

Date Submitted: <u>3/24/25</u>
Date Filed: <u>4/2/25</u>

Application Number: <u>WRF-25-02</u>
Public Hearing:

## Application for Waiver of Minimum Required Road Frontage

City of Jacksonville, Florida  
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: <u>RR - ACRE</u>	Current Land Use Category: <u>LDR</u>	
Council District: <u>6</u>	Planning District: <u>3</u>	
Previous Zoning Applications Filed (provide application numbers): <u>none found</u>		
Applicable Section of Ordinance Code: <u>656.304 A.T. (f) + 656.407</u>		
Notice of Violation(s): <u>none found</u>		
Neighborhood Associations: <u>Heaven Tree Owners Assoc. Inc., Hammock Oaks Beautification Comm., Deer Meadows Homeowners Assoc.</u>		
Overlay: <u>none</u>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>\$1,469.</u>	Zoning Asst. Initials: <u>dir</u>

PROPERTY INFORMATION	
1. Complete Property Address: <u>12094 Acosta Road Jacksonville, FL 32223</u>	2. Real Estate Number: <u>158904-0030</u>
3. Land Area (Acres): <u>2.25</u>	4. Date Lot was Recorded: <u>03/07/2024</u>
5. Property Located Between Streets: <u>Acosta Road is a dead end street located off of Loretto Road.</u>	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? <u>Emily Marie Hoffman</u>	

Page 1 of 5

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <b>Emily Marie Hoffman</b>	10. E-mail: <b>hoffmanfamilyjax@gmail.com</b>
11. Address (including city, state, zip): <b>12094 Acosta Road Jacksonville, FL 32223</b>	12. Preferred Telephone: <b>904-566-7774</b>

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>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:</p> <ul style="list-style-type: none"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>ii. <i>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);</i></li> <li>iii. <i>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;</i></li> <li>iv. <i>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;</i></li> <li>v. <i>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.</i></li> </ul>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The subject property is located in an RR-Acre residential district and currently lacks any direct road frontage. Instead, the property is accessed via a deeded easement that is recorded by the Duval County Clerk of Court, Document #2025004736 (Book 21320, Page 361)—which provides adequate vehicular access to a public street. However, despite this valid easement, the absence of road frontage creates a significant development impediment, as the zoning regulation requires a minimum of 80' street frontage. Without a waiver, it would be impossible to develop the property for its intended purpose.

In accordance with Section 656.133(d)(1) through (5) of the Zoning Ordinance, this waiver request is based on substantial, competent evidence of practical and economic difficulties. Specifically, if the variance is not granted, we will be unable to develop the property to build our home which is essential to our family's needs. This request is not being made to reduce development costs or circumvent the subdivision regulations but is a necessary step to overcome an inherent limitation of the property's layout. Moreover, there would be no negative impact on the surrounding neighborhood. In fact, several properties at the dead end of Acosta Road share similar frontage issues, underscoring that the waiver would not diminish property values or alter the essential character of the area.

Finally, the proposed waiver complies with the statutory requirements, as it is supported by the existence of a valid and effective easement that ensures safe and reliable access to a public street. The development of a family home on this property will not be detrimental to public health, safety, or welfare, nor will it result in additional expense, nuisances, or conflicts with any applicable law. For these reasons, we respectfully request that the City Council grant this waiver, thereby enabling the responsible development of our property and the realization of a home in which we can raise our children.

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- ☒ Survey
- ☒ Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- ☒ Property Ownership Affidavit (Exhibit A)
- ☐ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☒ Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- ☒ Proof of valid and effective easement for access to the property.

## FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

## AUTHORIZATION

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

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

### Owner(s)

Print name: Emily Marie Hoffman

Signature: 

### Applicant or Agent (if different than owner)

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

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

### Owner(s)

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

## SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

### Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2<sup>nd</sup> Floor

Jacksonville, Florida 32202

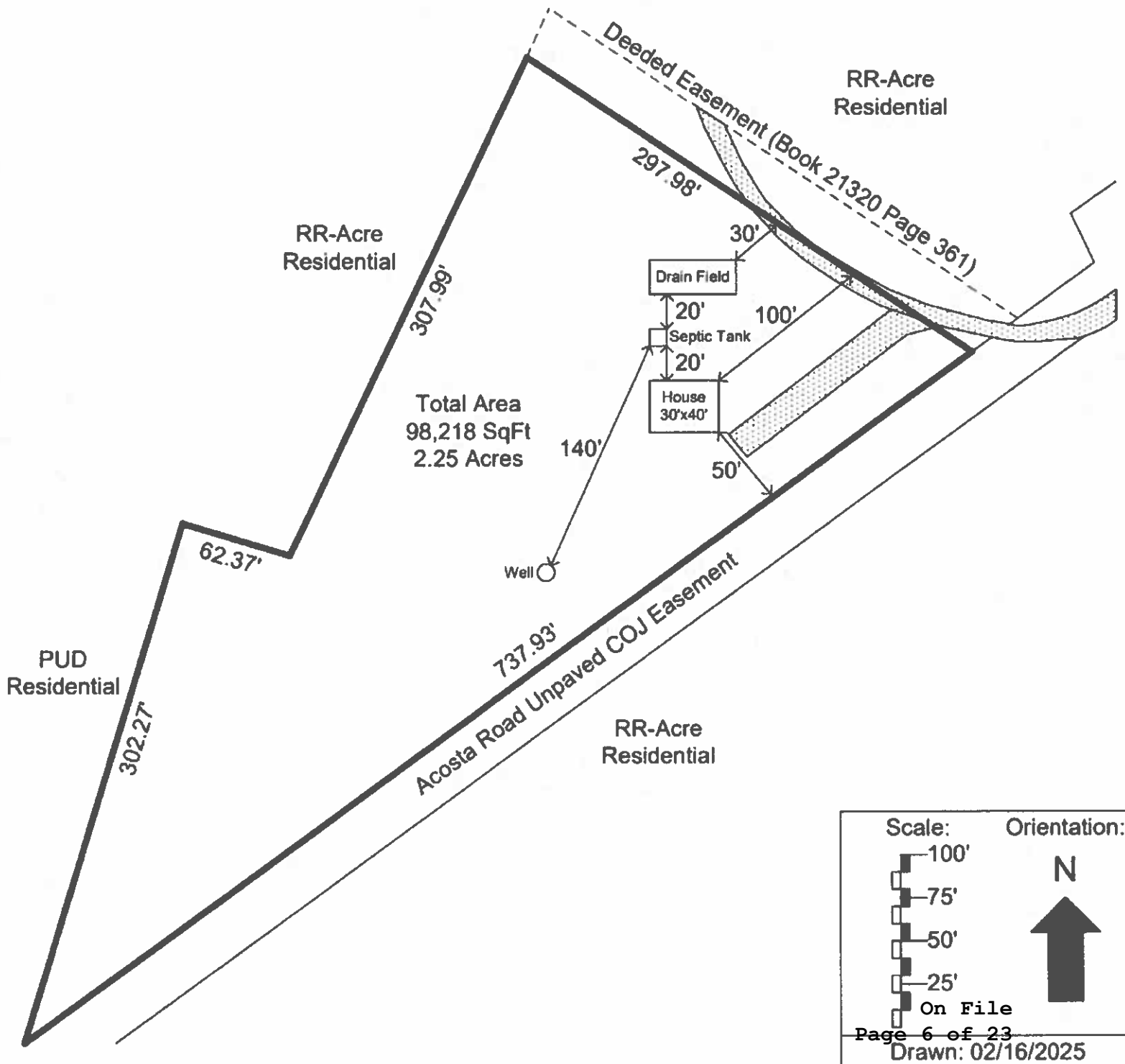
(904) 255-8300

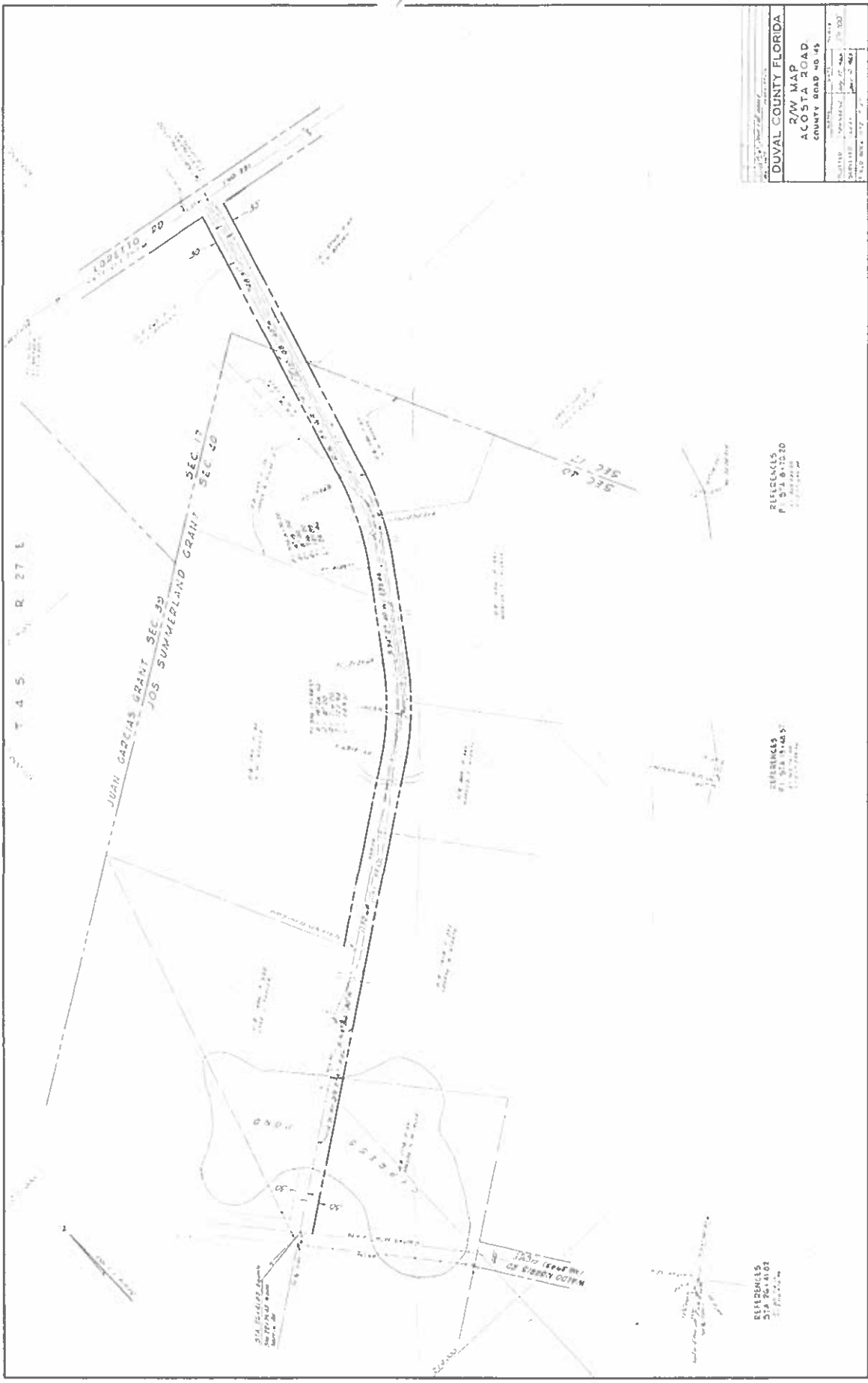
**SITE PLAN FOR RE#: 158904 0030 / 12094 ACOSTA ROAD JACKSONVILLE, FL 32223**

**LEGAL DESCRIPTION:**

A PART OF THE JOS. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 507, PAGE 4 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST OR MOST WESTERLY CORNER OF LANDS OF EDWIN G. JONES AS DESCRIBED BY PARCEL 4 OF DEED RECORDED IN DEED BOOK 786, PAGE 273; THENCE NORTH 17°09'53" EAST, 305.19 FEET, THENCE SOUTH 72°50'07" EAST, 62.37 FEET; THENCE NORTH 25°44'03" EAST, 304.75 FEET; THENCE SOUTH 56°46'36" EAST, 296.66 FEET TO A POINT ON CONRAD W. ACOSTA'S NORTHWESTERLY LINE AS DESCRIBED IN DEED BOOK 1406, PAGE 332; THENCE SOUTH 54° WEST, 240.30 FEET TO THE MOST WESTERLY CORNER OF CONRAD W. ACOSTA'S LAND; THENCE SOUTH 54° WEST ALONG EDWIN G. JONES NORTHWESTERLY LINE, 415 FEET MORE OR LESS TO THE POINT OF BEGINNING.



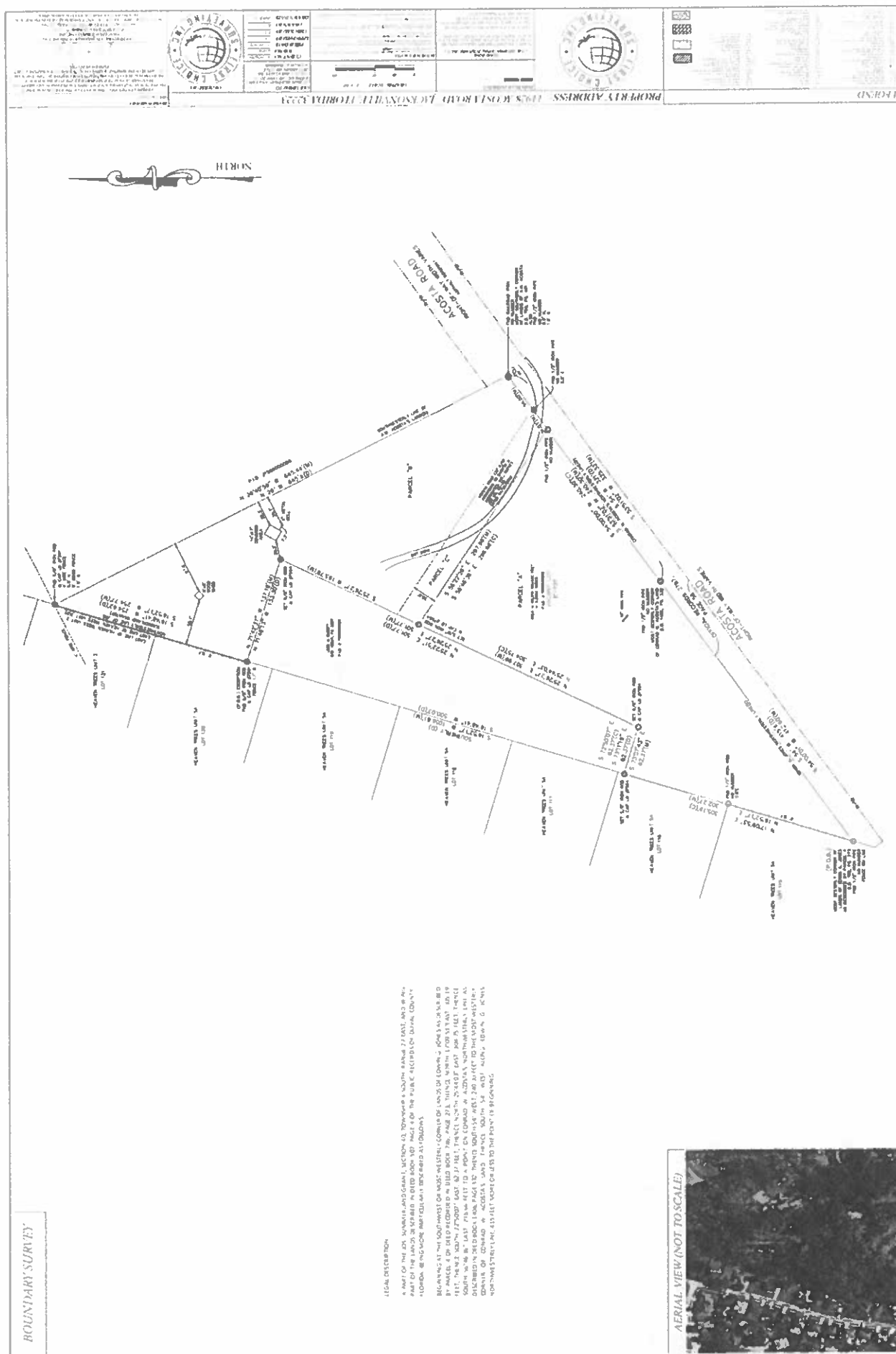


DUVAL COUNTY FLORIDA	
2/W MAP	
ACOSTA ROAD	
COUNTY ROAD NO. 45	
PLATTED	RECORDED
DATE	DATE
1900	1900

REFERENCES  
PLAT 100  
PLAT 101

REFERENCES  
PLAT 100  
PLAT 101

REFERENCES  
PLAT 100  
PLAT 101



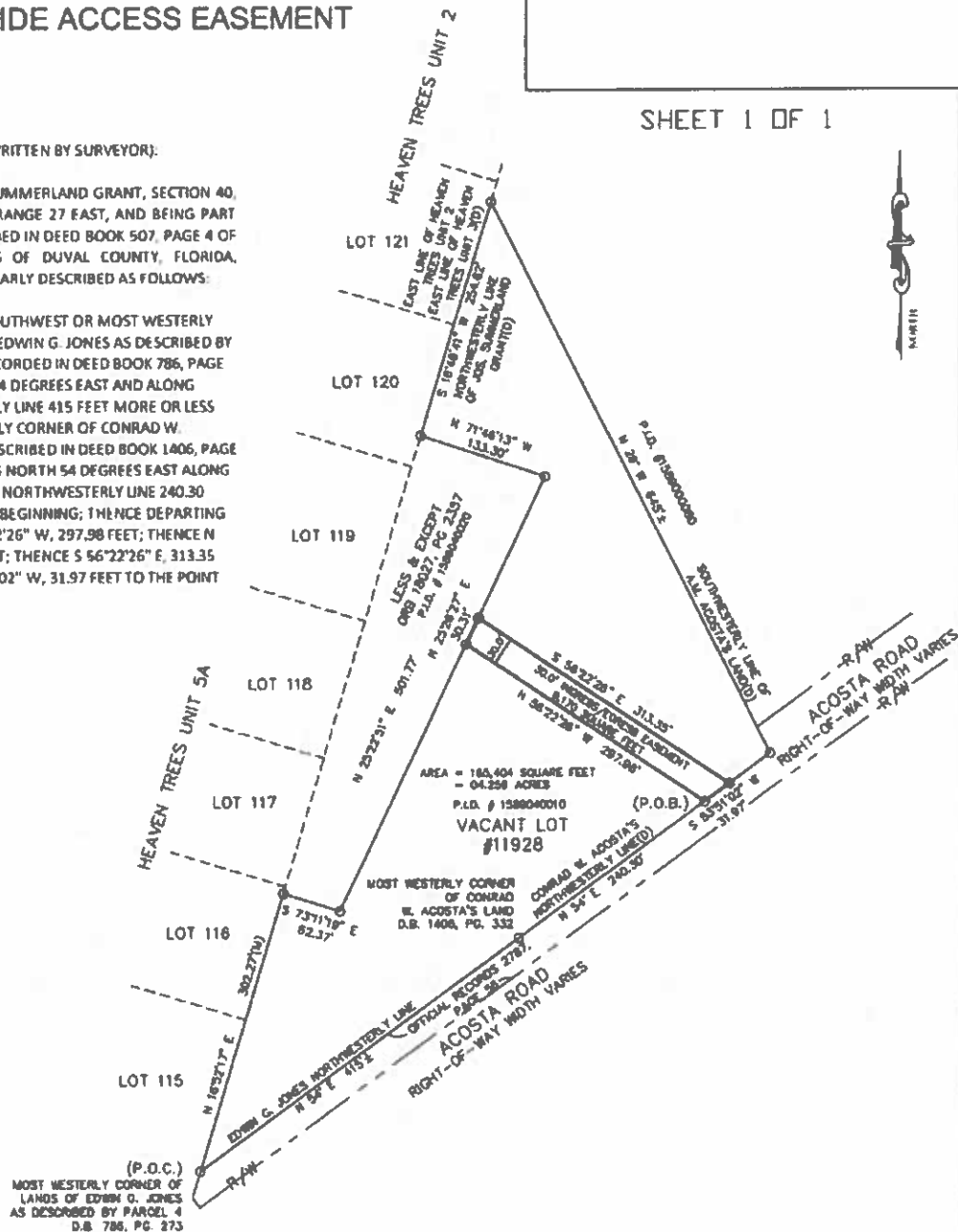


SHEET 1 OF 1

**LEGAL DESCRIPTION (WRITTEN BY SURVEYOR):**

A PART OF THE 105. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 507, PAGE 4 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST OR MOST WESTERLY CORNER OF LANDS OF EDWIN G. JONES AS DESCRIBED BY PARCEL 4 OF DEED RECORDED IN DEED BOOK 786, PAGE 273, THENCE NORTH 54 DEGREES EAST AND ALONG JONES NORTHWESTERLY LINE 415 FEET MORE OR LESS TO THE MOST WESTERLY CORNER OF CONRAD W. ACOSTA'S LAND AS DESCRIBED IN DEED BOOK 1406, PAGE 332, AND CONTINUING NORTH 54 DEGREES EAST ALONG CONRAD W. ACOSTA'S NORTHWESTERLY LINE 240.30 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE RUN N 56°22'26" W, 297.98 FEET; THENCE N 25°26'27" E, 30.31 FEET; THENCE S 56°22'26" E, 313.35 FEET; THENCE S 53°51'02" W, 31.97 FEET TO THE POINT OF BEGINNING.



### SURVEYORS CERTIFICATE

### ABBREVIATIONS / LEGEND

L.B. = LICENSED BUSINESS  
P.B. = PLAT BOOK  
PG. = PAGE  
(P.C.) = POINT OF CURVATURE  
(P.I.) = POINT OF INTERSECTION  
(P.T.) = POINT OF TANGENCY  
P.L. = PARCEL IDENTIFICATION

- CHANGE IN DIRECTION
- CL - CENTER LINE
- R/W - RIGHT OF WAY

R/W = RIGHT OF WAY



6/3/2022

CERTIFIED BY: JON SHOEMAKER PSM NO. 5144  
FIRST CHOICE SURVEYING, INC.  
P.O. BOX 470978, LAKE MONROE, FL 32747  
407.951.3425 (Office) 407.520.5453 (Fax), LB #7564

CERTIFIED TO:  
MICHAEL HOFFMAN AND EMILY HOFFMAN,  
LAW OFFICES OF CURTIS & ASSOCIATES, P.A.;  
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-0.050 THROUGH 5J-17-0.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

IN ACCORDANCE WITH CH-5J-17  
OF THE FLORIDA ADMINISTRATIVE CODE, THIS  
DESCRIPTION AND SKETCH OF DESCRIPTION  
BEARS THE NOTATION:  
**THIS IS NOT A SURVEY**

**SURVEYOR'S NOTES**

1. BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF ACOSTA ROAD, AS BEING, N 54°00'00" E, PER DEED, ASSUMED
2. THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

PROPERTY ADDRESS: 11928 ACOSTA ROAD, JACKSONVILLE, FLORIDA 32223

P.I.D NO. 158904-0010

DRAWN	KS	DATE	6/3/22
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CHECKED	KS	DATE	6/3/22
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SCALE  
0-150  
JOB NO.  
94054

On File  
9 of 23

HOFFMAN - AGNEW

**Prepared By:**

Lance Michael Hoffman II  
4509 Redwood Avenue  
Jacksonville, FL 32207

**Return To:**

Emily Marie Hoffman  
4509 Redwood Avenue  
Jacksonville, FL 32207

Doc # 2024046447, OR BK 20971 Page 2423.  
Number Pages: 2  
Recorded 03/07/2024 01:40 PM,  
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING \$18.50  
DEED DOC ST \$0.70

**QUITCLAIM DEED**

This Quitclaim Deed, executed on Wednesday March 6<sup>th</sup>, 2024, by the Grantor, Forrest L. Agnew, Jr., whose post office address is 4026 San Remo, Drive, Jacksonville, FL 32217, to the Grantee, Emily Marie Hoffman, whose post office address is 4509 Redwood Avenue, Jacksonville, FL 32207.

Witnesseth, that the Grantor, for the sum of \$10.00, and other good and valuable consideration paid by thee Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Duval County, Florida:

**"SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART THEREOF"**

Previously a portion of RE#: 158904 0010 (11928 Acosta Road, Jacksonville, FL 32223)

Witness Signature: [Signature]

Witness Signature: KO

Printed Name: John E Nardi

Printed Name: Keon O'neal

Witness Address: 4446-1A Hendricks Avenue

Witness Address: 4446-1A Hendricks Avenue

Witness City, State, Zip: Jacksonville, FL, 32207

Witness City, State, Zip: Jacksonville, FL, 32207

Grantor Signature: [Signature]

Grantor Printed Name: Forrest Lewis Agnew Jr

Sworn to (or affirmed) and subscribed before me on March 6<sup>th</sup>, 2024 by Forrest L. Agnew, Jr..



ZACHARY R. WILSON  
Commission # 181086477  
Expires February 3, 2026  
Sustained Their Budget History Services

[Signature]  
Notary Public

Zachary R. Wilson

(Print, Type, or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: Florida Driver License

## EXHIBIT "A"

### LEGAL DESCRIPTION:

PART OF THE JOS. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 507, PAGE 4 OF THE PUBLIC RECORDS OF DUVAL COUNTY, BEGINNING FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT THE SOUTHWEST OR MOST WESTERLY CORNER OF LANDS OF EDWIN G. JONES AS DESCRIBED BY PARCEL 4 OF DEED RECORDED IN DEED BOOK 786, PAGE 273; THENCE NORTH  $17^{\circ}09'53''$  EAST, 305.19 FEET, THENCE SOUTH  $72^{\circ}50'07''$  EAST, 62.37 FEET; THENCE NORTH  $25^{\circ}44'03''$  EAST, 304.75 FEET; THENCE SOUTH  $56^{\circ}46'36''$  EAST, 296.66 FEET TO A POINT ON CONRAD W. ACOSTA'S NORTHWESTERLY LINE AS DESCRIBED IN DEED BOOK 1406, PAGE 332; THENCE SOUTH  $54^{\circ}$  WEST, 240.30 FEET TO THE MOST WESTERLY CORNER OF CONRAD W. ACOSTA'S LAND; THENCE SOUTH  $54^{\circ}$  WEST ALONG EDWIN G. JONES NORTHWESTERLY LINE, 415 FEET MORE OR LESS TO THE POINT OF BEGINNING.

- change of ownership.
- Past taxes are not a reliable projection of future taxes.
  - The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

File #  
7618

**IOFFMAN EMILY MARIE**  
2094 ACOSTA RD  
ACKSONVILLE, FL 32223

**Primary Site Address**  
0 ACOSTA RD  
Jacksonville FL 32223-

**Official Record Book/Page**  
20971-02423

#### ACOSTA RD Property Detail

<b>RE #</b>	158904-0030
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	79068

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.](#)

#### Value Summary

Value Description	2024 Certified	2025 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$0.00	\$0.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$0.00	\$0.00
<b>Assessed Value</b>	\$0.00	\$0.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$0.00	See below

#### 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
20971-02423	3/6/2024	\$100.00	QC - Quit Claim	Unqualified	Vacant

#### Extra Features

No data found for this section

#### Land & Legal

No data found for this section

#### Legal

LN	Legal Description
1	40-4S-27E 1.82
2	J SUMMERLAND GRANT
3	PT RECD O/R 20971-2423

#### Buildings

No data found for this section

#### 2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

#### 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.  
No information available

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](#)

Prepared by:

Lance Michael Hoffman II

12094 Acosta Road Jacksonville, FL 32223

Return to:

Emily Marie Hoffman

12094 Acosta Road Jacksonville, 32223

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### **EASEMENT AGREEMENT**

**This Easement Agreement (the "Agreement") is entered into this January 8<sup>th</sup>, 2025 by and between Abigail Agnew Gruber ("Grantor"), whose address is 4509 Redwood Avenue, Jacksonville, FL 32207, and Emily Marie Hoffman ("Grantee"), whose address is 12094 Acosta Street, Jacksonville, FL 32223.**

WHEREAS, the Grantor is the owner of the real property located at 11928 Acosta Road, Jacksonville, Florida (RE#: 158904-0040), as more particularly described in Exhibit "B" attached hereto and incorporated herein (the "Grantor's Parcel");

WHEREAS, the Grantee is the owner of the real property located at 12094 Acosta Street, Jacksonville, Florida (RE#: 158904-0030), as more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Grantee's Parcel");

WHEREAS, the Grantee desires an easement for access through and across the Grantor's Parcel to enter and access the Grantee's Parcel; and

WHEREAS, the Grantor is willing to grant such an easement on the terms and conditions set forth herein.

**NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the Grantor and the Grantee agree as follows:**

**1. Grant of Easement** The Grantor hereby grants, conveys, and transfers to the Grantee, for the benefit of the Grantee's Parcel, a perpetual, non-exclusive easement (the "Easement") for ingress and egress over, through, and across the portion of the Grantor's Parcel described in Exhibit "C" attached hereto and incorporated herein (the "Easement Area").

**2. Purpose of Easement** The Easement shall be used solely for the purpose of providing access to and from the Grantee's Parcel.

**3. Appurtenance to Grantee's Parcel** The Easement shall run with the land and shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the Grantee and the Grantor. The Easement may not be terminated except as set forth herein or by agreement of the parties hereto.

**4. Maintenance of Easement Area** The Grantee shall be responsible for maintaining the Easement Area in good condition and repair at the Grantee's sole cost and expense.

**5. Transferability** This Easement is transferable to the Grantee's heirs and/or the future owners of the Grantee's Parcel.

**6. Representations and Warranties** The Grantor represents and warrants that it is the sole owner of the Grantor's Parcel and has the authority to grant the Easement described herein.

**7. Indemnification** The Grantee agrees to indemnify, defend, and hold harmless the Grantor from any and all claims, liabilities, damages, or expenses arising out of or related to the use of the Easement Area by the Grantee, its heirs, successors, assigns, guests, or invitees.

**8. Governing Law** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

**9. Entire Agreement** This Agreement constitutes the entire understanding between the parties regarding the Easement and supersedes any prior agreements, representations, or understandings, whether written or oral.

**10. Amendments** This Agreement may not be modified or amended except by a written instrument signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement as of the date first above written.

GRANTOR:

Abigail Agnew Gruber

Abigail Agnew Gruber

Date: 1/07/25

GRANTEE:

Emily Marie Hoffman

Emily Marie Hoffman

Date: 1/7/25

**ACKNOWLEDGMENT**

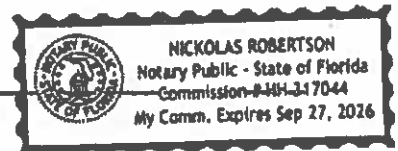
State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 7 day of Jan, 2025, by Abigail Agnew Gruber, who ☐ is personally known to me or ☒ has produced FLDL 61614-001-92-7100 as identification.

Nickolas Robertson

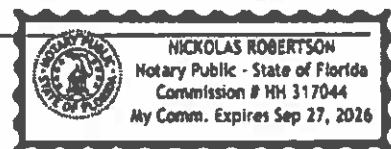
Notary Public My Commission Expires: Sep 27 2026



The foregoing instrument was acknowledged before me this 7 day of Jan, 2025, by Emily Marie Hoffman, who ☐ is personally known to me or ☒ has produced FLDL H155-213841-5410 as identification.

Nickolas Robertson

Notary Public My Commission Expires: Sep 27 2026



**Exhibits:**

Exhibit "A": Legal Description of Grantee's Parcel

Exhibit "B": Legal Description of Grantor's Parcel

Exhibit "C": Legal Description of Easement Area

**Exhibit "A"**

**Legal description for Grantee's parcel:**

**"PART OF THE JOS. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND BEING PART OF THE LANDS DESCRIBED IN DEED BOOK 507, PAGE 4 OF THE PUBLIC RECORDS OF DUVAL COUNTY, BEGINNING FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**AT THE SOUTHWEST OR MOST WESTERLY CORNER OF LANDS OF EDWIN G. JONES AS DESCRIBED BY PARCEL 4 OF DEED RECORDED IN DEED BOOK 786, PAGE 273; THENCE NORTH 17°09'53"EAST, 305.19 FEET, THENCE SOUTH 72°50'07" EAST, 62.37 FEET; THENCE NORTH 25°44'03" EAST, 304.75 FEET; THENCE SOUTH 56°46'36" EAST, 296.66 FEET TO A POINT ON CONRAD W. ACOSTA'S NORTHWESTERLY LINE AS DESCRIBED IN DEED BOOK 1406, PAGE 332; THENCE SOUTH 54° WEST, 240.30 FEET TO THE MOST WESTERLY CORNER OF CONRAD W. ACOSTA'S LAND; THENCE SOUTH 54° WEST ALONG EDWIN G. JONES NORTHWESTERLY LINE, 415 FEET MORE OR LESS TO THE POINT OF BEGINNING."**



**EXHIBIT "B"**

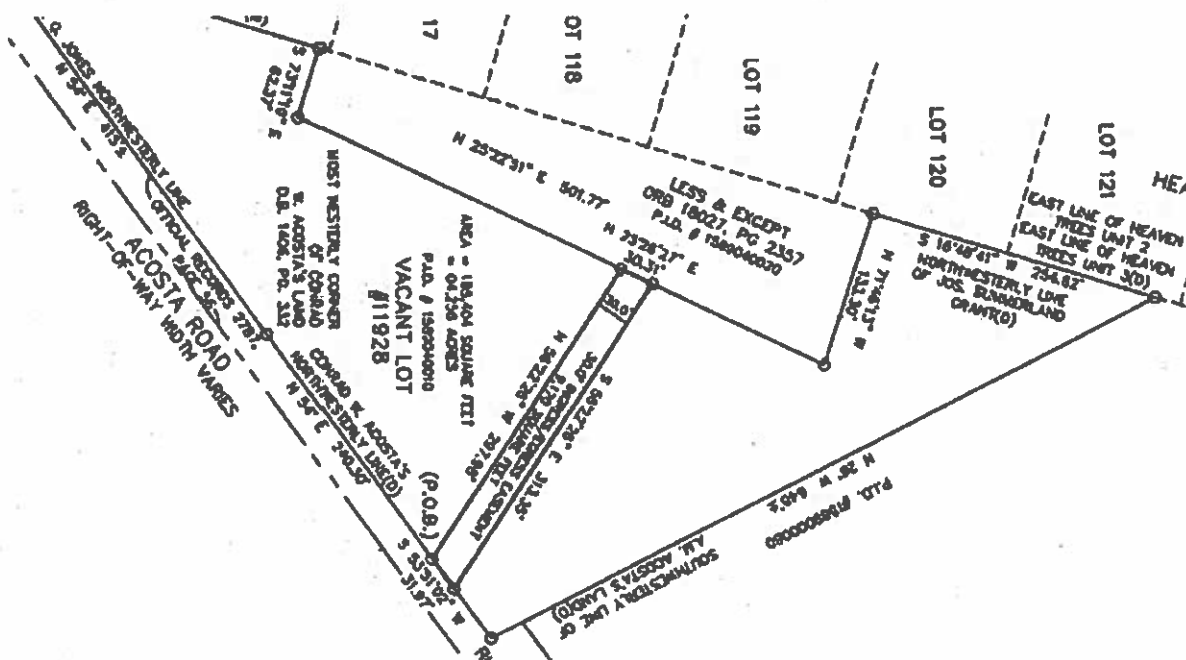
Legal description for Grantor's parcel:

"BEGINNING AT THE MOST SOUTHERLY CORNER OF LANDS OF A. M. ACOSTA AS DESCRIBED IN DEED BOOK 790, PAGE 401; THENCE SOUTH 54° WEST, 80.70 FEET; THENCE NORTH 56°46'36" WEST, 296.66 FEET; THENCE NORTH 25°44'03" EAST, 197.02 FEET; THENCE NORTH 71°25'01 WEST, 137.18 FEET; THENCE NORTH 17°09'53" EAST, 254.77 FEET; THENCE SOUTH 26° EAST, 645 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING FROM THE FOREGOING DESCRIBED LAND AN EXISTING 30 FOOT ROAD RIGHT OF WAY EXTENDING IN AN EASTERLY AND WESTERLY DIRECTION ACROSS SAID LAND AND KNOWN AS ACOSTA ROAD, AS LOCATED AND DEPICTED ON SURVEY OF GHIOTTO & ASSOCIATES, INC. UNDER JOB NO. 02-26, DATED APRIL 29, 2002"

**Legal description of Easement:**

COMMENCE AT THE SOUTHWEST OR MOST WESTERLY CORNER OF LANDS OF EDWIN H. JONES AS DESCRIBED BY PARCEL 4 OF DEED RECORDED IN DEED BOOK 786, PAGE 273; THENCE NORTH 54 DEGREES EAST AND ALONG JONES NORTHWESTERLY LINE 415 FEET MORE OR LESS TO THE MOST WESTERLY CORNER OF CONRAD W. ACOSTA'S LAND AS DESCRIBED IN DEED BOOK 1406, PAGE 332, AND CONTINUING NORTH 54 DEGREES EAST ALONG CONRAD W. ACOSTA'S NORTHWESTERLY LINE 240.30 FEET TO THE POINT OF BEGINNING ; THENCE N 56°22'26" W, 297.98 FEET; THENCE N 25°26'27" E, 30.31 FEET; THENCE S 56°22'26" E, 313.35 FEET; THENCE S 53°51'02" W, 31.97 FEET TO THE POINT OF BEGINNING."





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

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

Emily Marie Hoffman

Owner (Affiant) Name

12094 Acosta Road

Address(es) for Subject Property

158404 0030

Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Minimum road frontage

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

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

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.
2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

*Emily M. Hoffman*  
Signature of Affiant

Emily M. Hoffman  
Printed/Typed Name of Affiant

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17, day of February, 2025, by Emily M Hoffman, who is ☐ personally known to me or ☐ has produced identification and who took an oath.

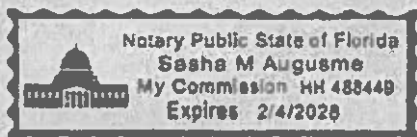
Type of identification produced Florida DL  
H155-213-84541-0

*Sasha M. Augsme*  
Notary Public Signature

Sasha M Augsme  
Printed/Typed Name - Notary Public

My commission expires: 2/4/2028








[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**



 Parcels
  Land Use  
 Address Points
  Panel Index  
 Height Restriction Zones
  Zoning  
 HORIZONTAL SURFACE ELEV 500'
  Mandarin Height Overlay

On File  
Page 21 of 23

A	B	C	D	E	F	G
1	RE	LNAME	MAIL_ADDR1	MAIL_CITY	MAIL_ZIP	
2	158898 3575	ZIER LANCE	11886 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223
3	158898 3570	KUEBLER KYLE W	11880 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1995
4	158898 3510	HAWES KRISTINE	11881 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223
5	158904 0040	GRUBER ABIGAIL AGNEW	914 INWOOD TERRACE	JACKSONVILLE	FL	32207
6	158898 3530	CREWS SUSAN LIVINGSTON LIFE ESTATE	11823 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1997
7	158902 0060	ACOSTA GARY J SR	11947 ACOSTA RD	JACKSONVILLE	FL	32223
8	158902 0020	VISMAN RICHARD ANTHONY LIFE ESTATE	11943 ACOSTA RD	JACKSONVILLE	FL	32223-1961
9	158898 4190	BRYANT CAROL L	11926 HUGE EVERGREEN CT	JACKSONVILLE	FL	32223-2927
10	158898 4170	SELFOLLARI AFERDITA	11910 HUGE EVERGREEN CT	JACKSONVILLE	FL	32223-2927
11	158898 1525	SOBOL JASON M	4895 S ARGONNE ST	AURORA	CO	80015
12	158898 4230	CAUSEY RANDALL	1759 PATRIOT CT	MULLINS	SC	29574
13	158898 3540	PERRY MATTHEW J LIFE ESTATE	11832 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1995
14	158902 0000	LENNON GLORIA GAIL LIFE ESTATE	11963 ACOSTA RD	JACKSONVILLE	FL	32223
15	158898 3555	EIKELBOOM PAUL & EILEEN REVOCABLE TRUST	11856 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223
16	158900 0080	FAYE DENNIS ANDREW JR	11920 ACOSTA RD	JACKSONVILLE	FL	32223
17	158902 0010	HALL KIRK	60 VESTAVIA CT	JACKSONVILLE	FL	32081
18	158898 1520	BRANTLEY DERON	11867 HEATHER GROVE LN	JACKSONVILLE	FL	32223-2906
19	158898 4150	VARANELLI FRANK J	522 AMHERST ST	WINCHESTER	VA	22601
20	158898 4180	VOYLES GRACE L ET AL	11918 HUGE EVERGREEN CT	JACKSONVILLE	FL	32223-2927
21	158898 3505	POSTEL GRIGORIY	11895 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223
22	158898 4240	CAUSEY JAMES BRANDON	11909 HUGE EVERGREEN CT	JACKSONVILLE	FL	32223
23	158902 0040	STEWART RACHEL C	3291 LATRELLE LN	JACKSONVILLE	FL	32221
24	158898 3550	TRAYLOR ALICE M L	11848 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1995
25	158898 3525	COCKLEY KAREN A	11831 MOUNTAIN ASH RD EAST	JACKSONVILLE	FL	32223
26	158910 0000	CHAPMAN KEVIN J	12015 ACOSTA RD	JACKSONVILLE	FL	32223
27	158911 0010	WELLS JACQUELINE IRENE	12027 ACOSTA RD	JACKSONVILLE	FL	32223-1924
28	158902 0051	ACOSTA THOMAS C	11975 ACOSTA RD	JACKSONVILLE	FL	32223
29	158898 3580	FRIAS ANTONIO M	11892 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1995
30	158904 0020	STRICKLAND DAVID N	11942 ACOSTA RD	JACKSONVILLE	FL	32223
31	158898 3560	GLOVER STEPHEN E	11864 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223
32	158898 4220	MCALISTER RANDALL	11939 HUGE EVERGREEN CT	JACKSONVILLE	FL	32223
33	158898 3535	COHEN NORMAN S	11824 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-2920
34	158898 4140	COLLIER CHRISTOPHER A SR	11911 BLUE SPRUCE CT	JACKSONVILLE	FL	32223-2923
35	158898 3520	PARDILLO REGALADO SEGUIRA JR	11847 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1997
36	158900 0090	FAYE DENNIS ANDREW SR	11918 ACOSTA RD	JACKSONVILLE	FL	32223
37	158898 1515	PITTMAN BENNETTE STURT LIFE ESTATE	11874 HEATHER GROVE LN	JACKSONVILLE	FL	32223
38	158898 3515	EVANS NIGEL	11865 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223
39	158898 1060	TWISDALE LINDA K	11797 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1996
40	158898 4250	TAFANI HAKI ET AL	3221 MOUNTAIN ASH RD S	JACKSONVILLE	FL	32223-2932
41	158898 3585	SISAK THEODORE A	11898 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1995
42	158898 3565	MARROU JAIME E	11872 MOUNTAIN ASH RD E	JACKSONVILLE	FL	32223-1995
43	158898 4160	NGUYEN TOAN Q	11902 HUGE EVERGREEN CT	JACKSONVILLE	FL	32223-2926
44	158898 3545	ARRUDA WALTER C	186 FRESHWATER DR	SAINT JOHNS	FL	32259
45	158898 4260	LOMURRO HAZEL IRENE LIFE ESTATE	3215 MOUNTAIN ASH RD S	JACKSONVILLE	FL	32223-2932
46		SOUTHEAST CPAC	4222 LALOSA DR	JACKSONVILLE	FL	32217
47		JOANNE PARKER GRIFFIN	11940 HUGE EVERGREEN CT	JACKSONVILLE	FL	32223
48		JOE ANTONUCCI				
49		RAWSON COLMAN				
50		DEER MEADOWS HOMEOWNERS ASSOCIATION	11939 MARBON MEADOWS DR	JACKSONVILLE	FL	32223

44  
X 7 Notice  
30 8 Fee  
+ 1161 a. Total  
\$1469.10

**Duval County, City Of Jacksonville**  
**Jim Overton , Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR768116  
User: Rule, Cynthia - PWDS

Date: 3/24/2025  
Email: CRule@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** EMILY MARIE HOFFMAN

**Address:** 12094 ACOSTA RD JACKSONVILLE, FL 32223

**Description:** APPLICATION FOR WAIVER OF ROAD FRONTAGE

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1469.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1469.00

**Control Number: 7296313 | Paid Date: 4/2/2025**

**Total Due: \$1,469.00**

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

Account No: CR768116  
**REZONING/VARIANCE/EXCEPTION**

Date: 3/24/2025

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