

Date Submitted:	1/23/20
Date Filed:	

Application Number:	SN-20-03
Public Hearing:	CC: 3/24
	WF: 4/7

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-2	Current Land Use Category: CCG
Council District:	14	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.1303		
Notice of Violation(s): 3		
Neighborhood Associations: none		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: \$ 1299.
		Zoning Asst. Initials: LR

PROPERTY INFORMATION	
1. Complete Property Address: 6100 103RD ST. JACKSONVILLE, FL 32216	2. Real Estate Number: 097797 - 0000
3. Land Area (Acres): 8131	4. Date Lot was Recorded: 1969 - BUILDING BUILT
5. Property Located Between Streets: BLANDING BLVD. & 103RD STREET	6. Utility Services Provider: JEA City Water / City Sewer <input checked="" 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?

WAVER BE GRANTED TO THE PROPERTY ADDRESS AND NOT TO PROPERTY OWNER.

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: FL NATIONAL INVESTMENTS, LLC	11. E-mail: FLINVESTMENTS1@OUTLOOK.COM
12. Address (including city, state, zip): 6081 LAKE WORTH ROAD GREENACRES, FL 33463	13. Preferred Telephone: (561) 633-0000

APPLICANT'S INFORMATION (if different from owner)

14. Name:	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:

17. Given 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.

REMOVAL or RELOCATING the Pole Sign would impose an undue and unnecessary hardship due to the site limitations. The property is only 0.20 Acres, leaving no feasible space to reposition the sign while meeting required setbacks. The lot is fully utilized, as confirmed by the survey, with the rear restricted by JEA infrastructure including electrical lines and a backflow assembly.

The front occupied by a sidewalk that must remain ADA Compliant. Any obstruction could expose us to significant liability, including potential ADA claims if wheelchair access is compromised.

The Pole Sign, is a legally established, grandfathered structure that has stood in its current location for over 41 years without modification since JULY 30th, 1985. Building Permit # (**B8519020.000**) Approved, Reviewed, Inspected by City of Jacksonville, Building & Zoning Division. During that time, It has posed No Safety or Compliance Issues.

Furthermore, We have invested substantial resource to renovate the building structure and ensure full compliance with all current codes, safety standards, and appearance requirements. Forcing removal of this long standing lawful sign would not only disregard its grandfathered status but also create an undue financial and operational burden without any corresponding public benefit.

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
- Photographs and/or elevation drawings of the proposed dwelling.
- Photographs of single family dwellings within the immediate neighborhood (within 350 feet of subject property)
- 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, 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>.

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

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 Planning Commission. 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: <u>Muhammad Aziz</u> Signature: <u>[Signature]</u>	Applicant or Agent (if different than owner) Print name: _____ Signature: _____ <i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
Owner(s) Print name: <u>Sofany Aziz</u> Signature: <u>[Signature]</u>	

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, 2nd Floor
 Jacksonville, Florida 32202
 (904) 255-8300



City of Jacksonville
 Planning & Development Department
 214 N. Hogan Street, Suite 300
 Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
 Corporation/Partnership/Trust/Other Entity**

FL NATIONAL INVESTMENTS, LLC

Owner Name

6100 103RD STREET, JACKSONVILLE, FL 32210

Address(es) for Subject Property

097797 - 0000

Real Estate Parcel Number(s) for Subject Property

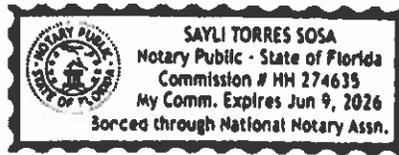
MOHAMMAD AZIZ

Appointed or Authorized Agent(s)

SIGN WAIVER APPLICATION

Type of Request(s)/Application(s)

STATE OF Florida
 COUNTY OF DADE BEACH



BEFORE ME, the undersigned authority, this day personally appeared MOHAMMAD AZIZ, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- Affiant is the REGISTERED AGENT of FL NATIONAL INVESTMENTS, LLC, a FLORIDA LIMITED LIABILITY COMPANY (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of Affiant

MOHAMMAD AZIZ

Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunblz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 15th day of January, 2026, by MOHAMMAD AZIZ, as owner for _____, who is personally known to me or has produced identification and who took an oath.

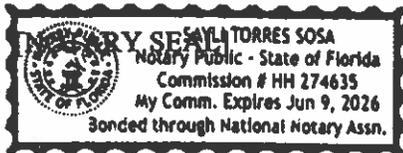
Type of identification produced DRIVER LIC.



Notary Public Signature

Saly Torres Sosa
Printed/Typed Name – Notary Public

My commission expires: June 2026



NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

FL NATIONAL INVESTMENTS LLC
 6081 LAKE WORTH RD
 GREENACRES, FL 33463

Primary Site Address
 6100 103RD ST
 Jacksonville FL 32210-

Official Record Book/Page
 20642-02071

File #
 6518

6100 103RD ST

Property Detail

RE #	097797-0000
Tax District	GS
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	8131

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)	\$83,184.00	\$83,184.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$600,200.00	\$600,200.00
Assessed Value	\$538,780.00	\$592,658.00
Cap Diff/Portability Amt	\$61,420.00 / \$0.00	\$7,542.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$538,780.00	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
 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
20642-02071	3/31/2023	\$495,000.00	SW - Special Warranty	Qualified	Improved
17455-01978	1/6/2016	\$100.00	MS - Miscellaneous	Unqualified	Improved
17455-01975	1/6/2016	\$100.00	QC - Quit Claim	Unqualified	Improved
17251-02064	7/21/2015	\$100.00	QC - Quit Claim	Unqualified	Improved
05789-00436	4/18/1984	\$59,000.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRCC2	Garage/Util Bdg Conc	1	0	0	144.00	\$888.00
2	FCLC1	Fence Chain Link	1	0	0	82.00	\$2,232.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	8,000.00	Square Footage	\$83,184.00

Legal

LN	Legal Description
1	5-93 18-3S-26E .183
2	JACKSONVILLE HEIGHTS
3	TRACT 3 RECD O/R 20642-2071
4	BLK 2

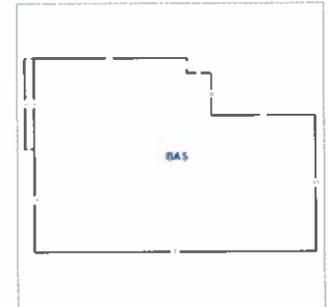
Buildings

Building 1
 Building 1 Site Address
 6100 103RD ST Unit
 Jacksonville FL 32210-

Building Type	1602 - SHOP CTR NBHD
Year Built	1969
Building Value	\$212,596.00

Type	Gross Area	Heated Area	Effective Area
Base Area	5202	5202	5202
Canopy	90	0	22
Total	5292	5202	5224

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	

On File
 Page 7 of 19

Restrooms	6.000
Baths	17.000
Rooms / Units	6.000
Avg Story Height	10.000

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$538,780.00	\$0.00	\$538,780.00	\$5,543.02	\$6,097.32	\$5,851.91
Public Schools: By State Law	\$600,200.00	\$0.00	\$600,200.00	\$1,514.46	\$1,857.62	\$1,797.42
By Local Board	\$600,200.00	\$0.00	\$600,200.00	\$1,101.07	\$1,349.25	\$1,287.91
School Board Voted	\$600,200.00	\$0.00	\$600,200.00	\$489.80	\$600.20	\$600.20
FL Inland Navigation Dist.	\$538,780.00	\$0.00	\$538,780.00	\$14.11	\$15.52	\$14.55
Water Mgmt Dist. SJRWMD	\$538,780.00	\$0.00	\$538,780.00	\$87.82	\$96.60	\$91.75
			Totals	\$8,750.28	\$10,016.51	\$9,643.74

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$489,800.00	\$489,800.00	\$0.00	\$489,800.00
Current Year	\$600,200.00	\$538,780.00	\$0.00	\$538,780.00

2025 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.

- [2025](#)
- [2024](#)
- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [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](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 FL NATIONAL INVESTMENTS LLC

Filing Information

Document Number L22000171021
FEI/EIN Number 88-1677699
Date Filed 04/11/2022
Effective Date 04/08/2022
State FL
Status ACTIVE

Principal Address

6081 LAKE WORTH RD
 GREENACRES, FL 33463

Changed: 02/20/2024

Mailing Address

6081 LAKE WORTH RD
 GREENACRES, FL 33463

Changed: 02/20/2024

Registered Agent Name & Address

AZIZ, MOHAMMAD
 6081 LAKE WORTH RD
 GREENACRES, FL 33463

Name Changed: 02/20/2024

Address Changed: 02/20/2024

Authorized Person(s) Detail

Name & Address

Title MGR

AZIZ, MOHAMMAD
 6081 LAKE WORTH RD
 GREENACRES, FL 33463

Title MGR

AZIZ, SOFANY
 6081 LAKE WORTH RD
 GREENACRES, FL 33463

Annual Reports

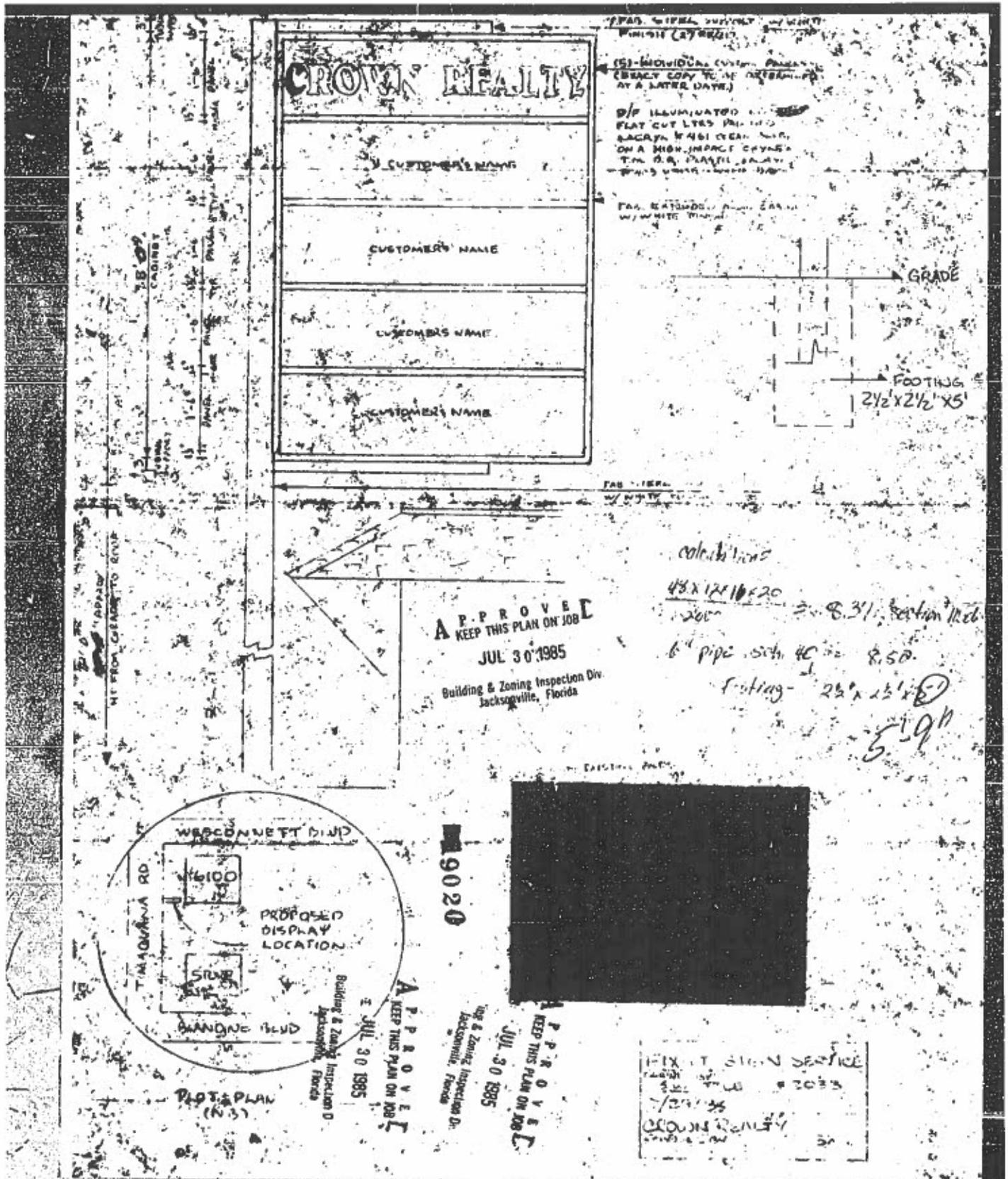
Report Year	Filed Date
2024	02/20/2024
2025	01/07/2025
2026	01/05/2026

Document Images

01/05/2026 - ANNUAL REPORT	View image in PDF format
01/07/2025 - ANNUAL REPORT	View image in PDF format
02/20/2024 - ANNUAL REPORT	View image in PDF format
03/21/2023 - ANNUAL REPORT	View image in PDF format
04/11/2022 - Florida Limited Liability	View image in PDF format

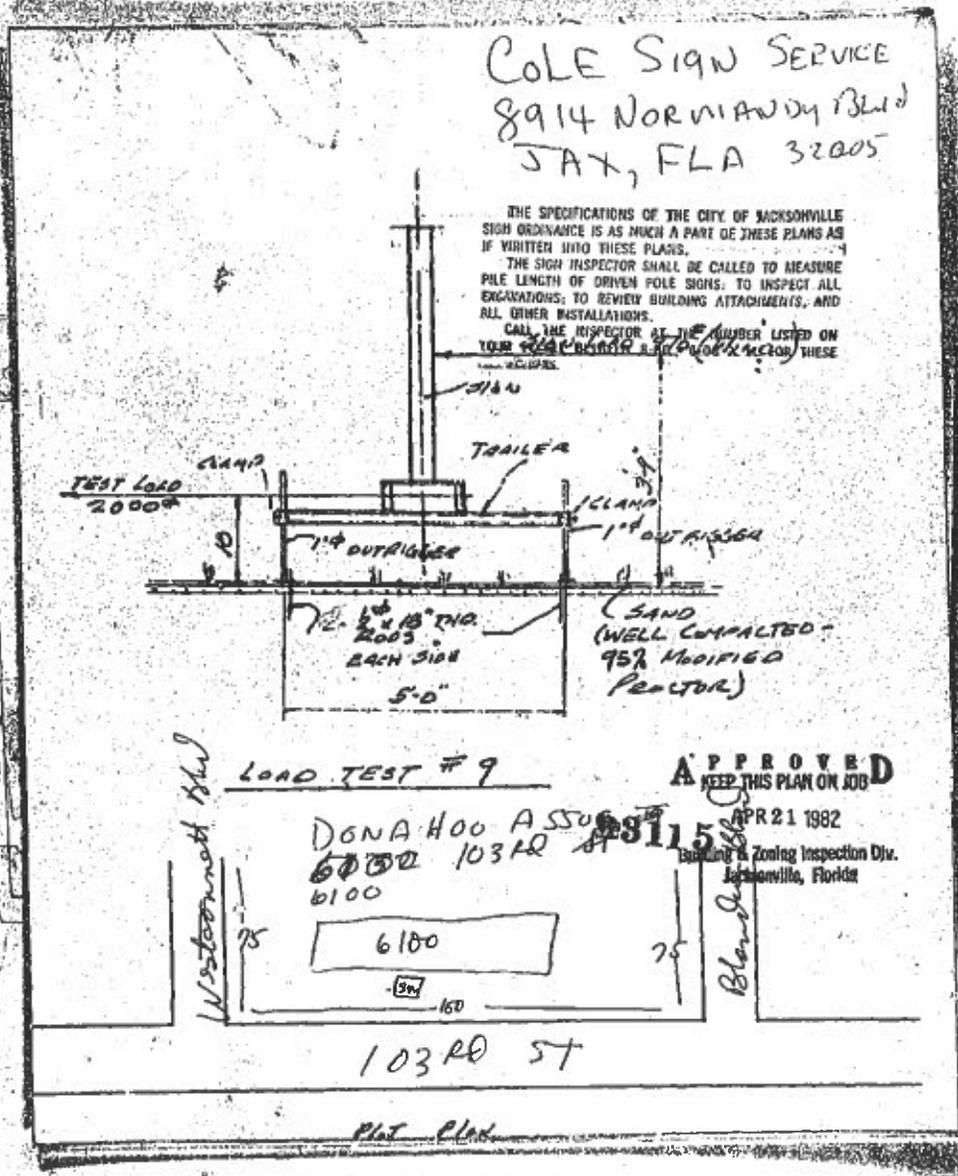
6100 103rd Street, Jacksonville, FL 32210

B8519020.000 - JULY 30, 1985

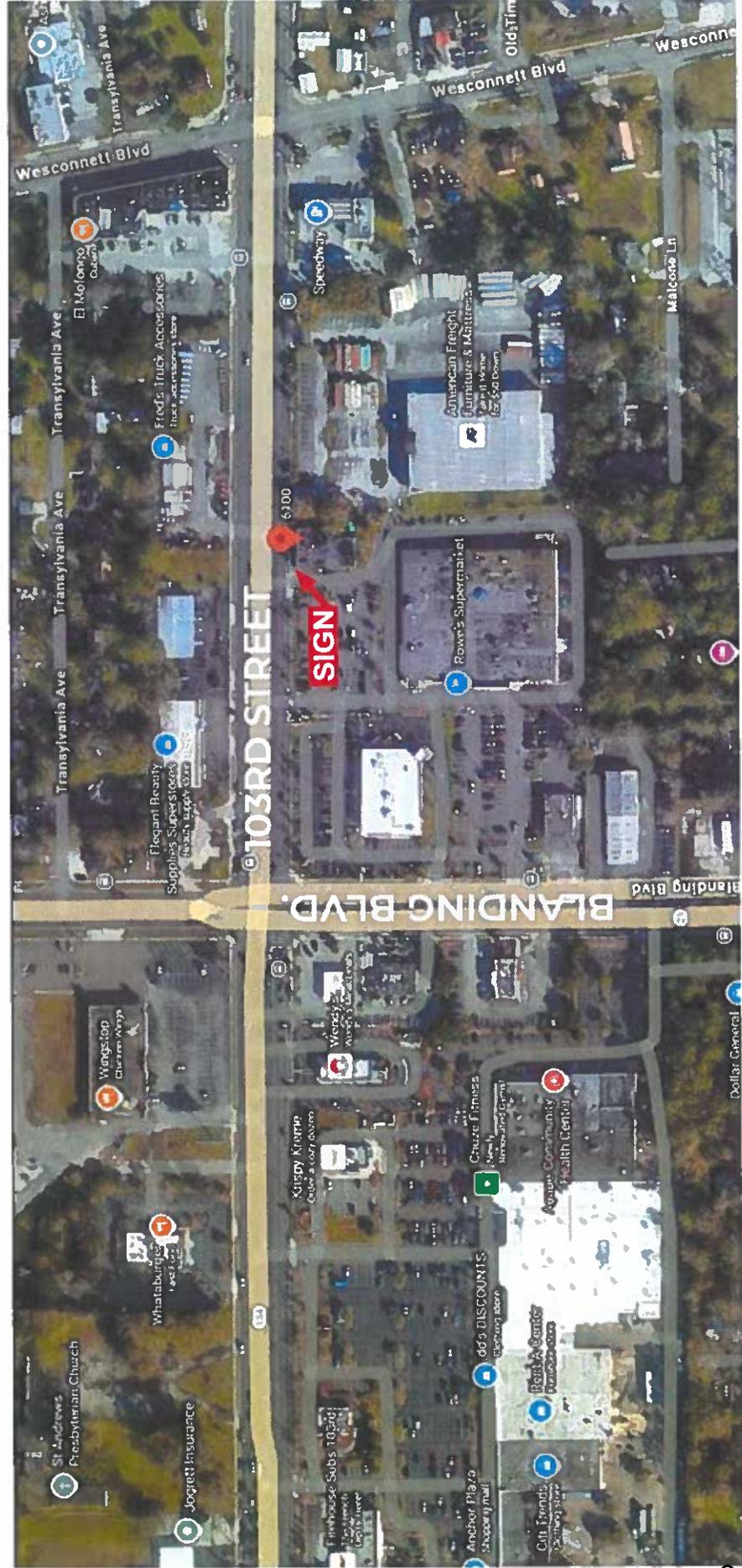


6100 103rd Street, Jacksonville, FL 32210

B8203115.000 - APRIL 21, 1982

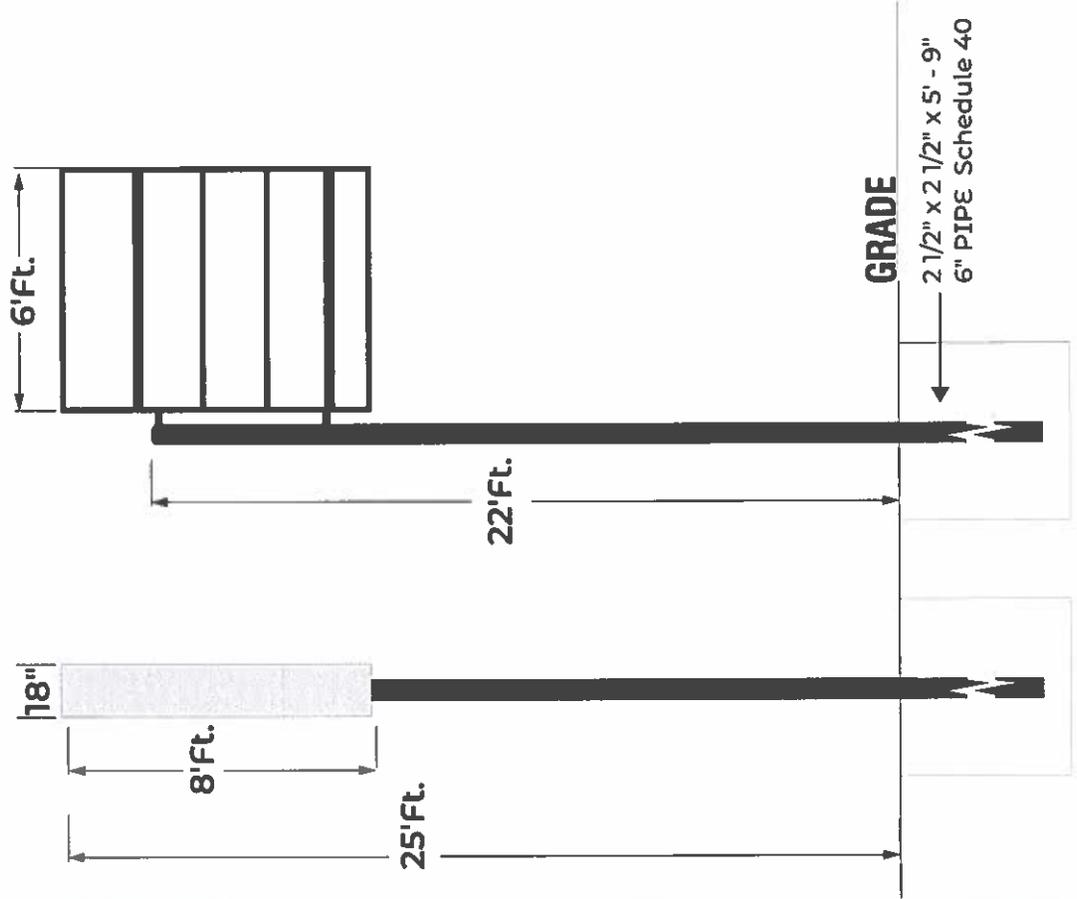


6100 103rd Street, Jacksonville, FL 32210 - AERIAL VIEW



6100 103rd Street, Jacksonville, FL 32210

EXISTING POLE SIGN / ZONING: CCG-2



6100 103rd Street, Jacksonville, FL 32210

FRONT
BUILDING



BACK OF
BUILDING

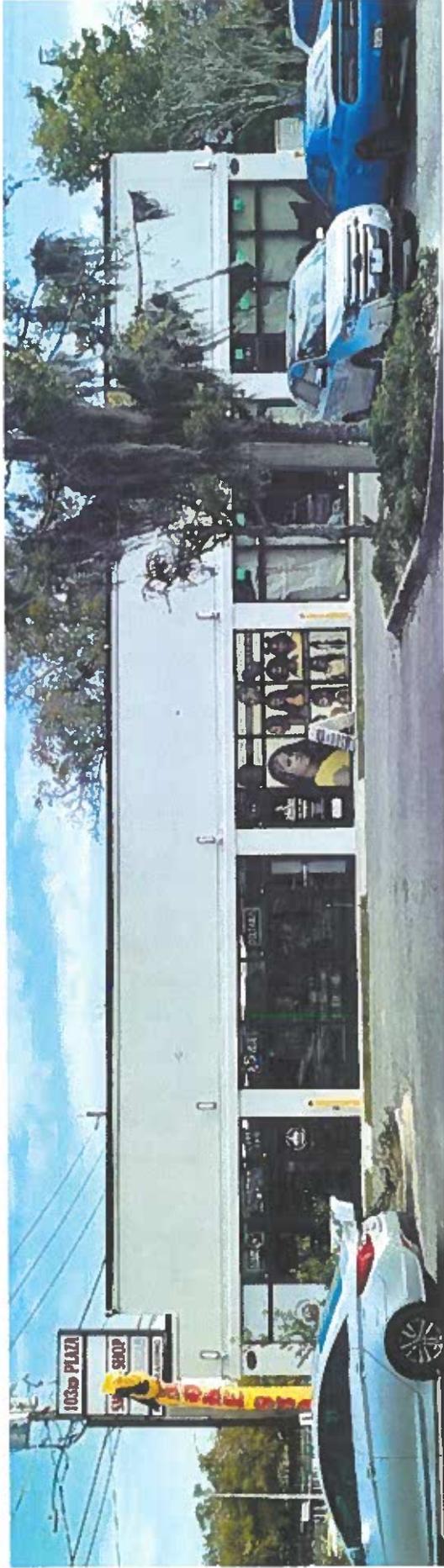


REAR
BUILDING

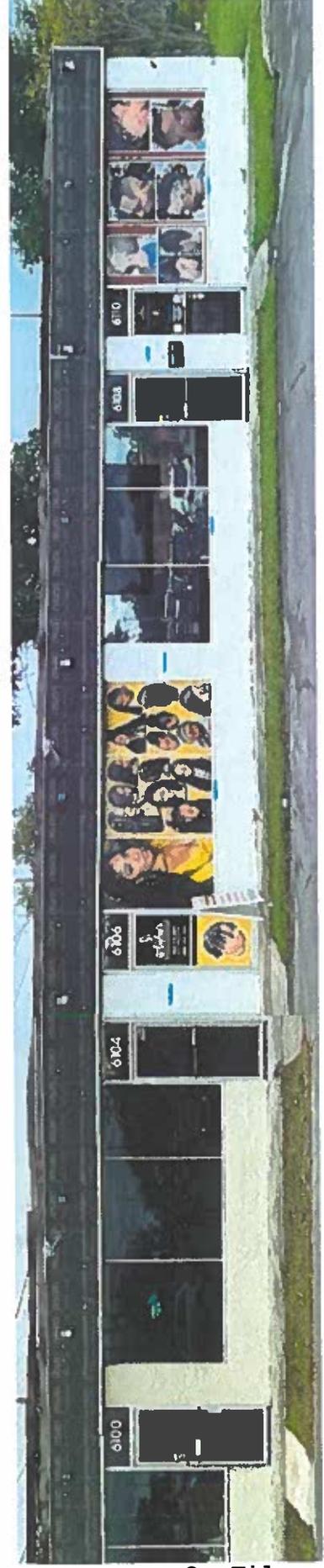


6100 103rd Street, Jacksonville, FL 32210

NEWLY RENOVATED BUILDING



OLD BUILDING / NON-RENOVATED



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

General Collection Receipt

Account No: CR803486
User: Rule, Cynthia - PWDS

Date: 1/26/2026
Email: CRule@coj.net

REZONING/VARIANCE/EXCEPTION

Name: FLORIDA NATIONAL INVESTMENTS, LLC
Address: 6100 103RD ST JACKSONVILLE, FL 32210
Description: APPLICATION FOR SIGN WAIVER

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1299.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1299.00

Total Due: \$1,299.00

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

Account No: CR803486
REZONING/VARIANCE/EXCEPTION

Date: 1/26/2026

Name: FLORIDA NATIONAL INVESTMENTS, LLC
Address: 6100 103RD ST JACKSONVILLE, FL 32210
Description: APPLICATION FOR SIGN WAIVER

Total Due: \$1,299.00

Duval County

Date/Time: 02/13/2026 02:52PM

Drawer: P06

Clerk: JMB

Transaction: 8393869

Item	Paid
CR Processing:	\$1,299.00
CR803486	
FLORIDA NATIONAL INVESTMENTS, LLC	
6100 103RD ST	
JACKSONVILLE, FL	
32210	
Total:	\$1,299.00
Receipt: 272-27-00136514	

Total Tendered	\$1,299.00
Credit or Debit Card:	\$1,299.00
MasterCard	
CC#XXXX-0059	
Confirmation number:	
R6375659660	
AID: A0000000041010	
TDS: digital_wallet_emv	
Application Label:	
MASTERCARD	
PIN Statement: 1	
Auth Code: 67612Z	
Balance:	\$0.00
Convenience Fee:	\$32.48
Total Charged:	\$1,331.48
Paid By: Mohammad Aziz	

pd 2/13