

Application For Waiver of Road Frontage

Planning and Development Department Info

Application # WRF-26-02 Staff Sign-Off/Date RM / 01/15/2026
Filing Date 01/16/2026 Number of Signs to Post 1
Current Land Use Category LDR
Waiver Sought
Reduce Required Minimum Road Frontage from 48 feet to 40 feet.
Applicable Section of Ordinance Code 656.407
Notice of Violation(s) N/A
Hearing Date 03/03/2026
Neighborhood Association N/A
Overlay LACKAWANNA NEIGHBORHOOD PLAN

Application Info

Tracking # 6762 Application Status FILED COMPLETE
Date Started 12/12/2025 Date Submitted 12/12/2025

General Information On Applicant

Last Name First Name Middle Name
MOSS TRAVIS S
Company Name
MOSS INVESTMENTS LLC
Mailing Address
PO BOX 440620
City State Zip Code
JACKSONVILLE FL 32222
Phone Fax Email
9046627228 MOSSINVESTMENTS1@GMAIL.COM

General Information On Owner(s)

Last Name First Name Middle Name
MOSS MICAH S
Company/Trust Name
MM HOMES OF JAX LLC
Mailing Address
PO BOX 440620
City State Zip Code
JACKSONVILLE FL 32222
Phone Fax Email
9046627228 MOSSINVESTMENTS1@GMAIL.COM

Property Information

Previous Zoning Application Filed? ☒
If Yes, State Application No(s)
Z- 6720

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	057013 0020	9	5	RLD-60

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 0.10

Current Property Use

VACANT LOT

Waiver Sought

Reduce Required Minimum Road Frontage from 48 feet to 40 feet.

In Whose Name Will The Exception Be Granted

MM HOMES OF JAX LLC

Location Of Property

General Location

0 DILLON ST

House #

0

Street Name, Type and Direction

DILLON ST

Zip Code

32254

Between Streets

SUMMER STREET

and DAY AVENUE

Utility Services Provider

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well

Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☒ Ownership Affidavit / Agent Authorization - Individual – Notarized Letter(s) – (Exhibit A)
- ☒ Ownership Affidavit / Agent Authorization - Corporation - Notarized letter(s) designating the agent – (Exhibit A)
- ☒ 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- ☐ Letter From DCFS, Department of Children and Family Services - day care uses only
- ☐ Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(I), 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) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

Public Hearings

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.

Application Certification

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.

☒ Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee \$1,161.00

2) Plus Notification Costs Per Addressee
Notifications @ \$7.00/each:

3) Total Application Cost:

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

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**



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

MM HOMES OF JAX LLC

Owner Name

0 DILLON ST 32254

Address(es) for Subject Property

057013-0020

Real Estate Parcel Number(s) for Subject Property

TRAVIS MOSS

Appointed or Authorized Agent(s)

ADMINISTRATION DEVIATION

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

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

1. Affiant is the OWNER of MM HOMES OF JAX LLC, a LLC (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.

MICAIAH MOSS

Signature of Affiant

MICAIAH MOSS

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 2nd day of December, 2025, by Micaiah Moss, as owner/Authorized Rep. for MM Homes of Jax LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

Natalia Vaughn

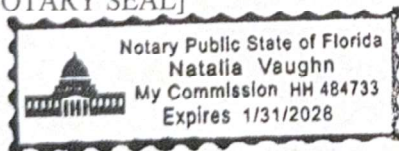
Notary Public Signature

Natalia Vaughn

Printed/Typed Name – Notary Public

My commission expires: 1/31/2028

[NOTARY SEAL]



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:
Duane C. Romanello, P.A.
1919 Blanding Boulevard
Jacksonville, FL 32210
(904) 384-1441
File Number: **25-0864**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 20th day of May, 2025 between Moss Investments of Jax, LLC, a Florida Limited Liability Company whose post office address is P.O. Box 440620, Jacksonville, FL 32222, grantor, and MM Homes of Jax LLC, a Florida Limited Liability Company whose post office address is 1398 Ottawa Avenue, Jacksonville, FL 32210, grantee:

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

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

East 40 Feet of Lot 9, Block "C", HIGHWAY, according to the plat thereof as recorded in Plat Book 2, Page 35, of the Public Records of Duval County, Florida.

Parcel Number: Part of 057013-0000

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

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

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

Continued on Second Page

NOTE: No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above named scrivener as to the marketability or condition of the title to or the boundaries of the property described herein.

SIGNATURE PAGE OF MOSS INVESTMENTS OF JAX LLC,

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

Signed, sealed and delivered in our presence:

Joel Hirez
 Witness
 Printed Name: Joel Hirez
 P.O. Address: 1919 Blanding Blvd
Jacksonville, FL 32216

Moss Investments of Jax LLC
A Florida Limited Liability Company
Travis Moss
By: Travis Moss
Its: Manager

Dawn L. Terry
 Witness
 Printed Name: Dawn L. Terry
 P.O. Address: 1919 Blanding
Jax, FL 32216

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 May, 2025 by Travis Moss as Manager of Moss Investments of Jax LLC, a Florida Limited Liability Company who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



DAWN L. TERRY
 Commission # HH 426892
 Expires November 27, 2027

Dawn L. Terry
 Notary Public
 Print Name: _____
 My Commission Expires: _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Registered Agent Name](#) /

Detail by Registered Agent Name

Florida Limited Liability Company
MM HOMES OF JAX LLC

Filing Information

Document Number L25000183366
FEI/EIN Number NONE
Date Filed 04/17/2025
Effective Date 05/16/2025
State FL
Status ACTIVE

Principal Address

1398 OTTAWA AVE
JACKSONVILLE, FL 32210

Mailing Address

1398 OTTAWA AVE
JACKSONVILLE, FL 32210

Registered Agent Name & Address

MOSS, MICAIAH
1398 OTTAWA AVE
JACKSONVILLE, FL 32210

Authorized Person(s) Detail

Name & Address

Title MGR

MOSS, MICAIAH
1398 OTTAWA AVE
JACKSONVILLE, FL 32210

Annual Reports

No Annual Reports Filed

Document Images

[04/17/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L25000183366
FILED 8:00 AM
April 17, 2025
Sec. Of State
crico**

Article I

The name of the Limited Liability Company is:

MM HOMES OF JAX LLC

Article II

The street address of the principal office of the Limited Liability Company is:

1398 OTTAWA AVE
JACKSONVILLE, FL. US 32210

The mailing address of the Limited Liability Company is:

1398 OTTAWA AVE
JACKSONVILLE, FL. US 32210

Article III

The name and Florida street address of the registered agent is:

MICAIAH MOSS
1398 OTTAWA AVE
JACKSONVILLE, FL. 32210

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MICAIAH MOSS

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
MICAIAH MOSS
1398 OTTAWA AVE
JACKSONVILLE, FL. 32210 US

L25000183366
FILED 8:00 AM
April 17, 2025
Sec. Of State
crico

Article V

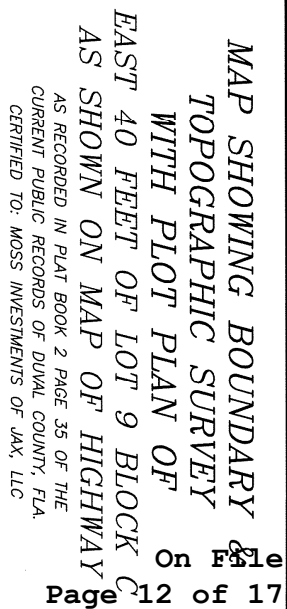
The effective date for this Limited Liability Company shall be:

05/16/2025

Signature of member or an authorized representative

Electronic Signature: MICAIAH MOSS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

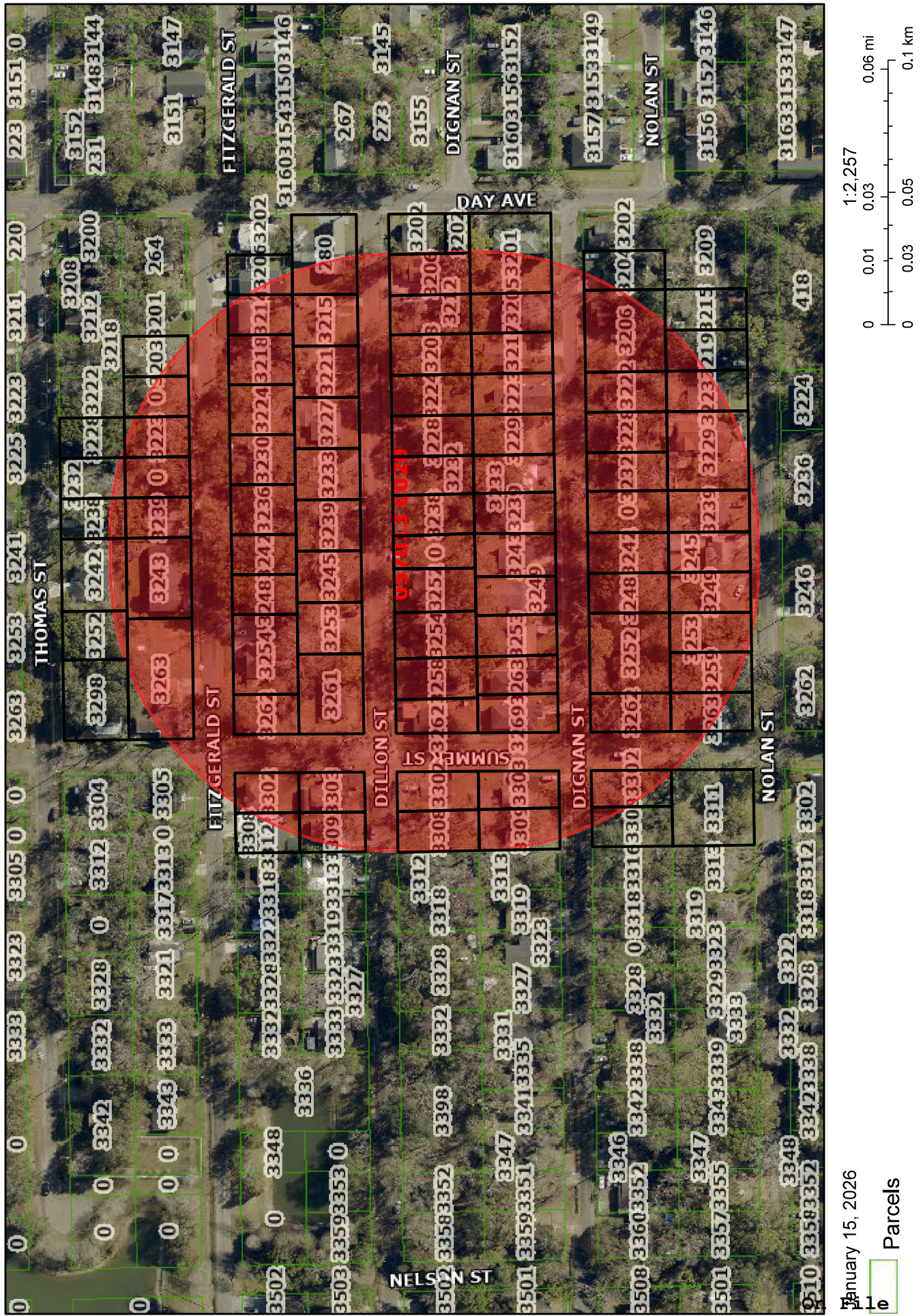


ALL AMERICAN SURVEYING AND MAPPING, INC.

○ SET 5/8" IRON ROD; LB #3857
UNLESS OTHERWISE SHOWN HEREON

228707-PL0TPLAN FILE 972222

Land Development Review



On File
Page 15 of 17

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR802714
User: Martin, Regnissha - PDCU

Date: 1/15/2026
Email: RMartin@coj.net

REZONING/VARIANCE/EXCEPTION

Name: MM HOMES OF JAX LLC Travis S. Moss / Micaiah S. Moss

Address: PO BOX 440620 JACKSONVILLE,FL, 32222

Description: Administrative Deviation(Z-6720) and companion Waiver of Road Frontage (Z-6762) to allow development of a single-family dwelling on a nonconforming lot of record in the RLD-60 zoning district.

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2722.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2722.00

Total Due: \$2,722.00

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

Account No: CR802714
REZONING/VARIANCE/EXCEPTION

Date: 1/15/2026

Name: MM HOMES OF JAX LLC Travis S. Moss / Micaiah S. Moss

Address: PO BOX 440620 JACKSONVILLE,FL, 32222

Description: Administrative Deviation(Z-6720) and companion Waiver of Road Frontage (Z-6762) to allow development of a single-family dwelling on a nonconforming lot of record in the RLD-60 zoning district.

Total Due: \$2,722.00

**Jim Overton
Duval County**

Date/Time: 01/16/2026 03:02PM

Drawer: P04

Clerk: ME

Transaction: 8302786

Item

CR Processing:

Paid

CR802714

\$2,722.00

MM HOMES OF JAX

LLC Travis S. Moss & #47;

Micaiah S. Moss

PO BOX 440620

JACKSONVILLE, FL,

32222

Total:

\$2,722.00

Receipt: 460-27-00049962

Total Tendered

Check:

\$2,722.00

Chk#1142

\$2,722.00

Balance:

\$0.00

Paid By: MM HOMES OF JAX LLC Travis S.
Moss / Micaiah S. Moss