

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-309**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-26-07,
7 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 8 AT
8 15364 YELLOW BLUFF ROAD, BETWEEN DAVIDSON FARM
9 ROAD AND CRYSTAL SANDS DRIVE (R.E. NO. 108409-
10 0200), AS DESCRIBED HEREIN, OWNED BY LIANA
11 RUBASHKA AND AMIR RUBASHKA, REQUESTING TO REDUCE
12 THE MINIMUM ROAD FRONTAGE REQUIREMENTS FROM 80
13 FEET TO 0 FEET IN ZONING DISTRICT RESIDENTIAL
14 RURAL-ACRE (RR-ACRE), AS DEFINED AND CLASSIFIED
15 UNDER THE ZONING CODE; PROVIDING FOR
16 DISTRIBUTION; PROVIDING A DISCLAIMER THAT THE
17 WAIVER GRANTED HEREIN SHALL NOT BE CONSTRUED AS
18 AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS,** an application for a waiver of minimum road frontage,
22 **On File** with the City Council Legislative Services Division, was
23 filed by Liana Rubashka the owner of property located in Council
24 District 8 at 15364 Yellow Bluff Road, between Davidson Farm Road and
25 Crystal Sands Drive (R.E. No. 108409-0200) (the "Subject Property"),
26 requesting to reduce the minimum road frontage from 80 feet to 0 feet
27 in Zoning District Residential Rural-Acre (RR-Acre); and

28 **WHEREAS,** the Planning and Development Department has
29 considered the application and all attachments thereto and has
30 rendered an advisory recommendation; and

31 **WHEREAS,** the Land Use and Zoning Committee, after due notice

1 held a public hearing and having duly considered both the testimonial
2 and documentary evidence presented at the public hearing, has made
3 its recommendation to the Council; and

4 **WHEREAS,** taking into consideration the above recommendations
5 and all other evidence entered into the record and testimony taken
6 at the public hearings, the Council finds that: (1) there are
7 practical or economic difficulties in carrying out the strict letter
8 of the regulation; (2) the request is not based exclusively upon the
9 desire to reduce the cost of developing the site or to circumvent the
10 requirements of Chapter 654 (Code of Subdivision Regulations); (3)
11 the proposed waiver will not substantially diminish property values
12 in, nor alter the essential character of, the area surrounding the
13 site and will not substantially interfere with or injure the rights
14 of others whose property would be affected by the waiver; (4) there
15 is a valid and effective easement for adequate vehicular access
16 connected to a public street which is maintained by the City or an
17 approved private street; and (5) the proposed waiver will not be
18 detrimental to the public health, safety or welfare, result in
19 additional expense, the creation of nuisances or conflict with any
20 other applicable law; now therefore

21 **BE IT ORDAINED** by the Council of the City of Jacksonville:

22 **Section 1. Adoption of Findings and Conclusions.** The
23 Council has reviewed the record of proceedings and the Staff Report
24 of the Planning and Development Department and held a public hearing
25 concerning Application for Waiver of Minimum Required Road Frontage
26 WRF-26-07. Based upon the competent, substantial evidence contained
27 in the record, the Council hereby determines that the requested waiver
28 of road frontage meets the criteria for granting a waiver contained
29 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-26-07 is
30 hereby approved.

31 **Section 2. Owner and Description.** The Subject Property is

1 owned by Liana Rubashka and Amir Rubashka, and is legally described
2 in **Exhibit 1**, dated March 24, 2026, and graphically depicted in
3 **Exhibit 2**, both of which are attached hereto. A graphic depiction of
4 the easement providing access to the Subject Property is attached
5 hereto as **Exhibit 3**. The applicant is Liana Rubashka, 15364 Yellow
6 Bluff Road, Jacksonville, Florida 32226; (904) 820-0060;
7 lianakoval112@gmail.com.

8 **Section 3. Distribution by Legislative Services.**

9 Legislative Services is hereby directed to mail a copy of this
10 legislation, as enacted, to the applicant and any other parties to
11 this matter who testified before the Land Use and Zoning Committee
12 or otherwise filed a qualifying written statement as defined in
13 Section 656.140(c), *Ordinance Code*.

14 **Section 4. Disclaimer.** The waiver of road frontage granted

15 herein shall **not** be construed as an exemption from any other
16 applicable local, state, or federal laws, regulations, requirements,
17 permits or approvals. All other applicable local, state or federal
18 permits or approvals shall be obtained before commencement of the
19 development or use and issuance of this waiver of road frontage is
20 based upon acknowledgement, representation and confirmation made by
21 the applicant(s), owner(s), developer(s) and/or any authorized
22 agent(s) or designee(s) that the subject business, development and/or
23 use will be operated in strict compliance with all laws. Issuance of
24 this waiver of road frontage does **not** approve, promote or condone any
25 practice or act that is prohibited or restricted by any federal,
26 state or local laws.

27 **Section 5. Effective Date.** The enactment of this Ordinance

28 shall be deemed to constitute a quasi-judicial action of the City
29 Council and shall become effective upon signature by the Council
30 President and Council Secretary. Failure to exercise the waiver, if
31 herein granted, by the commencement of the use or action herein

1 approved within one (1) year of the effective date of this legislation
2 shall render this waiver invalid and all rights arising therefrom
3 shall terminate.

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5 Form Approved:

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7 /s/ Terrence Harvey

8 Office of General Counsel

9 Legislation Prepared By: Kaysie Cox

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