

Application For Waiver of Road Frontage

Planning and Development Department Info

Application # WRF-26-05 **Staff Sign-Off/Date** CMC / 02/17/2026
Filing Date N/A **Number of Signs to Post** 1
Current Land Use Category LDR
Waiver Sought
Reduce Required Minimum Road Frontage from 144 feet to 0 feet.
Applicable Section of Ordinance Code 656.407
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association ARDSLEY NEIGHBORHOOD ORGANIZATION; SAN MARCO PRESERVATION SOCIETY
Overlay N/A

Application Info

Tracking # 6892 **Application Status** FILED COMPLETE
Date Started 01/30/2026 **Date Submitted** 02/03/2026

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name THE MUNDY LAND TRUST
Mailing Address 9838 OLD BAYMEADOWS RD PMB 301
City JACKSONVILLE **State** FL **Zip Code** 32256
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

| Map RE# | Council District | Planning District | Current Zoning District(s) |
|-----------------|------------------|-------------------|----------------------------|
| Map 099912 0000 | 5 | 3 | RLD-90 |

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

Total Land Area (Nearest 1/100th of an Acre) 1.28

Current Property Use

VACANT

Waiver Sought

Reduce Required Minimum Road Frontage from 144 feet to 0 feet.

In Whose Name Will The Exception Be Granted

MUNDY LAND TRUST

Location Of Property

General Location

WEST OF SAN JOSE BLVD AND HENDRICKS AVE

House # **Street Name, Type and Direction** **Zip Code**

4526 MUNDY DR S 32207

Between Streets

MUNDY DR S and ST. JOHNS RIVER

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.

SEE ATTACHED EMAIL TO PDD WITH SUMMARY DESCRIPTION OF PROJECT. YES. THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES IN CARRYING OUT THE

STRICT LETTER OF THE REGULATION. WHILE THE PROPERTY IS OVER ONE (1) ACRE, IT IS FIVE HUNDRED FIFTY-FIVE (555) FEET IN LENGTH AND ONLY ONE HUNDRED (100) FEET IN WIDTH. IT IS BEING DIVIDED INTO THREE (3) LOTS, CONSISTENT WITH THE LOTS IN THE SURROUNDING AREA. IN FACT, THE PROPOSED SUBDIVISION WITH SHARED ACCESS IS IDENTICAL TO THE ABUTTING LOTS TO THE NORTH. SPLITTING THE PARCEL IN THIS MANNER CREATES LOT WIDTHS OF AT LEAST ONE HUNDRED (100) FEET, WHICH IS GREATER THAN THE MINIMUM WIDTH OF NINETY (90) FEET REQUIRED BY THE RLD-90 ZONING DISTRICT, AND PRODUCES TOTAL LOT SIZES THAT EXCEED THE MINIMUM NINE THOUSAND (9,000) SQUARE FEET. BECAUSE THE EXISTING LOT IS DEEP WITH LIMITED FRONTAGE, THE PROPOSED SPLIT RESULTS IN LOTS THAT ARE ACCESSIBLE ONLY BY SHARED ACCESS EASEMENT RATHER THAN DIRECTLY FROM THE PUBLIC RIGHT OF WAY. THEREFORE, IT IS IMPRACTICAL TO STRICTLY ADHERE TO THE REGULATION THAT THE PROPERTY HAVE FRONTAGE ON EIGHTY (80) PERCENT OF THE MINIMUM LOT WIDTH.

(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).

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). RATHER, THIS REQUEST IS BASED ON THE DESIRE TO CONSTRUCT THREE SINGLE-FAMILY STRUCTURES THAT ARE OTHERWISE COMPLIANT WITH THE RLD-90 ZONING DISTRICT AND CONSISTENT WITH THE SURROUNDING AREA. THE NEW PROPOSED CONFIGURATION EXACTLY MATCHES THE PARCELS DIRECTLY TO THE NORTH OF THE PROPERTY AT 1191, 1173, AND 1157 NORWICH ROAD. THE THREE NEIGHBORING LOTS ALSO HAVE LOT WIDTHS OF ONE HUNDRED (100) FEET AND CUMULATIVE TOTAL LENGTH OF FIVE HUNDRED FIFTY-FIVE (555) FEET. THE OWNER IS MAKING A SIGNIFICANT INVESTMENT TO IMPROVE THE PROPERTY AND THE COST TO DEVELOP THE PROPERTY WITH THREE SINGLE FAMILY RESIDENCES WILL EXCEED THAT WHICH WOULD BE REQUIRED TO DEVELOP WITHOUT A WAIVER.

(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.

YES. 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. THE PROPOSED WAIVER WILL ALLOW DEVELOPMENT THAT MATCHES THE LOTS DIRECTLY NORTH OF THE PROPERTY. THE RESULTING LOT WIDTHS AND AREAS WILL EXCEED THE MINIMUM REQUIREMENTS FOR THE RLD-90 ZONING DISTRICT AND BE CONSISTENT WITH THE LOTS IN THE IMMEDIATE NEIGHBORHOOD.

(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.

YES. THERE IS A PROPOSED VALID AND EFFECTIVE EASEMENT FOR ADEQUATE VEHICULAR ACCESS CONNECTED TO A PUBLIC STREET WHICH IS MAINTAINED BY THE CITY. THE PROPOSED EASEMENT IS FIFTEEN (15) FEET IN WIDTH AND TWO HUNDRED FIFTY (250) FEET IN LENGTH. IT WILL CONNECT TO MUNDY DRIVE SOUTH, A FIFTY (50) FOOT RIGHT OF WAY, AND RUNS DOWN THE NORTHWESTERN SIDE OF PARCEL A AND PARCEL B. THE EASEMENT WILL PROVIDE VEHICULAR ACCESS FROM MUNDY DRIVE SOUTH TO ALL PARCELS AS MORE PARTICULARLY DEPICTED IN THE SITE PLAN FILED HEREWITH.

(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.

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. THE WAIVER WILL ALLOW THREE INFILL SINGLE-FAMILY DWELLINGS THAT ARE CONSISTENT AND COMPATIBLE WITH THE OTHER SINGLE-FAMILY DWELLINGS IN THE AREA. THE THREE PROPOSED LOTS WILL HAVE DIMENSIONS IDENTICAL TO THE DIMENSIONS OF THE THREE LOTS DIRECTLY NORTH OF THE PROPERTY.

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 | |
| 33 Notifications @ \$7.00/each: | \$231.00 |
| 3) Total Application Cost: | \$1,392.00 |

* 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.

APPLICATION FOR WAIVER OF MINIMUM ROAD FRONTAGE

WAIVER OF MINIMUM ROAD FRONTAGE FOR PROPERTY LOCATED AT 4526 MUNDY DRIVE SOUTH

SUMMARY DESCRIPTION OF THE PROJECT

Applicant, MUNDY LAND TRUT, seeks this waiver of road frontage for the property located at 4526 Mundy Drive South (RE# 099912 0000) (the "Property") as more particularly described in the legal description filed herewith. The Property is located within the LDR land use category, the Urban Development Character Area, and is zoned RLD-90.

The Property is currently one (1) parcel measuring one hundred (100) feet in width and five hundred fifty-five (555) feet in length. The Property previously had a single residence which was subsequently demolished. Applicant intends to split the Property into three (3) parcels (Parcels A, B, and C) and construct one (1) single-family home on each parcel (replacing the existing home). Parcels A and B will each measure one hundred (100) feet in width and one hundred twenty-five (125) feet in length and Parcel C will measure one hundred (100) feet in width and three hundred five (305) feet in length.

Due to the lot split, only Parcel A will be accessible from a public road. Parcel B will be landlocked between Parcel A and Parcel C. Parcel C will be situated between Parcel B and the St. Johns River. Because Parcel B and Parcel C will be accessible only via easement, a waiver of minimum road frontage from seventy-two (72) feet – eighty (80) percent of the minimum lot width – to zero (0) feet is requested for the parcels.

STANDARDS AND CRITERIA

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

Yes. There are practical and economic difficulties in carrying out the strict letter of the regulation. While the Property is over one (1) acre, it is five hundred fifty-five (555) feet in length and only one hundred (100) feet in width. It is being divided into three (3) lots, consistent with the lots in the surrounding area. In fact, the proposed subdivision with shared access is identical to the abutting lots to the north. Splitting the parcel in this manner creates lot widths of at least one hundred (100) feet, which is greater than the minimum width of ninety (90) feet required by the RLD-90 zoning district, and produces total lot sizes that exceed the minimum nine thousand (9,000) square feet. Because the existing lot is deep with limited frontage, the proposed split results in lots that are accessible only by shared access easement rather than directly from the public right of way. Therefore, it is impractical to strictly adhere to the regulation that the Property have frontage on eighty (80) percent of the minimum lot width.

2. 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);

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). Rather, this request is based on the desire to construct three single-family structures that are otherwise compliant with the RLD-90 zoning district and consistent with the surrounding area. The new proposed configuration exactly matches the parcels directly to the north of the Property at 1191, 1173, and 1157 Norwich Road. The three neighboring lots also have lot widths of one hundred (100) feet and cumulative total length of five hundred fifty-five (555) feet.

The owner is making a significant investment to improve the Property and the cost to develop the Property with three single family residences will exceed that which would be required to develop without a waiver.

3. 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;

Yes. 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. The proposed waiver will allow development that matches the lots directly north of the Property. The resulting lot widths and areas will exceed the minimum requirements for the RLD-90 zoning district and be consistent with the lots in the immediate neighborhood.

4. 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;

Yes. There is a proposed valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City. The proposed easement is fifteen (15) feet in width and two hundred fifty (250) feet in length. It will connect to Mundy Drive South, a fifty (50) foot right of way, and runs down the northwestern side of Parcel A and Parcel B. The easement will provide vehicular access from Mundy Drive South to all parcels as more particularly depicted in the site plan filed herewith.

5. 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.

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. The waiver will allow three infill single-family dwellings that are consistent and compatible with the other single-family dwellings in the area. The three proposed lots will have dimensions identical to the dimensions of the three lots directly north of the Property.



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

Mundy Land Trust

Owner (Affiant) Name

4526 Mundy Drive South, Jacksonville, FL 32207

Address(es) for Subject Property

099912 0000

Real Estate Parcel Number(s) for Subject Property

Driver, McAfee, Hawthorne & Diebenow, PLLC

Appointed or Authorized Agent(s)

Land use amendment, rezoning, administrative deviation and such other applications for entitlement

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Michelle Fusillo, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the manager of Aegis Trustee Services, LLC, a Florida Limited Liability Company, as trustee for the Mundy Land Trust (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.

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

Michelle Fusillo
 Printed/Typed Name of Affiant, as manager of
 Aegis Trustee Services, LLC, as trustee for
 the Mundy Land Trust

* 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, et c.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 02, day of February, 2024, by Michelle Fusillo, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____



[NOTARY SEAL]




 Notary Public Signature

LISA B. HUNT
 Printed/Typed Name - Notary Public

My commission expires: 11-15-2026

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

4526 S MUNDY DR

Property Detail

| | |
|-----------------------|---|
| RE # | 099912-0000 |
| Tax District | GS |
| Property Use | 0100 Single Family |
| # of Buildings | 1 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 01722 HOLLYWOOD PARK |
| Total Area | 55818 |

Value Summary

| Value Description | 2025 Certified | 2026 In Progress |
|---------------------------------|-----------------|------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$8.00 | \$8.00 |
| Extra Feature Value | \$8.00 | \$8.00 |
| Land Value (Market) | \$1,320,000.00 | \$1,320,000.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$1,320,016.00 | \$1,320,016.00 |
| Assessed Value | \$1,320,016.00 | \$1,320,016.00 |
| Cap Diff/Portability Amt | \$0.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$1,320,016.00 | 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 |
|-----------------------------|------------|----------------|---------------------------|-----------------------|-----------------|
| 20574-00157 | 12/16/2022 | \$100.00 | WD - Warranty Deed | Unqualified | Improved |
| 19560-01626 | 1/26/2021 | \$1,259,500.00 | WD - Warranty Deed | Qualified | Improved |
| 18259-01496 | 1/16/2018 | \$1,100,000.00 | WD - Warranty Deed | Qualified | Improved |
| 15348-00446 | 8/18/2010 | \$100.00 | MS - Miscellaneous | Unqualified | Improved |
| 14675-01319 | 9/22/2008 | \$200,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 14654-01777 | 9/22/2008 | \$100.00 | WD - Warranty Deed | Unqualified | Improved |
| 09213-02385 | 2/25/1999 | \$100.00 | MS - Miscellaneous | Unqualified | Improved |
| 09187-02660 | 1/21/1999 | \$100.00 | MS - Miscellaneous | Unqualified | Improved |
| 09142-02133 | 11/24/1998 | \$100.00 | MS - Miscellaneous | Unqualified | Improved |
| 01138-00059 | 1/1/1899 | \$0.00 | - Unknown | Unqualified | Improved |

Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|----|--------------|---------------------|-------|--------|-------|-------------|--------|
| 1 | FPMR7 | Fireplace Masonry | 2 | 0 | 0 | 1.00 | \$8.00 |

Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|-------------------------------|-------------------|--------|--------|----------|------------|---------------|----------------|
| 1 | 0130 | RES RIVER LD 3-7 UNITS PER AC | RLD-90 | 100.00 | 552.00 | Common | 100.00 | Front Footage | \$1,320,000.00 |

Legal

| LN | Legal Description |
|----|----------------------|
| 1 | 13-72 38-3S-26E |
| 2 | HOLLYWOOD PARK |
| 3 | WATER LOTS 3,4 BLK 2 |

Buildings

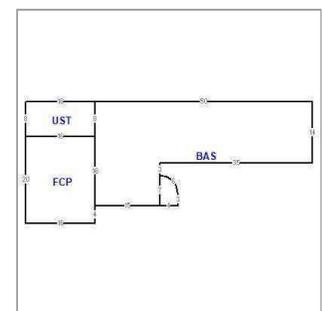
Building 2
 Building 2 Site Address
 4526 S MUNDY DR Unit
 Jacksonville FL 32207-

| | |
|-----------------------|--------------------|
| Building Type | 0101 - SFR 1 STORY |
| Year Built | 1947 |
| Building Value | \$8.00 |

| Type | Gross Area | Heated Area | Effective Area |
|--------------------|------------|-------------|----------------|
| Unfinished Storage | 128 | 0 | 51 |
| Base Area | 850 | 850 | 850 |

| Element | Code | Detail |
|---------------|------|----------------|
| Exterior Wall | 17 | 17 C.B. Stucco |
| Roof Struct | 1 | 1 Flat |
| Roofing Cover | 2 | 2 Rolled Comp |
| Interior Wall | 3 | 3 Plastered |
| Int Flooring | 5 | 5 Asphalt tile |
| Heating Fuel | 1 | 1 None |
| Heating Type | 1 | 1 None |
| Air Cond | 1 | 1 None |

| Element | Code | Detail |
|---------|-------|--------|
| Stories | 1.000 | |



| | | | |
|---------------------|------|-----|-----|
| Finished Open Porch | 24 | 0 | 7 |
| Finished Carport | 320 | 0 | 80 |
| Total | 1322 | 850 | 988 |

| | | |
|---------------|-------|--|
| Bedrooms | 2,000 | |
| Baths | 1,000 | |
| Rooms / Units | 1,000 | |

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 | \$1,320,016.00 | \$0.00 | \$1,320,016.00 | \$14,004.86 | \$14,938.49 | \$14,337.22 |
| Public Schools: By State Law | \$1,320,016.00 | \$0.00 | \$1,320,016.00 | \$3,849.59 | \$4,085.45 | \$3,953.05 |
| By Local Board | \$1,320,016.00 | \$0.00 | \$1,320,016.00 | \$2,798.79 | \$2,967.40 | \$2,832.49 |
| School Board Voted | \$1,320,016.00 | \$0.00 | \$1,320,016.00 | \$1,245.02 | \$1,320.02 | \$1,320.02 |
| FL Inland Navigation Dist. | \$1,320,016.00 | \$0.00 | \$1,320,016.00 | \$35.64 | \$38.02 | \$35.64 |
| Water Mgmt Dist. SJRWMD | \$1,320,016.00 | \$0.00 | \$1,320,016.00 | \$221.89 | \$236.68 | \$224.80 |
| | | | Totals | \$22,155.79 | \$23,586.06 | \$22,703.22 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---------------------|----------------|----------------|------------|----------------|
| Last Year | \$1,245,015.00 | \$1,237,517.00 | \$0.00 | \$1,237,517.00 |
| Current Year | \$1,320,016.00 | \$1,320,016.00 | \$0.00 | \$1,320,016.00 |

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
AEGIS TRUSTEE SERVICES, LLC

Filing Information

| | |
|-------------------------|---------------|
| Document Number | L21000144642 |
| FEI/EIN Number | N/A |
| Date Filed | 03/29/2021 |
| Effective Date | 03/23/2021 |
| State | FL |
| Status | ACTIVE |
| Last Event | REINSTATEMENT |
| Event Date Filed | 11/19/2022 |

Principal Address

6639 Southpoint Parkway
Suite 106
JACKSONVILLE, FL 32216

Changed: 06/17/2025

Mailing Address

6639 Southpoint Parkway
Suite 106
JACKSONVILLE, FL 32216

Changed: 06/17/2025

Registered Agent Name & Address

FUSILLO, MICHELLE
6639 Southpoint Parkway
Suite 106
JACKSONVILLE, FL 32216

Name Changed: 11/19/2022

Address Changed: 06/17/2025

Authorized Person(s) Detail

Name & Address

Title MGR

FUSILLO, MICHELLE
6639 Southpoint Parkway
Suite 106
JACKSONVILLE, FL 32216

Title MGR

MELAKIAN, JESSICA
6639 Southpoint Parkway
Suite 106
JACKSONVILLE, FL 32216

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2023 | 04/30/2023 |
| 2024 | 04/03/2024 |
| 2025 | 06/17/2025 |

Document Images

| | |
|--|--------------------------|
| 06/17/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/03/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2023 -- ANNUAL REPORT | View image in PDF format |
| 11/19/2022 -- REINSTATEMENT | View image in PDF format |
| 07/01/2021 -- LC Amendment and Name Change | View image in PDF format |
| 03/29/2021 -- Florida Limited Liability | View image in PDF format |

Prepared by and Return to:
Michelle Fusillo, Esq.
Heekin Law, P.A.
7220 Financial Way
Jacksonville, FL 32256
Parcel Id No.: 099912-0000

LAND TRUST DEED TO SUCCESSOR TRUSTEE

**This transaction is not subject to documentary stamp tax, as there is
no change in beneficial interest, pursuant to FLA D.O.R. Rule 12B-4.013(32)(d).**

THIS LAND TRUST DEED made this 10 day of December 2022, by CCM ENTERPRISES OF NORTH FLORIDA, INC., a Florida corporation, Trustee of THE MUNDY LAND TRUST U/A/D January 21, 2021, hereinafter called the Grantor, whose post office address is: 4224 San Serverna Dr. S, Jacksonville, FL 32217; and, AEGIS TRUSTEE SERVICES, LLC, a Florida limited liability company as Successor Trustee under that certain land trust known as THE MUNDY LAND TRUST U/A/D January 21, 2021, as amended (hereinafter referred to as "Grantee"), whose post office address is 9838 Old Baymeadows Road, PMB 301, Jacksonville, FL 32256, with full power and authority to protect, conserve, sell, convey, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described pursuant to Florida Statute 689.071.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten Dollars (\$ 10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, to-wit:

**Water Lots 3 and 4, Block 2, HOLLYWOOD PARK, according to the plat thereof
recorded in Plat Book 13, page 72, of the public records of Duval County, Florida.**

Commonly known as 4526 S Mundy Drive, Jacksonville, FL 32207

Subject, however, to taxes for 2022 and subsequent years; all reservations, covenants, conditions, restrictions, and easement of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

TO HAVE AND TO HOLD the above-described real estate in fee simple forever with the appurtenances upon the trust and for the uses and purposes set forth in this Warranty Deed to Successor Trustee and in that certain MUNDY LAND TRUST U/A/D January 21, 202, as amended, establishing **AEGIS TRUSTEE SERVICES, LLC** as Successor Trustee.

Authority of Successor Trustee

Full power and authority is granted to the Successor Trustee to: (a) improve, manage, protect, and subdivide the premises or any part of the premises; (b) dedicate parks, streets, highways, or alleys and vacate any subdivision, and re-subdivide the property as often as desired; (c) contract to sell; (d) grant options to purchase; (e) sell on any terms; (f) convey either with or without consideration; (g) convey the premises or any part to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers, and authorities vested in the Successor Trustee; (h) donate, dedicate, mortgage, pledge, or otherwise encumber the property, or any part; (i) lease the property, or any part, from time to time, in possession or reversion, by leases to commence in the present or in the future, and on any terms and for any period or periods of time, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change, or modify leases and the terms and provisions at any time; (j) contract to make leases and grant options to lease and renew leases, and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; (k) partition or exchange the property, or any part, for other real or personal property; (l) grant easements or charges of any kind; (m) release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part; and (n) deal with the property and every part in all other ways and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above-specified, at any time.

Reliance by Third Parties on Authority of Successor Trustee

In no case shall any party dealing with the Successor Trustee in relation to the property, or to whom the property or any part shall be conveyed, contracted to be sold, leased or mortgaged by the Successor Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Successor Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Successor Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease, or other instrument: (a) that at the time of the delivery, the trust created by this conveyance and by the trust agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this conveyance and in the trust agreement or in any amendment and is binding on all beneficiaries; (c) that the Successor Trustee was duly authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of his or her predecessor in trust.

Interest of Beneficiaries

The interest of each and every beneficiary, and of all persons claiming under them or any of them, shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and the interest is declared to be personal property, and no beneficiary shall have any title or interest, legal

or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds. Persons dealing with the Successor Trustee are not obligated to look to the application of purchase monies.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes. The Successor Trustee shall have no personal liability whatsoever for action as successor trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Successor Trustee hereunder shall be limited to the property which the Successor Trustee holds under the trust agreement referred to above.

In Witness Whereof, the Grantor has hereunto set his/her hand and seal the day and year first written above.

WITNESSES

GRANTOR

Rebecca Gamble
Witness No. 1 Signature

Print Name Rebecca Gamble

Michelle L. Fusillo
Witness No. 2 Signature

Print Name Michelle L. Fusillo

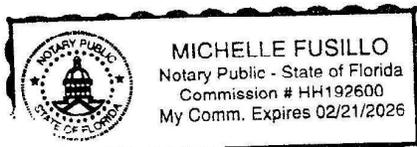
CCM ENTERPRISES of
NORTH FLORIDA, INC.,
A Florida corporation

by [Signature]
Kyle Mooney, President,
Trustee of the Mundy Land Trust U/A/D 1/21/21

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by physical presence or online notarization this 16th of December 2022, by Kyle Mooney, president of CCM Enterprises of North Florida, Inc., on behalf of the company in its capacity as Trustee of the Mundy Land Trust U/A/D January 21, 2021, who is personally known to me or who has produced a driver license as identification and who did take an oath.

(notary seal)

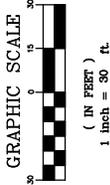


Notary Public [Signature]
Print Name Michelle L. Fusillo

SKETCH & DESCRIPTION

LOTS 3 & 4, BLOCK 2 AS SHOWN ON PLAT OF HOLLYWOOD PARK

AS RECORDED IN PLAT BOOK 13, PAGES 72 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FL.



- GENERAL NOTES**
1. BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERN LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 13, PAGE 72 OF THE PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.
 2. ADDITIONAL DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SURVEYOR.
 3. THIS SKETCH AND LEGAL DESCRIPTION IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT BUYER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 4. THIS SKETCH AND LEGAL DESCRIPTION IS NOT TRANSFERABLE, ANY COPIES OF THIS SKETCH AND LEGAL DESCRIPTION ARE VOID AND INVALID UNLESS THEY BEAR THE SIGNED SEAL OF THE SURVEYOR.
 5. THE USE OF SUCH COPIES FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE SURVEYOR SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE SURVEYOR.
 6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE ON RECORD AT THE TIME THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED. IT IS NOT A WARRANTY OF RECORD OR OF TITLE.
 7. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
 8. THIS SKETCH AND LEGAL DESCRIPTION IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 9. THIS SKETCH AND LEGAL DESCRIPTION IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 10. BEARINGS SHOWN AS PER SURVEY PERFORMED BY RAY THOMPSON SURVEYING, INC., JOB # 4574, DATED 7/7/21.

DESCRIPTION: PARCEL A
 THE NORTHWEST 1/4 OF LOTS 3 AND 4, BLOCK 2, HOLLYWOOD PARK, AS SHOWN ON PLAT BOOK 13, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

DESCRIPTION: PARCEL B
 THE SOUTHWEST 1/4 OF LOTS 3 AND 4, BLOCK 2, HOLLYWOOD PARK, AS SHOWN ON PLAT BOOK 13, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

DESCRIPTION: PARCEL C
 LOTS 3 AND 4, BLOCK 2, HOLLYWOOD PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHWEST 1/4 OF LOTS 3 AND 4, BLOCK 2, HOLLYWOOD PARK, AS SHOWN ON PLAT BOOK 13, PAGE 72 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

PREPARED FOR: PIPER HOMES, LLC

CERTIFIED TO: PIPER HOMES, LLC

LEGEND

| | | | | | | | | | |
|----------|----------|------------------|-------------|-----------------|---------------------|------------------|------------------|--------------------|-----------------------|
| 1. LOT 3 | 2. LOT 4 | 3. BOUNDARY LINE | 4. EASEMENT | 5. RIGHT-OF-WAY | 6. UNDEVELOPED LAND | 7. EXISTING ROAD | 8. PROPOSED ROAD | 9. ADJACENT PARCEL | 10. SURVEYOR'S OFFICE |
|----------|----------|------------------|-------------|-----------------|---------------------|------------------|------------------|--------------------|-----------------------|

LAND SURVEYORS
 PLANNERS & DRAFTING
 DRONE/UAAS TECHNOLOGIES
 LAND DEVELOPMENT CONSULTANTS

BARTRAM TRAIL SURVEYING, INC.
 6848 CATHEDRAL OAK PARKWAY, STE #106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224/(904) 284-2228
 WWW.BARTRAMTRAIL.NET
 CERTIFICATE OF AUTHORIZATION LB #6991

I HEREBY CERTIFY that this Sketch & Description was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Florida. I am duly Licensed in the State of Florida under License Number LS 3507.

Thomas P. Hughes
 THOMAS P. HUGHES, S.F.S.
 STATE OF FLORIDA LICENSE NUMBER LS 3507

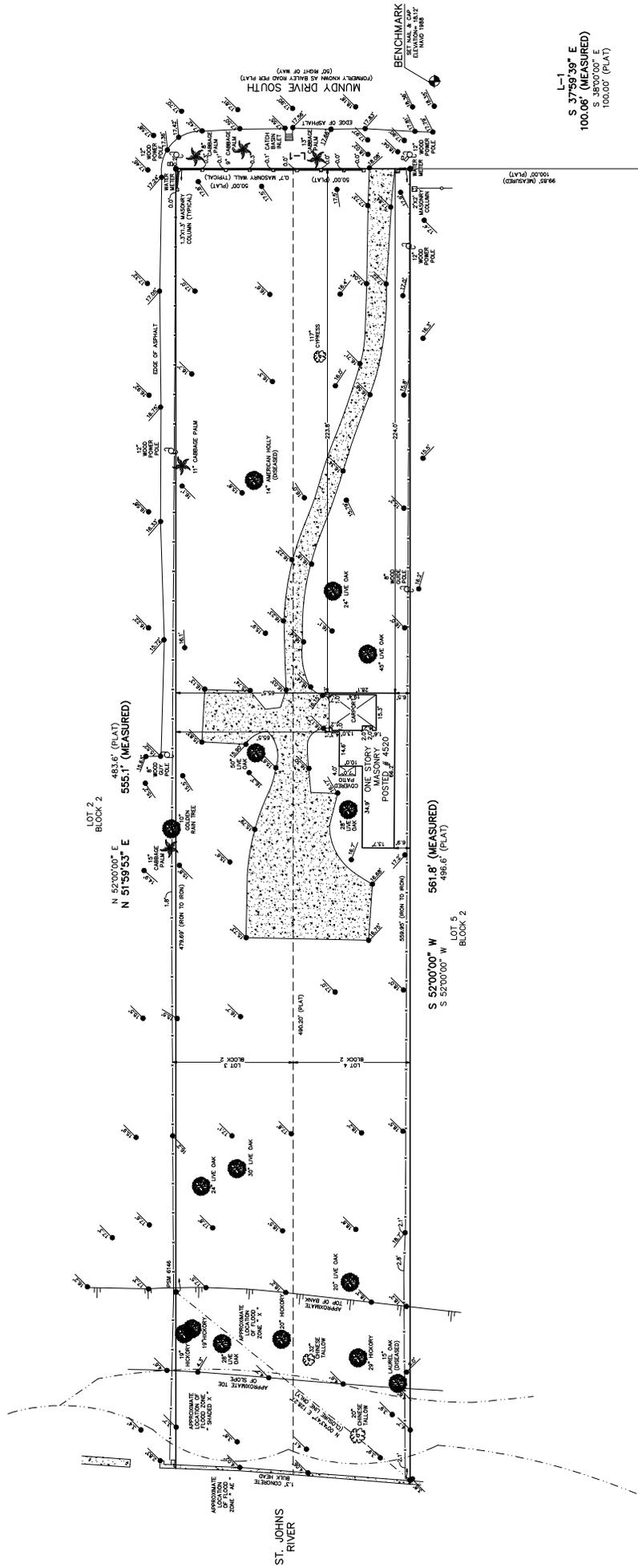
NOTATION: This Sketch & Description hereon was made without benefit of a title search and is not intended to constitute a title search. Information shown on this sketch is based on information furnished to the Surveyor and is not intended to constitute a title search. The Surveyor is not responsible for the accuracy of the information shown hereon. This Sketch & Description is prepared and certified for the exclusive use of the client named hereon and the Surveyor's signature on the original rolled set of a Florida Licensed Surveyor and mapmaker.

| | |
|-------------------------|---------------|
| DATE: 1/14/26 | SCALE: 1"=30' |
| PROJECT NO: 2504-26-001 | REVISION: |
| DRAWN BY: BSH | |
| CHECKED BY: DRG | |
| SHEET 1 OF 1 | |

MAP SHOWING BOUNDARY SURVEY OF

LOTS 3 AND 4, BLOCK 2, HOLLWOOD PARK, AS
RECORDED IN PLAT BOOK 13, PAGE 72, OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



L-1
S 37°59'39" E
100.06' (MEASURED)
S 38°00'00" E
100.00' (PLAT)

EXISTING ELEVATIONS

SCALE: 1" = 30'
DATE OF FIELD SURVEY: 07-01-21
JOB # 42173

CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 54-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 228.27, FLORIDA STATUTES.

REGISTERED SURVEYOR
RAYMOND THOMPSON
LICENSE NUMBER: 167469

CONSTRUCTION SURVEYS

LAND SURVEYS

LEGEND:
R = RAIN
L = LIME
M = METAL FENCE
X = CHAIN LINK FENCE
C = CONCRETE
O = SET 1/2" IRON PIPE NO IDENTIFICATION
● = FOUND 1/2" IRON PIPE NO IDENTIFICATION
○ = POINT OF CORNER
PC = POINT OF CORNER
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
A/C = ART CURVATURE

GENERAL NOTES:
1. BEARINGS ARE BASED ON THE PLAT BEARING OF S 52°30'00" W, ALONG THE
SOUTHEASTLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", "X-1", "SHADED X", AND "A.E.", AS SHOWN ON THE
NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, PANEL 0365 J-1.
3. OTHER DOCUMENTS PROVIDED BY CLIENT & FIELD PERSONNEL WILL BE FOR INFORMATION ONLY. ALL MEASUREMENTS AND CALCULATIONS
HAS BEEN PERFORMED BY THE UNDERSIGNED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

Ray Thompson
SURVEYING, Inc.
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-446-5125
(Fax) 904-446-5178

ST. JOHNS RIVER

LOT 3
LOT 4
BLOCK 2

APPROXIMATE LOCATION OF FLOOD ZONE "A.E." & "SHADED X".

APPROXIMATE LOCATION OF FLOOD ZONE "X-1".

APPROXIMATE LOCATION OF FLOOD ZONE "X".



Infill Availability Letter

Ryan Davis

1/20/2026

Piper Homes

1131 Miramar Avenue

Jacksonville, Florida 32207

Project Name: Mundy

Availability #: 2026-0165

Attn: Ryan Davis

Thank you for your inquiry regarding the availability of Electric, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided to JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. **Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.**

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

| | |
|--|--|
| Main Depth 8+ feet deep | Required work within FDOT, St Johns County and Nassau County ROW |
| Pavement less than 5 years old | Multiple services being installed |
| Taps on water mains 20-inch and larger | Water taps larger than 2-inches |
| Sewer taps greater than 6-inches | Low Pressure Sewer Service Connections |
| Installation of Sewer Vac Pods | Approved Commercial Development plans |

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow . Final fees will be determined by the Water Preservice Group as part of the new service application process.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2026-0165

Request Received On: 1/12/2026

Availability Response: 1/20/2026

Prepared by: Yahya Farah

Expiration Date: 01/20/2028

Project Information

Name: Mundy

Address: 4526 MUNDY DR S, JACKSONVILLE, FL 32207

County: Duval County

Type: Electric,Water

Requested Flow: 750

Parcel Number: 099912 0000

Location:

Description: Splitting this parcel into three lots. Two interior lots will be 100x125 with a private drive on the north section to access the two rear lots.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Two existing water services within property and can be utilized if in good condition and is not affected by improvements.

Connection Point #2: Existing 2-inch water main along Mundy DR S ROW.

Water Special Conditions:

To start new service use the following link:

https://www.jea.com/My_Account/New_Customer_Information/ .

Contact the water sewer pre-service counter to apply for service – (904) 665 -5260, option 6 or email at waterpreservice@jea.com. Meter Size: 5/8-inch

Tap/Service Size: 3/4-inch

Tap Location: 21'ECL NORWICH-20'SCL MUNDY

Sewer Connection

Sewer Grid: Buckman

Connection Point #1:

Connection Point #2:

Sewer Special Conditions:

JEA does not have a sewer main available within ¼ mile of this property at this time.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

Electric Availability:

Electric Special Conditions:

The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

General Conditions:

**Subsequent steps you need
to take to get service:**

Submit your Infill Layout(s) (Sages Step 2).

After your Infill Layout(s) are approved, request a Special Estimate Determination (Sages Step 2) for the cost of your taps.

After you have received the Special Estimate Determination, apply for your new services by accessing Step 2 in Sages and selecting Residential New Service Application. You will need to submit a separate application for each address, do not select the Multiple

addresses when asked what type of service application you are submitting for.

NO SEWER OR RECLAIM AVAILABLE AT THIS TIME.

Jim Overton
Duval County

Doc Time: 02/17/2026 11:49AM
Drawer: 154
Clk: ME
Transaction: 8099429

City of Jacksonville
Jim Overton, Tax Collector
251 E. Federal Street
Jacksonville, FL 32202

General Collection Receipt

Date: 2/17/2026
Email: CCarrigan@jax.net

From: Paid
CR Processing: \$1,392.00
CR805748
Cindy Trimmer / The Mundy Land Trust
1 INDEPENDENT DRIVE,
SUITE 1200
Total: \$1,392.00
Receipt: 400-27-00141022

Cindy Trimmer / The Mundy Land Trust
INDEPENDENT DRIVE, SUITE 1200
Description: Application for Waiver of Minimum Road Frontage Z-6892

| Activity | Interest | Fees | Debit Amount | Credit Amount |
|----------|----------|---------|--------------|---------------|
| 00000000 | 00000 | 0000000 | 1392.00 | 0.00 |
| 00000000 | 00000 | 0000000 | 0.00 | 1392.00 |

Total Entered: \$1,392.00
Credit or Debit Card: \$1,392.00
American Express
CARD NO: 1005
Card Serial number:
11079273000
AID: A000000025010001
CID: 0000
Application Label:
AMERICAN EXPRESS
Auth Code: 901701
Balance: \$0.00
Convenience Fee: \$34.00
Total Charged: \$1,426.00
Paid By: The Mundy Land Trust
PATRICK DAVID

Total Due: \$1,392.00

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

Date: 2/17/2026

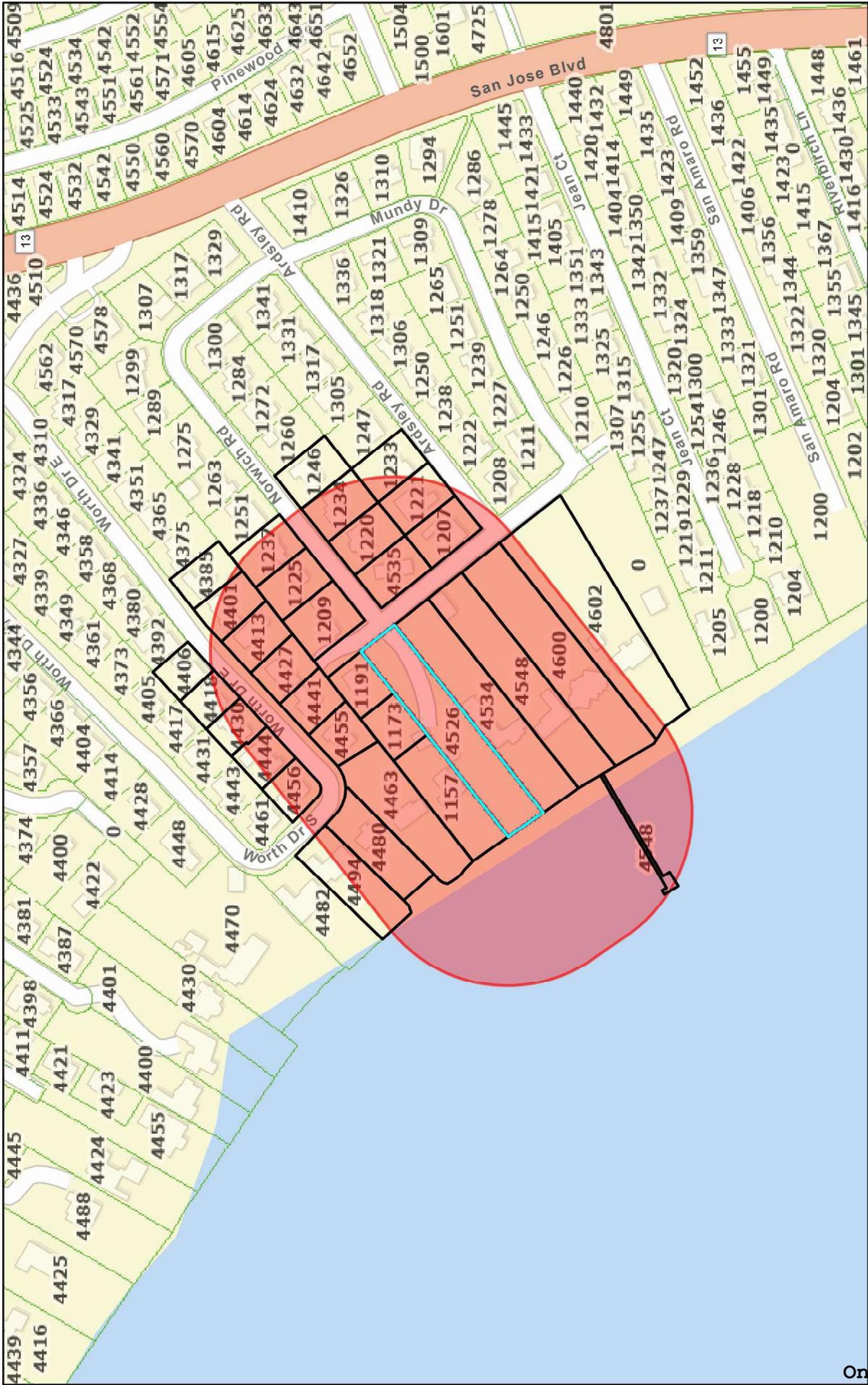
Account No: CR805748
REZONING VARIANCE EXCEPTION

Name: Cindy Trimmer / The Mundy Land Trust
Address: 1 INDEPENDENT DRIVE, SUITE 1200
Description: Application for Waiver of Minimum Road Frontage Z-6892

Total Due: \$1,392.00

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|-------------|--|--------------------------|--------------------------------|------------------|------------|--------------|------------|------------|
| 099939 0000 | MOUNT ALMA LLC | | 3604 MORSE CT | | | TALLAHASSEE | FL | 32309 |
| 099938 0000 | SAAR FAMILY TRUST | | 1234 NORWICH RD | | | JACKSONVILLE | FL | 32207 |
| 099937 0000 | ** CONFIDENTIAL ** | | 1220 NORWICH RD | | | JACKSONVILLE | FL | 32207-7526 |
| 099936 0000 | HOTCHKISS RYAN CONNER | | 4535 MUNDY DR | | | JACKSONVILLE | FL | 32207 |
| 099935 0000 | LINDSEY ANGELA BONNETTE ET AL | | 1207 ARDSLEY RD | | | JACKSONVILLE | FL | 32207-7511 |
| 099934 0000 | JORN BERNARD C LIFE ESTATE | | 1221 ARDSLEY RD | | | JACKSONVILLE | FL | 32207-7511 |
| 099933 0000 | TRIZONIS FAMILY TRUST | | 1233 ARDSLEY RD | | | JACKSONVILLE | FL | 32207-7511 |
| 099927 0000 | RACE PATRICK R | | 1209 NORWICH RD | | | JACKSONVILLE | FL | 32207 |
| 099926 0000 | MELENDEZ JOSE REINALDO NIEVES ET AL | | 1225 NORWICH RD | | | JACKSONVILLE | FL | 32207 |
| 099925 0000 | PARKS RALPH AARON | | 1237 NORWICH RD | | | JACKSONVILLE | FL | 32207 |
| 099915 0000 | MURPHY DANIEL G | | 4600 MUNDY DR S | | | JACKSONVILLE | FL | 32207 |
| 099914 0001 | TIITF-SOVEREIGNTY LANDS | | C/O DEP 3900 COMMONWEALTH BLVD | LEASE #160028402 | | TALLAHASSEE | FL | 32399 |
| 099914 0000 | KOCH CHARLES P | | 4548 S MUNDY DR | | | JACKSONVILLE | FL | 32207 |
| 099913 0000 | PATEL MITEN R | | 4534 MUNDY DR S | | | JACKSONVILLE | FL | 32207 |
| 099912 0000 | MUNDY LAND TRUST | | 9838 OLD BAYMEADOWS RD PMB 301 | | | JACKSONVILLE | FL | 32256 |
| 099911 0000 | ELIAN MARION M LIFE ESTATE | | 1173 NORWICH RD | | | JACKSONVILLE | FL | 32207-7523 |
| 099910 0000 | NUGENT JAMES B | | 1191 NORWICH RD | | | JACKSONVILLE | FL | 32207-7523 |
| 099909 0000 | KUO CELESTE CHU | | 1157 NORWICH RD | | | JACKSONVILLE | FL | 32207 |
| 099906 0000 | JLB RESIDENCE TRUST | | 4602 MUNDY DR S | | | JACKSONVILLE | FL | 32207 |
| 099372 0000 | RONALD K KERSCHNER REVOCABLE TRUST ET AL | | 5724 LONG BRANCH CT | | | LOVELAND | CO | 80537-8110 |
| 099371 0000 | DEMETREE NICHOLAS CHARLES | | 4444 WORTH DR E | | | JACKSONVILLE | FL | 32207 |
| 099370 0000 | REED KAROLYN M | | 4430 WORTH DR E | | | JACKSONVILLE | FL | 32207 |
| 099369 0000 | RITCHIE JANEL T | | 4418 WORTH DR E | | | JACKSONVILLE | FL | 32207 |
| 099368 0000 | STUART FAMILY TRUST | | 4406 E WORTH DR | | | JACKSONVILLE | FL | 32207 |
| 099352 0000 | MOSELEY DANIEL ROBERT | | 4385 WORTH DR E | | | JACKSONVILLE | FL | 32207-7500 |
| 099351 0000 | GUTH ELLEN MCANDREWS | | 4401 E WORTH DR | | | JACKSONVILLE | FL | 32207-7503 |
| 099350 0000 | KELLY SEAN | | 4413 WORTH DR E | | | JACKSONVILLE | FL | 32207 |
| 099349 0000 | SANDERS CHRISTOPHER | | 4427 WORTH DR E | | | JACKSONVILLE | FL | 32207 |
| 099348 0000 | BURWELL RICHARD W | | 4441 WORTH DR E | | | JACKSONVILLE | FL | 32207-7503 |
| 099347 0000 | OFFEN CHRISTIAN A ET AL | | 4455 WORTH DR E | | | JACKSONVILLE | FL | 32207-7503 |
| 099346 0000 | GRANFIELD GARY | | 4463 WORTH DR E | | | JACKSONVILLE | FL | 32207-7503 |
| 099345 0000 | JADEJA JASWANT | | 4446-1A HENDRICKS AVE | STE 143 | | JACKSONVILLE | FL | 32207 |
| 099344 0000 | THOMAS UNNI C | | 4494 WORTH DR S | | | JACKSONVILLE | FL | 32207 |
| | ARDSLEY NEIGHBORHOOD ORGANIZATION | CAMILLE OTT | 1263 NORWICH RD | | | JACKSONVILLE | FL | 32207-7525 |
| | SAN MARCO PRESERVATION SOCIETY | ATTEN: CURRENT PRESIDENT | 1468 HENDRICKS AV | | | JACKSONVILLE | FL | 32207 |
| | SOUTHEAST | JOANNE PARKER GRIFFIN | 4222 LALOSA DR | | | JACKSONVILLE | FL | 32217 |

Land Development Review



February 17, 2026

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Parcels

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