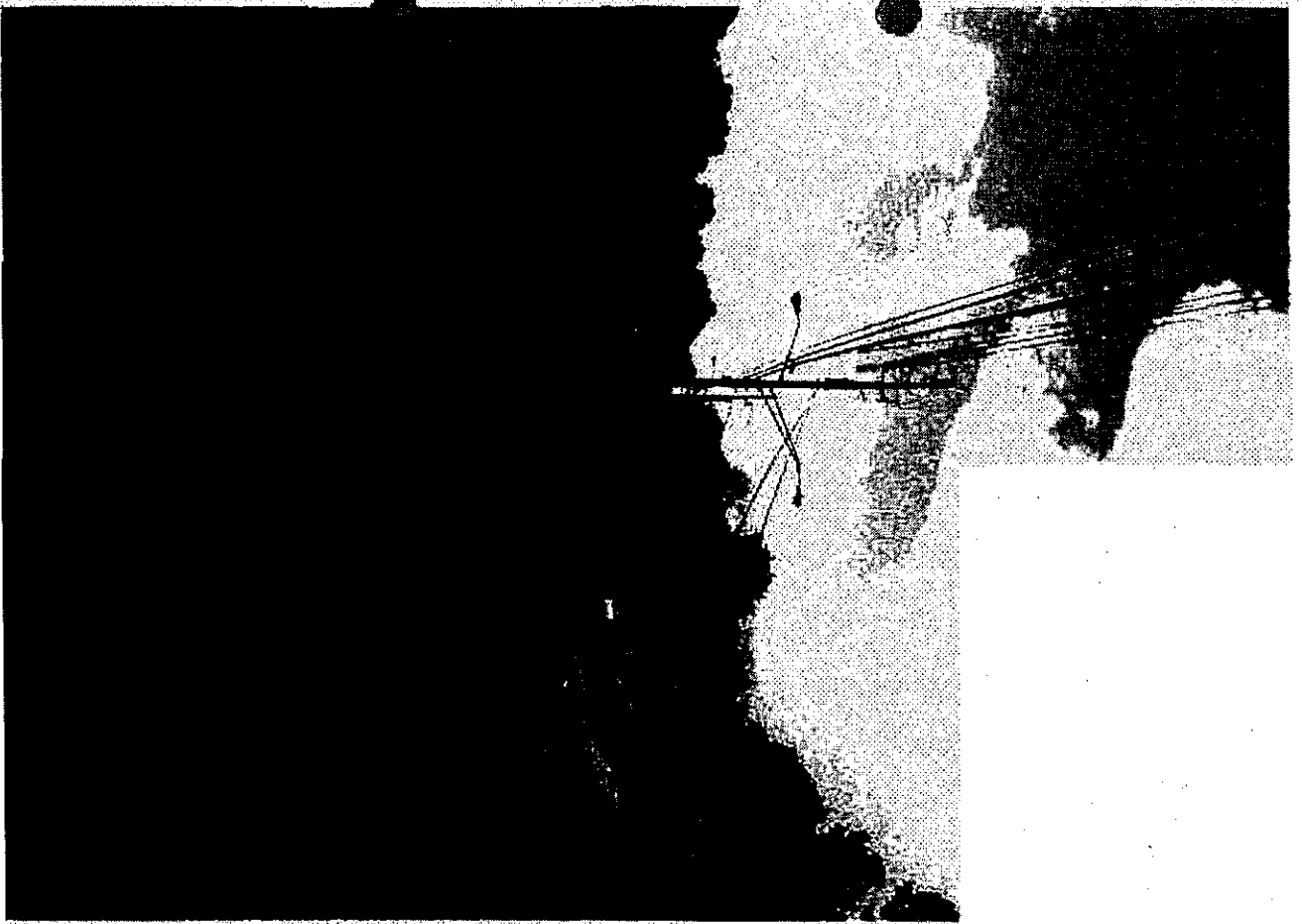
THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUMES: 2069, PAGE 393; 2924, PAGE 848 AND 2504, PAGE 1066.

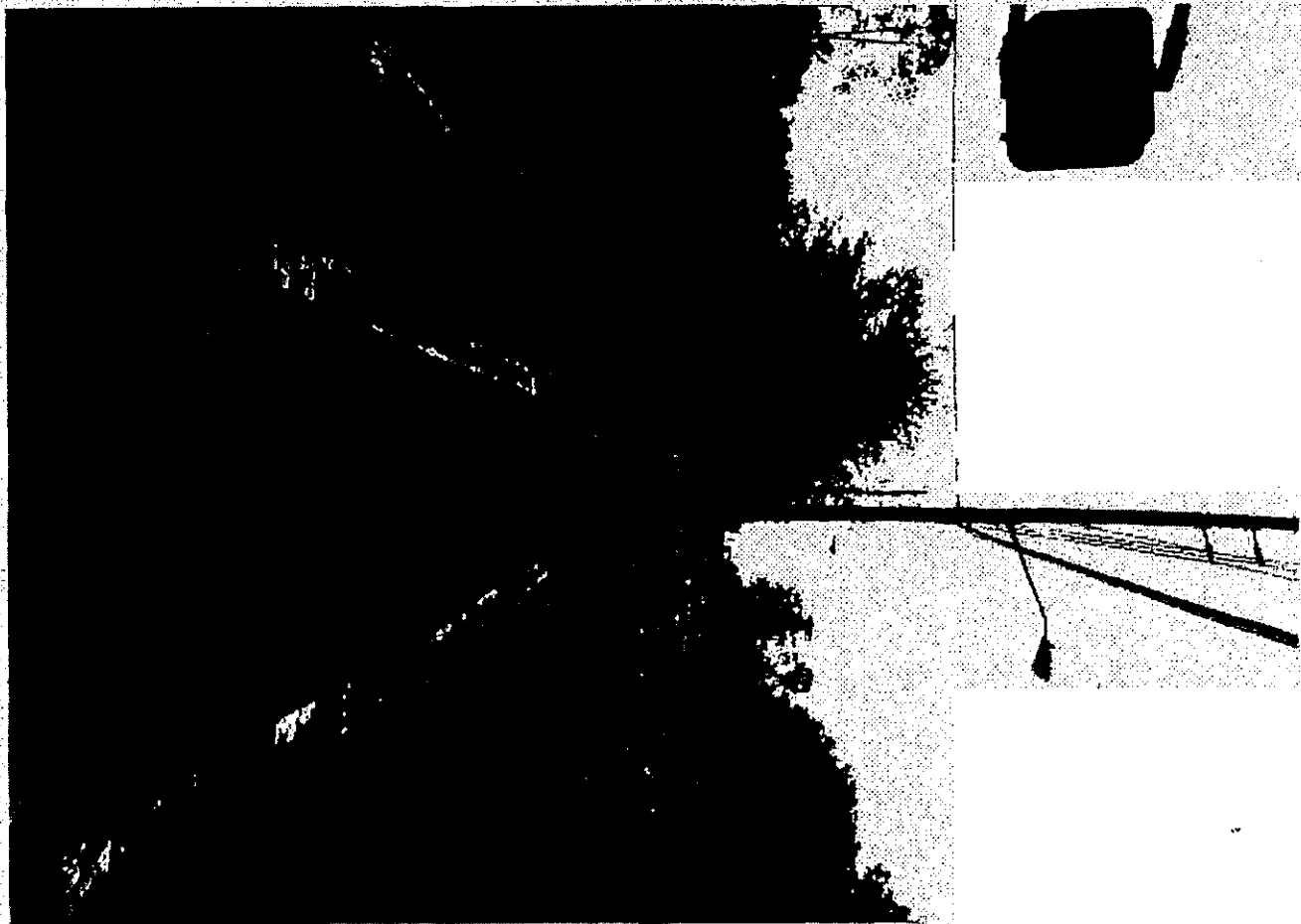


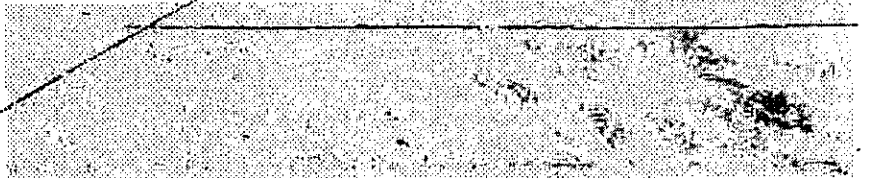
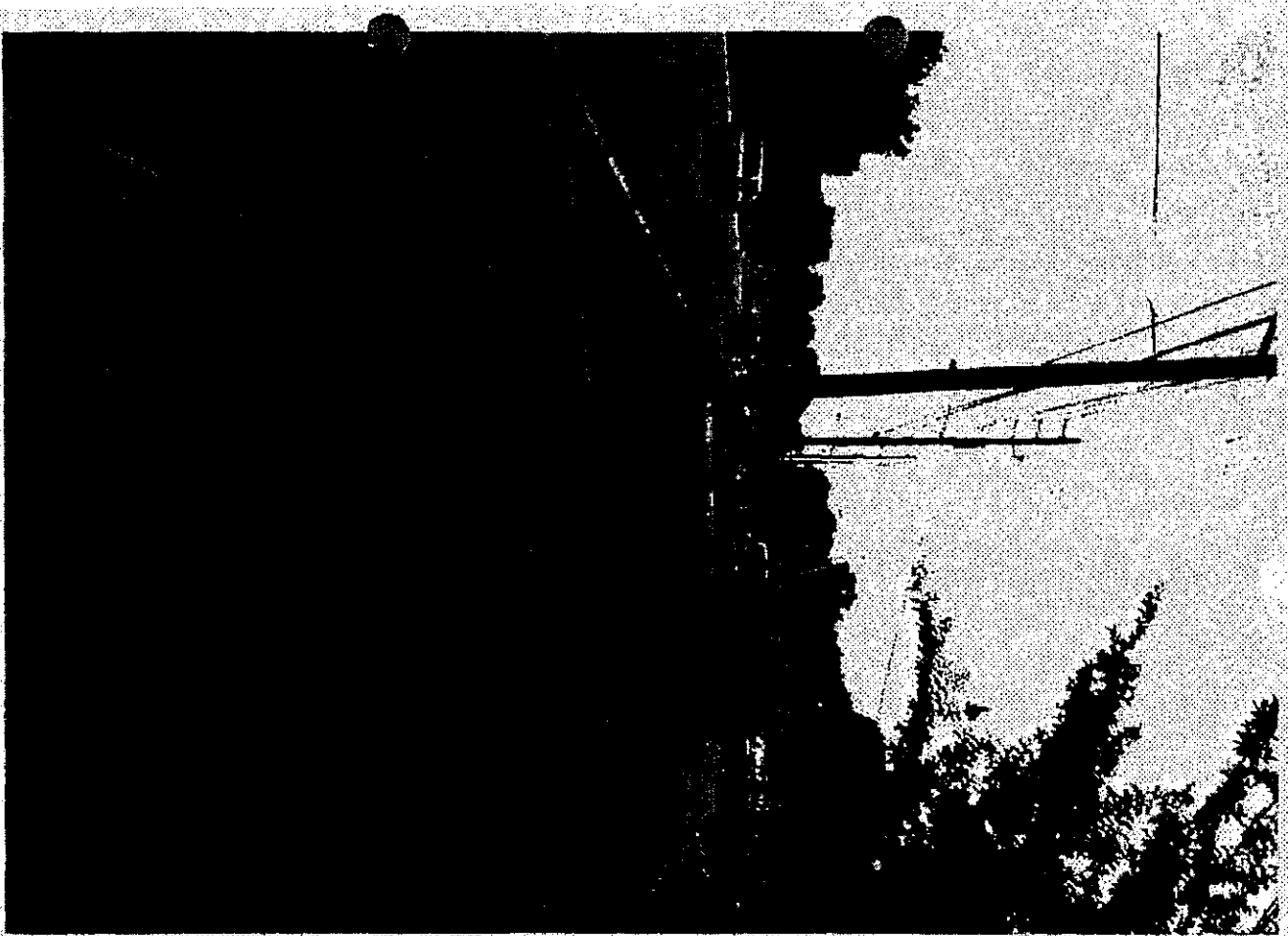












*Alexander*  
*Dentistry*  
 GENERAL • COLLECT • RECONSTRUCTION • IMPLANTS  
 904-733-4200

12'-0"

8'-0"

Benjamin Moore - "Seedling" - AF-450

DATE: 07/02/2014  
 PROJECT: Alexander Dentistry  
 ADDRESS: 8802 St. Augustine Rd., Jacksonville, FL 32217  
 CLIENT: [Redacted]  
 DATE: 07/02/2014

REVISIONS  
 1. [Redacted]  
 2. [Redacted]  
 3. [Redacted]

MEET  
 THE OWNER AND ALL CONTRACTORS  
 AT THE PROJECT SITE ON THE DATE  
 LISTED. (SEE MEETING)

COORDINATE MEETINGS

EQUIPMENT  
 PROVIDE ALL EQUIPMENT  
 TO BE USED ON THE PROJECT  
 TO THE PROJECT SITE ON THE DATE  
 LISTED. (SEE MEETING)

APPROVED AS SUBMITTED  
 APPROVED WITH CHANGES  
 NOT APPROVED

OWNER: [Redacted]  
 PROJECT: [Redacted]  
 DATE: [Redacted]









GE PLUMBING PLUMBING SYSTEMS

NO. 01-111-11  
DATE: 11/11/11

PROJECT: 6802 St. Augustine Road, Jacksonville, Florida

PLANNING & DESIGN SERVICES  
DRAINAGE DESIGN SERVICES

NO. 01-111-11  
DATE: 11/11/11

NO. 01-111-11  
DATE: 11/11/11

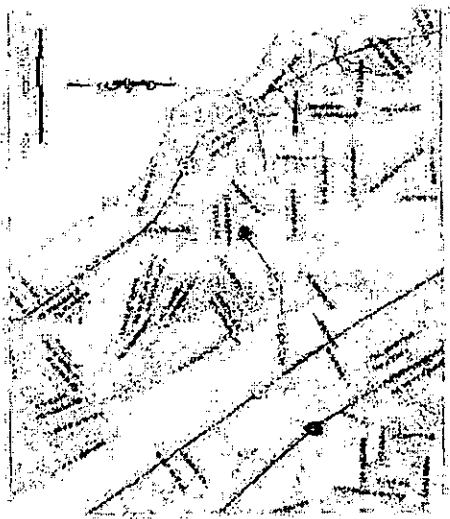
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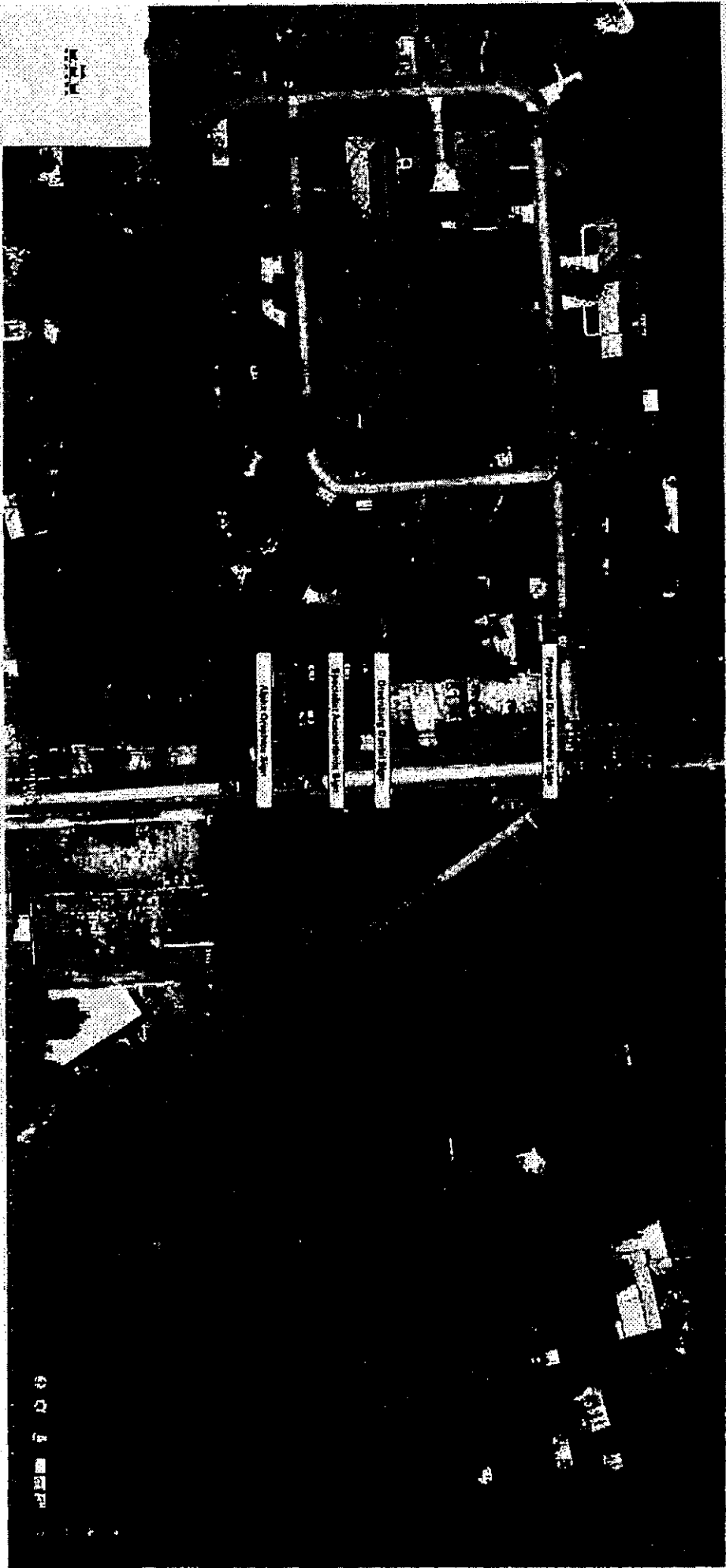
Dentistry Office

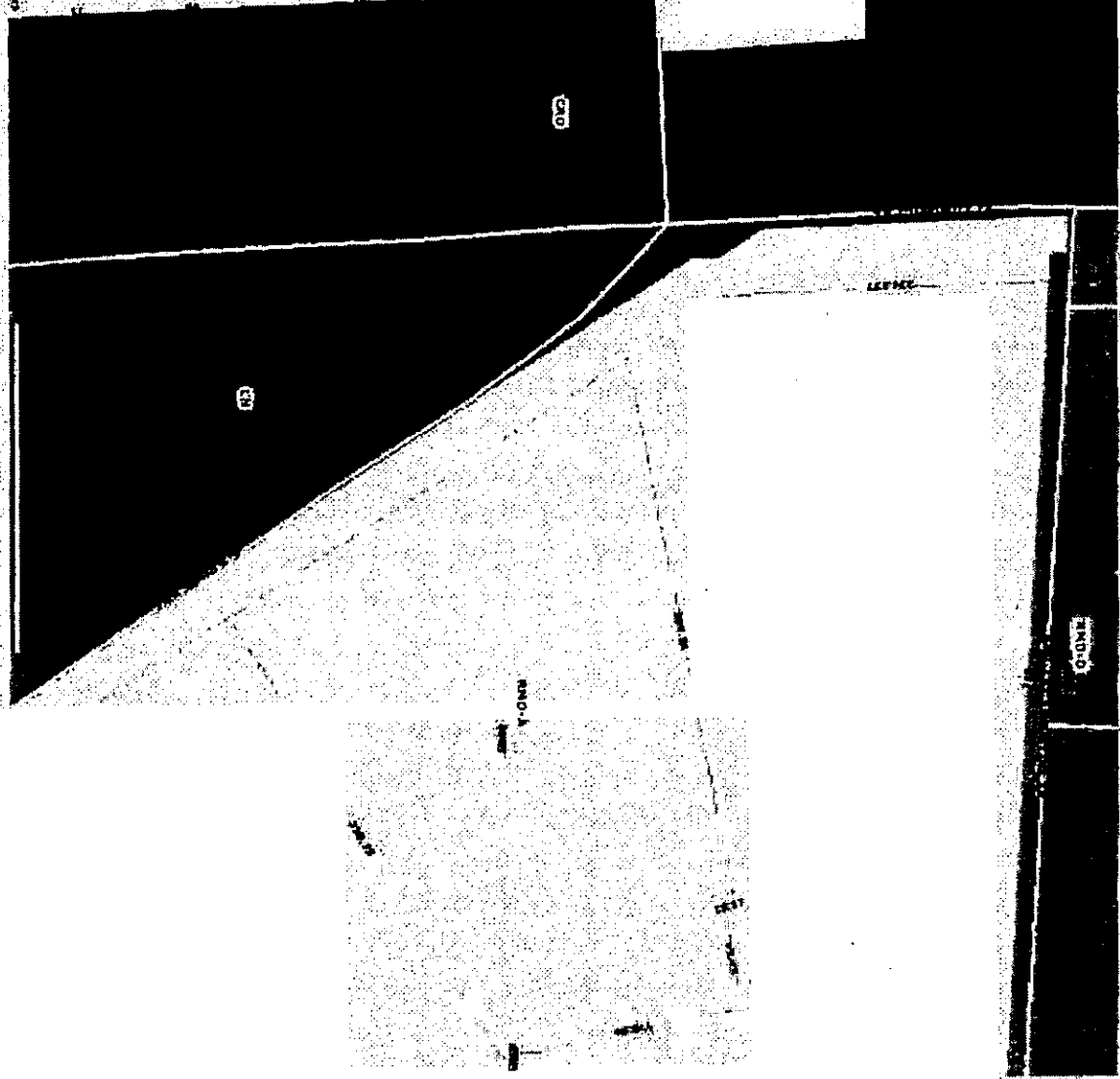
Donald J. Alexander, D.D.S.

6802 St. Augustine Road, Jacksonville, Florida



350' 0" 1/2" 1/4" 1/8" 1/16" 1/32" 1/64" 1/128" 1/256" 1/512" 1/1024" 1/2048" 1/4096" 1/8192" 1/16384" 1/32768" 1/65536" 1/131072" 1/262144" 1/524288" 1/1048576" 1/2097152" 1/4194304" 1/8388608" 1/16777216" 1/33554432" 1/67108864" 1/134217728" 1/268435456" 1/536870912" 1/1073741824" 1/2147483648" 1/4294967296" 1/8589934592" 1/17179869184" 1/34359738368" 1/68719476736" 1/137438953472" 1/274877906944" 1/549755813888" 1/1099511627776" 1/2199023255552" 1/4398046511104" 1/8796093022208" 1/17592186044416" 1/35184372088832" 1/70368744177664" 1/140737488355328" 1/281474976710656" 1/562949953421312" 1/1125899906842624" 1/2251799813685248" 1/4503599627370496" 1/9007199254740992" 1/18014398509481984" 1/36028797018963968" 1/72057594037927936" 1/144115188075855872" 1/288230376151711744" 1/576460752303423488" 1/1152921504606846976" 1/2305843009213693952" 1/4611686018427387904" 1/9223372036854775808" 1/18446744073709551616" 1/36893488147419103232" 1/73786976294838206464" 1/147573952589676412928" 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PLANNING AND DEVELOPMENT DEPARTMENT



**MEMORANDUM**

**TO:** Bernadette Smith, Legal Assistant, Office of General Counsel  
**FROM:** Glenda Thompson Wiggins, Executive Secretary I  
**DATE:** July 18, 2014  
**RE:** New Applications

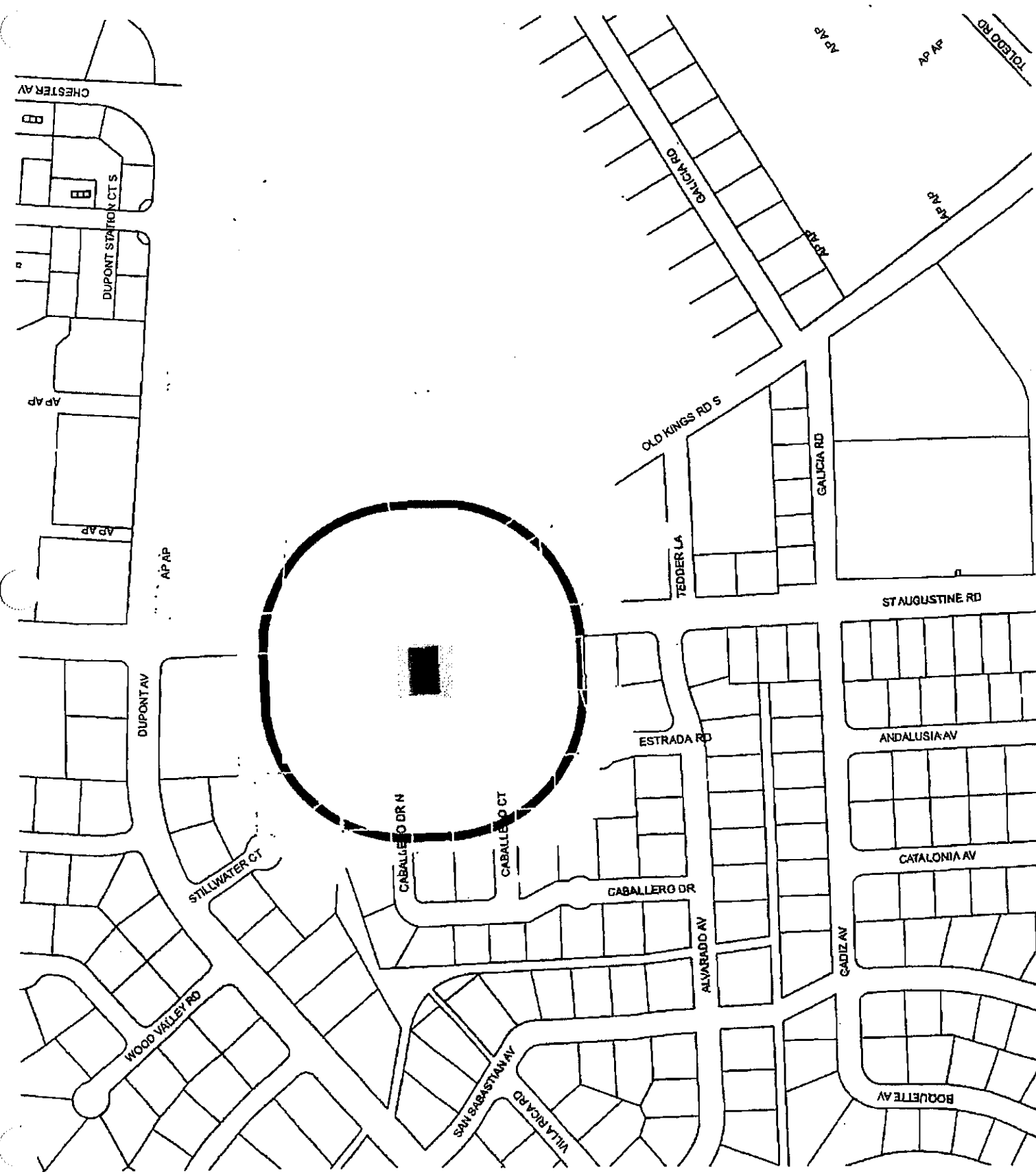
The enclosed copies of two (2) paid applications has been received by this office and forwarded to you for assignment of ordinance numbers.

For additional information, please call me at 255-7828. Thank you for your assistance.

**SIGN WAIVER (SW-14-03)** (current zoning district(s) RLD-60, waiver sought to reduce minimum set back from 20 ft. to 10 ft.), located at 601 Airport Ctr. Drive E., between Perdue Road and Gillespie Avenue, Council District 11, Planning District 6.

**SIGN WAIVER (SW-14-04)** (current zoning district(s) CRO, waiver sought to allow for illumination or change from external to internal lighting and to reduce minimum set back from 10 ft. to 3 ft.), located at 6802 St. Augustine Road, between Caballero Drive and Alvarado Avenue, Council District 5, Planning District .

/GTW



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

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

**General Collection Receipt**

Date: 07/11/2014 Time: 15:47:46  
Station: P18 Clerk: EDL  
Transaction 0471141

Date: 7/11/2014

Email: MHarlow@coj.net

miscellaneous:  
Item: CR - CR294553  
Receipt 0471141.0001-0001 1,317.00  
Paid 1,317.00  
00098464 1,317.00  
Tendered 1,317.00

DR DON ALEXANDER  
6802 ST AUGUSTINE RD., JACKSONVILLE, FL 32217  
Description: Application for Sign Waiver at 6802 St Augustine Rd.

SubsidNo	UserCode	Project	ProjectDt	Grant	GrantDt	DocNo	Amount
							1317.00

By: DR. DON ALEXANDER  
Thank You

**Total Due: \$1,317.00**

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

Account No: CR294553  
REZONING/VARIANCE/EXCEPTION  
Name: DR DON ALEXANDER  
Address: 6802 ST AUGUSTINE RD, JACKSONVILLE, FL 32217  
Description: Application for Sign Waiver at 6802 St Augustine Rd

Date: 7/11/2014

**Total Due: \$1,317.00**