

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**NOVEMBER 15, 2022**

***Location:*** 15584 Flounder Road between Sawpit Road and Shellcracker Road South

***Real Estate Number(s):*** 159682-0040

***Waiver Sought:*** Reduce Required Minimum Road Frontage from 160 feet to 138 feet.

***Present Zoning:*** Residential Rural-Acre (RR-Acre)

***Current Land Use Category:*** Rural Residential (RR)

***Planning District:*** North, District 6

***Owner / Agent:*** Joshua M. Kovacs  
15584 Flounder Road  
Jacksonville Florida 32226

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-761 (WRF-22-25)** seeks to reduce the required minimum road frontage from 160 feet to 138 feet for construction of a 50 ft. x 100 ft. building. Approximately 2000 sq. ft. will be used as a dwelling for a family member, the remaining 3000 sq. ft. will be a garage. As a portion of the will be used as a dwelling, the lot needs to be 160 feet wide for two single family dwellings. The parcel has an existing 2977 square foot dwelling.

**DEFINITION**

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

**STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application **meets all** of the following criteria:

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. The subject property is 2.0 acres, which is sufficient for a second dwelling, however, the lot is only 138 feet in width. The lot requires 160 feet, a 22 foot difference. It is impractical to expect the property owner to acquire the additional 22 feet from either of the adjoining lots.

- (ii) *Is the request 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)?*

No. This request is not based exclusively upon the desire to reduce the cost of developing the site or Chapter 654.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

No. The subject property currently has a single family dwelling 380 feet from Flounder Road. The proposed dwelling/garage will be 30 feet from the right of way. There are comparable structures in the area that are constructed close to Flounder road. It is not anticipated that the construction of the dwelling/garage will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The proposed single-family dwelling will not be of character with the surrounding neighborhood.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

An easement is not required. The lot fronts on Flounder Road.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. There will be little to no effect on public health safety and welfare as the requested waiver will allow for one additional home on a 2.0 acre parcel.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 28, 2022 by the Planning and Development Department the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-761 (WRF-22-25)** be **APPROVED**.



View of subject property



View of single family dwelling on Flounder Road



View of single family dwelling on Flounder Road



Aerial view of subject property



<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE REQUIRED FRONTAGE FROM 160 FEET TO 138 FEET</b></p>	<p><b>LOCATION MAP:</b></p>	<p>0 100 200 400 Feet</p> <p><b>COUNCIL DISTRICT:</b> <b>2</b></p>
<p><b>ORDINANCE NUMBER</b> <b>ORD-2022-0761</b></p>	<p><b>TRACKING NUMBER</b> <b>WRF-22-25</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>



Date Submitted: 8/21/22  
 Date Filed: 8/30/22

Application Number: WRF.22-25  
 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: <b>RR-Acre</b>	Current Land Use Category: <b>RR</b>	
Council District: <b>2</b>	Planning District: <b>6</b>	
Previous Zoning Applications Filed (provide application numbers): <b>none found</b>		
Applicable Section of Ordinance Code: <b>656.304 A.I.(d)</b>		
Notice of Violation(s): <b>none found</b>		
Neighborhood Associations: <b>none</b>		
Overlay: <b>Black Hammock Island, Cedar Point Swamp RD</b>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <b>1</b>	Amount of Fee: <b>\$1266.</b>	Zoning Asst. Initials: <b>CK</b>

PROPERTY INFORMATION	
1. Complete Property Address: 15584 Flounder Rd. Jacksonville, FL 32226	2. Real Estate Number: 159682-0040
3. Land Area (Acres): 2.0	4. Date Lot was Recorded: 8-25-1982
5. Property Located Between Streets: Sawpit Rd. and Shellcracker Rd. S.	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 <del>150</del> <b>160'</b> feet to <b>138</b> feet.	
8. In whose name will the Waiver be granted? <b>Joshua M. Kovacs</b>	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Joshua M. Kovacs</b>	10. E-mail: <b>JoshKovacs23@aol.com</b>
11. Address (including city, state, zip): <b>15584 Flounder Rd. Jacksonville, FL 32226</b>	12. Preferred Telephone: <b>904-426-7467</b>

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

<b>CRITERIA</b>
<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><i>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);</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>v. 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.

1. I am requesting a road frontage waiver due to the financial impact it will have on my family. My father in-law is retired; Chelsea and I help him financially. Social Security and pension are not enough to cover all of his expenses any longer. I would like to provide a home for him on my property. If granted permission, this would allow me to take care of him financially and medically, but also allow him to enjoy the freedom of his own personal space. He has had several neck and shoulder surgeries in the past year, which are physically and financially taxing.

I currently have the required acreage for two single family dwellings, but I am short by 12 feet of road frontage in order to build a second home. My hope is that 12 feet of road frontage does not stand in the way of providing for my family.

I have always wanted a large garage to work on classic cars. If granted this waiver, I will be building a 50' X 100' steel building in the front part of my property. 40' X 50' of this building will be turned into a ranch style first floor home. The building will meet all current codes and requirements for my zoned property. I have a neighbor that just built a similar structure three properties away to the west of mine, the address is 15502 Shellcracker Rd. S. That structure is 60' X 80' two story metal building with living area.

In the front of my property (closest to Flounder Rd.), there was a large mobile home, which has been since removed. There is a septic system still in place from the mobile home and I would like to re-use this for the proposed garage / living area. I have already installed water lines from an artesian well to be used if this waiver is granted. Those water lines are currently capped off, but ready to use. I have been working with several companies to quote the building installation in the event we are able to build. I will have an architect draw plans and submit for a building permit.

## 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.

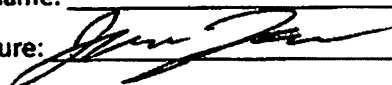
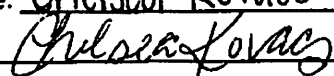
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**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.

<b>Owner(s)</b> Print name: <u>Joshua Kovacs</u> Signature: <u></u>	<b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____  <i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
<b>Owner(s)</b> Print name: <u>Chelsea Kovacs</u> Signature: <u></u>	

**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

## LEGAL DESCRIPTION

June 30, 2021

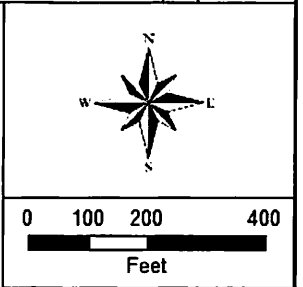
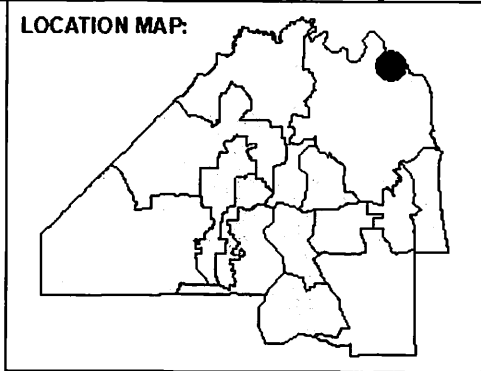
A PART OF SECTION 10 AND 11, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 28 EAST, AND THE NORTHERLY LINE OF MARY SMITH GRANT, SECTION 36, TOWNSHIP 1 NORTH, RANGE 28 EAST; RUN THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 200.0 FEET; THENCE S. 70 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 200.0 FEET; THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W A DISTANCE OF 2640.0 FEET TO THE CENTERLINE OF FLOUNDER ROAD AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET; RUN THENCE N. 70 DEGREES 00 MINUTES 00 SECONDS E. ALONG SAID CENTERLINE OF FLOUNDER ROAD, A DISTANCE OF 1200.0 FEET; THENCE S. 20 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 30.0 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID FLOUNDER ROAD SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION: FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE N. 70 DEGREES 00 MINUTES 00 SECONDS E. ALONG THE AFOREMENTIONED SOUTHERLY LINE OF FLOUNDER ROAD, A DISTANCE OF 138.29 FEET; RUN THENCE S. 20 DEGREES 00 MINUTES 00 SECONDS E. A DISTANCE OF 630.0 FEET; THENCE S. 70 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 138.29 FEET; THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 630.0 TO THE POINT OF BEGINNING.



**REQUEST SOUGHT:**

**REDUCE REQUIRED FRONTAGE FROM 160 FEET TO 138 FEET**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**WRF-22-25**

**EXHIBIT 2**

**PAGE 1 OF 1**

**Property Ownership Affidavit - Individual**

Date: 2-24-2022

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

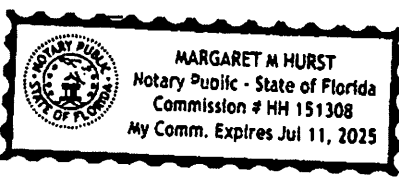
Address: RE#(s): 159682-0040  
15584 flounder Rd. Jacksonville, FL 32226  
To Whom it May Concern:

I, Margaret Hurst hereby certify that Joshua Kovacs  
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for  
Waiver of minimum Road frontage submitted to the  
Jacksonville Planning and Development Department.

By [Signature]  
Print Name: Joshua Kovacs

**STATE OF FLORIDA**  
**COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  
 online notarization, this 24<sup>th</sup> day of Feb 2022, by  
Joshua Kovacs, as Self/owner, of  
15584 Flounder Rd Jax FL 32226, a owner/self corporation, who is  
personally known to me or who has produced FL Driver License as identification  
and who took an oath.



Margaret Hurst  
(Signature of NOTARY PUBLIC)  
Margaret Hurst  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: July 11, 2025

**KOVACS JOSHUA M**  
 15577 FLOUNDER RD  
 JACKSONVILLE, FL 32226  
**KOVACS CHELSEA N**

**Primary Site Address**  
 15584 FLOUNDER RD  
 Jacksonville FL 32226

**Official Record Book/Page**  
 19058-00944

**Tile #**  
 8211

**15584 FLOUNDER RD**

**Property Detail**

<b>RE #</b>	159682-0040
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	20018 Neighborhood
<b>Total Area</b>	87117

**Value Summary**

Value Description	2021 Certified	2022 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>	\$60,456.00	\$60,456.00
<b>Land Value (Agric)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$60,456.00	\$60,456.00
<b>Assessed Value</b>	\$57,288.00	\$60,456.00
<b>Cap Diff/Portability Amt</b>	\$3,168.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$57,288.00	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.

<b>County/Municipal Taxable Value</b>	<b>SJRWMD/FIND Taxable Value</b>	<b>School Taxable Value</b>
No applicable exemptions	No applicable exemptions	No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">19058-00944</a>	12/30/2019	\$100.00	QC - Quit Claim	Unqualified	Vacant
<a href="#">18752-00668</a>	3/28/2019	\$44,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">15830-00052</a>	1/20/2012	\$36,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">15773-00906</a>	11/18/2011	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">15485-00086</a>	1/12/2011	\$15,200.00	TD - Tax Deed	Unqualified	Improved
<a href="#">07953-02144</a>	10/7/1994	\$20,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">06098-01945</a>	1/31/1986	\$100.00	QC - Quit Claim	Unqualified	Vacant
<a href="#">06021-01803</a>	5/12/1985	\$111.00	QC - Quit Claim	Unqualified	Vacant
<a href="#">05560-00890</a>	8/25/1982	\$100.00	QC - Quit Claim	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$0.00

**Land & Legal**

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	1.85	Acreage	\$60,306.00	1	11-1N-28E 2.0
2	9608	POND / LAKE	RR-Acre	0.00	0.00	Common	0.15	Acreage	\$150.00	2	PT RECD O/R 19058-944

**Buildings**

**Building 1**

Building 1 Site Address  
 15584 FLOUNDER RD  
 Jacksonville FL 32226

<b>Building Type</b>	0102 - SFR 2 STORY
<b>Year Built</b>	2021
<b>Building Value</b>	\$0.00

TYRS	Gross Area	Heated Area	Effective Area
Finished Open Porch	1434	0	430
Base Area	1946	1946	1946

Element	Code	Detail
Exterior Wall	10	10 Above Average
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywal
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
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Finished upper story 1	1031	1031	979	Baths	2.000
Total	4411	2977	3355	Bedrooms	3.000
				Stores	2.000
				Rooms / Units	1.000

**2021 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	\$57,288.00	\$0.00	\$57,288.00	\$595.89	\$655.48	\$627.09
Public Schools: By State Law	\$60,456.00	\$0.00	\$60,456.00	\$190.46	\$215.22	\$211.52
By Local Board	\$60,456.00	\$0.00	\$60,456.00	\$117.08	\$135.91	\$130.03
Fl. Inland Navigation Dist.	\$57,288.00	\$0.00	\$57,288.00	\$1.67	\$1.83	\$1.75
Water Mgmt Dist. SJRWMD	\$57,288.00	\$0.00	\$57,288.00	\$11.91	\$13.10	\$12.54
<b>Totals</b>				<b>\$917.01</b>	<b>\$1,021.54</b>	<b>\$982.93</b>

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$52,080.00	\$52,080.00	\$0.00	\$52,080.00
<b>Current Year</b>	\$60,456.00	\$57,288.00	\$0.00	\$57,288.00

**2021 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)**

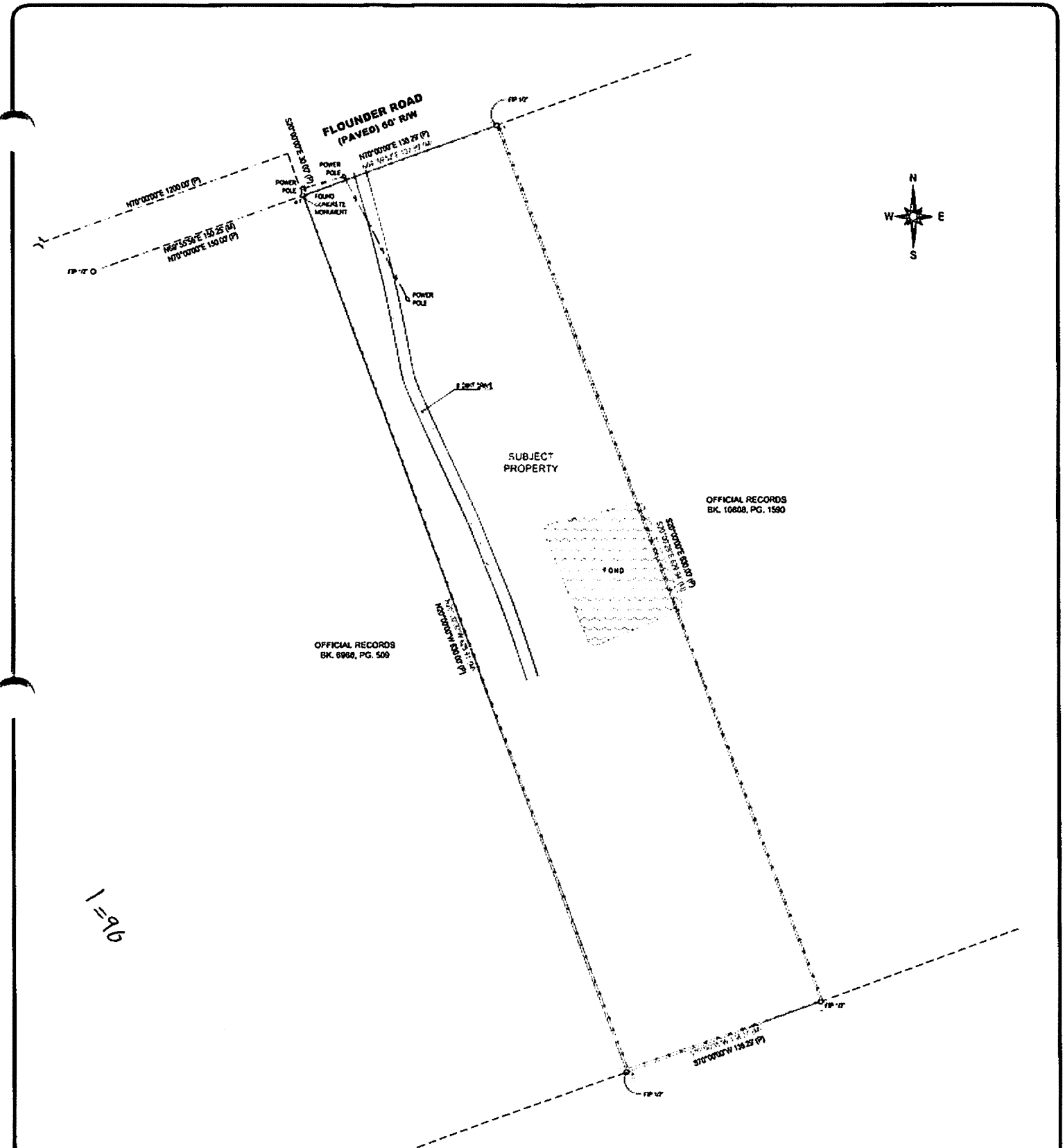
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- [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](#)



1 = 90

### Map of Boundary Survey

A PART OF SECTION 10 AND 11, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 28 EAST, AND THE NORTHERLY LINE OF MARY SMITH GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 28 EAST; RUN THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W., A DISTANCE OF 200.0 FEET; THENCE S. 70 DEGREES 00 MINUTES 00 SECONDS W., A DISTANCE OF 200.0 FEET; THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W., A DISTANCE OF 2840.0 FEET TO THE CENTERLINE OF FLOUNDER ROAD AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET; RUN THENCE N. 70 DEGREES 00 MINUTES 00 SECONDS E., ALONG SAID CENTERLINE OF FLOUNDER ROAD, A DISTANCE OF 1200.0 FEET; THENCE S. 20 DEGREES 00 MINUTES 00 SECONDS E., A DISTANCE OF 30.0 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID FLOUNDER ROAD SAID POINT OF BEGINNING THUS DESCRIBED RUN THENCE N. 70 DEGREES 00 MINUTES 00 SECONDS E., ALONG THE AFOREMENTIONED SOUTHERLY LINE OF FLOUNDER ROAD, A DISTANCE OF 130.79 FEET; RUN THENCE S. 20 DEGREES 00 MINUTES 00 SECONDS E., A DISTANCE OF 630.0 FEET; THENCE S. 70 DEGREES 00 MINUTES 00 SECONDS W. A DISTANCE OF 138.79 FEET; THENCE N. 20 DEGREES 00 MINUTES 00 SECONDS W., A DISTANCE OF 630.0 TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 13584 FLOUNDER ROAD, JACKSONVILLE, FL 32228

CONTRACT NO. 2008A-0045

LEGEND:	SET IRON	FOUND IRON	CONCRETE	4" CHAIN LINK FENCE	4" WIRE FENCE	6" WIRE FENCE
ABBREVIATIONS:	R = Radius P = Paved D = Dred	BP = Iron Pipe BP = Iron Rod BR = Boundary Reference	M = Measured Field Data C = Calculated Data	PT = Point of Tangency PC = Point of Curvature RW = Right of Way	AC = Air Conditioning Unit WH = Water Heater ID = Identification	EA = Jacksonville Electric Authority
LAST FIELD DATE:	11/17/11	CAJ	CONCRETE CONSULTING, LLC	SIGNATURE DATE:	11/17/11	DRAWING SCALE: 1" = 90'
<p><b>DISCLAIMER</b></p> <p>This survey represents a boundary survey in which the plat is based on the best available information and is not a warranty of title. The surveyor is not responsible for the accuracy of the plat or the results of the survey. The surveyor is not responsible for the accuracy of the plat or the results of the survey. The surveyor is not responsible for the accuracy of the plat or the results of the survey.</p>			<p><b>ON POINT</b> Land Surveyors</p> <p>18 #8102 904-619-0000 2121 Corporate Square Blvd Suite 130 Jacksonville, FL 32218 OnPointLandSurveyors@gmail.com www.OnPointLandSurveyors.com</p>			

8/18/2022

15584 Flounder Rd.  
Jacksonville, FL 32226

Scale 1" = 40'  
13'

