

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

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> <i>160'</i> feet to <i>138</i> 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:

**CRITERIA**

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."

Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:

- i. There are practical or economic difficulties in carrying out the strict letter of the regulation;*
- 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);*
- 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;*
- 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;*
- 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.*

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.


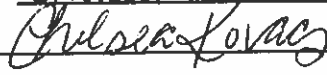
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**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: 	<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: 	

**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

**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:

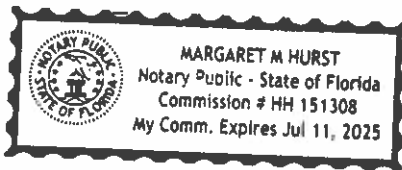
Address: RE#(s): 159682-0040  
15584 flounder Rd. Jacksonville, FL 32226  
To Whom it May Concern:

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

After Recording Return to:  
Stewart Title Company  
8705 Perimeter Park Boulevard, Suite 1  
Jacksonville, FL 32216

This Instrument Prepared by:  
Michael Naumann  
Stewart Title Company  
8705 Perimeter Park Boulevard, Suite 1  
Jacksonville, FL 32216  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
159682-0040  
File No.: 602045

### QUITCLAIM DEED

This Indenture, Made this 30th day of December, 2019, by Joshua M Kovacs and Chelsea N Kovacs fka Chelsea N Swanek, husband and wife, whose post office address is: 15577 Flounder Road Jacksonville FL 32226, hereinafter called the "Grantor", to Joshua M Kovacs and Chelsea N Kovacs, husband and wife, whose post office address is: 15577 Flounder Road, Jacksonville, FL 32226, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **Duval** County, Florida, to wit:

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.

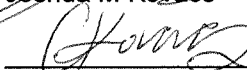
**To Have and to Hold**, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.



*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

  
\_\_\_\_\_  
Joshua M Kovacs

  
\_\_\_\_\_  
Chelsea N Kovacs fka Chelsea N Swanek

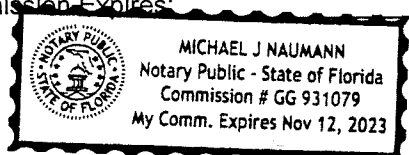
Witness Signature:   
Witness Signature:  Lisa Ross

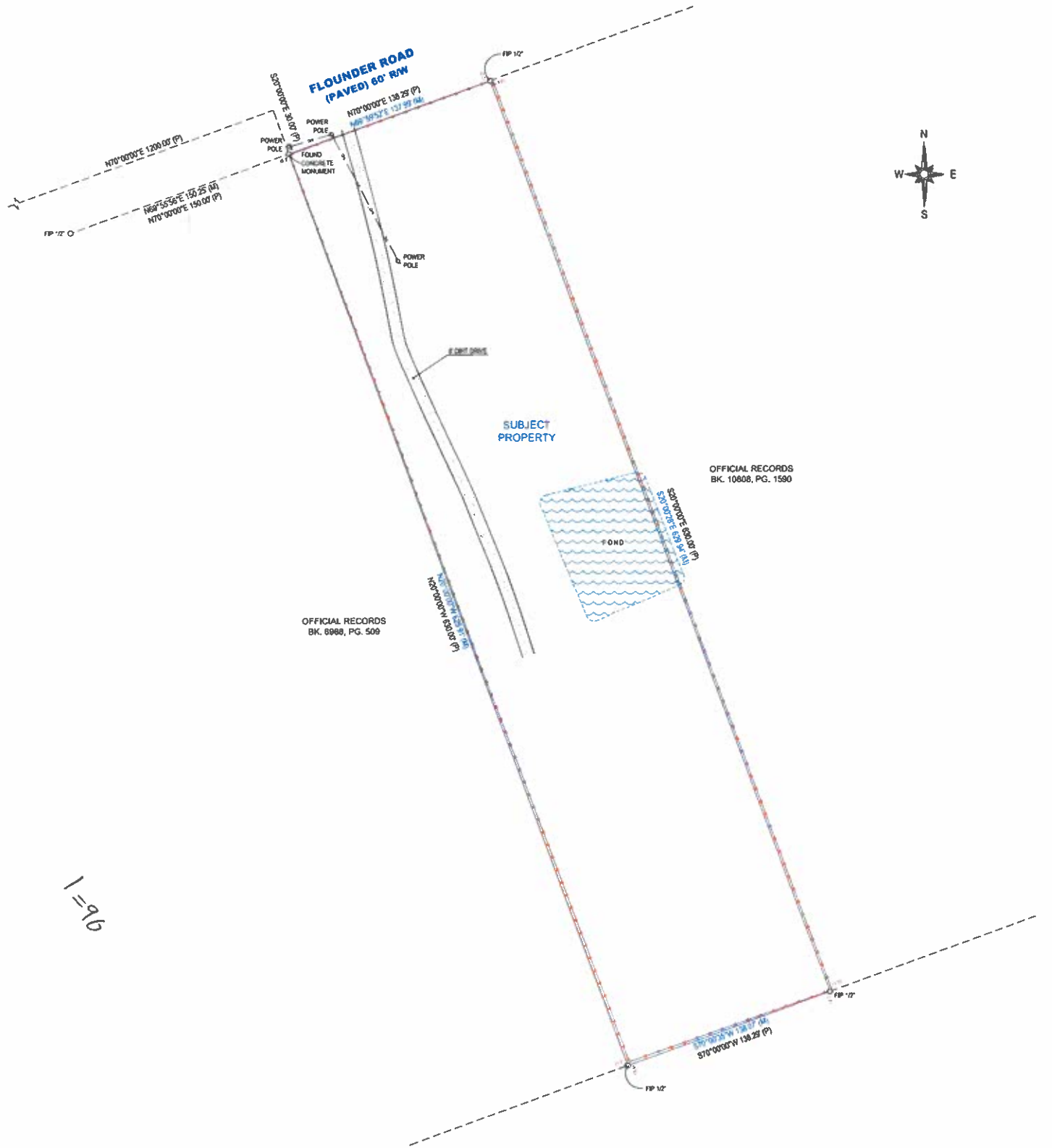
State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of Dec 2019 by Joshua M and Chelsea N Kovacs, who has produced driver license(s) as identification.

  
\_\_\_\_\_  
Notary Public Signature  
Printed Name: Michael Naumann

My Commission Expires:  
(SEAL)





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; TRUN 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 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 N. 20 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.

PROPERTY ADDRESS: 15584 FLOUNDER ROAD, JACKSONVILLE, FL 32226

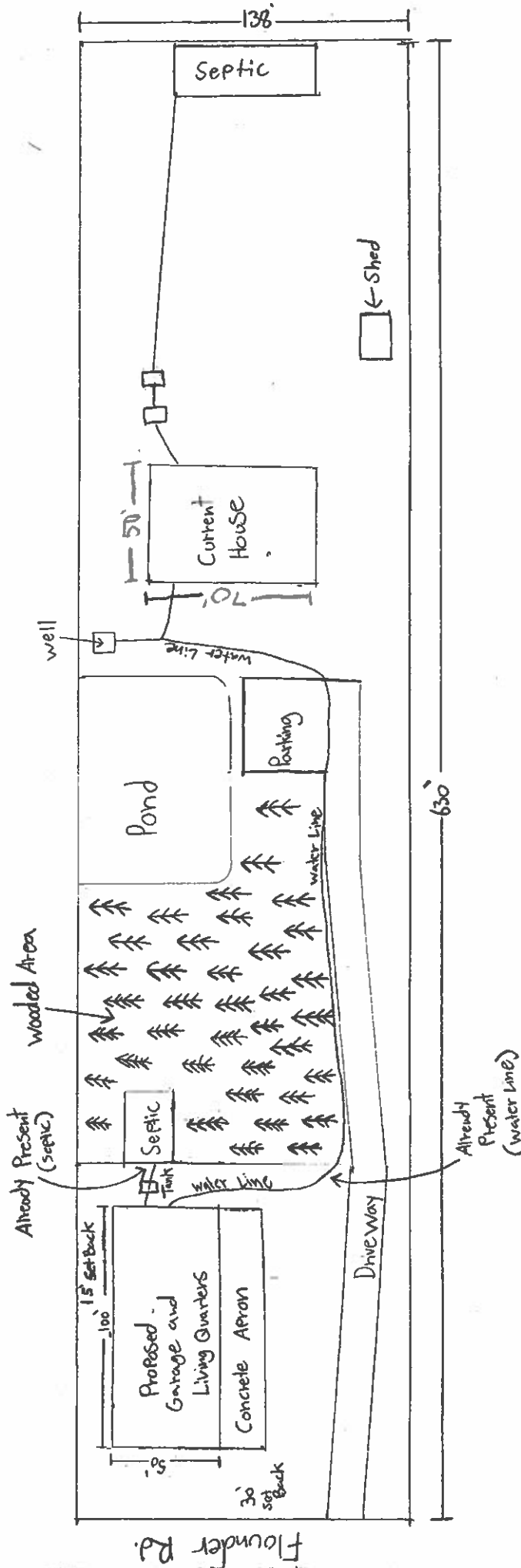
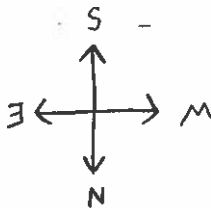
<b>CERTIFIED</b> JOSHUA KOVACS	<b>LEGEND:</b> SET IRON: ● FOUND IRON: ○ CONCRETE: □ 4" CHAIN LINK FENCE: [dashed line] 4" WIRE FENCE: [dotted line] 6" VINYL FENCE: [solid line]	<b>ABBREVIATIONS:</b> R = Radius P = Platting D = Closed IP = Iron Pipe IR = Iron Rod BR = Bearing Reference M = Measured Field Data C = Calculated Data PT = Point of Tangency PC = Point of Curvature ID = Identification AC = Air Conditioning Unit WM = Water Meter JEA = Jacksonville Electric Authority	<b>LAST FIELD DATE:</b> 01/17/20 <b>CAD:</b> MIK BARBER, CONSULTING, LLC <b>SIGNATURE DATE:</b> 01/17/20 <b>DRAWING SCALE:</b> 1" = 40' <b>JOB #:</b> FL-20-10171
	1. This survey represents a boundary survey to show where ground improvements and/or improvements are indicated, and located as shown.		<p>ON POINT Land Surveyors          EB #8102 904-619-0308          2121 Corporate Square Blvd Suite 130          Jacksonville, FL 32214          OnPointLandSurveyors@gmail.com          www.OnPointLandSurveyors.com</p>
	2. Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's own risk. It is not intended to be used for any other purpose.		
	3. This survey was made without the benefit of aerial or other maps. There shall be no liability for additional measurements, observations and corrections or other matters if such exist for any other file point.		
4. Drawings shown are based on the property file # 15584-20-10171.			
5. Property taxes have been paid according to 15584-20-10171. Please keep your tax map number 15584-20-10171.		THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF ON POINT LAND SURVEYORS. IT IS TO BE USED ONLY FOR THE PROJECT AND DATE SPECIFICALLY NOTED THEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	



8/18/2022

15584 Flounder Rd.  
Jacksonville, FL 32226

Scale 1" = ~~20'~~ 30'





	A	B	C	D	E	F	G
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL	MAIL_ZIP
2	159683 0115	BENNETT CALVIN		15587 BREAM RD	JACKSONVILLE	FL	32226-4919
3	159683 0110	CRAWFORD JONATHON H		15595 BREAM RD	JACKSONVILLE	FL	32226
4	159682 0030	DOVE JESSE		15598 FLOUNDER RD	JACKSONVILLE	FL	32226-1520
5	159682 0015	GREEN MELODY A		15577 BREAM RD	JACKSONVILLE	FL	32226-4919
6	159682 0240	GUZIK GARY		15591 FLOUNDER RD	JACKSONVILLE	FL	32226-1519
7	159674 0100	HARDESTY W MARC		4004 ATLANTIC BLVD	JACKSONVILLE	FL	32207
8	159682 0010	KENNEL SCOTT G		15578 FLOUNDER RD	JACKSONVILLE	FL	32226-1520
9	159682 0085	KINMAN DARRYL A		2434 PEACH DR	JACKSONVILLE	FL	32246-3432
10	159682 0245	KOVACS ANDREW		15577 FLOUNDER RD	JACKSONVILLE	FL	32226
11	159682 0080	PERRY TRACEY		15581 BREAM RD	JACKSONVILLE	FL	32226-4919
12	159682 0035	RUSK YANA		15590 FLOUNDER RD	JACKSONVILLE	FL	32226
13	159681 0505	SCHUETZ JASON		10403 SAWPIT RD	JACKSONVILLE	FL	32226
14	159683 0120	SKINNER TONY L SR LIFE ESTATE		10380 SHELLCRACKER RD	JACKSONVILLE	FL	32226
15	159683 0070	SUREEYA LOGISTICS LLC		15985 CROAKER RD	JACKSONVILLE	FL	32226
16	159674 0017	WILSON DAVID WAYNE		15569 FLOUNDER RD	JACKSONVILLE	FL	32226-1519
17		NORTH CPAC	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE	FL	32226