

Application For Administrative Deviation

Planning and Development Department Info

Application # AD-26-07 **Staff Sign-Off/Date** RM / 01/15/2026
Filing Date 01/16/2026 **Number of Signs to Post** 1
Current Land Use Category LDR
Deviation Sought 1. REDUCE REQUIRED MINIMUM LOT AREA FROM 6000 TO 4205. 2. REDUCE MINIMUM LOT WIDTH FROM 60 FT TO 40 FT.
Applicable Section of Ordinance Code 656.305.(A)(II)(D)(1)(VII) 656.305.(A)(II)(D)(2)
Notice of Violation(s) N/A
Hearing Date 02/10/2026
Neighborhood Association N/A
Overlay LACKAWANNA NEIGHBORHOOD PLAN

Application Info

Tracking # 6720 **Application Status** SUFFICIENT
Date Started 12/01/2025 **Date Submitted** 12/02/2025

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	MICAIAH	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)

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

In Whose Name Will The Deviation Be Granted

MM HOMES OF JAX LLC

Is transferability requested? ☐ Yes ☒ No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

House # Street Name, Type and Direction Zip Code
0 DILLON ST 32254

Between Streets

SUMMER STREET and DAY AVENUE

Utility Services Provider

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

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- ☒ Reduce required minimum lot area from 6000 to 4205 square feet.
- ☐ Increase maximum lot coverage from % to %.
- ☐ Increase maximum height of structure from to feet.
- ☒ Reduce required yard(s)
REDUCE MINIMUM LOT WIDTH FROM 60 FT TO 40 FT
- ☐ Reduce minimum number of off-street parking spaces from to .
- ☐ Increase the maximum number of off-street parking spaces from to .
- ☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to feet.
- ☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to feet.
- ☐ Decrease minimum number of loading spaces from required to loading spaces.
- Reduce the dumpster setback from the required 5 feet along:
- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.
- ☐ Decrease the minimum number of bicycle parking spaces from required to spaces.
- ☐ Reduce the minimum width of drive from feet required to feet.
- ☐ Reduce vehicle use area interior landscape from square feet to square feet.
- ☐ Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to feet.
- ☐ Reduce the number of terminal island trees from terminal islands required to terminal islands.

On File

☐ Reduce the landscape buffer between vehicle use area along
Enter Street Name from **10** feet per linear feet of
frontage and **5** feet minimum width required to feet per linear feet of frontage and
feet minimum width.

☐ Reduce the number of shrubs along Enter Street Name from
required to shrubs.

☐ Reduce the number of trees along Enter Street Name from
required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from
5 feet minimum width required along:

☐ North boundary to feet;

☐ East boundary to feet;

☐ South boundary to feet;

☐ West boundary to feet.

Reduce the number of trees along:

☐ North property boundary from required to trees;

☐ East property boundary from required to trees;

☐ South property boundary from required to trees;

☐ West property boundary from required to trees.

☐ Increase the maximum width of the driveway access from Enter Street Name
from ☒ 24 ☐ 36 ☐ 48 feet required to feet.

☐ Decrease the minimum width of the driveway access from Enter Street Name
from ☒ 24 ☐ 36 ☐ 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required
along:

☐ North to feet;

☐ East to feet;

☐ South to feet;

☐ West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required
along:

☐ North to feet;

☐ East to feet;

☐ South to feet;

☐ West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

☐ North property boundary to feet wide;

☐ East property boundary to feet wide;

☐ South property boundary to feet wide;

☐ West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

☐ North property boundary from required to trees;

☐ East property boundary from required to trees;

☐ South property boundary from required to trees;

☐ West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- ☐ North property boundary to _____ feet tall and _____ %;
- ☐ East property boundary to _____ feet tall and _____ %;
- ☐ South property boundary to _____ feet tall and _____ %;
- ☐ West property boundary to _____ feet tall and _____ %.

Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☐ 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, <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
- ☒ Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- ☐ Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

THIS LOT WAS CUT INTO THIS SIZE GOING BACK AT LEAST TO 1971. ITS NO WAY IT WOULD EVER MEET THE CURRENT ZONING REQUIREMENTS. ITS BEEN VACANT WITH ABANDONED VEHICLES ON IT FOR A WHILE ALONG WITH THE ADJACENT LOT. THIS WILL ALLOW A SINGLE FAMILY HOME CONSISTENT WITH THE NEIGHBORHOOD THAT WILL MET ALL SET BACK REQUIREMENTS FOR THE CURRENT ZONING.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;
2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.
3. The proposed deviation 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 deviation;

IF THIS DEVIATION IS GRANTED IT WILL HELP THE PROPERTY VALUE WITH A NEW CONSTRUCTION HOME IF NOT THIS WILL JUST REMAIN A VACANT LOT BECAUSE ITS NO WAY TO ADD THE 20FT

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

NO

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

THIS NEIGHBORHOOD HAS A LOT OF 50 FT LOTS WITH SINGLE FAMILY HOMES THIS LOT IS 10 FT LESS. I COULD STILL MEET THE SETBACK REQUIREMENTS.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

(ii) The length of time the violation has existed without receiving a citation; and

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

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	\$966.00
2) Plus Notification Costs Per Addressee	
85 Notifications @ \$7.00/each:	\$595.00
3) Total Application Cost:	\$1,561.00

*** 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.**



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.

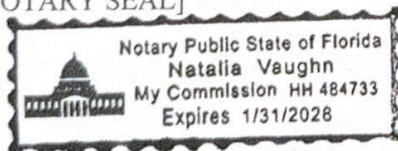
Type of identification produced _____.

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 Hirezi
 Witness
 Printed Name: Joel Hirezi
 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 Blvd
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

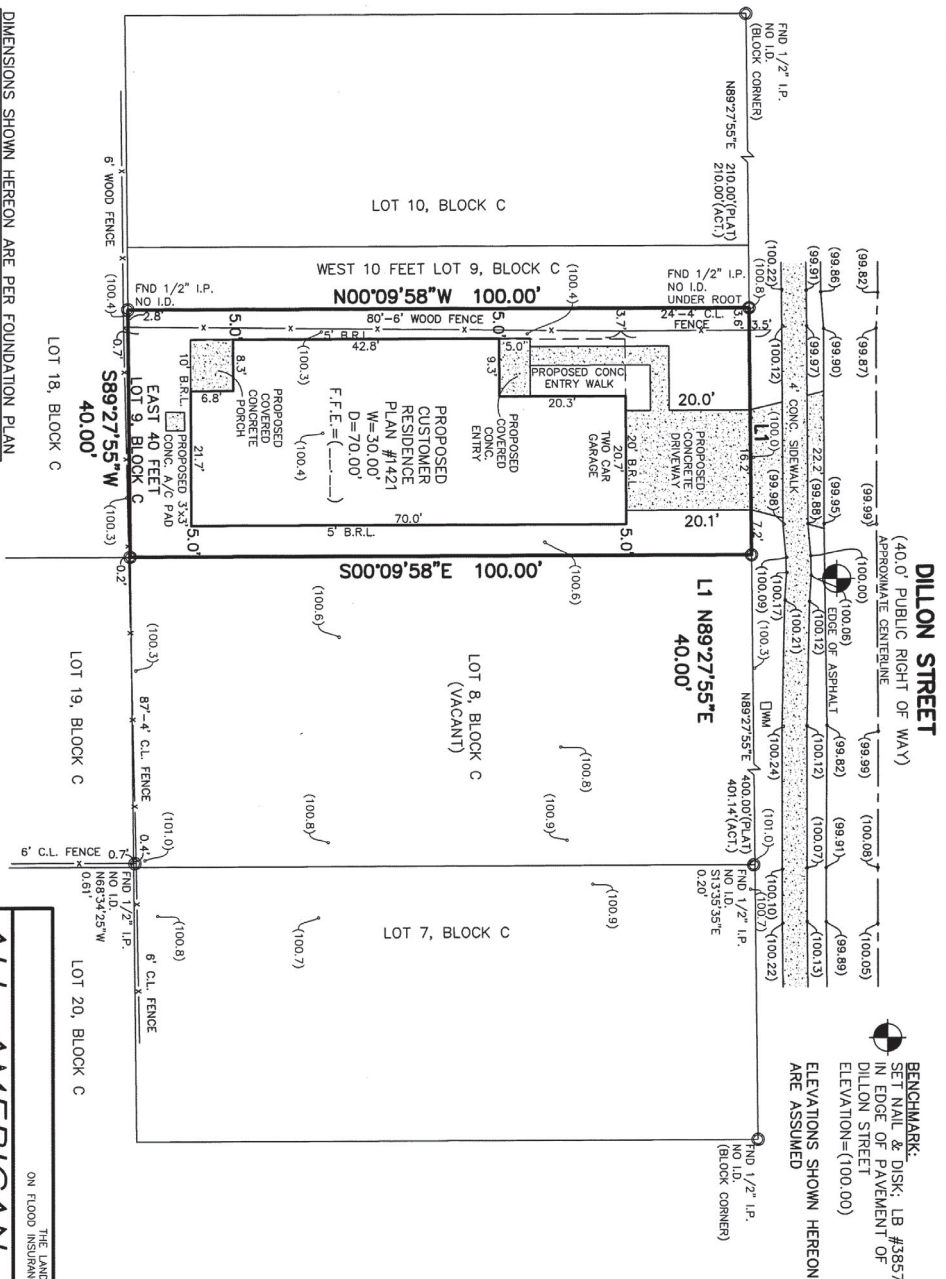
The effective date for this Limited Liability Company shall be:

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.



SUBSIDIARY OF VANBOSKIRK & FISH SURVEYING AND MAPPING, INC.:
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 84555

SUBSIDIARY OF VANBOSKIRK & FISH SURVEYING AND MAPPING, INC.:
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 84555

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREO MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 517, FLORIDA ADMINISTRATIVE CODE

NOT VALID UNLESS EMBOSSED BY
JAMES D. HARRISON, JR., No. 2647

SCALE 1"=20'
DATE 04-25-25
James P. Gann
FLORIDA-REGISTERED SURVEYOR AND MAPPER

F.B. X D.C.N/A

DR. BY BRB

P:\2025(96840)\MOSS INVESTMENTS\HIGHWAY AVE\E40 FEET OF LOT 9 BLOCK C

ORDER NO. 228707-PLOTPLAN FILE 97222

ADD. PLAT. PLAN; W.O.# 228307; 11-24-25 (OFFICE)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON AN ASSUMED DATUM.

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN	
E 40' LOT 9, BLOCK C	PLAN #1421
LOT SIZE	4,000± SQ. FT.
DRIVEWAY TO R/W	32.4± SQ. FT.
ENTRY WALK	89± SQ. FT.
APPROXIMATE SIDEWALK	160± SQ. FT.
RIGHT-OF-WAY LENGTH	40.00 FT.
TOTAL IMPERVIOUS COVERAGE	2,379± SQ. FT. 59%

[illegible]

DATE 04-25-25

SCALE 1"=20'

James P. Manning 11-2015

FLORIDA REGISTERED SURVEYOR AND MAPPER

ALL
AMERICAN
SURVEYING
AND MAPPING,
INC.

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0354 H FOR DUVAL COUNTY, FLORIDA, F.I.R.M. INDEX DATE 06-03-13

○ SET 5/8" IRON ROD; LB #3557
UNLESS OTHERWISE SHOWN HEREON

Land Development Review



January 15, 2026

Parcels

1:2,257

0.06 mi

0.1 km

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_MAIL_CITY	MAIL_MAIL_ZIP
057155 0000	3 MILE STEERS ACQUISITIONS LLC		3633 PINE ST		JACKSONVILLE	FL 32205-9416
057040 0000	3302 DIGMAN STREET LLC		300 DANA ST		FREMONT	CA 94539-5711
056999 0000	ADAMS SUSAN LIFE ESTATE		3249 NOLAN ST		JACKSONVILLE	FL 32254
057158 0000	AUX PROPERTIES FL LLC		7749 NORMANDY BLVD STE 121 815		JACKSONVILLE	FL 32221
057021 0000	ANDO HOLDINGS LLC		101 MARKETSIDE AVE STE 404 129		PONTE VEDRA	FL 32081
057145 0000	BAKER JOYCE		3214 FITZGERALD ST		JACKSONVILLE	FL 32254
057154 0000	BARNHILL ANDREW V		360 CHAMBERS ST		WOODSTOCK	GA 30188
056992 0000	BHKN III LLC		2144 ROSSELLE ST		JACKSONVILLE	FL 32204
057147 0000	BLUE SHARK PROPERTIES LLC		7719 GALVESTON AVE		JACKSONVILLE	FL 32211-7824
057148 0000	BROWN BAIDEN SONYA RENEE		3230 FITZGERALD ST		JACKSONVILLE	FL 32254
056988 0010	CARTER YVETTE YVONNE		3222 DIGMAN ST		JACKSONVILLE	FL 32254-3909
057022 0005	CENTRALIZE INVESTMENTS LLC		3595 SHERIDAN ST UNIT 200		HOLLYWOOD	FL 33021
057007 0000	COOK ROBERTA LYNN		3206 DILLON ST		JACKSONVILLE	FL 32254-3913
057130 0000	DARDEN SHANNAN LAURIE ANN		3232 THOMAS ST		JACKSONVILLE	FL 32254
057194 0010	DAVIS TYRONE ET AL		2445 DUNN AVE APT 208		JACKSONVILLE	FL 32218
057139 0000	DEHOMBRE RENE		350 GORGE RD APT 308		CLIFFSIDE PARK	NJ 07010
057015 0050	DGRON DIGMAN JAX LLC		831 BLACK ROCK RD		GLADWYNE	PA 19035
056990 0000	DIGNAN HOLDINGS GROUP LLC		191 UNIVERSITY BLVD STE 810		DENVER	CO 80206
057020 0000	ETTA PAULINE E		9005 CEDAR BLUFF DR		NORTH RICHLAND HILLS	TX 76182
057131 0020	FINNEY CLARA PATRICE		3238 THOMAS ST		JACKSONVILLE	FL 32254
057015 0060	FIT0Z BIZ LLC		7563 PHILIPS HWY STE 208		JACKSONVILLE	FL 32256
056995 0000	FORTUNATO MICHAEL		3243 SPENCER DR		BROOK	NY 10465
057162 0020	FIRE SPIRIT CHURCH OF GOD IN CHRIST		C/O TRUSTEES	280 DAY AVE	JACKSONVILLE	FL 32254-3962
057149 0000	GREEN MEADOW INVESTMENTS LLC		1710 ROWE AVE		JACKSONVILLE	FL 32208
057137 0000	GROUNDFLOOR JACKSONVILLE LLC		3948 3RD ST S 172		JACKSONVILLE BEACH	FL 32250
057129 0000	HAMMOND WILLIE J ESTATE		C/O MARTHA GLOVER	2812 FLEMING ST	JACKSONVILLE	FL 32254
057017 0000	HARDY JOANN		1995 WAGES WAY		JACKSONVILLE	FL 32218
057160 0000	HARRY WINSHIP DOWELL LIVING TRUST		3515 SAINT AUGUSTINE RD		JACKSONVILLE	FL 32207-5524
057039 0000	HELPUFL CITIZENS INC		1817 DEAN RD		JACKSONVILLE	FL 32216
057138 0015	HERRANDEZ MANUEL		11471 VIDUALIA CT		JACKSONVILLE	FL 32223
057184 0000	HOOPER BRENDA L		3302 FITZGERALD ST		JACKSONVILLE	FL 32254-3925
057015 0020	HOWARD ROSA M		3262 DILLON ST		JACKSONVILLE	FL 32254-3913
056993 0000	JACKSONVILLE 37 LAND TRUST		412 EAST MADISON ST SUITE 800-B		TAMPA	FL 33602
057012 0000	JAX FUND 2 LLC		P O BOX 450841		SUNRISE	FL 33345
057141 0000	JOHNSON STEPHINE		3203 FITZGERALD ST		JACKSONVILLE	FL 32254
057006 0010	JOYNER JOYNER MANAGEMENT LLC		9950 KINGS CROSSING DR		JACKSONVILLE	FL 32219
057003 0000	KAPUSCHANSKY ROBERT		2535 JOE ASHTON RD		SAINT AUGUSTINE	FL 32052-2531
056997 0000	KNOWLES ROSE M		3259 NOLAN ST		JACKSONVILLE	FL 32254-3929
057010 0000	LANK ONE LLC		1803 LONG CYPRESS CT		JACKSONVILLE	FL 32223
057146 0000	LAWRENCE DELROY		3218 FITZGERALD ST		JACKSONVILLE	FL 32254
057015 0000	LIMEWOOD VENTURES LLC		4249 POLO CT		JACKSONVILLE	FL 32277
057150 0000	LISA M KURYLO		1 BUNGALOW LN		WAPPINGERS FALLS	NY 12590
057022 0010	MACK REGINALD P ET AL		3302 DILLON ST		JACKSONVILLE	FL 32254-3915
056996 0000	MARREND JOEY ANTHONY		3263 NOLAN ST		JACKSONVILLE	FL 32254
057039 0010	MCCRAW MATHURIE		3303 DIGMAN ST		JACKSONVILLE	FL 32254-3910
057005 0000	MCDANIEL MAGGIE		PO BOX 6952		JACKSONVILLE	FL 32236-6952
057000 0000	MCDOWELL MARY E		3245 NOLAN ST		JACKSONVILLE	FL 32254-3929
057014 0000	MCHAIR ISHMAEL JR		3252 DILLON ST		JACKSONVILLE	FL 32254-3913
057004 0000	MCHALLY ANGELA W		10222 SCOTS LANDING RD		MECHANICSVILLE	VA 23116
057011 0000	MCNEIL SEAN IRA		524 SEA ISLAND DR		FERNANDINA BEACH	FL 32034
057017 0010	MEHRTEHS KELLY L		5225 POOKS HILL RD UNIT 429N		BETHESDA	MD 20814
057041 0000	MITCHELL GLENDA J		P O BOX 41311		JACKSONVILLE	FL 32203
057013 0020	MM HOMES OF JAX LLC		1398 OTTAWA AVE		JACKSONVILLE	FL 32210
057157 0000	NATIONWIDE COMMUNITY REVITALIZATION LLC		3239 DILLON ST		JACKSONVILLE	FL 32254
057018 0000	OCHOA GABRIEL		3226 ARTHUR TER		HOLLYWOOD	FL 33021
057134 0000	PADILLA SANTA MARITZA ET AL		2120 NW 57TH ST		MIAMI	FL 33142
056987 0000	POWELL MIRIAM D		3204 DIGMAN ST		JACKSONVILLE	FL 32254
057132 0010	PRIME LIFESTYLE ASSETS LLC		2153 S REMINGTON AVE		SARATOGA SPRINGS	UT 84045
057009 0000	PROELUNG CHAI RA		3208 DILLON ST		JACKSONVILLE	FL 32254
057156 0000	RICHARDSON BRIAN		2821 WINDSOR LN		PORT NECHES	TX 77651
057153 0000	SAFAR GEORGE		2715 ALVARADO AVE		JACKSONVILLE	FL 32217-2707
057133 0000	SCARPA RE INVESTMENTS LLC		8182 BANPO BRIDGE WAY		DELRAY BEACH	FL 33446
057021 0010	SMITH CHEYENNE		3217 DIGMAN ST		JACKSONVILLE	FL 32254-3908
057023 0000	SMITH LILLIAN C TRUSTEE		PO BOX 382017		JACKSONVILLE	FL 32238-2017
057135 0000	STALLWORTH JOANN D		3263 FITZGERALD ST		JACKSONVILLE	FL 32254-3922
056991 0000	STEPHENS LARRY		2279 CLEMENTE DR		JACKSONVILLE	FL 32204
057018 0010	STEPHENS LARRY ESTATE		C/O VALERIE BUTLER	4503 BRIAN DR	KILLEEN	TX 76542
056988 0000	STEVENSON JENNIFER		3206 DIGMAN ST		JACKSONVILLE	FL 32254-3909
057006 0000	STRICKLAND LARRY R		30274 65TH PLACE C		BRANFORD	FL 32008-2506
057022 0000	THAIS SVB LLC		3495 5TH AVE N		SAINT PETERSBURG	FL 33713
057144 0000	THOMAS KITWANA		2026 FOREST GATE DR E		JACKSONVILLE	FL 32246-1123
057013 0010	TMJ HOMES OF JAX LLC		1398 OTTAWA AVE		JACKSONVILLE	FL 32210
056994 0000	TORAR GOMEZ WILFREDO		2841 ERNEST ST		JACKSONVILLE	FL 32205
057159 0000	TOLBERT VELDA K		PO BOX 6784		JACKSONVILLE	FL 32236
057151 0000	TOLER SHAUNTRA		5852 ROUND TABLE RD		JACKSONVILLE	FL 32254
057015 0010	TONGE RODNEY W		7101 WILSON BLVD #8207		JACKSONVILLE	FL 32210
057008 0000	TOOKES MILTON CALVIN ESTATE		3212 DILLON ST		JACKSONVILLE	FL 32254-3913
057019 0000	TRUST NO 323305		4617 HIGHWAY AVE		JACKSONVILLE	FL 32254
057140 0000	VLG PROPERTIES LLC		7709 GALVESTON AVE		JACKSONVILLE	FL 32211
057152 0000	WEBB CAROLYN		3254 FITZGERALD ST		JACKSONVILLE	FL 32254
057185 0000	WILLIAMS EDDIE L		3308 FITZGERALD ST		JACKSONVILLE	FL 32254-3925
057060 0000	WILLIAMS KEENAN MAXWELL SR		3352 DIGMAN ST		JACKSONVILLE	FL 32254-3911
057002 0000	WILLIAMSON ABRAHAM		3229 NOLAN ST		JACKSONVILLE	FL 32254-3929
057194 0000	WOODS MICHAEL		2440 EMILY DR		JACKSONVILLE	FL 32216-5103
057001 0000	ZENE GROUP LLC		1429 DANBURY PARKS DR		KELLER	TX 76248
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W		JACKSONVILLE	FL 32209
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT		JACKSONVILLE	FL 32219

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

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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:

Receipt: 460-27-00049962

\$2,722.00

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