

file copy

APPLICATION REVIEW SHEET

O Hood Landing

EXCEPTION

VARIANCE

WAIVER

ADMINISTRATIVE DEVIATION

Application

5/9/25

Date

WRF

Assistant

CL Rule

Name

Forward to Planner

5/11/25

Date

Weekend

☐

11x17 Site Plan (or larger)

☐

Legal

☐

Survey

☐

Application Fields Complete

☐

Property Dimensions

☐

Adjacent Streets & ROW

☐

Building Location

☐

North Arrow & graphic scale

☐

Parking Spaces depicted

☐

Signage depicted

☐

Adjacent property uses

☐

Ingress & Egress

☐

Off-site Access Utilized (if "yes", forward to OCC)

PLANNER REVIEW AND OGC REVIEW (IF NECESSARY)

Date In

Date Out

Comments:

Parcel ID# REFLECTS 158087-0040 & 158087-0030

* NOT LOTS OF RECORD

* LESS THAN 1/2 ACRE REQUIRES CITY WATER AND SEWER GIVEN IT IS LOCATED IN R.O.W.

* COMPANION AD APPLICATION REQ'D TO REDUCE LOT AREA/LOT WIDTH.

RESUBMIT REVIEW

Date In

Date Out

NOT OK TO FILE

GA(S.27) 5.12

Resubmit Comments:

Approved for payment (OK to file) Current Planning GIS

File copy

Date Submitted:	5/9/25
Date Filed:	

Application Number:	WRF-25-7
Public Hearing:	

Application for Waiver of Minimum Required Road Frontage

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:	RR	Current Land Use Category:	LDR
Council District:	6	Planning District:	3
Previous Zoning Applications Filed (provide application numbers):			
none found			
Applicable Section of Ordinance Code:			
Notice of Violation(s):			
none found			
Neighborhood Associations:			
Shiloh Creek Neighborhood Assoc.			
Overlay:			
none			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	\$1,476
		Zoning Asst. Initials:	CIP

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
0 Hood Landing Rd, Jacksonville, FL 32258	158093-0010 158087-0040
3. Land Area (Acres):	4. Date Lot was Recorded:
0.5	
5. Property Located Between Streets:	6. Utility Services Provider:
Hood Landing Rd and Jeremys Landing Dr.	City Water / City Sewer <input checked="" type="checkbox"/>
	Well / Septic <input type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from 80' 75' feet to 25 feet.	
8. In whose name will the Waiver be granted?	
Denisse Fabiola Herrera	

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

9. Name: Jesus Alfredo Cedillo and Martha B. Cedillo	10. E-mail: acedillo@bellsouth.net & mcedillo@bellsouth.net
11. Address (including city, state, zip): 7843 Sunnydale Lane Jacksonville, FL 32256	12. Preferred Telephone: (904) 412-4408

APPLICANT'S INFORMATION (if different from owner)

13. Name: Randolph Island Jr.	14. E-mail: realtor.rjisland@gmail.com
15. Address (including city, state, zip): 4320 Deerwood Lake Pkwy Suite 101260 Jacksonville, FL 32216	16. Preferred Telephone: (904) 515-2193

CRITERIA

Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."

Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:

- i. *There are practical or economic difficulties in carrying out the strict letter of the regulation;*
- ii. *The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);*
- iii. *The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;*
- iv. *There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;*
- v. *The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.*

17. Given the above definition of a "waiver" 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.

Given the survey that's been performed for the ingress and egress of the recently split rear portion of the subject property, we have been informed that it doesn't meet the district's standard minimum requirement for the road frontage. We are asking to waive the minimum requirement of 80 ft to 25 ft per the attached builder's survey and are aware of the for the non exclusive easement which we have no objection to. The reason for this is because the both lots are owned by the same family and will be kept in perpetuity.

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, 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>.
- ☒ Proof of valid and effective easement for access to the property.

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		

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: Jesus Alfredo Cedillo

Signature: *Jesus Alfredo Cedillo*

dotloop verified
05/06/25 5:40 PM EDT
JHEP-OSYV3-VLXB-W9WQ

Applicant or Agent (if different than owner)

Print name: Randolph Island Jr.

Signature: *Randolph Lamar Island Jr*

dotloop verified
05/06/25 5:33 PM EDT
QJCM-2Q85-AQLD-6CRL

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

Owner(s)

Print name: Martha B. Cedillo

Signature: *Martha B. Cedillo*

dotloop verified
05/06/25 6:15 PM EDT
KWCX-31XU-LJGQ-QJUB

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

Instructions for Completing an Application for Waiver of Road Frontage

SUBMITTAL

Any Application for Zoning Variance (V), Exception (E), Sign Waiver (SW), Waiver of Liquor Distance (WLD), Waiver of Required Minimum Road Frontage (WRF), or Administrative Deviation (AD) will be filed with the Planning and Development Department, at the Zoning Counter on the 2nd floor of the Edward Ball Building, located at 214 North Hogan Street, Jacksonville, Florida 32202, (904) 255-8300.

All applications must be complete when filed. Four (4) completed applications, which include all required attachments, must be submitted.

APPLICATION FORM INSTRUCTIONS

The following is a step by step guide to help persons interested in applying for an **Application for Waiver of Road Frontage**. Each item listed below corresponds to the item/question numbers on the application form.

The gray box titled, "For Official Use Only," will be completed by the Zoning Section Staff.

- **PROPERTY INFORMATION BOX**

Items 1-4

Enter the street address, the real estate number(s), the total acreage of the parcel(s), and the date that the lot was officially recorded as shown on the original deed for the parcel or legal description. Real estate numbers and parcel information can be obtained through the Property Appraiser's website: www.coj.net/departments/property-appraiser.aspx

Item 5

Please list the names of the two closest public streets to the property, not including the street on which the property is addressed. These streets are typically perpendicular to the street on which the property fronts.

Item 6

Please indicate whether the utilities will be provided by JEA, private well and septic tank, or another provider.

Item 7

Please indicate the relief for which the waiver is being sought.

Item 8

When any application is approved, the request is given a final order by the City. The request will be applicable to a person or entity, and this will be listed in the final order. If you are an individual and the request is for your personal property, you would list your name and that of your spouse, if applicable. If the request is for a business, this requires the name of the corporation or entity that will own the

PLANNING AND DEVELOPMENT DEPARTMENT

Instructions for Completing an Application for Waiver of Road Frontage

business. When the use requires licensure or other approvals by the State or any other governmental entity, such as a liquor license approval, the waiver granted in connection with such use shall be granted to the applicant or the State license holder.

- **OWNER'S INFORMATION BOX**

Items 9-12

Please provide the full name, address, e-mail address, and preferred telephone number for the owner(s) of the property. Use a separate sheet of paper if necessary.

- **APPLICANT'S INFORMATION BOX**

Items 13-16

If the applicant is not the property owner, please provide the full name, address, e-mail address, and preferred telephone number for the applicant or authorized agent.

- **CRITERIA**

Item 17

Please read the criteria against which the request will be reviewed, and use the area on the application, or if needed a separate piece of paper, to provide as much detail as possible to describe the reason for the application. This is your opportunity to provide as much information as you can to assist the planner assigned to your application in understanding your request. This is critical and may impact the Planning Department's recommendation. Be specific about what you're trying to do or accomplish.

- **ATTACHMENTS**

All applications must consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½" x 11" paper, with the exception of two (2) of the four (4) application sets, which will include site plans at 11" x 17" or larger.

- Survey, signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division
- Legal description, may be written as either lot and block, or metes and bounds (Exhibit 1)
- Site plan, drawn to scale
- Agent Authorization Letter is required if application is made by any person other than the property owner. (Exhibit B)
- Property Ownership Affidavit (Exhibit A)
- Proof of property ownership, may be a 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>).
- Proof of valid and effective easement for access to the property.

PLANNING AND DEVELOPMENT DEPARTMENT

Instructions for Completing an Application for Waiver of Road Frontage

A larger scale drawing may be required for commercially zoned property with an existing structure, or otherwise as required by the Planning and Development Department's Zoning Section. The same shall also show existing improvements on the property.

The following information must be shown on the **site plan**:

- Property dimensions and total land area
- Buildings (including dimensions and total lot coverage area)
- Parking spaces and dimensions (including handicap) – **commercial only**
- Loading and unloading area, if applicable, with turn-around area and dimensions – **commercial only**
- Landscape areas and dimensions – **commercial only**
- Ingress and egress (driveways, alleys and easements)
- Adjacent streets and rights-of-way
- North arrow, map scale, and date of drawing
- Signage (if any)
- Building setbacks per Zoning Code
- Adjacent zoning districts and property uses

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied.

NOTIFICATIONS

- When your completed application is submitted and accepted as sufficient, a list of property owners (addressee) within a 350-foot radius of the property will be prepared by the Department. These property owners will be mailed a notice of public hearing.
- For all applications, except Administrative Deviations, the applicant will receive an invoice from the *Financial News & Daily Record* for the advertisement of their notice of public hearing. This invoice must be paid prior to the application being heard by the Land Use & Zoning Committee.
- The applicant will be provided with signs to post on their property. The required signs must be posted on the property within five (5) working days after the application is filed. Sign(s) must be visible and maintained until a final determination has been made on the application.

PLANNING AND DEVELOPMENT DEPARTMENT



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

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual**

Jesus Alfredo Cedillo and Martha Cedillo

Owner (Affiant) Name

0 Hood Landing Rd, Jacksonville, FL 32258

Address(es) for Subject Property

158093-0010

Real Estate Parcel Number(s) for Subject Property

Randolph L. Island Jr. / RJ Island Realty

Appointed or Authorized Agent(s)

Agent Authorization

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF DUVAL


BEFORE ME, the undersigned authority, this day personally appeared Jesus Alfredo Cedillo & Martha Cedillo who being by me first duly sworn, under oath, deposes and states as follows:

1. I am 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. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above 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 me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require 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.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further 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

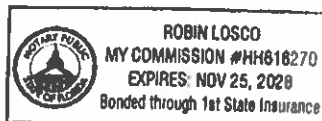
Jesus A. Cedillo, MARTHA CEDILLO
Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18th, day of March, 2025, by Jesus Alfredo Cedillo & Martha Cedillo who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced Florida Drivers Licenses

[NOTARY SEAL]




Notary Public Signature

Robin Losco
Printed/Typed Name – Notary Public

My commission expires: 11/25/2028

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

Prepared by and Return to:
Jason M. Trager, Esq.
Ansbacher, Schneider & Trager, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

WARRANTY DEED

1. **Grantor's names and addresses are:**

**RC Two Properties, LLC,
A Florida limited liability company**

1753 Pecky Cypress Lane
Jacksonville, FL 32223

2. **Grantee's name and address is:**

Jesus A. Cedillo and Martha B. Cedillo, husband and wife

7843 Sunnydale Lane
Jacksonville, FL 32256

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**

See Exhibit A attached hereto and by reference made a part hereof;
together with all appurtenances belonging to or benefiting such property.

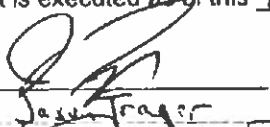
The Property Appraiser's Parcel Identification Number is: 158093-0010.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever, except for (i) taxes subsequent to December 31, 2022, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

This instrument is executed as of this 1st day of May, 2023.

1st Witness:

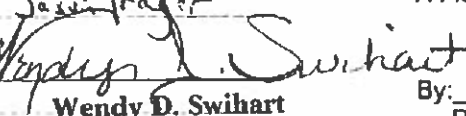
Print Name:



RC Two Properties, LLC,
A Florida limited liability company

2nd Witness:

Print Name:


Wendy D. Swihart

By:


Roger Costiloe, its Manager

Notary Acknowledgment on attached page.

On File

Page 12 of 22

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 28th day of April, 2023, by Roger Costiloe, as Manager of RC Two Properties, LLC, a Florida limited liability company, () who is personally known to me or (✓) who has produced _____ (Florida Driver's License) as identification.

Wendy D. Swihart
Notary Public, State of Florida
My Commission Expires: 4-24-24
Wendy D. Swihart



EXHIBIT A

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PART OF GOVERNMENT LOT 6, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SECTION 16, WITH THE EASTERLY RIGHT OF WAY LINE OF THE HOOD LANDING ROAD (A 66 FOOT ROAD AS NOW ESTABLISHED); THENCE N 01°03'23" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.29 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N 01°03'30" W, A DISTANCE OF 120.03 FEET; THENCE S 89°50'50" E, PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 16, A DISTANCE OF 365.05 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 6; THENCE S 00°15'03" E, ALONG SAID EAST LINE OF GOVERNMENT LOT 6, A DISTANCE OF 119.37 FEET; THENCE N 89°56'51" W, A DISTANCE OF 363.35 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

This instrument prepared by:

Clifford B. Newton
Newton & Newton, P.A.
10192 San Jose Boulevard
Jacksonville, Florida 32257

The space above is reserved for recording.

**THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF AN INDEPENDENT TITLE EXAMINATION. PREPARER
RENDERS NO OPINION AS TO THE TITLE OR DESCRIPTION OF THE CONVEYED PROPERTY.**

Parcel Identification Number: A portion of 158093-0010

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on April 8th, 2025, by and between **Jesus A. Cedillo and Martha B. Cedillo**, husband and wife, whose address is 7843 Sunnysdale Lane, Jacksonville, Florida 32256 (hereinafter referred to as "Grantor"), and **Denisse Fabiola Herrera**, a married woman, whose mailing address is 6426 Wood Valley Road, Jacksonville, Florida 32217 (hereinafter collectively referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of **Love and Affection**, hereby remises, releases, and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and to the following NON-HOMESTEAD and unimproved property situate in Duval County, Florida, to-wit:

**THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PART OF
GOVERNMENT LOT 6, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**


**COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SECTION
16, WITH THE EASTERLY RIGHT OF WAY LINE OF THE HOOD LANDING ROAD
(A 66 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE
N01°03'23"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF
120.29 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED
PARCEL; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE
N01°03'30"W, A DISTANCE OF 24.69 FEET; THENCE S89°55'44"E , PARALLEL TO
THE SOUTHERLY LINE OF SAID SECTION 16, A DISTANCE OF 203.35 FEET TO
THE EAST LINE OF SAID GOVERNMENT LOT 6; THENCE N00°00'00"E, A
DISTANCE OF 95.00 FEET; THENCE S89°51'26"E, A DISTANCE OF 159.94 FEET;
THENCE S00°15'03"E A DISTANCE OF 119.37 FEET ALONG SAID GOVERNMENT
LOT 6; THENCE N89°56'51"W, A DISTANCE OF 363.35 FEET TO THE POINT OF
BEGINNING AND TO CLOSE.**

CONTAINING 24154.13 SQ. FT. OR 0.55 ACRES MORE OR LESS


To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Witnesses:


Printed name: Brent Newton
Address: 10192 San Jose Blvd, Jacksonville, Florida 32257


Printed name: Carol L. Anders
Address: 10192 San Jose Blvd, Jacksonville, Florida 32257


Printed name: Brent Newton
Address: 10192 San Jose Blvd, Jacksonville, Florida 32257


Printed name: Carol L. Anders
Address: 10192 San Jose Blvd, Jacksonville, Florida 32257

GRANTOR


Jesus A. Cedillo


Martha B. Cedillo

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on April 8th, 2025, by Jesus A. Cedillo and Martha B. Cedillo, husband and wife. They are personally known to me or have produced Florida Driver's license as identification.


Notary Public-State of Florida



[illegible]

1. The owner of the property is a natural person who is a citizen of the United States and who is at least 18 years of age at the time of the transfer.
2. The property is located in the United States.
3. The transfer is a gift, and the donor is not a corporation, partnership, or other entity.
4. The property is not a life insurance policy, annuity, or other financial instrument.
5. The property is not a qualified plan, IRA, or other retirement account.
6. The property is not a life insurance policy, annuity, or other financial instrument.
7. The property is not a qualified plan, IRA, or other retirement account.
8. The property is not a life insurance policy, annuity, or other financial instrument.
9. The property is not a qualified plan, IRA, or other retirement account.
10. The property is not a life insurance policy, annuity, or other financial instrument.
11. The property is not a qualified plan, IRA, or other retirement account.
12. The property is not a life insurance policy, annuity, or other financial instrument.
13. The property is not a qualified plan, IRA, or other retirement account.
14. The property is not a life insurance policy, annuity, or other financial instrument.
15. The property is not a qualified plan, IRA, or other retirement account.

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND BEING A PART OF GOVERNMENT LOT 6, SECTION 16, TOWNSHIP 4 S, RANGE 27 E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE OF SECTION 16 WITH THE EASTERN RIGHT OF WAY LINE OF THE HOOD LANDING ROAD A 66 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 03°23'W, ALONG SAID EASTERN RIGHT OF WAY LINE, A DISTANCE OF 144.98 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING ALONG SAID EASTERN RIGHT OF WAY LINE NORTH 50°W, A DISTANCE OF 206.11 FEET TO THE POINT OF BEGINNING OF SECTION 16, PARCELS 10 AND 11, SOUTHERLY LINE OF SAID SECTION 16, A DISTANCE OF 206.11 FEET; THENCE SOUTH 00°00'W, A DISTANCE OF 9 FEET; THENCE NORTH 53°44'W, A DISTANCE OF 203.35 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

CONTAINING 19431.83 SQ. FT. OR 0.45 ACRES MORE OR LESS.

(IN FEET)
1 inch = 20 ft



Hood Landing Road

RE #158037-0010

PART OF ORB 20171 PG 266
PROPERTY : 1
19431.83 SO FT
0.45 ACRES

PART OF ORB 20171 PG 266
PROPERTY : 3
24154.13 SO FT
0.55 ACRES

ORB 19149 PG 1664

ORB 15663 PG 2152

ORB 18192 PG 126

ORB 18904 PG 1972

ORB 18580 PG 1074

ORB 12824 PG 333

RE #158332-4505

EASIMENT FOR UTILITY

RIGHT-OF-WAY LINE OF SUBDIVISION

N01°03'23"W 144.98'(RBL) EAST R/W LINE OF HOOD LANDING ROAD

S89°27'21"N 200.11'(TO BVD)

(N)(S) 0°00'54" 3,000.00'

S89°27'21"E 200.11'(TO BVD)

EAST LINE OF SUB DIVISION LOT 4

EDGE OF PAVED DRIVE

CURBING 4' C&P

EDGE OF PAVED DRIVE

CURBING 4' C&P

UNPAVED SIDE WAY

S50°48'11"E 95.10'(R) S50°48'11"E 95.09'(L)

Page 19 of 22

Date: 2025.03.12
 Stufant

Don't Miss It!
www.merck.com

RESEARCH METHODS SECTION ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "TRIP" WORK UNIT DERIVED FROM A LOCAL PERSONAL TRIP UNIT. SEE THE "TRIP UNIT" TABLE. A SOCIAL COST PER TRIP UNIT IS USED AS A MEASURE. THE COMPARISONS WERE OBTAINED FROM THE FLORIDA PERSONAL TRIP UNIT (FPTU) DATABASE. OBTAINED FROM THE "FPTU" DATABASE TO REPRESENT AVERAGE IN USE OF THE (1985-1991) PERIOD 204 0000.

WWW.IMECIVIL.COM
804-428-7764
Licensed Survey Business #6138
Certificate of Authorization #33026

Front Porch Homes, LLC
0 Head Landing Road
Jacksonville, FL 32235

Drawn By	WTD /TMA	Scale 1" = 20 Feet
Field Survey Date	03/05/2021	Drawing/TMA # 021521
N/A		

NOTICE OF REVOCABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR DISCLAIMS RESPONSIBILITY ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

[illegible][illegible]

A PART OF GOVERNMENT LOT 6, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SECTION 16, WITH THE EASTERLY RIGHT OF WAY LINE OF THE HOOD LANDING ROAD, A 66 FOOT WIDE RIGHT OF WAY, AS NOW ESTABLISHED; THENCE S60°00'00"E 100.00 FEET TO A POINT ON THE SOUTHERLY LINE, A DISTANCE OF 98.98 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S60°00'00"E 100.00 FEET TO A POINT ON THE SOUTHERLY LINE, A DISTANCE OF 95.34 FEET; THENCE S95°00'22"E 100.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 16, A DISTANCE OF 205.11 FEET; THENCE S070°00'00"E 100.00 FEET TO A POINT ON THE SOUTHERLY LINE, A DISTANCE OF 9.7 FEET; THENCE N69°55'44"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY LINE, A DISTANCE OF 35.22 FEET TO THE POINT OF BEGINNING AND TO CLOSE THIS BEING THE POINT OF BEGINNING AND TO CONTAINING 19431.83 SQ. FT. OR 0.45 ACRES MORE OR LESS.

(IN FEET)
1 inch = 20 ft

Date: 2025.03.12

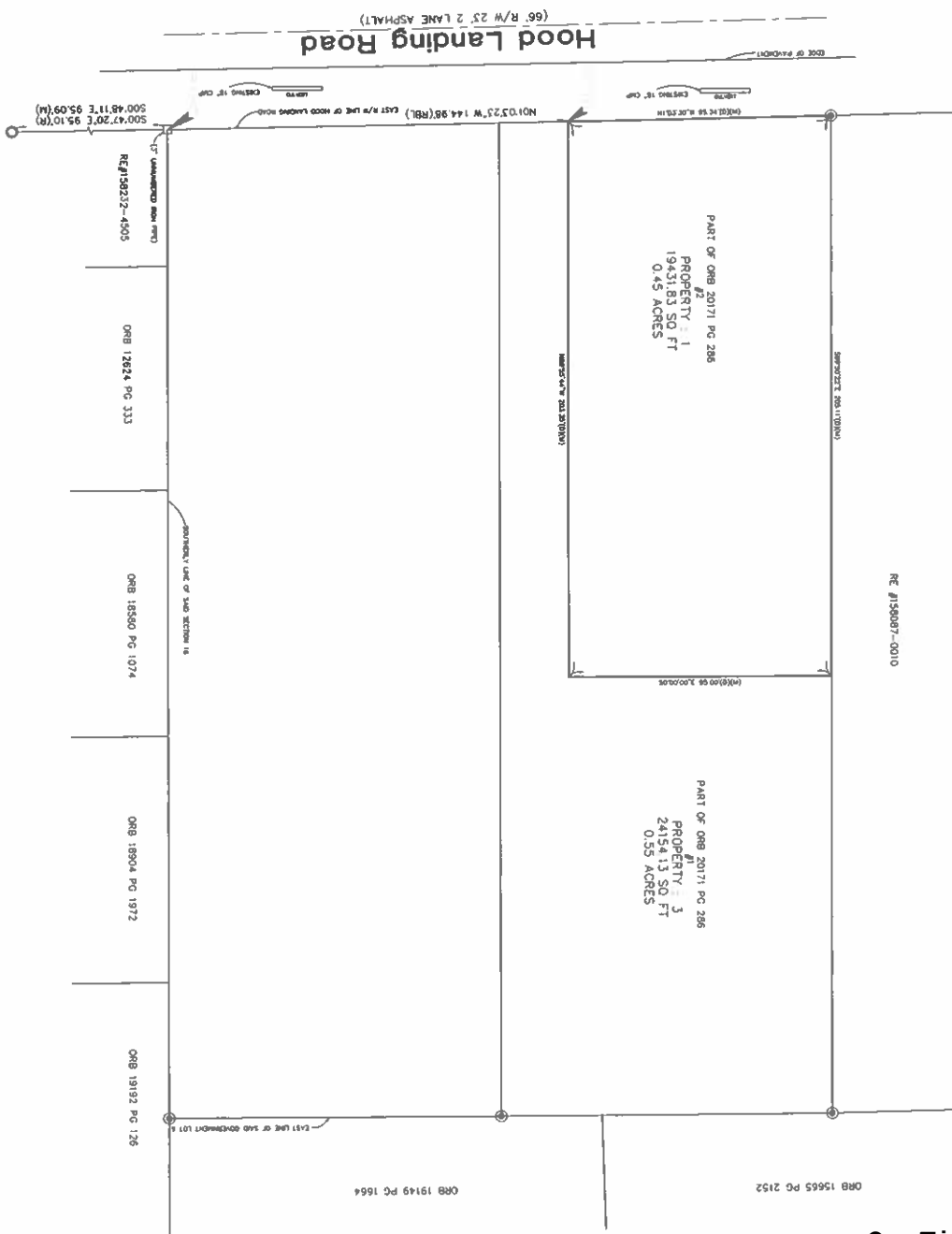
[illegible]

CERTIFICATE OF AUTHORIZATION #33028

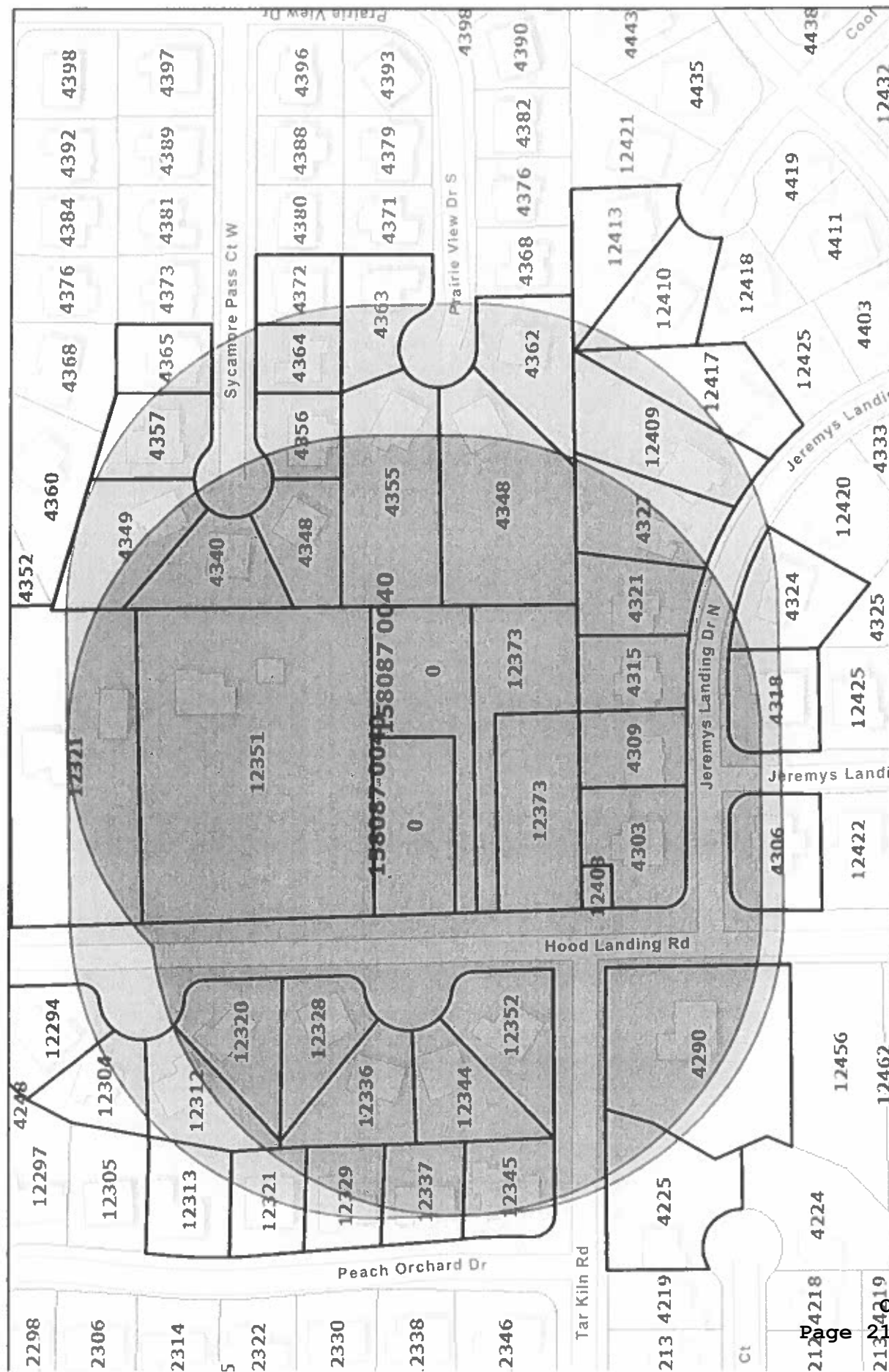
 Copyright
Do not copy or reproduce without permission.

Front Porch Homes, LLC
 0 Wood Landing Road
 Jacksonville, FL 32256

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW ANY OTHER USE, BENEFIT OR RELIANCE THEREON BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS NOT RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.



**Hood Landings Road
Land Development Review**



Esri Community Maps Contributors City of Jacksonville FDEP
OpenStreetMap Microsoft Esri TomTom Garmin SafeGraph

A	B	C	D	E	F	G	H	I
LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD_CITY	MAIL_ADD_CITY	MAIL_ADD_CITY	MAIL_ADD_CITY	MAIL_ADD_CITY
:8093 0190	SCOTT LISA M		12329 PEACH ORCHARD DR			JACKSONVILLE	FL	32223-2077
:8087 0000	CARTER VICTOR B		12321 HOOD LANDING RD			JACKSONVILLE	FL	32258-2036
:8093 6095	WARICHAK SCOTT A		4349 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258-1362
:8093 0235	GEORGE MATTHEW		2554 HUNTINGTON WAY			ORANGE PARK	FL	32073
:8093 0240	SANCHEZ RAFAEL A		12294 HOOD LANDING RD			JACKSONVILLE	FL	32258-2000
:8093 0230	TAGARELLI LAWRENCE H		12312 HOOD LANDING RD			JACKSONVILLE	FL	32258-2037
:8232 4835	2017 2 IH BORROWER LP		INVITATION HOMES C/O RYAN LLC	P O BOX 4900		SCOTTS DALE	AZ	85261
:8093 6020	CHAKRABARTI KALYAN K		4362 PRAIRIE VIEW DR S			JACKSONVILLE	FL	32258-1360
:8093 0225	SOUZA MEGHAN TERESA ET AL		12320 HOOD LANDING RD			JACKSONVILLE	FL	32258
:8087 0010	CARTER CARLTON EUGENE LIFE ESTATE ET AL		12351 HOOD LANDING RD			JACKSONVILLE	FL	32258
:8093 0215	CHHAY VICHETH P		12336 HOOD LANDING RD			JACKSONVILLE	FL	32258-2037
:8232 4750	PROGRESS RESIDENTIAL BORROWER 2 LLC		P O BOX 4090			SCOTTS DALE	AZ	85261
:8093 0200	PETERSON JONES J		12345 PEACH ORCHARD DR			JACKSONVILLE	FL	32223-2077
:8232 4755	SYLVESTER VINCENT J		4321 JEREMYS LANDING DR N			JACKSONVILLE	FL	32258
:8093 0205	CORDOVA PAXIE M		12352 HOOD LANDING RD			JACKSONVILLE	FL	32258
:8093 0180	DELACRUZ ANTHONY L		12313 PEACH ORCHARD DR			JACKSONVILLE	FL	32223-2077
:8093 6080	JOYCE WILLIAM J JR		4356 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258-1362
:8232 4760	SEYMOUR JUDITH LIFE ESTATE		4315 JEREMYS LANDING DR N			JACKSONVILLE	FL	32258
:8093 0009	BENNETT BRANDON		6125 CLEARSKY DR			JACKSONVILLE	FL	32258
:8232 4765	LALA ALFRIDE		4309 JEREMYS LANDING DR N			JACKSONVILLE	FL	32258
:8093 0185	DANIEL TRUST		P O BOX 23642			JACKSONVILLE	FL	32241
:8093 6090	FERRELL SUZANNE M		4340 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258-1362
:8093 0007	BENNETT ANTIONETTE		6125 CLEARSKY DR			JACKSONVILLE	FL	32258
:8232 4830	TAGGART KATHLEEN		4318 JEREMYS LANDING DR N			JACKSONVILLE	FL	32258
:8087 0040	HERRERA DENISSE FABIOLA		6426 WOOD VALLEY RD			JACKSONVILLE	FL	32217
:8093 6085	ROUSE MARY ELLEN		4348 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258-1362
:8093 0195	MERRIFIELD STEPHEN R		12337 PEACH ORCHARD DR			JACKSONVILLE	FL	32223-2077
:8242 0105	MUSAJ GEZIM		4225 ALEX ROSE CT			JACKSONVILLE	FL	32223
:8232 4505	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
:8232 4770	SIMONELLI SUSAN M		4303 JEREMYS LANDING DR N			JACKSONVILLE	FL	32258
:8093 0220	STEPHENSON MARK		12328 HOOD LANDING RD			JACKSONVILLE	FL	32258
:8093 6025	YOUSSEFZADEH BENYAMIN		4348 PRAIRIE VIEW DR S			JACKSONVILLE	FL	32258
:8093 6030	CARRIGAN CARRIE		4355 S PRAIRIE VIEW DR			JACKSONVILLE	FL	32258
:8200 0200	HEYBRUCH ANDREW LEE		4290 TAR KILN RD			JACKSONVILLE	FL	32223-2086
:8232 4775	ALEXANDER KELLY C		4306 JEREMYS LANDING DR N			JACKSONVILLE	FL	32258-4141
:8093 0210	BARKLEY DAVID L ESTATE		12344 HOOD LANDING RD			JACKSONVILLE	FL	32258-2037
:8232 4745	SMITH WILLIE L ET AL		12409 JEREMYS LANDING DR E			JACKSONVILLE	FL	32258-4136
:8093 0070	SOLANO MARTIN E		4372 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258-1362
:8093 0035	RAMOS JUDITH H		4363 S PRAIRIE VIEW DR			JACKSONVILLE	FL	32258
:8232 4710	MALLORY JAMES H JR		12410 COOL BREEZE WAY			JACKSONVILLE	FL	32258
:8093 6075	KRENN KATHLEEN		4364 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258
:8093 0110	RILLSTONE RYAN		4365 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258
:8232 4705	RATHBONE ROBERT B IV		12413 COOL BREEZE WAY N			JACKSONVILLE	FL	32258-4118
:8093 6104	MCCOMMONS KAREN A ET AL		4357 SYCAMORE PASS CT W			JACKSONVILLE	FL	32258-1362
:8232 4740	HENDREN STEVEN A		12417 JEREMYS LANDING DR E			JACKSONVILLE	FL	32258-4136
:8232 4740	SOUTHEAST CPAC		4222 LALOSA DR			JACKSONVILLE	FL	32217
:8232 4740	SHILOH CREEK NEIGHBORHOOD ASSN		12297 PEACH ORCHARD DR			JACKSONVILLE	FL	32223

45
x1 / Notice
325. Fee
+ 161. Fee
1476. Total