



FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

Rezoning Application

A. PROJECT

1. Project Name: Dollar Tree Plaza Redevelopment
2. Address of Subject Property: 200 - 206 South Orange Avenue
3. Parcel ID Number(s): 017301-000-00
4. Existing Use of Property: Shopping Center
5. Future Land Use Map Designation : CHI - Commercial High Intensity
6. Existing Zoning Designation: Gateway Corridor Commercial
7. Proposed Zoning Designation: Central Business District
8. Acreage: 1.26

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Janis Fleet Title: President
Company (if applicable): Fleet & Associates Architects/Planners Inc.
Mailing address: 11557 Hidden Harbor Way
City: Jacksonville State: Florida ZIP: 32223
Telephone: 904 666-7038 FAX: () _____ e-mail: jfleet@fleetarchitectsplanners.net
3. If the applicant is agent for the property owner*
Name of Owner (titleholder): 200 North Orange Ave Holding LLC
Mailing address: PO Box 40316
City: Brooklyn State: New York ZIP: 11204
Telephone: 904 760-6332 FAX: () _____ e-mail: bernies3000@yahoo.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:

If yes, is the contract/option contingent or absolute?
 Contingent Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.
 - a. \$750 plus \$20 per acre over 5
 - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 7 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

[Signature]
 Signature of Applicant

Janis K. Fleet
 Typed or printed name and title of applicant

3/13/2021
 Date

State of FLORIDA County of DUVAL

 Signature of Co-applicant

 Typed or printed name of co-applicant

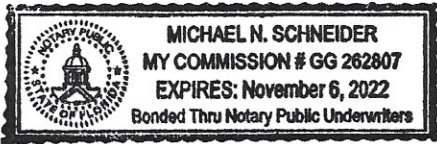
 Date

The foregoing application is acknowledged before me this 13th day of MARCH, 2021 by JANICE

FLEET, who is/are personally known to me, or ~~who has/have produced~~ as identification. in my PHYSICAL PRESENCE

NOTARY SEAL
[Signature]

Signature of Notary Public, State of FLORIDA



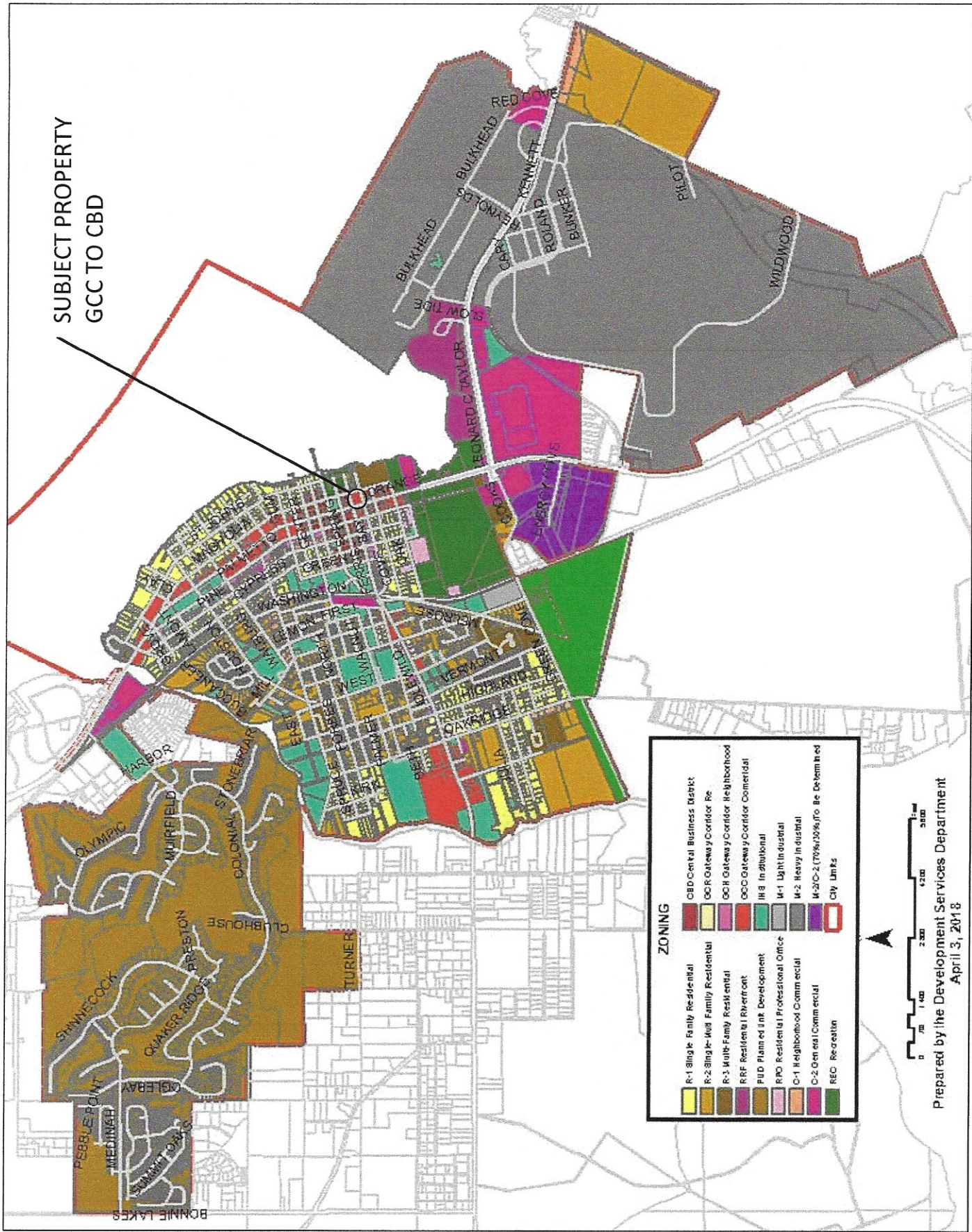
STATEMENT OF PROPOSED CHANGE

The parcel for the proposed rezoning has a designation of GCC – Gateway Corridor Commercial. The Central Business District (CBD) zoning district ends on Ferris Street, the north property line of the subject property. This property was originally developed in 1972. The property was sold to its current owner in December of 2020. The current property owner would like to redevelop the property with the design controls permitted in the CBD zoning category. The zoning of the property needs to be changed to allow redevelopment of the site consistent with the CBD zoning category.

The existing building on the property is built to the property line. One of the characteristics of properties in the CBD Zoning category is that structures were constructed to their property lines. The properties in the CBD Zoning category are allowed to be redeveloped to their property lines, with no setbacks. This allows the building facade to line the street instead of parking lots. The rezoning of the property to the CBD zoning category will allow the redevelopment of the parcel with a building line consistent with the Spring Park Coffee Center on the north side of Ferris Street and the established building line of the existing structure on the site. This rezoning of the property is being requested with a companion Small Scale Future Land Use Map (FLUM) amendment for the property.

The project will redevelop an aged shopping center site. It will provide additional commercial development in Green Cove Springs. The parcel will be maintained under common ownership. The proposed development is compatible with the surrounding commercial development in the area and will promote a more walkable community. It will improve the property values in the South Orange Avenue/Ferris Street area of Green Cove Springs.

SUBJECT PROPERTY
GCC TO CBD



ZONING

R-1 Single Family Residential	CBD Central Business District
R-2 Single-Family Residential	GC R Gateway Corridor Re
R-3 Multi-Family Residential	GC R Gateway Corridor Neighborhood
R-FF Residential Retrofit	GC C Gateway Corridor Commercial
RFD Planned Unit Development	IRB In Situational
RPO Residential Professional Office	U-1 Light Industrial
C-1 Neighborhood Commercial	U-2 Heavy Industrial
C-2 General Commercial	U-2/C-2 (70%/30%) to be Determined
REC Recreation	City Limits



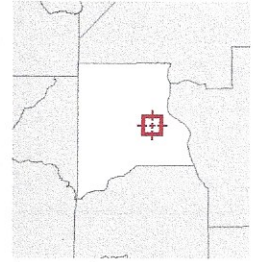
Prepared by the Development Services Department
April 3, 2018



Clay County Property Appraiser's Office



Overview



Legend

- Parcels
- Roads
- Conservation Easements

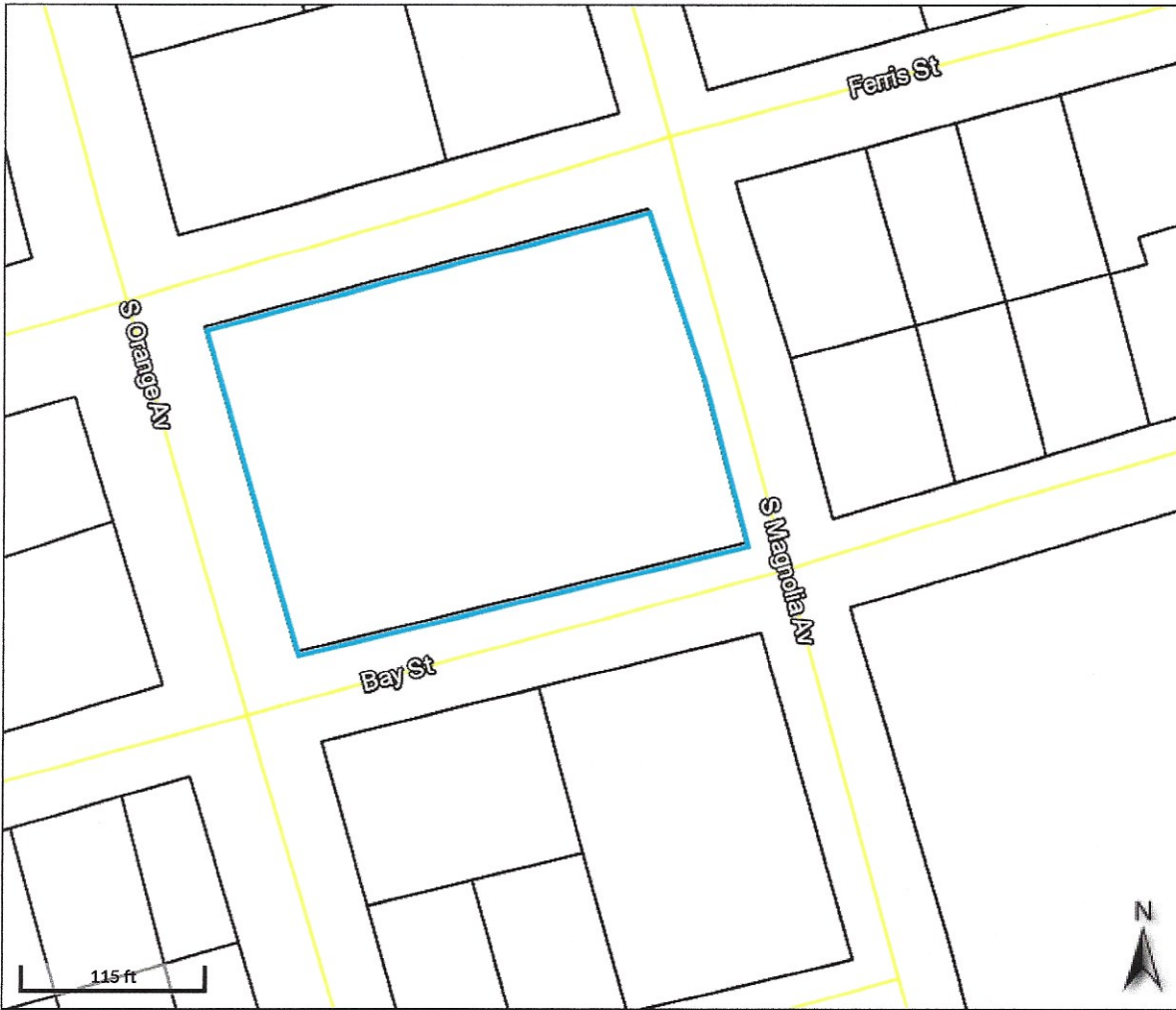
Parcel ID 38-06-26-017301-000-00	Physical Address 200-206 S ORANGE Ave Green Cove Springs	Land Value \$426,933	Last 2 Sales					
Acres 1.256		Ag Land Value \$0	Date 12/30/2020	Price \$1530000	Reason QUAL/DEED EXAMINATION		Qual Q	
Property Class UNANCHORED SHOPPING CENTER	Mailing Address 200 N Orange Ave Holdings LLC PO Box 40316 Brooklyn, NY 11204	Building Value \$383,067	Date 12/22/2009	Price \$100	Reason UNQUAL/CORRECTIVE/QCD,TD		Qual U	
Taxing District 002		Misc Value \$0						
		Just Value \$810,000						
		Assessed Value \$810,000						
		Exempt Value \$0						
		Taxable Value \$810,000						

Date created: 3/12/2021
 Last Data Uploaded: 3/12/2021 7:44:41 AM

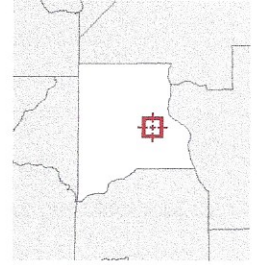
Developed by Schneider GEOSPATIAL



Clay County Property Appraiser's Office



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Date created: 3/12/2021
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LEGAL DESCRIPTION

RE# 017301-000-00

Lots 1, 2, 3, and 4, Block 17, of GREEN COVE SPRINGS, according to the Plat thereof as recorded in Plat Book 2, Page 1 of the Public Records of Clay County, Florida.

MAP SHOWING BOUNDARY SURVEY

DESCRIPTION

Lots 1, 2, 3, and 4 of Block 17 of Green Cove Springs as per plat recorded in Plat book 2, Page 1 of the public records of Clay County, Florida.

NOTES
 This map not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Date of last field work was September 12, 2001.

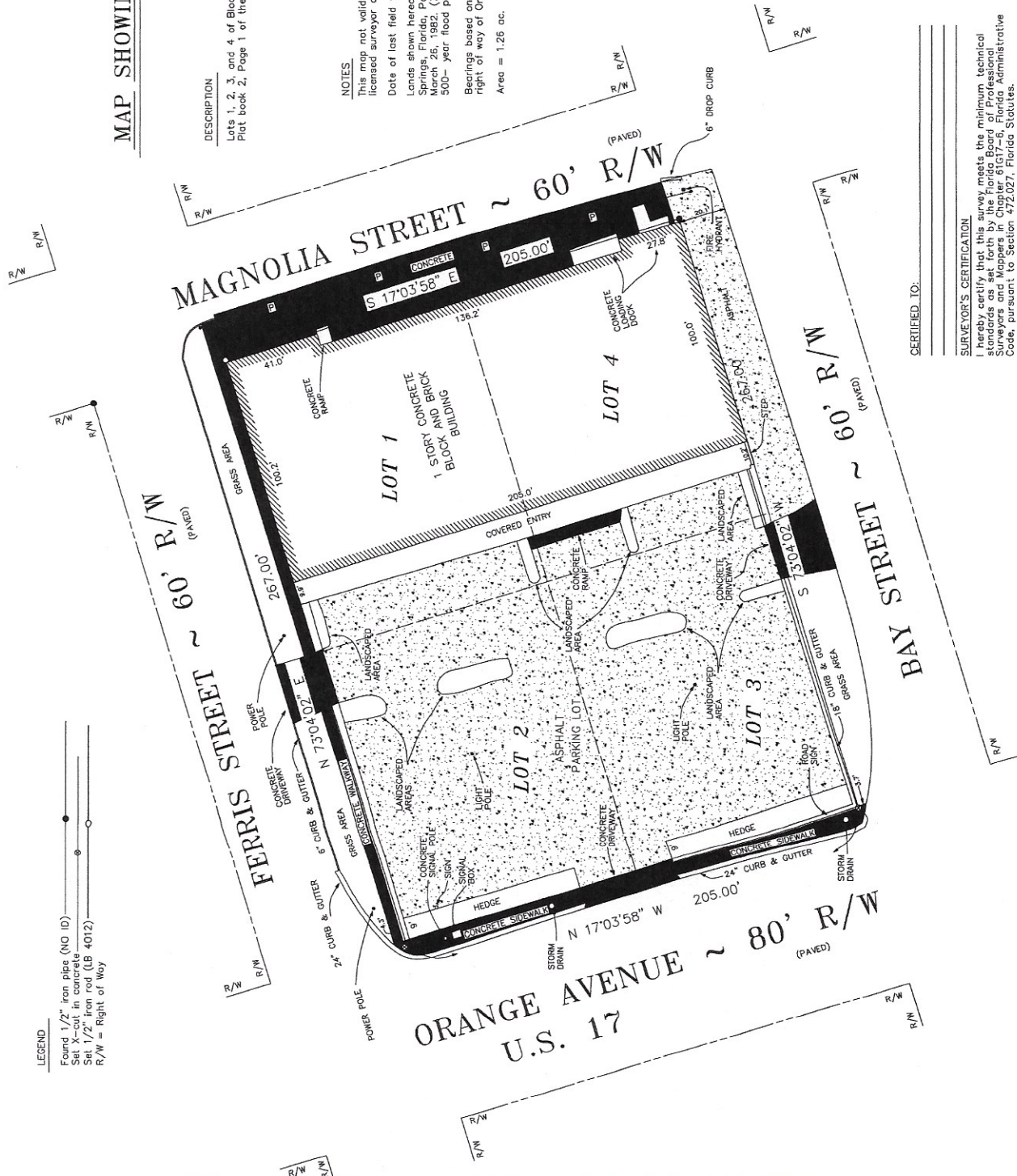
Lands shown herein lie in Zone X as per Flood Insurance Rate Map of Green Cove Springs, Florida, Panel 1 of 2, Map Number 120065 0001 C, effective date March 26, 1982. (Zone X is an area determined to be outside the 500-year flood plain.)

Bearings based on a bearing of N 17°03'58" W for the Easterly boundary of the right of way of Orange Street as previously surveyed.

Area = 1.26 ac.

LEGEND

Found 1/2" iron pipe (NO ID)
 Set X-out in concrete
 Set 1/2" iron rod (LB 4012)
 R/W = Right of Way



CERTIFIED TO:

SURVEYOR'S CERTIFICATION

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 472, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

By: PATRICK B. WELCH, PSM
 FLORIDA CERTIFICATE NO. 2714
 BUSINESS NO. LB 4012

DATE SIGNED

FOR: BELCO ENTERPRISES

DRAWN BY: MTB CHECKED BY: J. PBW FIELD BOOK: 416

SCALE: 1" = 30' JOB NO.: 09-01-09 MAP NO.: 1B-2226

PATRICK B. WELCH & ASSOCIATES, INC.

LAND SURVEYING, PLANNING & DRAFTING SERVICES

P.O. BOX 809 870 WEST MACMAHON STREET

STARKE, FLORIDA 32091 (904) 964-8292

THIS INSTRUMENT PREPARED BY:

**Arnold Law
Diane Saxon
718 N. Orange Ave
Green Cove Springs, FL 32043**

RECORD AND RETURN TO:

Grantee

RE PARCEL ID #: 380626-017301-000-00
CONTRACT SALES PRICE: \$1,530,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of **December, 2020**, by **FRANKLIN E. CHANEY, TRUSTEE OF THE FRANKLIN E. CHANEY LIVING TRUST DATED DECEMBER 22, 2009** organized under the laws of the State of California, whose mailing address is: **116 Orange Ave. N., Green Cove Springs, FL 32043**, party of the first part hereinafter referred to as "Grantor" to **200 N. ORANGE AVE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **PO Box 40316, Brooklyn, NY 11204**, party of the second part hereinafter referred to as "Grantee".

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in **Clay County, Florida**, to wit:

Lots 1, 2, 3 and 4, Block 17, of GREEN COVE SPRINGS, according to the Plat thereof as recorded in Plat Book 2, page 1, of the Public Records Clay County, Florida.

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

SUBJECT to the matters set forth on Exhibit "A" attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

GRANTOR WILL WARRANT and forever defend the right and title to the above described real property unto the Grantee against the claims of all person(s) claiming by, through or under Grantor, subject to the Permitted Exceptions. (Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporation.)

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

Signed, sealed and delivered in the presence of:

Marie Alexander
Marie Alexander
Witness

Franklin E Chaney
By: Franklin E. Chaney, Trustee
of The Franklin E. Chaney Living Trust
Dated December 22, 2009

Robin Estes
Robin Estes
Witness

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of December, 2020 by Franklin E Chaney, Trustee of The Franklin E. Chaney Living Trust dated December 22, 2009. He/She/They is/are _____ personally known to me or have produced FLDL as identification.

Rose M. Alexander
Notary



My Commission expires: _____

Documentary Stamps in the amount of \$10,710.00 have been paid.

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenant, restrictions, conditions, easements, reservations, rights-of-way, and other matters of records, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
200 NORTH ORANGE AVE HOLDING LLC

Filing Information

Document Number L20000343248
FEI/EIN Number NONE
Date Filed 11/09/2020
State FL
Status ACTIVE

Principal Address

211457 STREET
BROOKLYN, NY 11204

Mailing Address

211457 STREET
BROOKLYN, NY 11204

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, SUITE 106
DAVIE, FL 33314

Authorized Person(s) Detail

Name & Address

Title AMBR

NIEDERMAN, BERNARD
POB 40316
BROOKLYN, NY 11204

Annual Reports

No Annual Reports Filed

Document Images

[11/10/2020 -- Florida Limited Liability](#) [View image in PDF format](#)