

Date Submitted:	12/4/25
Date Filed:	12/17/25

Application Number:	SW-25-07
Public Hearing:	

**Application for Sign Waiver**  
**City of Jacksonville, Florida**  
**Planning and Development Department**

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	CCG-1	Current Land Use Category:	CCG
Council District:	2	Planning District:	6
Previous Zoning Applications Filed (provide application numbers):		none found	
Applicable Section of Ordinance Code:		656.1303(i)(2)	
Notice of Violation(s):		none found	
Neighborhood Associations:		M+M Dairy Inc, The Eden Group Inc, San Mateo Neighborhood Inc	
Overlay:		none	
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	2	Amount of Fees:	\$1243.
		Zoning Asst. Initials:	
		CIR	

PROPERTY INFORMATION	
1. Complete Property Address: 11307 N. Main St, Jacksonville FL	2. Real Estate Number: 109468-0000
3. Land Area (Acres): .53 Acres	4. Date Lot was Recorded: 1965
5. Property Located Between Streets: CORNER OF US HWY 17 (N. MAIN ST) AND BAISEN RD	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- ☐ Increase maximum height of sign from \_\_\_\_\_ to \_\_\_\_\_ feet (maximum request 20% or 5 ft. in height, whichever is less). *\*Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.*
- ☐ Increase maximum size of sign from \_\_\_\_\_ sq. ft. to \_\_\_\_\_ sq. ft. (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 setback from 10 feet to 0 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

RK2GEN, LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes



No



**OWNER'S INFORMATION (please attach separate sheet if more than one owner)**

10. Name:

RK2GEN, LLC

11. E-mail:

CPATEL@KARSPETRO.COM

12. Address (including city, state, zip):

380 COMMERCE PARKWAY  
ROCKLEDGE, FL 32955

13. Preferred Telephone:

252-702-8519

**APPLICANT'S INFORMATION (if different from owner)**

14. Name:

RAYMOND POLLITT (ALUMINUM PLUS)

15. E-mail:

ALUMINUM@ALUMINUMPLUS.COM

16. Address (including city, state, zip):

750 E. INTERNATIONAL SPEEDWAY  
BLVD.DELAND, FL 32724

17. Preferred Telephone:

386-734-2864

## CRITERIA

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:

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 applicant's 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?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

This sign waiver is being sought by the property owner due to the fact the current price sign does not meet the setback required by the City of Jacksonville Code of Ordinances.

All elements of the existing sign have been adhered to to width, size and area.

1. Granting this waiver will not impact the location or the general character of the area.
2. The result would not detract from the intent of the zoning ordinance within this vicinity.
3. The sign waiver will not diminish the value of the property or those properties in the surrounding area.
4. The existing sign will meet criteria for all other signage elements such as ground clearance and size and not have detrimental effect on vehicular traffic.
5. The sign waiver will not have an effect to public health, safety or welfare.
6. If the sign were to be moved it would place a burden on the property due to the face the placement would be located within a traffic area.
7. This request is due to limiting additional construction on the site and impacting the land.
8. We are not aware of any current violations with the exception of the current setback of existing signage.
9. This request allow for the utilization of the existing signage and to distract from further construction on this site.
10. If compliance were required, the sign would be placed within the traffic area of the site and become a traffic hazard on the property.

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- ☒ Survey
- ☒ Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- ☒ Property Ownership Affidavit (Exhibit A)
- ☒ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☒ Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- ☒ 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 (2) 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.

## FILING FEES

\*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**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.

## AUTHORIZATION

Please review your application. No application will be accepted until all of 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. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**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.

### Owner(s)

Print name: PARVANA SHAH

Signature: 

### Owner(s)

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

### Applicant or Agent (if different than owner)

Print name: Mike Saxton

Signature: 

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

## SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

### Submit applications to:

Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300



STATE CERTIFIED  
BUILDING CONTRACTOR  
LICENSE NUMBER  
CBC056832

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CANOPY AND IMAGING SPECIALISTS

December 2, 2025

Planning and Development Department, Zoning Division  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, FL 32202

RE: Sign Waiver Application  
11307 N. Main Street, Jacksonville

To Whom It May Concern,

Enclosed is a completed Sign Waiver application for 11307 N. Main St., Jacksonville.

The request is to allow for a 0 ft sign setback for the existing pole sign on the property. The sign on N. Main Street does not meet the 10' setback and therefore needs the waiver. I have included the following in each of the 4 packages:

- Sign Waiver Application
- Property survey
- Site Plan (2) 8x11 ½ and (2) 11x17
- Property Ownership
- Agent Authorization
- Legal Description
- Proof of Ownership
- Photographs

Please review and let me know if any further information is needed and when required meetings will take place.

Sincerely,

A handwritten signature in cursive script that reads "Ileen Loveland".

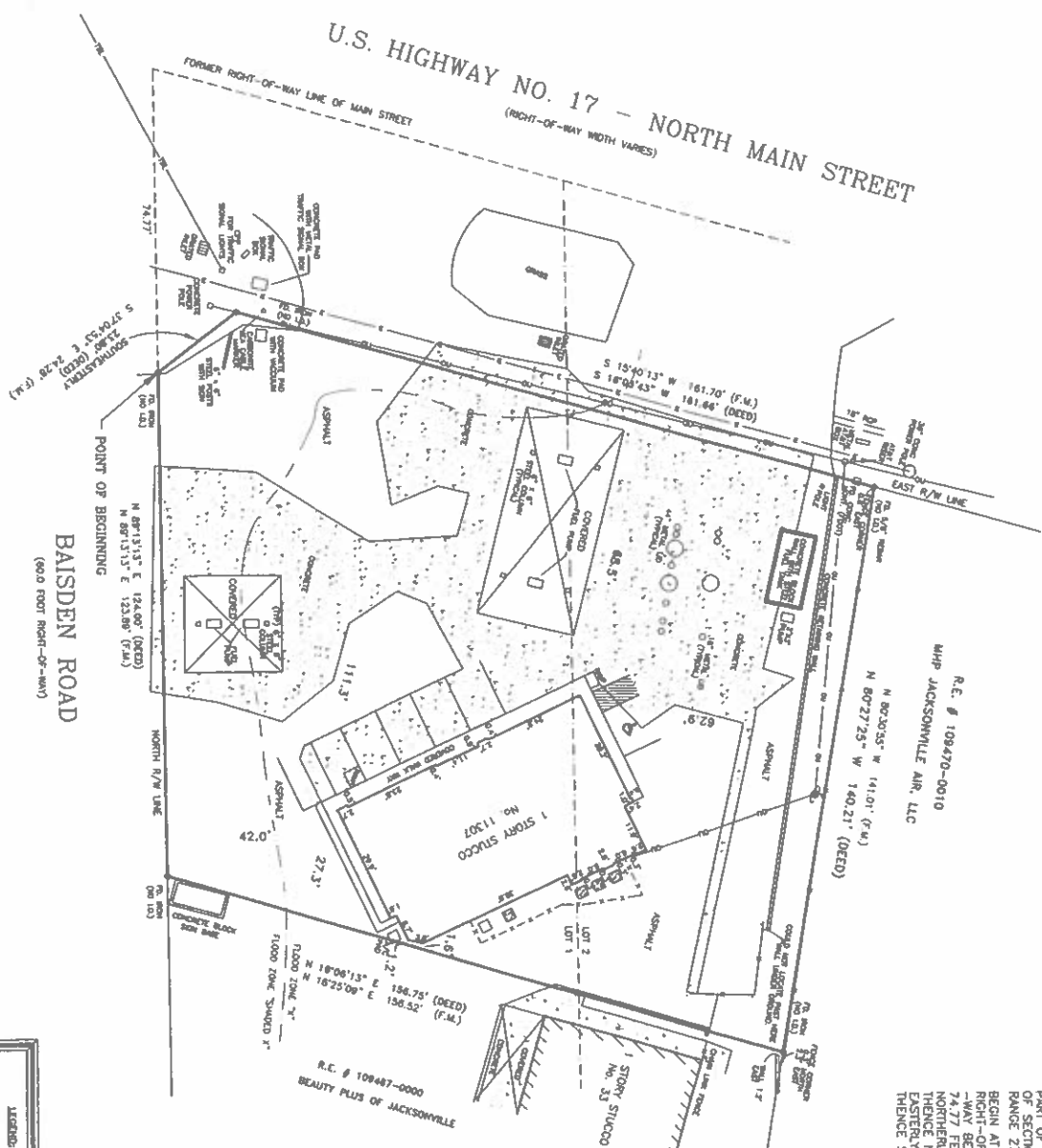
Ileen Loveland  
Aluminum Plus

750 E. INT'L SPEEDWAY BLVD., DELAND, FLORIDA 32724  
FAX: (386) 736-7096 PHONE: (386) 734-2864 E-MAIL: APLUS@ALUMINUMPLUS.COM

PART OF LOTS ONE AND TWO, COMMISSIONER'S PLAT OF BROWARD ESTATE IN THE SOUTHWEST 1/4 OF SECTION 11, OF A SUBDIVISION OF JOHN BROWARD GRANT, ESTATE 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTLY LINE OF BARDEN ROAD AND THE OLD EASTERY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 31, U.S. ROAD NO. 17) AND RIGHT-OF-WAY BEING 100 FEET; THENCE RUN EASTERLY ALONG THE NORTHEASTLY LINE OF BARDEN ROAD, 1/4-MILE BEING 100 FEET; THENCE RUN EASTERLY ALONG THE NORTHEASTLY LINE OF BARDEN ROAD, 1/4-MILE BEING 100 FEET; THENCE RUN EASTERLY ALONG THE NORTHEASTLY LINE OF BARDEN ROAD 122.23 FEET; THENCE NORTH 16°-08'-13" WEST, 166.75 FEET; THENCE NORTH 80°-27'-25" WEST, 140.21 FEET; THENCE SOUTH 16°-08'-13" WEST, 166.75 FEET; THENCE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 31, U.S. ROAD NO. 17) 161.75 FEET; THENCE SOUTHEASTERLY 23.60 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: RIGGEN, LLC



BAIDEN ROAD  
(90.0 FOOT RIGHT-OF-WAY)

ADDITIONAL GENERAL NOTES:  
 3.) DESCRIPTION AS PER DEED OF RECORD, OFFICIAL RECORD BOOK 10076, PAGE 1813.  
 4.) THIS IS A SURFACE SURVEY ONLY. THE EXIST OF PROMISES AND UNDERGROUND UTILITIES  
 IF ANY, NOT DETERMINED.  
 5.) THIS IS A SURFACE SURVEY ONLY. THE EXIST OF PROMISES AND UNDERGROUND UTILITIES  
 IF ANY, NOT DETERMINED.  
 6.) UNITS SURVEYED CONTAIN 23,300,000 SQUARE FEET AND/OR 0.538 ACRES.



**ECK LAND SURVEYORS, INC.**  
1660 EADSON STREET  
JACKSONVILLE, FLORIDA 32207  
(904) 356-0334 FAX (904) 356-0987  
email: [eck@eckland.com](mailto:eck@eckland.com)  
US 7982

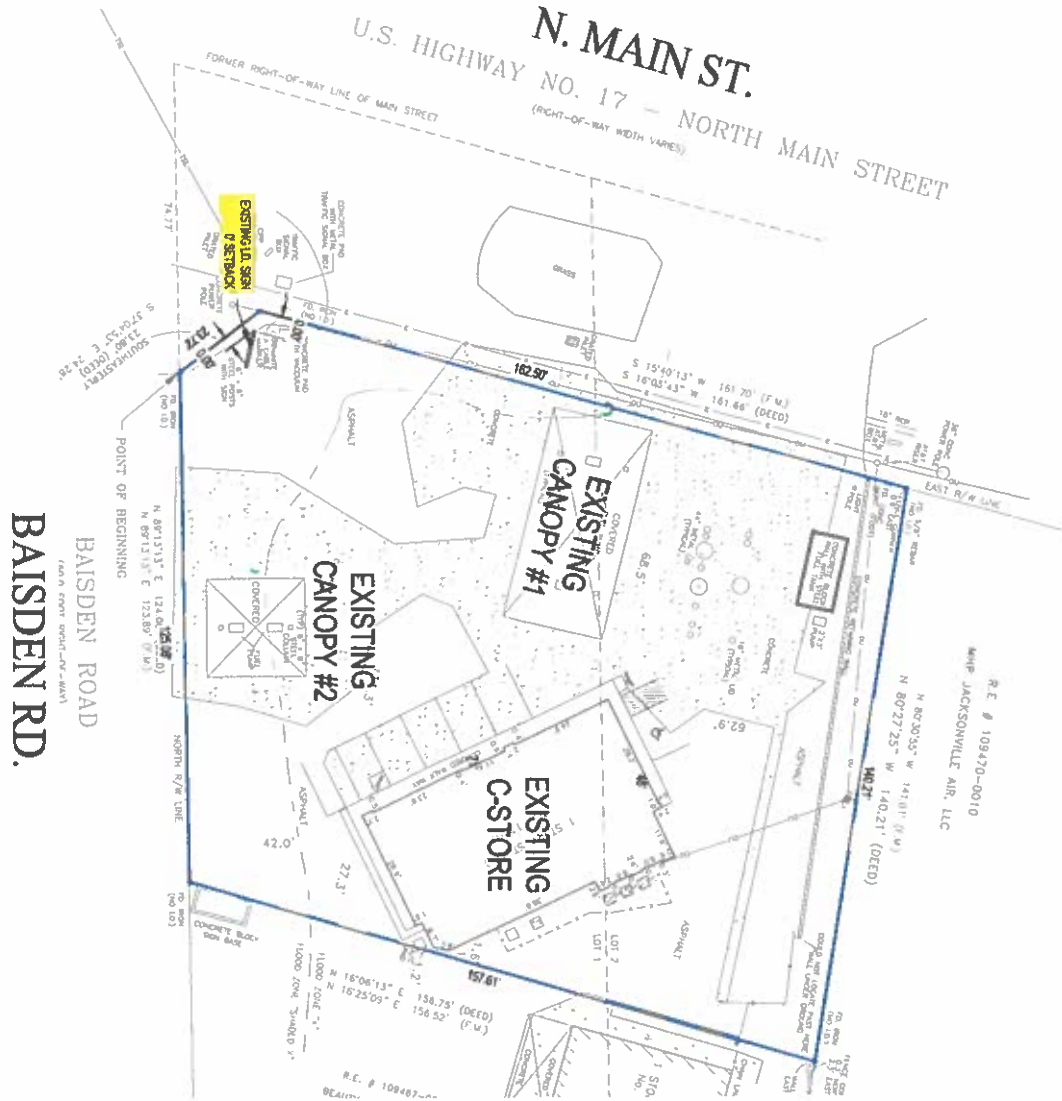
SCALE 1-500	DATE 8/27/18	FIELD BOOK 1001	PAGE 1	DRUG/SMK	M/AB	COLOR 1	19-182 - C
<p>As best determined from on-site observations, the following items were observed in the vehicle:</p> <ol style="list-style-type: none"> <li>1) This is a Buick Wildcat.</li> <li>2) No evidence of this individual's fingerprints or other identifying marks were observed on the exterior of the vehicle.</li> <li>3) The driver's license was issued 11/22/16, exp. 11/22/18, and was issued to James W. J. Davidson, Jr., 1230717 0194 2.</li> </ol> <p>None of the items were removed from the vehicle.</p> <p>Noted within Sheriff's Office Staff a mentioned haven't</p>							

Site Address: 11307 N. MAIN ST.  
04/25/2025 JACKSONVILLE, FL 32218

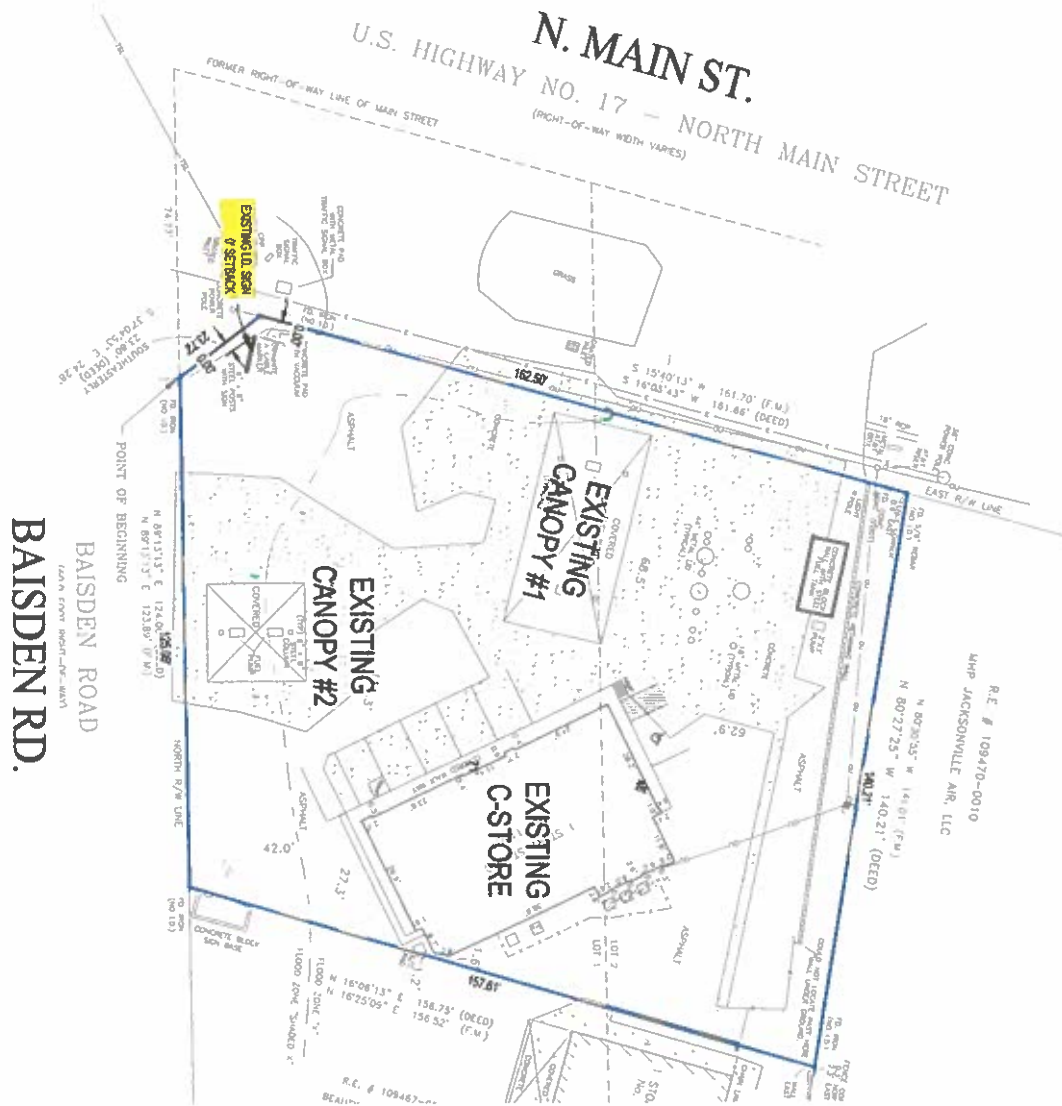
Parcel ID: 109468-0000

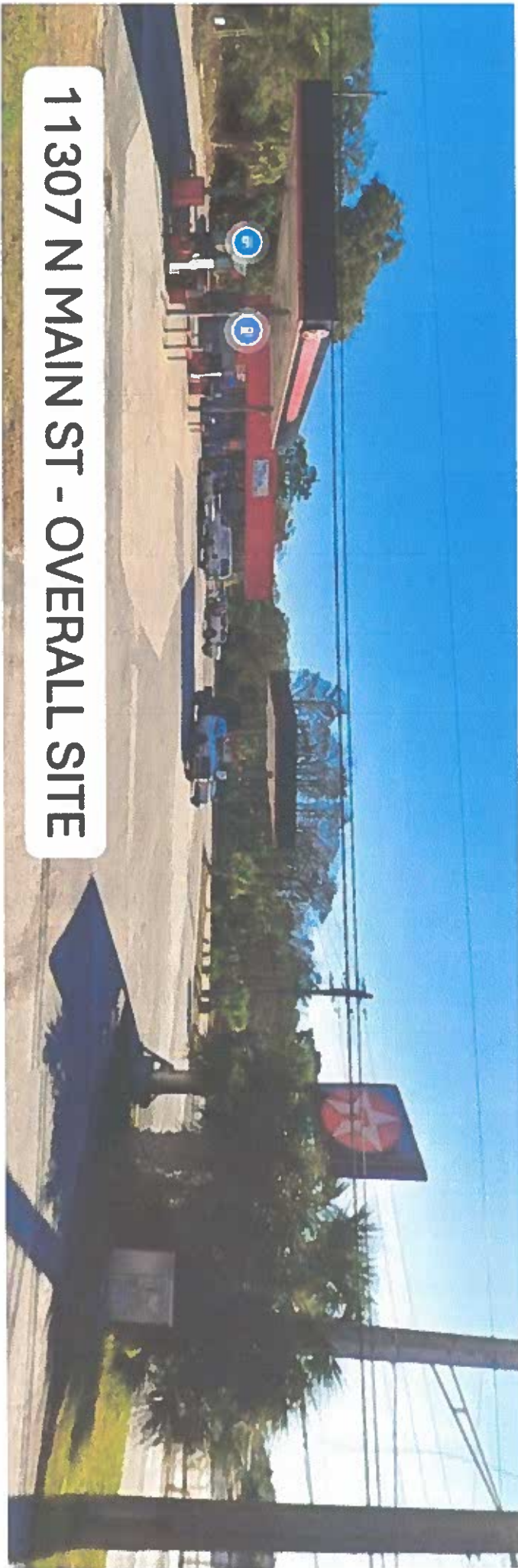
Customer: KARS PETRO #16195

PG 2



NORTH  
FOR LOCATION ONLY  
SCALE: 1:30





11307 N MAIN ST - OVERALL SITE



**RK2GEN LLC**  
380 COMMERCE PKWY  
ROCKLEDGE, FL 32955

**Primary Site Address**  
11307 N MAIN ST  
Jacksonville FL 32218-

**Official Record Book/Page**  
18889-00080

**Title #**  
7306

### 11307 N MAIN ST

#### Property Detail

RE #	109468-0000
Tax District	GS
Property Use	1494 Store/Convenience Gas
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01916 BROWARD GRANT JOHN S/D PT
Total Area	23280

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.](#)

#### Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$64,625.00	\$64,625.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$739,000.00	\$739,000.00
Assessed Value	\$635,951.00	\$699,546.00
Cap Diff/Portability Amt	\$103,049.00 / \$0.00	\$39,454.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$635,951.00	See below

#### 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  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

#### Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18889-00080	8/2/2019	\$870,000.00	WD - Warranty Deed	Unqualified	Improved
10078-01673	7/13/2001	\$425,000.00	WD - Warranty Deed	Qualified	Improved
05766-01643	3/1/1984	\$212,000.00	WD - Warranty Deed	Unqualified	Improved
05731-02161	10/13/1983	\$110,000.00	WD - Warranty Deed	Unqualified	Improved
05730-00488	11/28/1983	\$110,000.00	WD - Warranty Deed	Unqualified	Improved
05467-00999	12/15/1981	\$100.00	QC - Quit Claim	Unqualified	Improved

#### Land & Legal

##### Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	23,500.00	Square Footage	\$64,625.00

##### Legal

LN	Legal Description
1	115-282 46-15-27E .534
2	JOHN BROWARD GRANT S/D R/P PT SEC 14
3	PT LOTS 1,2 RECD O/R 18889-80
4	BEING PARCEL 2

#### Buildings

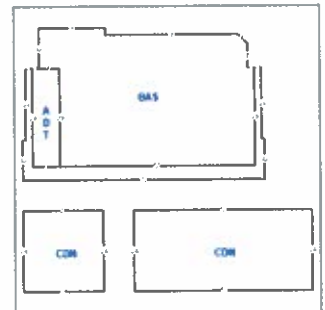
Building 1  
Building 1 Site Address  
11307 N MAIN ST Unit  
Jacksonville FL 32218-

Building Type	1402 - STORE CONVEN
Year Built	1965
Building Value	\$311,375.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2337	2337	2337
Canopy Detached	1272	0	382
Canopy Detached	576	0	173
Canopy	420	0	105
Addition	232	232	232
Total	4837	2569	3229

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	1	1 S Ceil Fin Only
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Baths	6.000	
Rooms / Units	3.000	



On File

**PREPARED BY AND RETURN TO:**

JOHN L SOILEAU, ESQ.  
Watson, Soileau, Deleo  
& Burgett P.A.  
3490 North US Highway 1  
Cocoa, Florida 32926  
(321) 631-1550  
Our File No: 19-5394  
REC: \$  
DOC:

**WARRANTY DEED**

GRANTOR: **FIRST COAST PETROLEUM INVESTMENTS, INC., a Florida corporation**

GRANTEE: **RK2GEN, LLC, a Florida limited liability company**

GRANTEE'S MAILING ADDRESS: **380 Commerce Parkway  
Rockledge, FL 32955**

DATE: **August 2, 2019**

LEGAL DESCRIPTION OF PROPERTY LOCATED IN FLORIDA:


**SEE ATTACHED EXHIBIT "A"**

The Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever the land described above. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record and taxes for the year 2019 which are not yet due and payable.

Execution of deed witnessed by:

GRANTOR:

  
Witness Name: D. THOMPSON

**FIRST COAST PETROLEUM  
INVESTMENTS, INC., a Florida corporation**

  
Witness Name: JOHN L. SOILEAU

By:   
**CHANDRAKANT N. MODI, President**  
9958 Blake Ford Mill Road  
Jacksonville, FL 32256

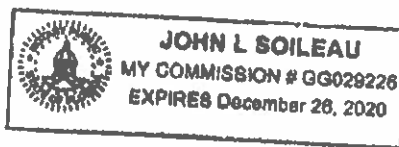
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of August, 2019,  
by **CHANDRAKANT N. MODI**, as President of **FIRST COAST PETROLEUM INVESTMENTS,**  
**INC.**, a Florida corporation, who is personally known to me or who has produced FLOR LICENSE  
as identification and who did not take an oath.

Notary Public: \_\_\_\_\_  
State of Florida at Large  
My Commission Expires:

(SEAL)



**EXHIBIT "A"**

**Parcel 1**

Part of Lot 1, COMMISSIONERS PLAT OF THE BROWARD ESTATE in the Southwest 1/4 of Section 14 of THE BROWARD GRANT, Section 46, Township 1 South, Range 27 East, according to the plat thereof recorded in Chancery Order Book 115, page 286, of the current public records of Duval County, Florida, more particularly described as follows:

Begin at the intersection of the Easterly right of way line of Main Street (U.S. Highway 17), as now established, said right of way being North 89°56'50" East, 49.05 feet as measured along the South line of Baisden Road, (from the former right of way line of U.S. Highway 17) with the Southerly right of way line of Baisden Road (a 60.0 foot right of way); thence North 89°56'50" East, 106.36 feet along the South line of said Baisden Road; thence South 16°24'30" West, 150.0 feet; thence South 89°56'50" West, 106.36 feet to the Easterly right of way line of said Main Street; thence North 16°24'30" East, 150.0 feet along the Easterly line of said Main Street to the Point of Beginning.

**Parcel 2**

Part of Lots 1 and 2, COMMISSIONER'S PLAT OF BROWARD ESTATES in Southwest Quarter of Section 14, a subdivision of JOHN BROWARD GRANT, Section 46, Township 1 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Begin at intersection of Northerly line of Baisden Road and the old Easterly right of way line of Main Street (State Road No. 3, U.S. Road No. 17); said right of way being 100 feet; thence run Easterly along the Northerly line of Baisden Road 74.77 feet to the Point of Beginning; thence run North 89°13'13" East along the Northerly line of Baisden Road, 125.23 feet; thence North 16°06'13" East, 156.75 feet; thence North 80°27'25" West, 140.21 feet; thence South 16°03'43" West along new Easterly right of way line of Main Street (State Road No. 3, U.S. No. 17), 161.75 feet; thence Southeasterly, 23.80 feet to the Point of Beginning.

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 11/10/25

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: 11307 N MAIN ST RE#(s): 109468-0000

To Whom it May Concern:

I, Rajendra Shah as managing member of RK2GEN, LLC  
a Limited Liability Company organized under the laws of the state of FLORIDA, hereby certify  
that said LLC 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) \_\_\_\_\_

(print name) \_\_\_\_\_

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA

COUNTY OF ~~DUVAL~~

Brevard

Sworn to and subscribed and acknowledged before me by means of ☒ physical  
presence or ☐ online notarization, this 13<sup>th</sup> day of November 20 25, by  
Rajendra Shah, as managing member of  
RK2GEN LLC, a Florida LLC corporation, who is personally  
known to me or who has produced \_\_\_\_\_ as identification and who  
took an oath.

\_\_\_\_\_  
(Signature of NOTARY PUBLIC)



Claudia M. Ramirez  
Comm.: HH 440081  
Expires: Sep. 4, 2027  
Notary Public - State of Florida

\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: Sep. 4 2027

**Agent Authorization – Limited Liability Company (LLC)**

Date: 11/10/25

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: 11307 N MAIN ST RE#(s): 109468-0000

To Whom It May Concern:

You are hereby advised that Rajendra Shah (NAME), as managing member (TITLE) of RK2GEN, LLC, hereby certify that the RK2GEN, LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers ALUMINUM PLUS / MIKE SAXTON 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) \_\_\_\_\_

(print name) \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ~~DUVAL~~  
Brevard

Sworn to and subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of November 20 25, by Rajendra Shah, as Managing member of RK2GEN LLC, a Florida LLC corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

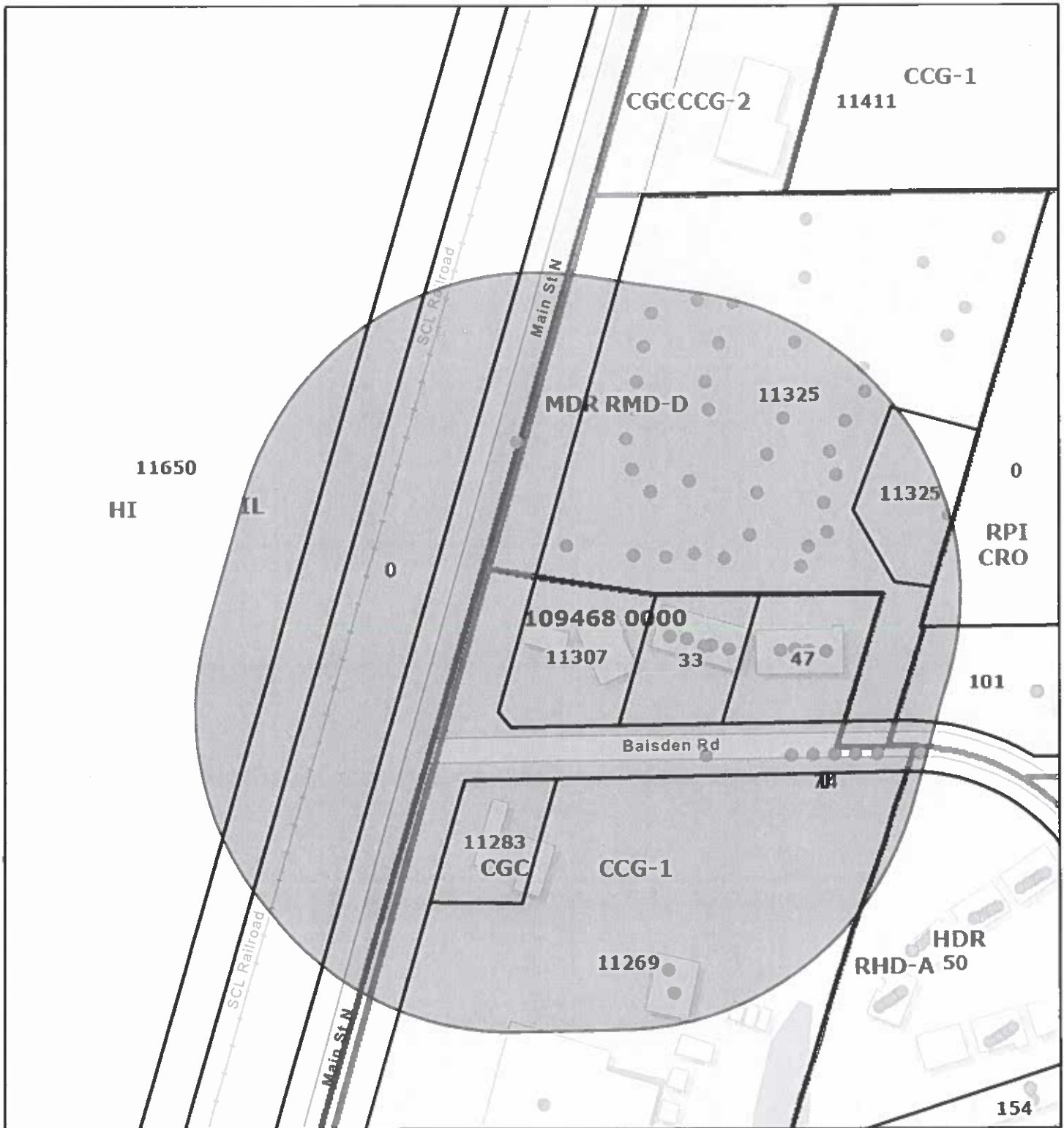


Claudia M. Ramirez  
Comm.: HH 440081  
Expires: Sep. 4, 2027  
Notary Public - State of Florida

\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

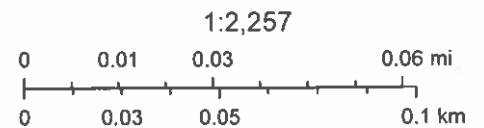
State of Florida at Large.  
My commission expires: Sep. 4, 2027

# 11307 Main St N Land Development Review



December 5, 2025

- Parcels
- Panel Index
- Address Points
- Zoning
- Land Use



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	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL	MAIL ZIP
2	109463 0100	101 BAISDEN RD LLC		56 MARSH CREEK RD			AMELIA ISLAND	FL	32034-6419
3	109464 0000	47 BAISDEN LLC		2491 TUSCAN OAKS LN			JACKSONVILLE	FL	32223
4	109462 0000	ANHEUSER BUSCH BREWING PROPERTIES LLC		ATTN GENERAL COUNSEL	ONE BUSCH PL		SAINT LOUIS	MO	63118
5	109463 0030	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
6	109463 0065	50 BAISDEN ROAD LLC		56 MARSH CREEK RD			AMELIA ISLAND	FL	32034-6419
7	109480 6110	C S X TRANSPORTATION INC		500 WATER ST STE 800			JACKSONVILLE	FL	32202
8	109463 0000	IMPACT LEARNING CENTER LLC		13506 SUMMERPORT VILLAGE PKWY 1804			WINDERMERE	FL	34786
9	109469 0000	EVERLASTING BLUE LLC		2822 BROWARD RD			JACKSONVILLE	FL	32218
10	109470 0010	MHP JACKSONVILLE AIR LLC		3500 PIEDMONT RD SUITE 330			ATLANTA	GA	30305
11	109467 0000	JAX ELITE GROUP LLC		424 JOHN S CREEK PKWY			ST AUGUSTINE	FL	32092
12		NORTH CPAC	JAMIE LACY	352 RIO RD			JACKSONVILLE	FL	32218
13		M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
14		THE EDEN GROUP INC.	DICK BERRY						
15		SAN MATEO NEIGHBORHOOD INC	DONNA PHILBRICK	11477 ELANE DR			JACKSONVILLE	FL	32218

$$\begin{array}{r}
 10 \\
 \times 7 \\
 \hline
 70 \\
 + 1173 \\
 \hline
 1243 \\
 \$1,243.
 \end{array}$$

Notice  
 Fee  
 Total

SW-25-07

Jim Overton  
Duval County  
Date: 12/17/2025 09:33AM  
Drawer: P60  
Clerk: KMB  
Transaction: 8199121

al County, City Of Jacksonville  
Jim Overton , Tax Collector  
231 E. Forsyth Street  
Jacksonville, FL 32202

General Collection Receipt

Date: 12/5/2025  
Email: CRule@coj.net

From:  
CR Processing  
CR799047  
RK2GEN, LLC  
11307 MAIN ST N  
JACKSONVILLE, FL 32218  
2218  
Total:  
Receipt: 2-26-25 01085918

\$1,243.00

K2GEN, LLC  
11307 MAIN ST N JACKSONVILLE, FL 32218  
Description: APPLICATION FOR SIGN WAIVER

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	1243.00	0.00
00000000	00000	0000000	0.00	1243.00

Total Due:  
Check:  
k#0702  
chk.  
k#40893  
am. e.  
Pay: RK2GEN, LLC

\$1,243.00

\$1,171.00

\$70.00

\$0.00

Total Due: \$1,243.00

Jim Overton , Tax Collector  
General Collections Receipt  
City of Jacksonville, Duval County

Account No: CR799047  
REZONING/VARIANCE/EXCEPTION

Date: 12/5/2025

Name: RK2GEN, LLC  
Address: 11307 MAIN ST N JACKSONVILLE, FL 32218  
Description: APPLICATION FOR SIGN WAIVER

Total Due: \$1,243.00