

Date Submitted: <del>10/10/2023</del> 10/17/23
Date Filed: 3/5/24

Application Number: WRF-24-04
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: RLD-60	Current Land Use Category: LDR	
Council District: 10	Planning District: 5	
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.305 A, II (d)(1)(vii) + 656.407		
Notice of Violation(s): none found		
Neighborhood Association: Trout River JAX, Moncriet Improvement Assoc.		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1301.	Zoning Asst. Initials: CR

PROPERTY INFORMATION	
1. Complete Property Address: 5841 Ellakel Road, Jacksonville FL 32208	2. Real Estate Number: 026444-0200
3. Land Area (Acres): 0.5 Acres	4. Date Lot was Recorded: 10/05/2023
5. Property Located Between Streets: Ellakel Road and Reed Street	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>48</u> feet to <u>32</u> feet.	
8. In whose name will the Waiver be granted? <b>Ellakel Road Land Trust</b>	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Ellakel Road Land Trust</b>	10. E-mail: <b>tmankus21@gmail.com</b>
11. Address (including city, state, zip): <b>1919 Blanding Blvd Jacksonville, FL 32210</b>	12. Preferred Telephone: <b>904-514-8890</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Tana Mankus</b>	14. E-mail: <b>tmankus21@gmail.com</b>
15. Address (including city, state, zip): <b>14571 Marsh View Drive Jacksonville Beach, FL 32250</b>	16. Preferred Telephone: <b>904-514-8890</b>

<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.

This waiver is being requested so that I can build a single family residence on the parcel. The parcel frontage is 100 ft, the portion with road front age is 32 feet, it is currently zoned for 48 ft of pavement frontage. This waiver is requesting the reduction of minimum road frontage from 48 feet to 32 feet. Please see attached site plans.

## 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: Esquire Trustee Service LLC, Trustee  
Signature: Anna Polite, manager

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

Print name: Tana Mankus  
Signature: [Signature]

**Owner(s)**

Print name: Esquire Trustee Service LLC, Trustee  
Signature: Anna Polite, manager

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

**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 – Limited Liability Company (LLC)**

Date: 10/17/23

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: 5841 Ellaket Rd RE#(s): 026444-0200

To Whom it May Concern:

I LISA POUTRE as Manager of Esquire Trustee Service, LLC  
a Limited Liability Company organized under the laws of the state of FL, hereby certify  
that said LLC 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.

(signature) Lisa Poutre, manager

(print name) LISA POUTRE

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 17th day of October 2023, by LISA POUTRE as Manager of Esquire Trustee Service LLC, a FL LLC corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Jolyana Rosa  
(Signature of NOTARY PUBLIC)



Jolyana Rosa  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 3/22/27



**Agent Authorization – Limited Liability Company (LLC)**

Date: 10/17/23

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 5841 Ellakel Road RE#(s): 026444-0200

To Whom It May Concern:

You are hereby advised that Lisa Poutre, as Manager of ESquire Trustee Service LLC, hereby certify that the Ellakel Rd Land Trust is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Tana Mankus to act as agent to file application(s) for Ellakel Land Trust for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]

(print name) LISA POUTRE

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 17th day of October 2023, by LISA POUTRE, as MANAGER of ESquire Trustee Service a FL LLC corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)



Jolyana Rosa  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 3/22/27

## WARRANTY DEED

Prepared by:  
Duane C Romanello, P.A.  
1919-8 Blanding Blvd  
Jacksonville, FL 32210  
Without Benefit of Title Examination or Review  
Record and Return to: Grantee  
Parcel Identification Number: Part of 026444-0100

Doc # 2023206381, OR BK 20831 Page 2237,  
Number Pages: 5  
Recorded 10/05/2023 10:01 AM,  
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING \$44.00

**This Deed is being recorded to correct the  
Legal Description of that certain Deed  
Recorded in OR Book 20806 Page 1760  
Of the Public Records of Duval County, Florida**

THIS WARRANTY DEED is made this 4th day of October 2023 by **Esquire Trustee Service LLC, a Florida Limited Liability Company, as Trustee for Ellakel Rd Land Trust dated January 25, 2023 whose mailing address is 1919-8 Blanding Blvd., Jacksonville, FL 32210** hereinafter collectively referred to as the Grantor and **Esquire Trustee Service, LLC, a Florida Limited Liability Company, as Trustee for the Ellakel Rd Land Trust Land Trust dated January 25, 2023** hereinafter referred to as the Grantee or Trustee, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the property hereinafter described pursuant to Florida Statutes Sections 689.071 and 689.073 and whose mailing address is **1919-8 Blanding Blvd., Jacksonville, FL 32210**.

Witnesseth: that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land located in **Duval** County, Florida (the "Property") and described as:

SEE ATTACHED EXHIBIT "A".

TOGETHER with all tenements, improvements and appurtenances belonging to or in any way pertaining to the Property.

TO HAVE AND TO HOLD the Property in fee simple forever for the purposes set forth in this Deed and in that certain **Ellakel Rd Land Trust dated January 25 2023 establishing Esquire Trustee Service, LLC as Trustee**.



### **Authority of Trustee**

Full power and authority is granted to the Trustee to: (a) improve, manage, protect, and subdivide the premises or any part of the premises; (b) dedicate parks, streets, highways, or alleys and vacate any subdivision, and to re-subdivide the property as often as desired; (c) contract to sell; (d) grant options to purchase; (e) sell on any terms; (f) convey either with or without consideration; (g) convey the premises or any part to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustee; (h) donate, dedicate, mortgage, pledge, or otherwise encumber the property, or any part; (i) lease the property, or any part, from time to time, in possession or reversion, by leases to commence in the present or in the future, and on any terms and for any period or periods of time, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change, or modify leases and the terms and provisions at any time; (j) contract to make leases and grant options to lease and renew leases, and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; (k) partition or exchange the property, or any part, for other real or personal property; (l) grant easements or charges of any kind; (m) release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part; and (n) deal with the property and every part in all other ways and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above-specified, at any time.

### **Reliance by Third Parties on Authority of Trustee**

In no case shall any party dealing with the Trustee in relation to the property, or to whom the property or any part shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease, or other instrument: (a) that at the time of the delivery, the trust created by this conveyance and by the trust agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this conveyance and in the trust agreement or in any amendment and is binding on all beneficiaries; (c) that the Trustee was duly authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of his or her predecessor in trust.

### **Interest of Beneficiaries**

The interest of each and every beneficiary, and of all persons claiming under them or any of them, shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and the interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds.

This deed is given and accepted in accordance with Sections 689.071 and 689.073, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. The Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor, but against none other. Grantor covenants with Grantee that the land is free and clear of all encumbrances except taxes accruing subsequent to December 31, 2022.

Signature Page to Follow

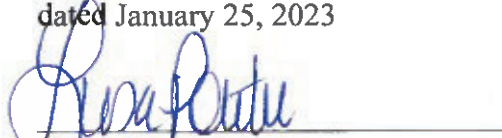
**Signature Page to Ellakel Rd Land Trust Deed**

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

*Signed, Sealed and Delivered in our presence:*

Grantor:  
Esquire Trustee Service LLC  
a Florida Limited Liability Company  
as Trustee for Ellakel Rd Land Trust  
dated January 25, 2023

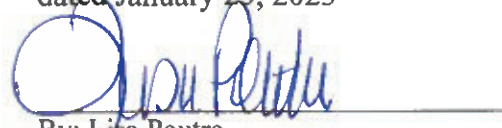
  
Witness Signature: **Amanda Duncan**

  
By: Lisa Poutre  
Its: Manager

  
Witness Signature: Jolyana Rosa

Grantee:  
Esquire Trustee Service LLC  
a Florida Limited Liability Company  
as Trustee for Ellakel Rd Land Trust  
dated January 25, 2023

  
Witness Signature: **Amanda Duncan**

  
By: Lisa Poutre  
Its: Manager

  
Witness Signature: Jolyana Rosa

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged to me by means of  physical presence or  online notarization this 4th day of October 2023 by Lisa Poutre, as Manager of Esquire Trustee Service LLC, a Florida Limited Liability Company, as Trustee for Ellakel Rd Land Trust dated January 25, 2023 and who has produced a Florida Driver's License as identification.

  
Print Name:  
Notary Public



AMANDA DUNCAN  
Commission # HH 253594  
Expires July 12, 2026

## EXHIBIT "A"

### PARCEL 1:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF LOTS 23 AND 24 OF THE SUBDIVISION OF THE ESTATE OF JAMES A. PICKETT, AS RECORDED IN PLAT BOOK 8, PAGES 44 AND 45 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDGEWOOD AVENUE WEST (A 60 FOOT RIGHT OF WAY AS PREVIOUSLY ESTABLISHED) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF ELLAKEL ROAD (A VARIABLE WIDTH RIGHT OF WAY AS PREVIOUSLY ESTABLISHED); THENCE SOUTH 43°31'04" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID ELLAKEL ROAD, A DISTANCE OF 956.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE NORTH 46°52'36" EAST, A DISTANCE OF 204.60 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8165, PAGE 1645 OF SAID COUNTY; THENCE SOUTH 43°31'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 46°52'36" WEST, A DISTANCE OF 204.60 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID ELLAKEL ROAD; THENCE NORTH 43°31'04" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 20,460 SQUARE FEET / 0.47 ACRES MORE OR LESS.

Prepared by:  
and Return to: Duane Romanello, P.A.  
1919-8 Blanding Blvd  
Jacksonville, Florida 32210  
File Number: 23-1304

# TRUST AFFIDAVIT

State of: Florida  
County of: Duval

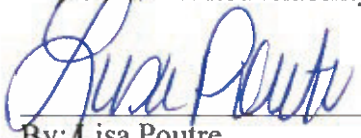
The undersigned Lisa Poutre, as Manager of Esquire Trustee Service LLC, being duly sworn, deposes and says:

That said trust named Ellakel Rd Land Trust, dated January 25, 2023 has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that Esquire Trustee Service LLC is still acting trustee and has full power to grant, sell, convey the real property described as follows:

SEE ATTACHED EXHIBIT "A"

Further your affiant sayeth naught.

Esquire Trustee Service LLC  
A Florida Limited Liability Company



By: Lisa Poutre  
Its: Manager

State of Florida  
County of Duval

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [] Physical Presence or by [] Online Notarization this October 4, 2023, by Lisa Poutre, as Manager of Esquire Trustee Service LLC, a Florida Limited Liability Company, who is/are personally known to me or who produced a driver's license as identification and who did take an oath.



Notary Public  
Print Name: \_\_\_\_\_



AMANDA DUNCAN  
Commission # HH 253594  
Expires July 12, 2026

My Commission expires: \_\_\_\_\_

Notary seal

## EXHIBIT "A"

### PARCEL 1:

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CONTAINING: 20,460 SQUARE FEET / 0.47 ACRES MORE OR LESS.

**ELLAKEL RD LAND TRUST ET AL**  
 1919 BLANDING BLVD  
 JACKSONVILLE, FL 32210  
**ESQUIRE TRUSTEE SERVICE LLC**

**Primary Site Address**  
 0 ELLAKEL RD  
 Jacksonville FL 32208

**Official Record Book/**  
 20831-02237

**File #**  
 6327

## 0 ELLAKEL RD

### Property Detail

<b>RE #</b>	026444-0200
<b>Tax District</b>	G5
<b>Property Use</b>	9999 To Be Appraised
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00292 PICKETTS S/D SIBBALD GRNT
<b>Total Area</b>	0

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	2023 Certified	2024 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
<a href="#">20831-02237</a>	10/4/2023	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<a href="#">20806-01760</a>	8/24/2023	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<a href="#">20760-01892</a>	7/18/2023	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<a href="#">20570-01069</a>	1/25/2023	\$13,600.00	TD - Tax Deed	Unqualified	Vacant
<a href="#">08221-02050</a>	10/31/1995	\$100.00	QC - Quit Claim	Unqualified	Vacant

### Extra Features

No data found for this section

### Land & Legal

Land  
 No data found for this section

### Legal

LN	Legal Description
1	8-44 39-1S-26E .47
2	PICKETTS S/D
3	PT LOTS 23,24 RECD O/R 20831-2237

### Buildings

No data found for this section

### 2023 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: [\[Link\]](#)

### More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
ESQUIRE TRUSTEE SERVICE, LLC

### Filing Information

<b>Document Number</b>	L10000004779
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	01/13/2010
<b>Effective Date</b>	01/13/2010
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1919 BLANDING BLVD  
JACKSONVILLE, FL 32210

### Mailing Address

1919 BLANDING BLVD  
JACKSONVILLE, FL 32210

### Registered Agent Name & Address

ROMANELLO, DUANE C  
1919 BLANDING BLVD  
JACKSONVILLE, FL 32210

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ROMANELLO, DUANE C  
1919 BLANDING BLVD  
JACKSONVILLE, FL 32210

Title MGR

POUTRE, LISA S  
1919 BLANDING BLVD  
JACKSONVILLE, FL 32210

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------



2021	04/23/2021
2022	01/27/2022
2023	01/27/2023

**Document Images**

<a href="#">01/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2010 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY WITH PLOT PLAN OF

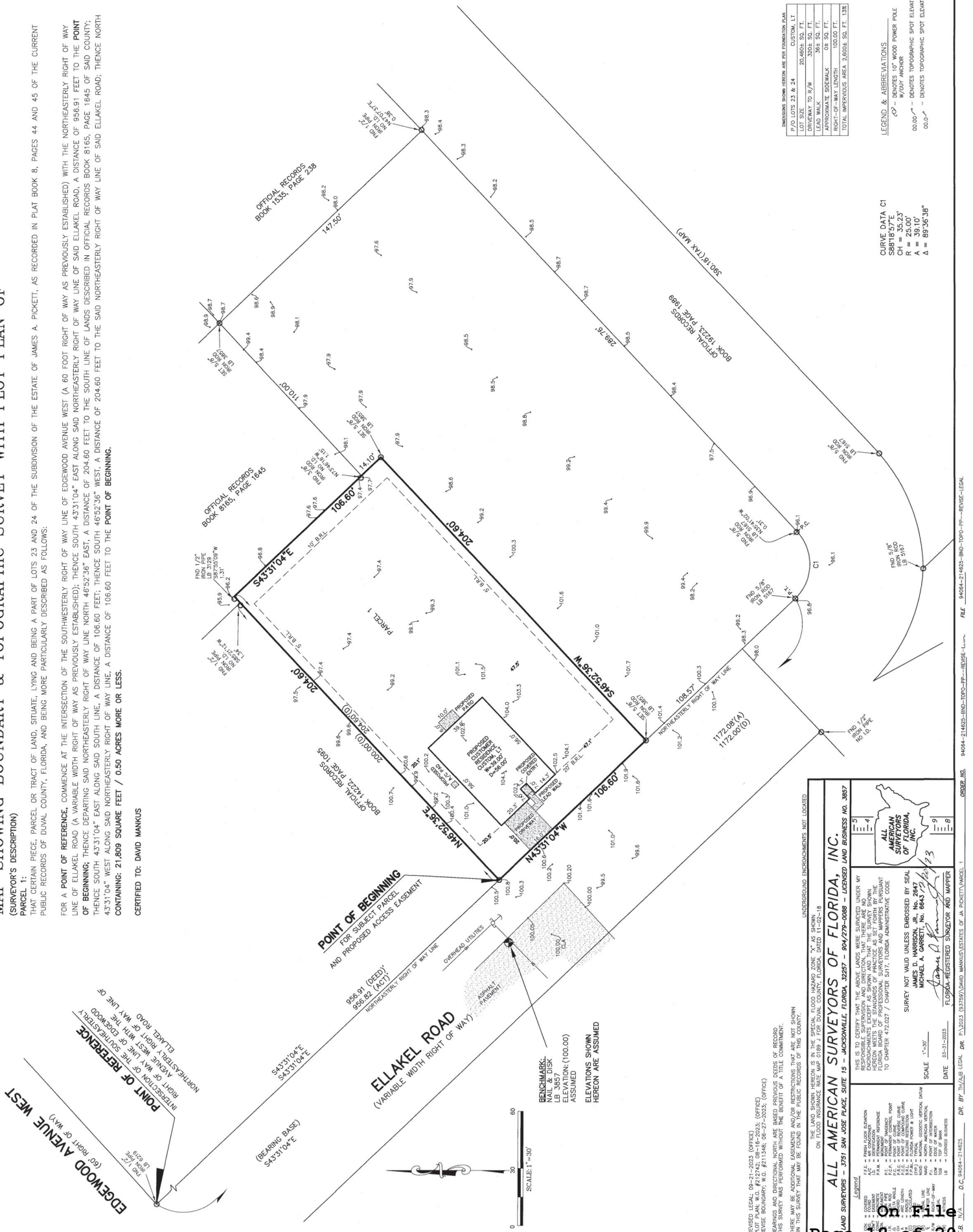
(SURVEYOR'S DESCRIPTION)

PARCEL 1:  
 THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF LOTS 23 AND 24 OF THE SUBDIVISION OF THE ESTATE OF JAMES A. PICKETT, AS RECORDED IN PLAT BOOK 8, PAGES 44 AND 45 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDGEMOOD AVENUE WEST (A 60 FOOT RIGHT OF WAY AS PREVIOUSLY ESTABLISHED) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF ELLAKEL ROAD (A VARIABLE WIDTH RIGHT OF WAY AS PREVIOUSLY ESTABLISHED), THENCE SOUTH 43°31'04" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID ELLAKEL ROAD, A DISTANCE OF 956.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE NORTH 46°52'36" EAST, A DISTANCE OF 204.60 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8165, PAGE 1645 OF SAID COUNTY; THENCE SOUTH 43°31'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 106.60 FEET; THENCE SOUTH 46°52'36" WEST, A DISTANCE OF 204.60 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID ELLAKEL ROAD; THENCE NORTH 43°31'04" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 106.60 FEET TO THE POINT OF BEGINNING.

CONTAINING: 21,809 SQUARE FEET / 0.50 ACRES MORE OR LESS.

CERTIFIED TO: DAVID MANKUS



EMBOSSINGS SHOWN HEREON ARE FOR INFORMATION PLAN	
P/O LOTS 23 & 24	CUSTOM, LT
LOT SIZE	20,460E 50. FT.
DRIVEWAY TO R/W	300E 50. FT.
APPROXIMATE SIDEWALK	0E 50. FT.
APPROXIMATE SIDEWALK	0E 50. FT.
RIGHT-OF-WAY LENGTH	100.00 FT.
TOTAL IMPERVIOUS AREA	2,600E 50. FT. 138

LEGEND & ABBREVIATIONS  
 ○ - DENOTES 10" WOOD POWER PALE  
 ○ - DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD SHOT)  
 ○ - DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

CURVE DATA C1  
 CHORD = 335.23'  
 R = 25.00'  
 A = 39.10'  
 Δ = 89°36'38"

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 1501-B FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18.

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION THAT THERE ARE NO UNLAWFUL ENCUMBRANCES 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 PREVIOUS DEEDS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

THERE MAY BE ADDITIONAL ENCUMBRANCES AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
 3227 SW JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32207 - 904-729-0088 - LICENSED LAND BUSINESS NO. 3687

ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
 JAMES D. HARRISON, JR., No. 2847  
 MICHAEL A. HARRISON, No. 1847  
 FLORIDA-REGISTERED SURVEYOR AND MAPPER

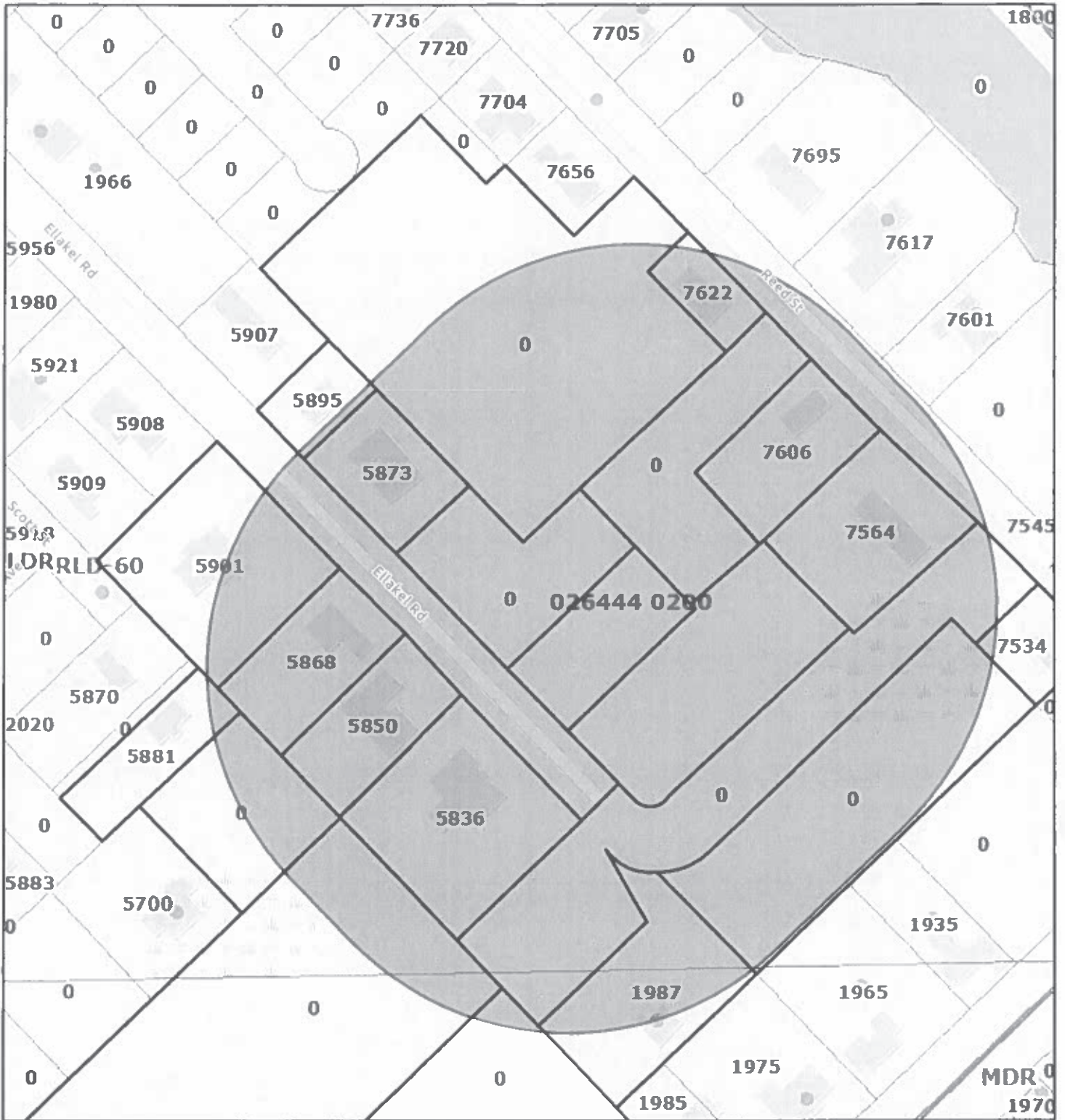
DATE 03-31-2023  
 SCALE 1"=30'

LEGEND:  
 T.E. = TYPICAL ELEVATION  
 C. = CONCRETE  
 S. = SAND  
 G. = GRAVEL  
 A. = ASPHALT  
 P. = PAVEMENT  
 M. = MUD  
 W. = WATER  
 L. = LAKE  
 R. = RIVER  
 C. = CANAL  
 D. = DRAINAGE  
 U. = UTILITY  
 E. = ELEVATION  
 B. = BENCHMARK  
 I. = IRON PIPE  
 W. = WOOD  
 S. = SIGN  
 F. = FENCE  
 L. = LIGHT  
 T. = TREE  
 S. = SHrub

DATE 03-31-2023  
 SCALE 1"=30'






ON FILE

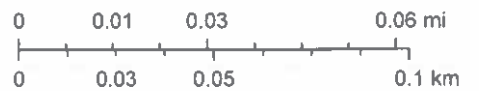
# 0841 Ellakel RD Land Development Review



October 19, 2023

1:2,257

-  Parcels
-  Panel Index
-  Address Points
-  Zoning
-  Land Use



Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	026444 0070	** CONFIDENTIAL **		5873 ELLAKEL RD		JACKSONVILLE	JACKSONVILLE	FL	32208-3782
3	026401 0010	LYONS RACHAEL DOBBS LIFE ESTATE		7656 REED ST		JACKSONVILLE	JACKSONVILLE	FL	32208-3721
4	026444 0080	MACK EARTHA MAE		5850 ELLAKEL RD		JACKSONVILLE	JACKSONVILLE	FL	32208-3701
5	026445 0000	TOOKES MADLEAN ET AL		3489 NW 23RD CT		LAUDERDALE LAKES	LAUDERDALE LAKES	FL	33311-2661
6	026450 0050	DINGLE CLARENCE S		5881 DIAMOND ST		JACKSONVILLE	JACKSONVILLE	FL	32208
7	026439 0000	EVERETT DEBORAH D		7622 REED ST		JACKSONVILLE	JACKSONVILLE	FL	32208-3721
8	026444 0030	BARNEY CEDRIC		363 E 48TH ST		JACKSONVILLE	JACKSONVILLE	FL	32208
9	026444 0140	BARNEY ANTHONY K		8051 DENHAM RD E		JACKSONVILLE	JACKSONVILLE	FL	32208-2530
10	026444 0010	LOUTHER TONY		1987 ROWE AVE		JACKSONVILLE	JACKSONVILLE	FL	32208
11	026443 0000	BARNEY LANEY M ESTATE		C/O LINDA JOHNSON	10910 NATALIE	JACKSONVILLE	JACKSONVILLE	FL	32218
12	026444 0000	HUDSON BRENDA BOSTON		1965 ROWE AVE		JACKSONVILLE	JACKSONVILLE	FL	32208
13	026444 0200								
14	026444 0130	BELLAMY WILBUR JR		5819 CASTELLANO AVE		JACKSONVILLE	JACKSONVILLE	FL	32208-3771
15	026444 0090	WILLIAMS LAWRENCE W JR		5836 ELLAKEL RD		JACKSONVILLE	JACKSONVILLE	FL	32208-3701
16	026444 0050	DAVIS JANIE ESTATE		5868 ELLAKEL RD		JACKSONVILLE	JACKSONVILLE	FL	32208-3701
17	026446 0000	PREVOST DIONALD		81 PARK ST		LYNN	LYNN	MA	01905
18	026443 0150	COX MARK ET AL		5850 ELLAKEL RD		JACKSONVILLE	JACKSONVILLE	FL	32208-3701
19	026451 0000	DINGLE CLARENCE		5881 DIAMOND ST		JACKSONVILLE	JACKSONVILLE	FL	32208-3745
20	026441 0000	HAYES ANNETTE BARNEY ET AL		7606 REED ST		JACKSONVILLE	JACKSONVILLE	FL	32208-3721
21	026405 0000	CHERRY WILLIAM H JR		7564 REED ST		JACKSONVILLE	JACKSONVILLE	FL	32208-3721
22	026444 0115								
23		TROUT RIVER JAX	GLENN WEISS	3404 TROUT RIVER BLVD		JACKSONVILLE	JACKSONVILLE	FL	32208
24		MONCRIEF IMPROVEMENT ASSOCIATION	YVONNE WARD	7435 FERNANDINA AV		JACKSONVILLE	JACKSONVILLE	FL	32208
25		NORTHWEST	RHONDA BOYD	9381 ARBOR OAK LN		JACKSONVILLE	JACKSONVILLE	FL	32208

$$\begin{array}{r} 20 \\ \times 7 \\ \hline 140 \end{array}$$
 Notice  

$$\begin{array}{r} 1161 \\ \hline 1301 \end{array}$$
 Fee  
 Total  
 \$1,301