

Date Submitted:	12/19/24
Date Filed:	1/09/25

Application Number:	WRF-25-01
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:	RR-ACRE	Current Land Use Category: LDR
Council District:	12	Planning District: 5
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): NA		
Neighborhood Associations: THOMAS JEFFERSON CIVIC CLUB		
Overlay: AIRPORT - OLF WHITEHOUSE - NOTICE ZONE / 65db NOISE CONTROL / LIGHTING-REQ ZONE		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: \$1,252.00	Zoning Asst. Initials: JD

PROPERTY INFORMATION	
1. Complete Property Address: 0 Denny Rd 1 Jax, FL 32220	2. Real Estate Number: 006284-0600
3. Land Area (Acres): 1 acre	4. Date Lot was Recorded: 2007
5. Property Located Between Streets: Old Plane / Jones Rd	6. Utility Services Provider: JEA City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/> none on property yet!
7. Waiver Sought: Reduce Required Minimum Road Frontage from 80 feet to 0 feet.	
8. In whose name will the Waiver be granted? Kenneth & Kelly Paik	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>Kenneth & Kelly Paulk</i>	10. E-mail: <i>KKAPPALK@aol.com</i>
11. Address (including city, state, zip): <i>10725 Grayson Ct Jacksonville, FL 32220</i>	12. Preferred Telephone: <i>904-813-5079</i>

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

CRITERIA
<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"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>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> iii. <i>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> iv. <i>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> v. <i>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>

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.

Applying for the waiver to our current lot to gain access to put a dwelling. I also need this waiver to obtain a address for this parcel.

60' Right of way Per Plat Book 5, page 32.

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, 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.

R/W 60' Per Plat

*Book 5
page 32*

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: Kenneth Paulk
Signature: [Handwritten Signature]

Applicant or Agent (if different than owner)

Print name: _____
Signature: _____

Owner(s)

Print name: Kelly Paulk
Signature: [Handwritten Signature]

**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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Prepared by:
John G. Barry, III
Oberdorfer & Barry, P.A.
1719 Blanding Blvd.
Jacksonville, Florida 32210

File Number: 07-B453

572-294644

General Warranty Deed

Made this 27 day of September, 2007, A.D., By KIRBY ALLEN PHILLIPS, joined by his wife LYNDA G. PHILLIPS, hereinafter called the grantor, to KENNETH G. PAULK and KELLY PAULK, husband and wife, whose post office address is: 640 Radnor Lane, Jacksonville, Florida 32221, 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 considerations, 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, viz:

See Exhibit "A" attached hereto and made a part hereof

Restrictive Covenant: The parties to this deed expressly agree that no trees or other vegetation within 30 feet of either side of the North line of the above property. (The Grantor herein retaining property to the North of said line) shall be cut, thinned or removed except with the mutual written consent of the respective landowners. Violation of this restrictive covenant will result in agreed liquidated damages of \$10,000.00 to be paid by the offending landowner to the other landowner. Any attempted violation shall entitle the non-offending landowner to seek injunctive relief. The prevailing party in any legal action to enforce this restrictive covenant or to recover the agreed liquidated damages shall be entitled to recover court costs and reasonable attorney's fees. This restrictive covenant shall be binding on the heirs, successors, personal representatives and assigns of the parties and shall be in effect for a period of 10 years following the date of this deed.

Parcel ID Number: 006284-0500 (includes caption and other lands).

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 except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:




Witness Printed Name: Sheila Eubanks

 (Seal)

Address: KIRBY ALLEN PHILLIPS



Witness Printed Name: JOHN G. BARRY, III

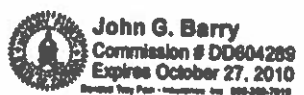
 (Seal)

Address: LYNDA G. PHILLIPS

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 27 day of September, 2007, by KIRBY A. PHILLIPS, a married man, who is personally known to me or who has produced Mr. Drew L. Luce as identification.

Notary Public
Print Name: _____
My Commission Expires: _____



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

PAULK KENNETH G 
 10725 GRAYSON CT
 JACKSONVILLE, FL 32220
PAULK KELLY

Primary Site Address
 0 DENNY RD 1
 Jacksonville FL 32220-

Official Record Book/Page
 14216-01854

Tile #
 5416

0 DENNY RD
 Property Detail

RE #	006284-0600
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00070 WARRINGTON S/D 16-2S-25E
Total Area	43637

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$46,500.00	\$46,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$46,500.00	\$46,500.00
Assessed Value	\$29,282.00	\$32,210.00
Cap Diff/Portability Amt	\$17,218.00 / \$0.00	\$14,290.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$29,282.00	See below

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.](#)

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	SJRWMD/FIND Taxable Value	School Taxable Value
No applicable exemptions	No applicable exemptions	No applicable exemptions

Sales History 

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14216-01854	9/27/2007	\$45,000.00	WD - Warranty Deed	Qualified	Vacant

Extra Features 

No data found for this section

Land & Legal 

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	1.00	Acreage	\$46,500.00

Legal

LN	Legal Description
1	5-32 16-2S-25E 1.00
2	WARRINGTONS S/D
3	PT TRACT 1 RECD O/R 14216-1854
4	BLK 9

Buildings 

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$29,282.00	\$0.00	\$29,282.00	\$301.26	\$331.38	\$320.93
Public Schools: By State Law	\$46,500.00	\$0.00	\$46,500.00	\$95.49	\$143.78	\$146.43
By Local Board	\$46,500.00	\$0.00	\$46,500.00	\$67.44	\$104.53	\$102.92
FL Inland Navigation Dist.	\$29,282.00	\$0.00	\$29,282.00	\$0.77	\$0.84	\$0.78
Water Mgmt Dist. SJRWMD	\$29,282.00	\$0.00	\$29,282.00	\$4.77	\$5.25	\$4.94
School Board Voted	\$46,500.00	\$0.00	\$46,500.00	\$30.00	\$46.50	\$46.50
			Totals	\$499.73	\$632.28	\$622.50

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$30,000.00	\$26,620.00	\$0.00	\$26,620.00

Current Year	\$46,500.00	\$29,282.00	\$0.00	\$29,282.00
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2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

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.

2024

2023

2022

2021

2020


2019

2018

2017

2016

2015

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

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



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

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

Kenneth or Kelly Pauk
Owner (Affiant) Name

10725 Grayson Ct Jacksonville, FL 32220
Address(es) for Subject Property

RE# 006284-0600
Real Estate Parcel Number(s) for Subject Property

Appointed or Authorized Agent(s)

Type of Request(s)/Application(s)

STATE OF FL

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Kelly Pauk
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.

Kelly D Paulk
Signature of Affiant

Kelly D Paulk

Kelly D. Paulk
Printed/Typed Name of Affiant

Kenneth G. Paulk

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 31, day of July, 2024, by Jessica Atkins, who is personally known to me or has produced identification and who took an oath.

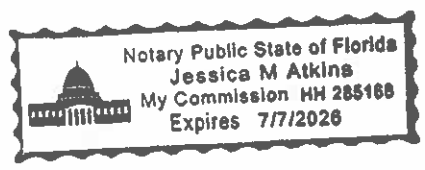
Type of identification produced personally known.

Jess M Atkins
Notary Public Signature

Jessica Atkins
Printed/Typed Name – Notary Public

My commission expires: 7/7/2026

[NOTARY SEAL]



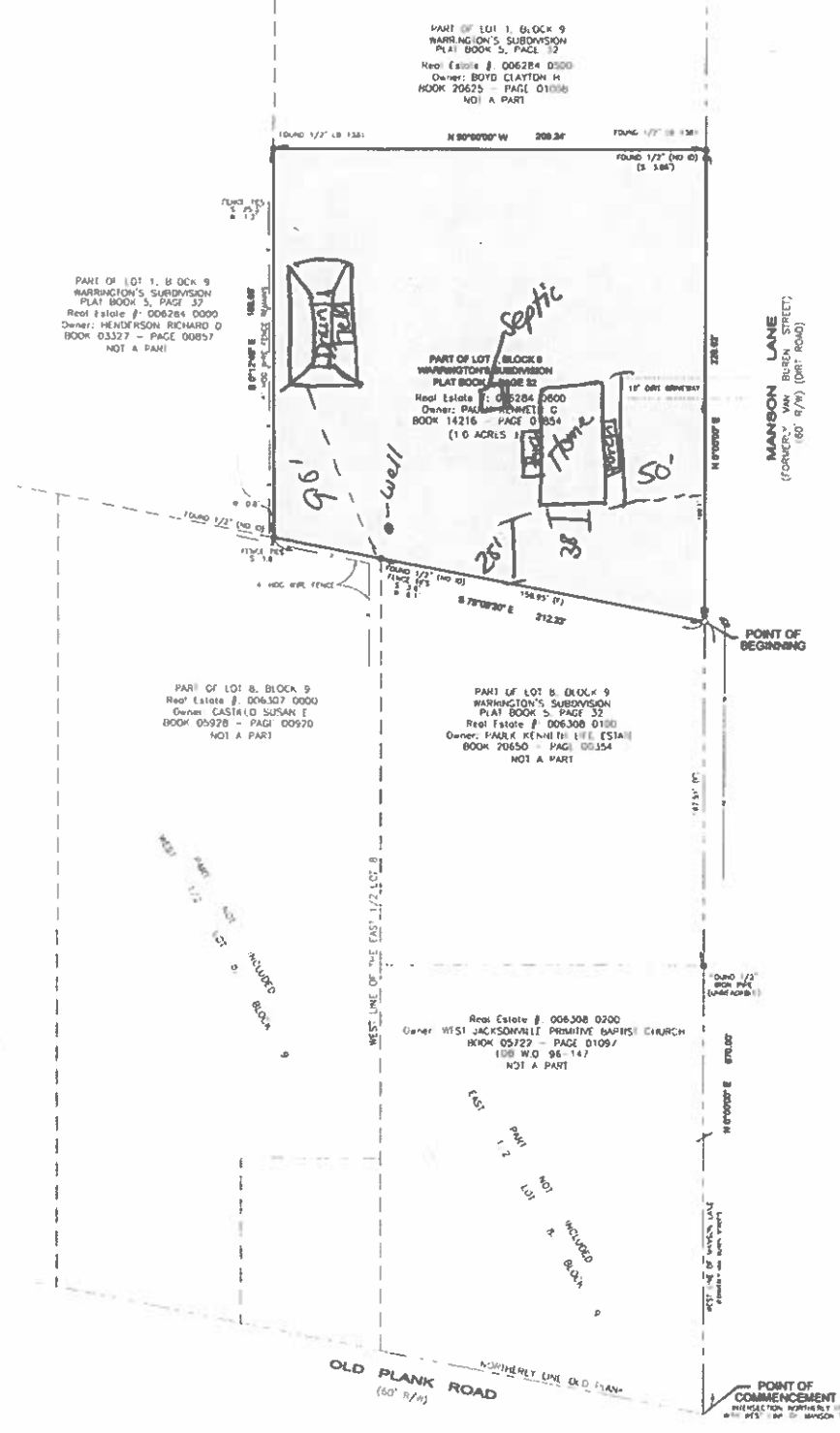
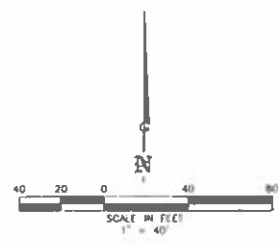
NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

MAP SHOWING A BOUNDARY SURVEY OF

Don. # 2007317713
 A parcel of land situated in Lot 1, Block 9, Warrington's Subdivision, Section 16, Township 2 South, Range 25 East, Duval County, Florida, according to Plat Book 5, Page 32, of the Current Public Records of said County, said parcel being more particularly described as follows:

COMMENCE at the intersection of the Northerly line of Old Plank Road with the West line of Manson Road (Formerly Van Buren Street); thence on last said line run North 00°00'00" East, 670.0 feet to the Point of Beginning; thence continue on last said line North 00°00'00" East, 228.62 feet; thence run North 90°00'00" West, 209.24 feet; thence run South 00°12'48" East, 188.68 feet; thence run South 79°09'30" East, 212.33 feet to the Point of Beginning. Being 1.00 acre, more or less, or area.



- LEGEND
- ⊙ FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
 - ⊙ FOUND IRON ROD UNLESS OTHERWISE NOTED
 - ⊙ SET 1/2" IRON PIPE & CAP STAMPED 10 5880
 - ⊙ SET 1/2" IRON PIPE & CAP STAMPED 10 5880
 - FENCE
 - OVERHEAD UTILITY LINES
 - DIRT ROAD
 - UTILITY POLE
 - 1 - COORDINATE POINT NUMBER
 - A.C. - AIR CONDITIONER
 - B.R.L. - BUILDING RESTRICTION LINE
 - (C) - CIRCULAR
 - (D) - DRIVE
 - D.B. - DRAIN BENCH
 - (E) - FIELD BENCHMARK
 - D - IDENTIFICATION
 - L.B. - LICENSED BUSINESS
 - L.S. - LICENSED SURVEYOR
 - N.C.S. - NATIONAL GEODETIC SURVEY
 - N.E.M.S. - NORTH AMERICAN VERTICAL DATUM
 - P.C. - POINT
 - P.F.S. - PROFESSIONAL LAND SURVEYOR
 - R.L.S. - REGISTERED LAND SURVEYOR
 - P.O.B. - POINT OF BEGINNING
 - BOUNDARY

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT
- 2.) UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED
- 3.) A PLAN OF E. J. QUINN ET AL WAS FILED ON THE WESTLY RIGHT OF WAY LINE OF MANSON ROAD SHOWN HEREON, HOLDING MONUMENTARY SHOWN FORINT N PLACE, SAID BEARING REFERS TO D.W. 14216 PAGE 01854
- 4.) SOURCES OF INFORMATION:
 - A) DEED OF RECORD - INSTRUMENT NO. 2007317713
 - B) SURVEY INSTRUMENT BY THIS FIRM - LD BRADLEY
 - C) DATA UTILITY TAX MAP

Site Plan

REVISED 12/16/2024 TO EXIST ROAD NAME

Bradley L. D. Bradley
 L. D. BRADLEY
 LAND SURVEYORS
 510 SOUTH 5TH STREET
 MACCLENNY, FLORIDA 32083
 PHONE (904) 785-8400 FAX (904) 785-1479
 LICENSED BUSINESS NO. 6888

W.O. NO: 24-424	SURVEY DATE: 6-18-2024	On File
CHECKED BY: AJJ	CAD FILE: 24-424.dwg	DATE FILED: WEEKS
		FB 1212 PG 71

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
006227 0000	WEATHERFORD JOHN E		8885 OLD PLANK RD	JACKSONVILLE	FL 32220-1436
006305 0000	DESMARAI MAVIS C		9001 OLD PLANK RD	JACKSONVILLE	FL 32220-1440
006307 0000	CASTILLO SUSAN E		8965 OLD PLANK RD	JACKSONVILLE	FL 32220
006284 0600	PAULK KENNETH G		10725 GRAYSON CT	JACKSONVILLE	FL 32220
006227 0040	SALAZAR RONDA		945 MANSON LN	JACKSONVILLE	FL 32220
006289 0000	KIMBALL ALLISON		8976 DENNY RD	JACKSONVILLE	FL 32220
006284 0000	HENDERSON RICHARD D		8960 DENNY RD	JACKSONVILLE	FL 32220-1406
006308 0100	PAULK KENNETH LIFE ESTATE		915 MANSON LN	JACKSONVILLE	FL 32220
006284 0500	BOYD CLAYTON H		8900 DENNY RD	JACKSONVILLE	FL 32220
006286 0000	KIGHT BILLY A		8966 DENNY RD	JACKSONVILLE	FL 32220-1406
006226 0030	MOORE HARLEY W		8880 DENNY RD	JACKSONVILLE	FL 32220-1404
006308 0200	WEST JACKSONVILLE PRIMITIVE BAPTIST CHURCH		8960 OLD PLANK RD	JACKSONVILLE	FL 32220-1439
006306 0000	DUBBERLY KAREN ELIZABETH	JOE SOLOMONS	9003 OLD PLANK RD	JACKSONVILLE	FL 32220-1440
	THOMAS JEFFERSON CIVIC CLUB	VICTOR COLEMAN	8237 NEVADA ST	JACKSONVILLE	FL 32220
	NORTHWEST		2118 18TH ST W	JACKSONVILLE	FL 32209

Jim Overton
Duval County

Date Time: 01/09/2025 12:38PM
Drawer: P04
Clerk: MF
Transaction: 7012797

val County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

WRF-25-01

General Collection Receipt

Date: 12/20/2024
Email: CRule@coj.net

From: Paid
CR Processing: \$1,252.00
CR758267
KENNETH AND KELLY
PAULK
0 DENNY RD
JACKSONVILLE, FL
32220
Total: \$1,252.00

KENNETH AND KELLY PAULK
0 DENNY RD JACKSONVILLE, FL 32220
Description: APPLICATION FOR WAIVER OF ROAD FRONTAGE

Receipt: 360-26-00026537

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	1252.00	0.00
00000000	00000	0000000	0.00	1252.00

Total Tendered: \$1,252.00
Check: \$1,252.00
Check# 5064
Balance: \$0.00

Paid By: KENNETH AND KELLY PAULK

Total Due: \$1,252.00

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

Account No: CR758267
REZONING/VARIANCE/EXCEPTION

Date: 12/20/2024

Name: KENNETH AND KELLY PAULK
Address: 0 DENNY RD JACKSONVILLE, FL 32220
Description: APPLICATION FOR WAIVER OF ROAD FRONTAGE

Total Due: \$1,252.00