

Application For Waiver of Road Frontage

Planning and Development Department Info

Application # WRD-26-01 **Staff Sign-Off/Date** STN / 02/05/2026
Filing Date 02/20/2026 **Number of Signs to Post** 1
Current Land Use Category LDR
Waiver Sought
Reduce Required Minimum Road Frontage from 80 feet to 12 feet.
Applicable Section of Ordinance Code 656.304.A.I(D)(1)
Notice of Violation(s) N/A
Hearing Date 04/07/2026
Neighborhood Association M & M DAIRY INC/THE EDEN GROUP INC.
Overlay N/A

Application Info

Tracking # 6773 **Application Status** PENDING
Date Started 12/17/2025 **Date Submitted** 12/17/2025

General Information On Applicant

Last Name RUBASHKA **First Name** AUSTIN **Middle Name**
Company Name
Mailing Address
2695 KAYLOR LANE
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone 9712328667 **Fax** 904 **Email** AUSTINRUBASHKA@GMAIL.COM

General Information On Owner(s)

Last Name RUBASHKA **First Name** AUSTIN **Middle Name**
Company/Trust Name
Mailing Address
2695 KAYLOR LANE
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone 9712328667 **Fax** 904 **Email** AUSTINRUBASHKA@GMAIL.COM

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)
6772

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 106886 0010	8	6	RR-ACRE

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre)

Current Property Use

RES RURAL 2 OR LESS UNITS PER AC

Waiver Sought

Reduce Required Minimum Road Frontage from 80 feet to 12 feet.

In Whose Name Will The Exception Be Granted

AUSTIN RUBASHKA

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="0"/>	<input type="text" value="WAGES WAY"/>	<input type="text" value="32218"/>

Between Streets

and

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Ownership Affidavit / Agent Authorization - Individual - Notarized Letter(s) - (Exhibit A)
- Ownership Affidavit / Agent Authorization - Corporation - Notarized letter(s) designating the agent - (Exhibit A)
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

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.

THE SUBJECT PROPERTY WAS CREATED WITHOUT DIRECT FRONTAGE ON A PUBLIC RIGHT-OF-WAY DUE TO ITS ORIGINAL PARCEL CONFIGURATION.

ALTHOUGH LEGAL ACCESS IS PROVIDED VIA A RECORDED 12-FOOT ACCESS EASEMENT, STRICT APPLICATION OF THE MINIMUM ROAD FRONTAGE REQUIREMENT WOULD PROHIBIT REASONABLE RESIDENTIAL USE OF THE PROPERTY DESPITE THE EXISTENCE OF LAWFUL VEHICULAR ACCESS.

(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).

THE REQUEST IS NOT BASED EXCLUSIVELY ON A DESIRE TO REDUCE DEVELOPMENT COSTS OR TO CIRCUMVENT THE REQUIREMENTS OF CHAPTER 654. THE WAIVER IS NECESSARY TO ALLOW REASONABLE DEVELOPMENT OF A LEGALLY CREATED PARCEL THAT HAS ESTABLISHED ACCESS TO A PUBLIC STREET.

(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.

THE PROPOSED WAIVER WILL NOT SUBSTANTIALLY DIMINISH PROPERTY VALUES NOR ALTER THE ESSENTIAL CHARACTER OF THE SURROUNDING AREA. DEVELOPMENT OF THE PROPERTY WILL BE CONSISTENT WITH NEARBY RURAL RESIDENTIAL USES AND WILL NOT INTERFERE WITH THE RIGHTS OF ADJACENT PROPERTY OWNERS.

(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.

A VALID AND EFFECTIVE RECORDED 12-FOOT ACCESS EASEMENT EXISTS, PROVIDING ADEQUATE VEHICULAR ACCESS FROM THE SUBJECT PROPERTY TO A PUBLIC STREET. THE EASEMENT IS SUFFICIENT TO ACCOMMODATE RESIDENTIAL ACCESS, EMERGENCY SERVICES, AND UTILITIES.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

GRANTING THE REQUESTED WAIVER WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA AND IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.

Public Hearings

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 Planning Commission. 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.

Application Certification

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.

Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
15 Notifications @ \$7.00/each:	\$105.00
3) Total Application Cost:	\$1,266.00

* Applications filed to correct existing zoning violations are subject to a double fee.

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.



City of Jacksonville
 Planning & Development Department
 214 N. Hogan Street, Suite 300
 Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
 Individual**

Austin Rubashka
 Owner (Affiant) Name

0 Wages Way
 Address(es) for Subject Property

106886 0010
 Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Administrative Deviation Request/Waiver of Road Frontage
 Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

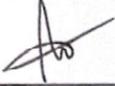
BEFORE ME, the undersigned authority, this day personally appeared Austin Rubashka, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.
2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of Affiant

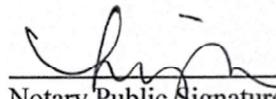
Austin Rubashka

Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 20th, day of February, 2026, by Austin Rubashka, who is personally known to me or has produced identification and who took an oath.

Type of identification produced N/A

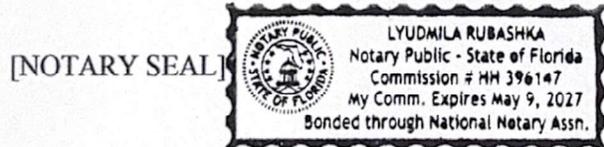


Notary Public Signature

Lyudmila Rubashka

Printed/Typed Name – Notary Public

My commission expires: May 9, 2027



NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Prepared By and Return To:

Sarah R. Puente, Esq.
Heekin Law, P.A.
7220 Financial Way
Jacksonville, Florida 32256

NOTE TO CLERK: This conveyance is a gift of unencumbered realty. No consideration was given and there is no mortgage on the Property. Pursuant to FAC Rule 12B-4.014(2) and Florida Statutes, only minimum Documentary Stamp Tax is due.

Important: The preparer shown above has not examined title or a survey to the Property described herein and makes no warranty, representation, or opinion, whether express or implied, regarding any aspect of the title, the legal description, or the boundaries of such Property.

General Warranty Deed

Made effective the 21st day of February, 2024, by **Vladislav Rubashka** and **Kristina Rubashka**, husband and wife, hereinafter called the Grantor, whose address is 15364 Yellow Bluff Road, Jacksonville, Florida 32226, to **Austin Rubashka** and **Ella Vasilevna Rubashka**, husband and wife, whose post office address is 15364 Yellow Bluff Road, Jacksonville, Florida 32226, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

A part of Section 32 of a subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, and being a part of those lands described and recorded in Official Records Volume 787, Page 444, of the current Public Records of said county and being more particularly described as follows: Begin at the Southeasterly corner of those lands described and recorded in Official Records Volume 5658, Page 2226, of said current public records; thence North 29 degrees 21 minutes 40 seconds West along the Easterly line of said lands, 169.20 feet to the Northeasterly corner of said lands and the Northerly line of those lands described and recorded in Official Records Volume 5658, Page 2226; thence North 64 degrees 05 minutes 00 seconds East along the Northerly line of said lands, 150.27 feet; thence South 29 degrees 21 minutes 40 seconds East, 188.95 feet to an intersection with the Southerly line of said lands described and recorded in Official Records Volume 787, Page 444; thence South 71 degrees 30 minutes 00 seconds West along the Southerly line of said lands 152.74 feet to the Point of Beginning.

Subject To and together-with a 35 foot easement for ingress and egress as described and recorded in Official Records Volume 5658, page 2226, of the current public records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 106886-0010

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

April Duckworth
Witness 1 Signature

April Duckworth
Witness 1 Printed Name

7220 Financial Way
Witness 1 Address
Jacksonville, FL 32256

Vlad Rubashka
Vladislav Rubashka

Kristina Rubashka
Kristina Rubashka

Julie Payne
Witness 2 Signature

Julie Payne
Witness 2 Printed Name

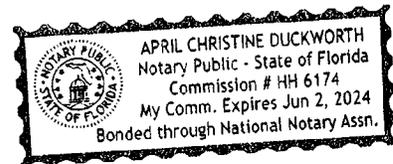
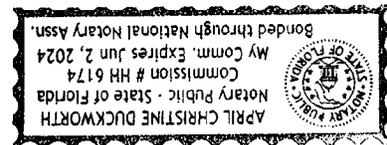
7220 Financial Way
Witness 2 Address
Jacksonville, FL 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of February, 2024, by **Vladislav Rubashka** and **Kristina Rubashka**.

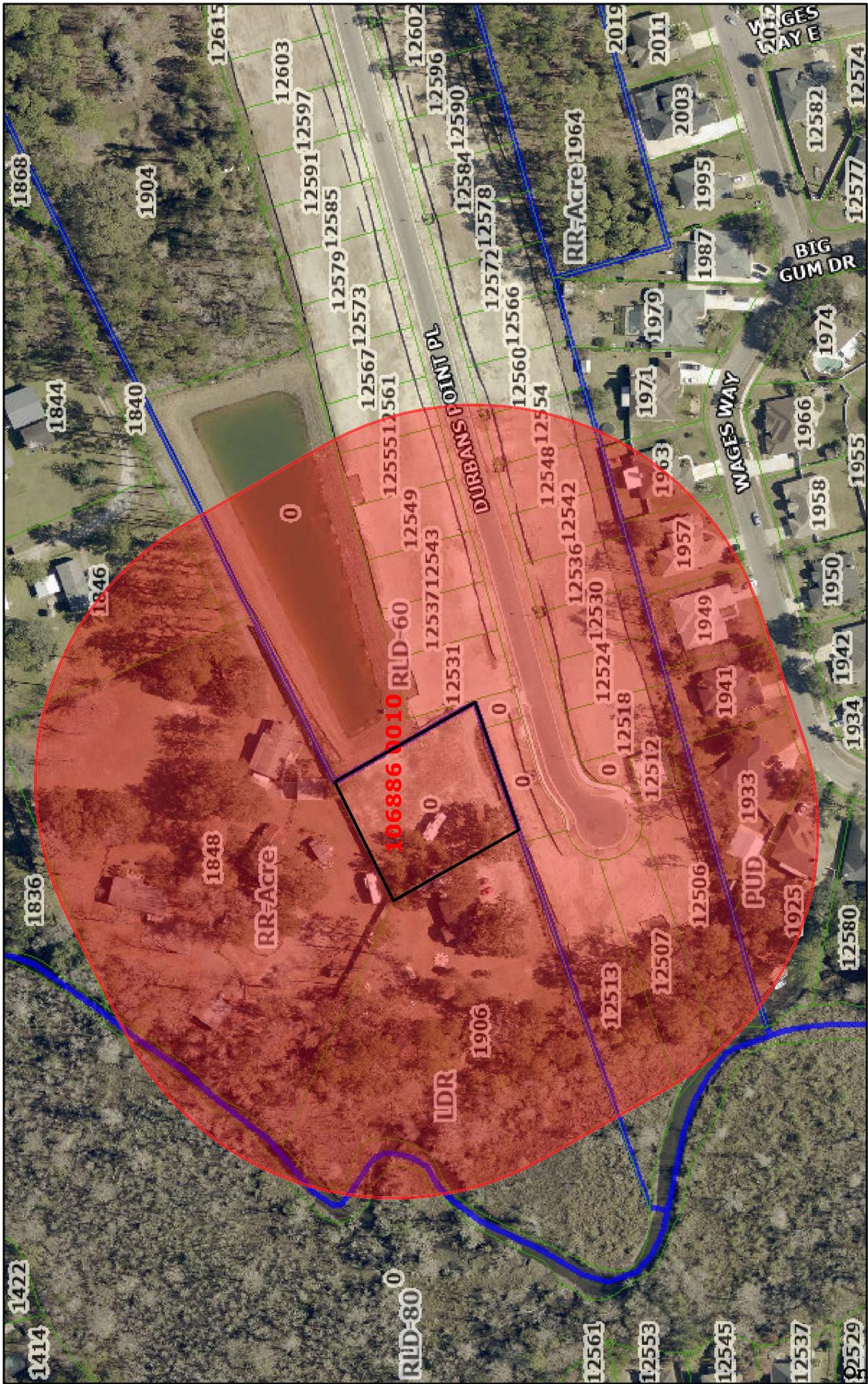
April Duckworth
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Florida Drivers License



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
106987 0950	AMH DEVELOPMENT LLC		23975 PARK SORRENTO STE 300			CALABASAS	CA	91302
106483 0070	CASTER MELEEA W		1963 WAGES WAY			JACKSONVILLE	FL	32218
106892 0000	CRUPI SAM C ET AL		1848 NEW BERLIN RD			JACKSONVILLE	FL	32218-2047
106483 0085	DAVIS SANTOYA		1941 WAGES WAY			JACKSONVILLE	FL	32218
106987 0800	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
106892 0050	KNIGHT MICHAEL		1846 NEW BERLIN RD			JACKSONVILLE	FL	32218-2047
106483 0065	LIBERACKI KURTIS J		1971 WAGES WAY			JACKSONVILLE	FL	32218-8057
106483 0090	PORTER CANDICE K LIFE ESTATE		1933 WAGES WAY			JACKSONVILLE	FL	32218-8057
106892 0020	ROBLERO MORALES ENAIAS LEVY ET AL		12777 DAYLIGHT TRL			JACKSONVILLE	FL	32218-8034
106886 0040	RUBASHKA VLADISLAV		15364 YELLOW BLUFF RD			JACKSONVILLE	FL	32226
106939 5025	SHIRLEY OAKS HOMEOWNERS ASSOC		C/O KINGDOM MANAGEMENT	12620-3 BEACH BLVD #301		JACKSONVILLE	FL	32246
106483 0075	SINGLETON JAMES S III		1957 WAGES WAY			JACKSONVILLE	FL	32218-8057
106483 0095	STOCKER JOHN EDWARD IV		1925 WAGES WAY			JACKSONVILLE	FL	32218-8057
106884 0000	WATKINS CAROL		1836 NEW BERLIN RD			JACKSONVILLE	FL	32218
106483 0080	YOUUMANS CARL S		1949 WAGES WAY			JACKSONVILLE	FL	32218-8057
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
	NORTH	JAMIE LACY	352 RIO RD			JACKSONVILLE	FL	32218
	THE EDEN GROUP INC.	DICK BERRY				JACKSONVILLE	FL	

Land Development Review



February 20, 2026

-  Parcels
-  Zoning

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR802711
User: Nagbe, Stephen - PDCU

Date: 1/15/2026
Email: SNagbe@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Austin Rabushka
Address: 2695 KAYLOR LANE
Description: Waiver of Road Frontage and AD @ 0 Wages Way

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2337.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2337.00

Control Number: 8299947 | Paid Date: 1/16/2026

Total Due: \$2,337.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR802711
REZONING/VARIANCE/EXCEPTION

Date: 1/15/2026

Name: Austin Rabushka
Address: 2695 KAYLOR LANE
Description: Waiver of Road Frontage and AD @ 0 Wages Way

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