

Date Submitted:	5/29/25
Date Filed:	8/6/25

Application Number:	SW-25-04
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: CGC	
Council District: 8		Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): N/A			
Applicable Section of Ordinance Code:			
Notice of Violation(s): N/A			
Neighborhood Associations: Community Assn of Sandy Pointe; North; The Eden Group Inc.			
Overlay:			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1,264.00	Zoning Asst. Initials: G-1	

PROPERTY INFORMATION	
1. Complete Property Address: 2416 Dunn Ave.	2. Real Estate Number: 020530-0000
3. Land Area (Acres): 1.84	4. Date Lot was Recorded: 11/17/1995
5. Property Located Between Streets: W Pine Estates Rd. and Pine Estates Rd. E	6. Utility Services Provider: City Water / City Sewer ☒ Well / Septic ☐

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 1 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

2416 Dunn Ave Holdings 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:

2416 Dunn Ave Holdings LLC

11. E-mail:

NICKMOUYIARIS@GMAIL.COM

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

35 ~~Harvest~~ HARVARD ST.
Garden City, NY. 11530

13. Preferred Telephone:

323-633-2128

APPLICANT'S INFORMATION (if different from owner)

14. Name:

Heritage Signs Inc. Chuck Knight

15. E-mail:

chuck@heritagesignsfl.com

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

PO Box 236
Green Cove Springs, FL. 32043

17. Preferred Telephone:

904-529-7446

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.

Owner of the Property (2416 Dunn Ave.) is building a 2nd building on the same property. After going through City civil plan review, they are requiring the owner to create driveways to connect to neighboring properties for future driveway connections. This forced a redesign of the entrance in order to comply with city thus moving the curb and the sign forward towards Dunn Ave.

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/12/2017

AUTHORIZATION

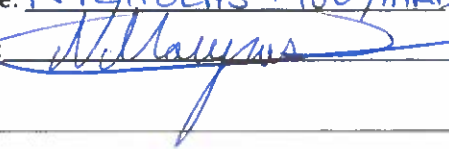
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be 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: NICHOLAS MOUYIARIS

Signature: 

Owner(s)

Print name: _____

Signature: _____

Applicant or Agent (if different than owner)

Print name: Charles Knight

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

Property taxes are subject to change upon change of ownership.

• Past taxes are not a reliable projection of future taxes.

• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

[Collapse sections you do not want to print.](#)

2416 DUNN AVE HOLDINGS LLC
2416 DUNN AVE
JACKSONVILLE FL 32218-

35 HARVEST ST
GARDEN CITY, NY 11530

2416 DUNN AVE

Official Record Book/Page
18624-02126

Title #
6310

Property Detail

RE #	020530-0000
Tax District	GS
Property Use	
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00254 PINE ACRES FARMS S/D
Total Area	79996

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

'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

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18624-02126	12/7/2018	\$2,235,300.00	SW - Special Warranty	Unqualified	Improved
18200-01868	11/28/2017	\$900,000.00	WD - Warranty Deed	Qualified	Improved
11951-01020	7/23/2004	\$180,000.00	WD - Warranty Deed	Qualified	Vacant
08228-02101	11/17/1995	\$100.00	WD - Warranty Deed	Unqualified	Improved
01554-00407	1/1/1899	\$0.00	- Unknown	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVACI	Paving Asphalt	1	0	0	16,665.00	\$15,398.00
2	PVCCI	Paving Concrete	1	0	0	1,606.00	\$2,968.00
3	PVDCI	Fence Wood	1	0	0	306.00	\$1,429.00
4	BHACI	Bulkhead Aluminum	1	0	0	279.00	\$68,299.00
5	FCCI	Fence Chain Link	1	0	0	48.00	\$895.00
6	LPVCI	Light Pole Metal	1	0	0	4.00	\$6,725.00
7	ITTTI	Light Pole Metal	1	0	0	16.00	\$8,539.00

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$1,482,327.00	\$1,466,388.00
Extra Feature Value	\$116,248.00	\$104,253.00
Land Value (Market)	\$218,110.00	\$218,110.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,816,685.00	\$1,788,751.00
Assessed Value	\$1,816,685.00	\$1,788,751.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,816,685.00	See below

Tax Map



Oblique Images Viewer



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

2416 Dunn Ave Holdings LLC
Owner Name

2416 Dunn Ave. Jacksonville, FL. 32218
Address(es) for Subject Property

020530-0000
Real Estate Parcel Number(s) for Subject Property

Heritage Signs Inc.
Appointed or Authorized Agent(s)

Sign Waiver
Type of Request(s)/Application(s)

STATE OF New York
COUNTY OF Kings

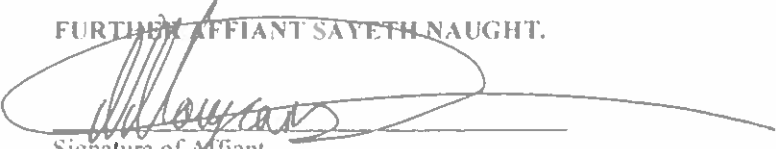
BEFORE ME, the undersigned authority, this day personally appeared _____
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the CEO of 2416 Dunn Ave Holdings LLC a New York corporation (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.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. 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

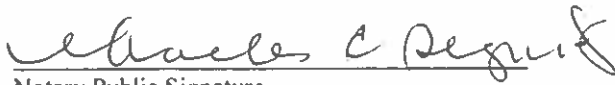
Nicholas Mouyiaris
Printed/Typed Name of Affiant

* 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 Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of JULY, 2025, by Nicholas Mouyiaris as CEO for 2416 Dunn Ave Holdings LLC who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced NYS Enhanced Drivers License


Notary Public Signature

[NOTARY SEAL]

CHARLES E SEGURE JR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SE6136197
Qualified in Kings County
Commission Expires November 21, 2025

Printed/Typed Name – Notary Public

My commission expires: 11/21/2025

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

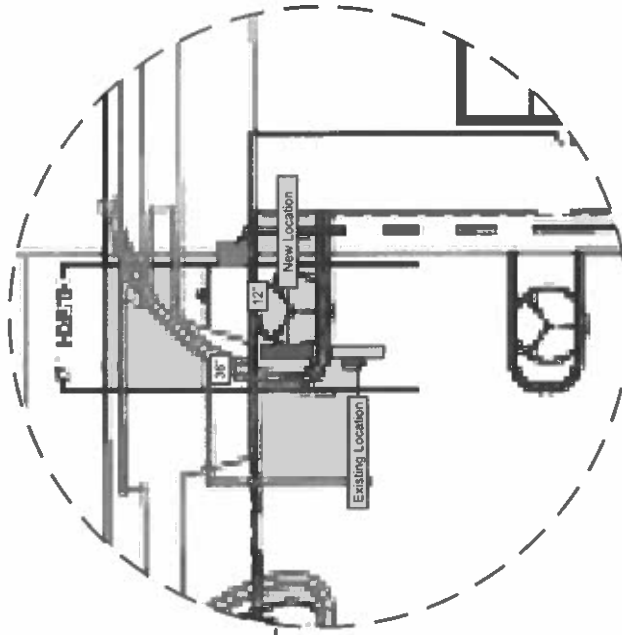
PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



1. NAME _____
2. ADDRESS _____
3. CITY _____
4. STATE _____
5. ZIP _____
6. PHONE _____
7. DATE _____

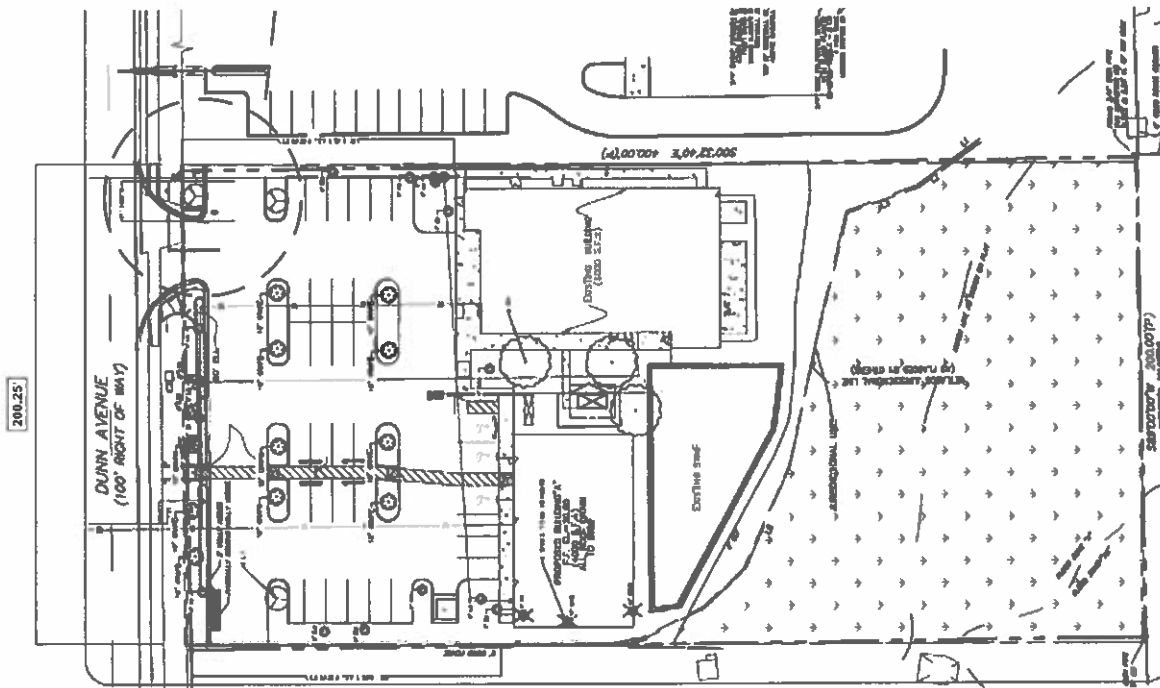
Burn rate on plastic
as measured by
ASTM D-635 is 1.8
inches per minute

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Site Plan Detail
1/16" = 1'-0"

Scope of Work:
Reducing setback to 1' from P/L to allow reconfiguration of existing curbing and parking to join two parcels with connecting asphalt drive.



SITE PLAN

Legal Description
Exhibit 1
June 30, 2021

19-52 10-1S-26E PINE ACRE FARMS S/D PT LOTS 15, 16

EXHIBIT 1
Page 1 of 1

904-529-7446
Heritagesignsfl.com

DATE: 08-11-00
ACT: 00-00

卷之六

Salesperson: C. Knight
Drawn By: T. Beach

Client Approval/Date

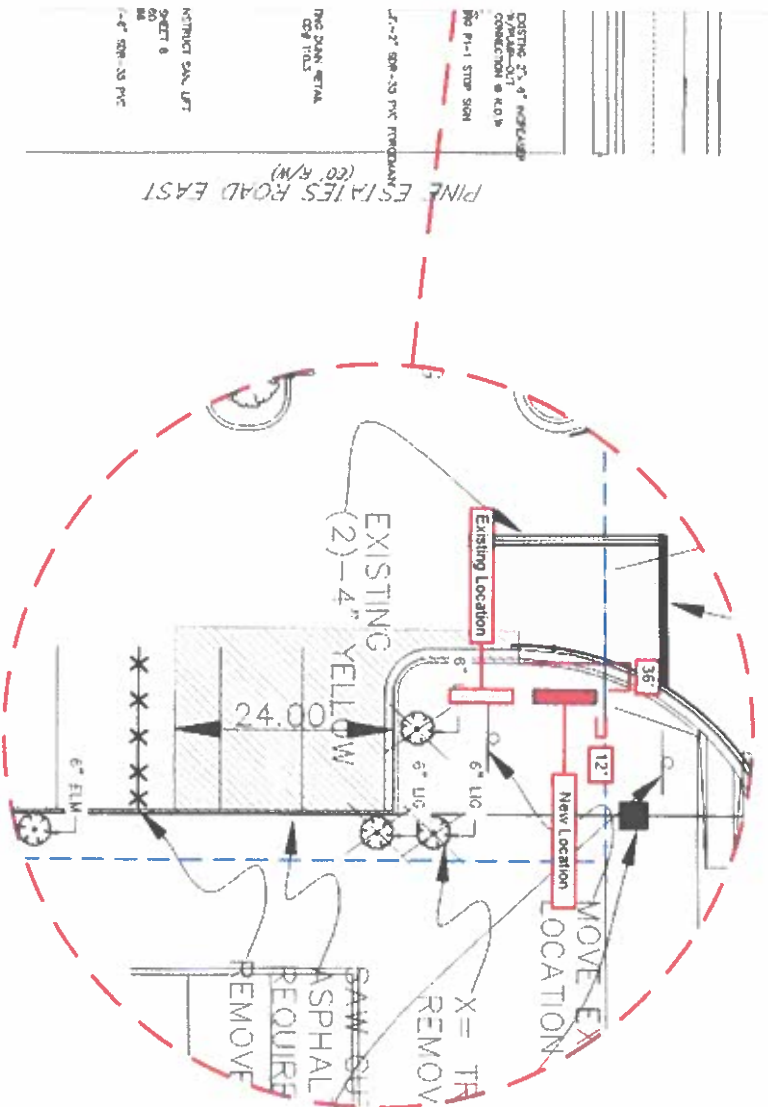
$$T \Delta \ln \Omega = \Delta \ln \Omega \left(\frac{1}{N} \sum_{i=1}^N \frac{1}{\Omega_i} \right) + \frac{1}{N} \sum_{i=1}^N \left(\frac{1}{\Omega_i} - \frac{1}{\Omega} \right) \ln \Omega_i$$


THIS BUG IS CORRECTED AND IS FIXED IN A PRODUCT WITH THE FOLLOWING VARIANTS:

✓ ALL RELEASES OF THE 2003 NATIONAL ELECTRIC CODE AND CH OTHER PRODUCTS
LOCAL CODES THIS INCLUDES REPAIR AND REPAIRS AND REPAIRS OF THE 2003

Burn rate on plastic
as measured by
ASTM D-635 is 1.8
inches per minute

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See Plan Detail
1/16" = 1'-0"

LEGEND

SP1	BUILDING RESTRICTION LINE
OR	SPRINKLE EXISTENT
VIB	VERTICAL NATURAL SLOPE
UAE	UNSTRUCTURED ACCESS EXISTENT
USE	UNSTRUCTURED ACCESS EXISTENT
FILE	PRIVATE DRAINAGE EXISTENT
FEES	IMPROVE UNSTRUCTURED DRAINAGE EXISTENT
LOCAL	UNSTRUCTURED DRAINAGE & ACCESS EXISTENT
X	ADJUSTS DRAINAGE TO/BE REMOVED
	DEPOSITS TREES TO BE REMOVED

Reducing setback to 1' from P.L. to allow reconfiguration of existing curbing and parking to join two parcels with connecting asphalt drive

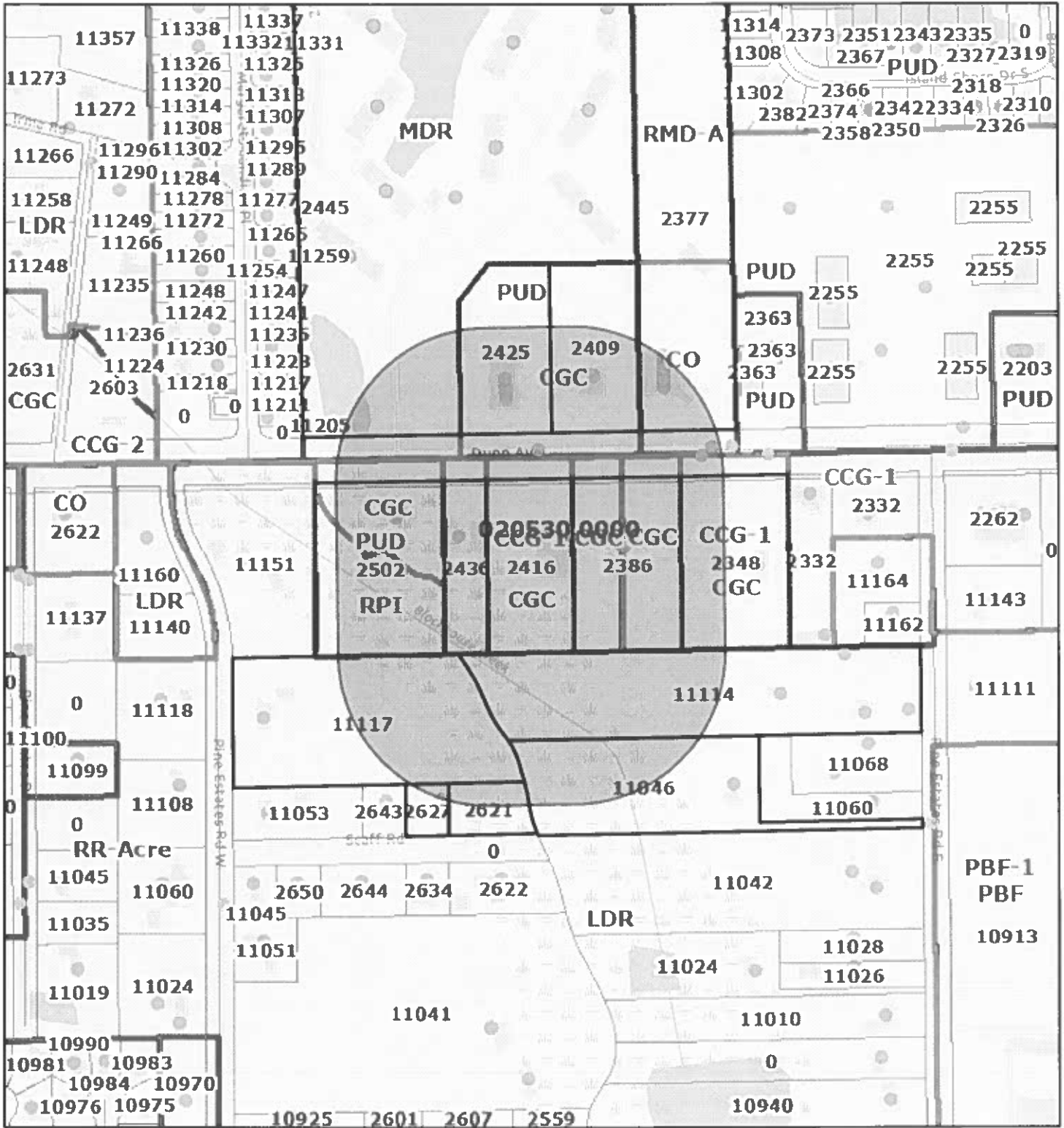


GRAPHIC SCALE

(表 4)

RE	LNAME	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
020532 0000	ANCAR ENTERPRISE LLC	PO BOX 56164	JACKSONVILLE	FL 32241-6164
044263 5000	BDS IV FL NORTHLAKE APARTMENTS LLC	300 PARK AVE 17TH FL	NEW YORK	NY 10022
020541 0010	CALVO JUANA RUIZ	7233 STONEHURST RD N	JACKSONVILLE	FL 32277-3750
044263 0000	CITY & POLICE FEDERAL CREDIT UNION	4675 SUNBEAM RD	JACKSONVILLE	FL 32257-6109
020544 0000	DOAN QUANG VAN	124 ARDENLEE DR	PEACHTREE CITY	GA 30269
044245 0000	DUNN AVENUE PROFESSIONAL BUILDING INC	1961 RIVER RD	JACKSONVILLE	FL 32207
044263 1000	FIRST SITE PROPERTIES LLC	C/O DARLENE TAN	JACKSONVILLE	FL 32218
020528 0000	KANDAH SAM G LIFE ESTATE	11010 HOOD RD S	JACKSONVILLE	FL 32257-1522
020536 0020	PURVIS ERIC	2627 SCAFF RD	JACKSONVILLE	FL 32218
020536 0000	PURVIS STEWART R	2621 SCAFF RD	JACKSONVILLE	FL 32218-4608
020531 0000	SAN MARCOS INVESTMENTS LLC	285 BON AIR DR N	JACKSONVILLE	FL 32218-5701
020527 0000	SANBOY INVESTMENTS LLC	4091 WOODLEY CREEK RD	JACKSONVILLE	FL 32218
020538 0000	TULLIS PATRICIA	11117 W PINE ESTATES RD	JACKSONVILLE	FL 32218
	COMMUNITY ASSN OF SANDY POINTE	1364 SHEARWATER DR	JACKSONVILLE	FL 32218
	NORTH	352 RIO RD	JACKSONVILLE	FL 32218
	THE EDEN GROUP INC.			

Land Development Review



May 29, 2025

1:4,514

 Parcels
  Zoning

 Parcels For Notice
  Streets

 Address Points
  Private Road

 Land Use
  Public Road

 Panel Index

Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

On File

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Jim Overton
Duval County
Date Time: 08/06/2025 02:02PM
Drawer: P01
Clerk: GJA
Transaction: 7682491

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

From: 2416 Dunn Ave Holdings LLC
CR Processing: \$1,264.00
CR785037
2416 Dunn Ave Holdings LLC
2416 Dunn Ave., Jacksonville, FL 32218
Total: \$1,264.00

General Collection Receipt

Date: 8/5/2025
Email: JamarT@coj.net

Receipt: 595-26-00040541

2416 Dunn Ave Holdings LLC
Address: 2416 Dunn Ave., Jacksonville, FL 32218
Description: Waiver

Total Enclosed: \$1,264.00
Check: \$1,264.00
Chk #4995
Balance: \$0.00

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	1264.00	0.00
00000000	00000	0000000	0.00	1264.00

Paid By: HERITAGE SIGNS, INC

Control Number: 7682491 | Paid Date: 8/6/2025

Total Due: \$1,264

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

Account No: CR785037
REZONING/VARIANCE/EXCEPTION

Date: 8/5/2025

Name: 2416 Dunn Ave Holdings LLC
Address: 2416 Dunn Ave., Jacksonville, FL 32218
Description: Waiver

Total Due: \$1,264