

**Summary of Petition to Vacate Platted Lands  
Pursuant to Section 177.101, Florida Statutes**

The Petition to Vacate Platted Lands within unincorporated Clay County requests the vacation of all or portion of the following plats recorded in the public records of Clay County, Florida:

**Plat(s) Proposed to be Vacated, (combined, the “FFI Plats”)**

Portion of Plat “A” of Florida Farms and Industries (FFI) Company’s Property	PB 2 PG 27
FFI Company’s Subdivision of Sec 18; the E ½ Sec 19, T 6S, R 25E; and that part of Sec 13, T6S, R24E Lying East of Black Creek	PB 2 PG 28
Portion of Section 3 of Plat “A” of FFI Company’s Property	PB 2 PG 29

Including the following replats of the plats listed above:

FFI Replat Block 9	PB 2 PG 32
Portion FFI Replat portion of Sec 17, all of Sec 18, portion of Sec 19 FFI Company’s Plat of Resubdivision Certain Lots in Block 25	PB 2 PG 33
And a portion of Long Branch Farm	PB 2 PG 35
Portion of Florida Farms and Industries Plat	PB 2 PG 36
FFI Company’s Plat showing Resubdivision	PB 2 PG 37

**Petitioner/ Fee Owner(s) of platted Lands Proposed to be Vacated**

There are four Petitioners, one of which is a corporation:

Reinhold Corporation, Inc.  
1845 Town Center Parkway  
Fleming Island, Florida 32003

One Petitioner/Fee Owner is a Florida Limited Liability Company:

Cathedral Oak , LLC  
1845 Town Center Parkway  
Fleming Island, Florida 32003

Two Petitioners/Fee Owners are Foreign Limited Liability Companies (Delaware):

Jax-Palatka Farms, LLC  
7643 Gate Parkway Suite 104-334  
Jacksonville, Florida 32256

Parcel 61 Ventures, LLC  
7807 Baymeadows Road East Suite 205  
Jacksonville, Florida 32256

**Description of Lands Proposed to be Vacated**

The Petition to Vacate Lands are approximately 7,267 acres in area. The approximate acreage and included lands are described as follows:

FFI North of SR 16 3,891 acres

Inclusive of the area of County dirt road maintenance for roads locally known as Little Dairy and Paso Fino Roads, and right of way acquired by FDOT for the widening of SR 16.

FFI South of SR 16 3,376 acres

Inclusive of County dirt road maintenance for Saunders Road and right of way acquired by FDOT for the widening of SR 16.

**Lands owned by the Public that are Proposed to be Vacated**

None.

**Purpose of Proposed Vacation**

The purpose of the Petition to Vacate the FFI Plats located in unincorporated Clay County is to eliminate the development pattern established by the four original plats and five replats recorded between 1922 and 1949 (establishing lots and undedicated streets) and return the Petition to Vacate Lands to acreage. The FFI Plats define a development pattern that is inconsistent with the adopted Future Land Use Map for the County and is not anticipated to be consistent with future development plans.

The platting of Florida Farms and Industries Company Lands was initiated in 1922 and continued through 1949 by the approval and recording of the listed plats and replats. The pattern of platted lots divides land located north and south of State Road 16 into 20 acre parcels.

The Petition to Vacate Lands is owned by the Petitioners, Jax-Palatka Farms, LLC, the Reinhold Corporation, Cathedral Oak, LLC and Parcel 61 Ventures, LLC. Vacating the FFI Plats is proposed now to allow future development consistent with the applicable land development regulations at the time of said development without the requirement to replat the Petition to Vacate Lands. Future development of the Petition to Vacate Lands will be subject to the land development regulations in effect at the time said development is proposed.

The Petition to Vacate Lands do not include any land within the Town of Penney Farms.

Nature of the County’s interest in the lands proposed to be vacated. The roads described and depicted on the FFI Plats are not dedicated to the public.

The following roads have been dedicated to Clay County subsequent to the recording of the FFI Plats and are not affected by the Petition to Vacate:

County Road 218

In 1958, the Florida Department of Transportation acquired the right of way for (then) State Road 218 within the lands proposed to be vacated. (ORB 1 PG 674 and ROW Map)

Saunders Road

In 1939, fifty (50) feet of right of way for Saunders Road was conveyed to Clay County by Foremost Properties (Deed Book 37 PG 478), through the lands proposed to be vacated.

Cathedral Oak Parkway

In May 2023, Shadowlawn Community Development District platted right of way for Cathedral Oak Parkway (PB 71 PG 1).

Petitioners have coordinated with Clay County staff to dedicate right of way associated with three roads currently maintained by Clay County that lie within the area of the FFI Plats to be vacated. It has been determined that the right of way associated with these roads will be dedicated to Clay County by deed of dedication. The Petitioners will submit the required documentation for acceptance by the County. The three improved dirt roads maintained by the County are:

Paso Fino and Little Dairy Roads

Pursuant to Section 95.361, Florida Statutes, Clay County has rights by virtue of its maintenance over Little Dairy and Paso Fino Roads (maintenance width is approximately 20 feet). Petitioners propose to dedicate 60-foot rights of way to Clay County for the maintained portion of these roads (which is inclusive of all of the improvements maintained by the County).

Saunders Road

Clay County maintains Saunders Road as a dirt road within the Petition to Vacate Lands; pursuant to Section 95.361, Florida Statutes, Clay County has rights by virtue of its maintenance (maintenance width is approx. 50 feet).

Foremost Properties, Inc. deeded a 50-foot right of way for Saunders Road to Clay County in 1939 (DB 37 PG 478), providing a general legal description as follows:

A right- of -way fifty (50) feet in width, running through and across Sections Fifteen (15), Twenty -two (22), Twenty-seven (27) , Thirty-four (34) and Thirty-five (35) in Township Six (6) South, Range Twenty-five (25) East; and Sections Two (2) and Three (3) in Township Seven (7) South, Range Twenty-five (25) East.

The 1939 deed does not establish the specific location of the deeded right of way.

Jax-Palatka Farms proposes to dedicate the right of way for the entire length of Saunders Road within the Petition to Vacate Lands in the location of the county-maintained improvements. The proposed right of way for Saunders Road to be dedicated will include the county-maintained improvements associated with Saunders Road that lie within the Petition to Vacate Lands. The County’s maintenance of Saunders Road gives rise to rights under Section 95.361, Florida Statutes; the deeds will convey the balance of the 60 foot right of way to the County .

**Ownership of Lands Not Proposed to Be Vacated Is Not Affected**

The Petition to Vacate Lands are owned by the Petitioners; ownership of other portions of the FFI Plats are not affected by approval of the Petition to Vacate. The FFI Plats did not create any public lands or lands dedicated/ open to the owners within the overall plat.

**Access to Lands Owned by Persons other than the Petitioners within the portion of the Plats Not Proposed to be Vacated**

There is no change to the right of convenient access for lands owned by persons other than the Petitioners within the portion of the FFI Plats that are not proposed to be vacated.

**Change in rights afforded owners within the overall plat as a result of the proposed Vacation**

There is no change in rights afforded owners other than the Petitioners within the overall plat as a result of the proposed vacation. The lands within the portion of the FFI Plats that are not vacated will remain platted lots.