

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-236**

AN ORDINANCE APPROVING THE WAIVER OF MINIMUM  
REQUIRED ROAD FRONTAGE APPLICATION WRF-24-04,  
FOR PROPERTY LOCATED IN COUNCIL DISTRICT 10 AT  
5841 ELLAKEL ROAD, BETWEEN ELLAKEL ROAD AND REED  
STREET (R.E. NO. 026444-0200), AS DESCRIBED  
HEREIN, OWNED BY ESQUIRE TRUSTEE SERVICE, LLC,  
AS TRUSTEE FOR THE ELLAKEL RD LAND TRUST DATED  
JANUARY 25, 2023, REQUESTING TO REDUCE THE  
MINIMUM ROAD FRONTAGE REQUIREMENTS FROM 48 FEET  
TO 32 FEET IN ZONING DISTRICT RESIDENTIAL LOW  
DENSITY-60 (RLD-60), AS DEFINED AND CLASSIFIED  
UNDER THE ZONING CODE; PROVIDING FOR  
DISTRIBUTION; PROVIDING A DISCLAIMER THAT THE  
WAIVER GRANTED HEREIN SHALL NOT BE CONSTRUED AS  
AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** an application for a waiver of minimum road frontage,  
**On File** with the City Council Legislative Services Division, was  
filed by Tana Mankus on behalf of the owner of property located in  
Council District 10 at 5841 Ellakel Road, between Ellakel Road and  
Reed Street (R.E. No. 026444-0200) (the "Subject Property"),  
requesting to reduce the minimum road frontage from 48 feet to 32  
feet in Zoning District Residential Low Density-60 (RLD-60); and

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

1       **WHEREAS,** the Land Use and Zoning Committee, after due notice  
2 held a public hearing and having duly considered both the testimonial  
3 and documentary evidence presented at the public hearing, has made  
4 its recommendation to the Council; and

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

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

23       **Section 1. Adoption of Findings and Conclusions.** The  
24 Council has reviewed the record of proceedings and the Staff Report  
25 of the Planning and Development Department and held a public hearing  
26 concerning Application for Waiver of Minimum Required Road Frontage  
27 WRF-24-04. Based upon the competent, substantial evidence contained  
28 in the record, the Council hereby determines that the requested waiver  
29 of road frontage meets the criteria for granting a waiver contained  
30 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-24-04 is  
31 hereby approved.

1           **Section 2.           Owner and Description.** The Subject Property is  
2 owned by Esquire Trustee Service, LLC, as Trustee for the Ellakel Rd  
3 Land Trust dated January 25, 2023, and is legally described in **Exhibit**  
4 **1**, dated March 6, 2024, and graphically depicted in **Exhibit 2**, both  
5 of which are attached hereto. The applicant is Tana Mankus, 14571  
6 Marsh View Drive, Jacksonville Beach, Florida 32250; (904) 514-8890.

7           **Section 3.           Distribution by Legislative Services.**  
8 Legislative Services is hereby directed to mail a copy of this  
9 legislation, as enacted, to the applicant and any other parties to  
10 this matter who testified before the Land Use and Zoning Committee  
11 or otherwise filed a qualifying written statement as defined in  
12 Section 656.140(c), *Ordinance Code*.

13           **Section 4.           Disclaimer.** The waiver of road frontage granted  
14 herein shall not be construed as an exemption from any other  
15 applicable local, state, or federal laws, regulations, requirements,  
16 permits or approvals. All other applicable local, state or federal  
17 permits or approvals shall be obtained before commencement of the  
18 development or use and issuance of this waiver of road frontage is  
19 based upon acknowledgement, representation and confirmation made by  
20 the applicant(s), owner(s), developer(s) and/or any authorized  
21 agent(s) or designee(s) that the subject business, development and/or  
22 use will be operated in strict compliance with all laws. Issuance of  
23 this waiver of road frontage does not approve, promote or condone any  
24 practice or act that is prohibited or restricted by any federal,  
25 state or local laws.

26           **Section 5.           Effective Date.** The enactment of this Ordinance  
27 shall be deemed to constitute a quasi-judicial action of the City  
28 Council and shall become effective upon signature by the Council  
29 President and Council Secretary. Failure to exercise the waiver, if  
30 herein granted, by the commencement of the use or action herein  
31 approved within one (1) year of the effective date of this legislation

1 shall render this waiver invalid and all rights arising therefrom  
2 shall terminate.

3  
4 Form Approved:

5  
6 /s/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation Prepared By: Erin Abney

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