



City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY

P Z File # 202100072

Application Fee: 550.00

Filing Date: 1/11/21 Acceptance Date: _____

Review Type: SDRT P & Z

A. PROJECT

- Project Name: Doxa Church
- Address of Subject Property: 112 Magnolia Avenue
- Parcel ID Number(s) 38-06-26-017268-000-00
- Existing Use of Property: Vacant Commercial (formerly Snowies)
- Future Land Use Map Designation: CHI - Commercial High Intensity
- Zoning Designation: CBD
- Acreage: 0.298

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Steve Schnell Title: _____

Company (if applicable): _____

Mailing address: 1574 Waters Edge Drive

City: Fleming Island State: FL ZIP: 32003

Telephone: () 228-7715 FAX: () _____ e-mail: steve.schnell@hdrinc.com

- If the applicant is agent for the property owner*:
Name of Owner (title holder): Roger Ziegler

Company (if applicable): _____

Mailing address: 8920 County Road 16A

City: St. Augustine State: FL ZIP: 32092

Telephone: () 219-7273 FAX: () _____ e-mail: roger@reynoldspark.com

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

C. ADDITIONAL INFORMATION

- 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. STATEMENT OF SPECIAL EXCEPTION SOUGHT

- 1. Requested Special Exception: Church
- 2. Section of Land Development Regulations under which the Special Exception is sought Sec. 117-445
- 3. Reason Special Exception is requested: Use of property as a church
- 4. Statement of Facts for Requested Special Exception (Use additional pages if necessary)

(PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR ABILITY. THESE FACTS WILL BE USED BY THE STAFF TO MAKE A RECOMMENDATION AND THE PLANNING AND ZONING BOARD IN MAKING THEIR DECISION)

a. Is this exception in compliance with all elements of the Comprehensive Plan?

The proposed use is consistent with Future Land Objectives.

b. Is the establishment, maintenance or operation of the special exception detrimental to or endanger the public health, safety or general welfare, or contrary to established standards, regulations or ordinances of other governmental agencies?

The proposed use will be consistent with the surrounding uses and will not negatively impact the area.

c. Is the structure or improvement so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Green Cove Springs and zoning district in which it is proposed?

No. Proposed improvements will include exterior painting and enhanced landscaping that will be consistent with surrounding properties.

d. Will the special exception adversely impact the permitted use in the zoning district or unduly restrict the enjoyment of the other property in the immediate vicinity nor substantially diminish or impair property values within the area?

No. It is anticipated that the proposed use and improvements will improve property values and is compatible with surrounding uses.

e. Will the establishment of the special exception impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?

The proposed use will not impact the improvement of surrounding properties.

f. Are adequate water and sewage disposal facilities provided?

Yes, water and sewer are available.

g. Are access roads adequate, on-site parking, on-site loading and loading berths, and drainage have been or will be provided where required?

Yes. Parking is available as noted in the attached. Per requirement, four (4) handicap spaces will be provided near the front entrance to the property.

h. Have adequate measures been taken to provide ingress and egress to the property and design in a manner to minimize traffic congestion on local roads?

Yes. Worship services will take place on Sunday mornings at a time when traffic in the area is minimal.

i. Is adequate screening and buffering signs of the special exception provided, if needed??

Not needed.

j. Will the special exception require signs or exterior lighting, which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district?

No stand alone signs or exterior lighting are proposed at this time.

k. Will the special exception conform to all applicable regulations of the zoning district in which it is proposed?

Yes. Proposed use will conform to all zoning regulations.

E. ATTACHMENTS (One hard copy or one copy in PDF format)

1. Copy of Warranty Deed or other proof of ownership

2. Legal description

F. FEE.

Home Occupation - \$150
Residential property - \$250
Non- residential - \$500

- a. The Cost of postage, signs, advertisements, and outside consultants are in addition to the application fee.
- b. The applicant is responsible to pay the cost of the advertisement and signs.
- c. All applications are subject 10% administrative fee and must pay the cost of any outside consultants' fees.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees for advertising, signs, necessary 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.

Both 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 of Applicant

Steve Schnell

Typed or printed name and title of applicant

1/8/2021

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of Florida County of Clay

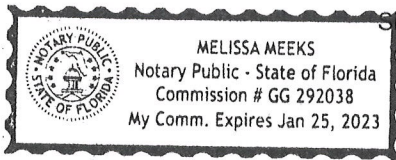
The foregoing application is acknowledged before me this 8th day of January, 2021 by Steve

Schnell, who is/are personally known to me, or who has/have produced FID

as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida



ADAMS, ROTHSTEIN & SIEGEL
4417 Beach Boulevard, Suite 104
Jacksonville, FL 32207
Attn: Karen M. Montgomery

Warranty Deed



Book: 1972
Page: 1116
Rec: 09/05/2001
03:26 PM
File# 200141824
James B. Jett
Clerk Of Courts
CLAY COUNTY, FL
Fee: \$6.00
Doc: \$140.00

①

THIS INDENTURE, Made this 27th day of August, A.D. 2001
ROGER D. ZEIGLER, an unmarried man, and BEECHER WAYNE MORRIS, a married man
of the County of CLAY, State of FLORIDA, parties of the first part, and

ROGER D. ZEIGLER, an unmarried man, whose address is 114 Magnolia Avenue,
Green Cove Springs, Florida 32043
of the County of Clay, State of Florida, party of the second part,
WITNESSETH: That the said parties of the first part, for and in consideration of the sum of

-----Ten and No/100----- Dollars,
to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
have granted, bargained and sold to the said party of the second part,
his heirs and assigns forever, the following described land, situate, lying and being in the
County of Clay, State of Florida, to wit:

RE#38-06-26-017268-000-00

LOT FOUR (4), BLOCK 8, MAP OF GREEN COVE SPRINGS, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 9, OF THE PUBLIC
RECORDS OF CLAY COUNTY, FLORIDA.

SUBJECT TO TAXES AND ASSESSMENTS ACCRUING SUBSEQUENT TO DECEMBER 31,
2001

And the said parties of the first part do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and
seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

[Signature]
SIMON D. ROTHSTEIN

[Signature] (SEAL)
ROGER D. ZEIGLER

[Signature]
KAREN M. MONTGOMERY

114 Magnolia Avenue (SEAL)
Green Cove Springs, FL 32043
[Signature] (SEAL)
BEECHER WAYNE MORRIS
3594 Ed's Court
Green Cove Springs, FL 32043 (SEAL)

STATE OF FLORIDA
COUNTY OF Duval

ss.

Before me personally appeared ROGER D. ZEIGLER, an unmarried man
and BEECHER WAYNE MORRIS, a married man, his wife, to me well known
and known to me to be the individual(s) described in and who executed the foregoing instrument, and
acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 27th day of August
2001, at Jacksonville, County and State aforesaid.

[Signature]
Notary Public in and for the County and State Aforesaid.

My commission expires:



SIMON D. ROTHSTEIN
Notary Public, State of Florida
My comm. expires July 4, 2004
Comm. No. CC 946995



Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 38-06-26-017268-000-00
Location Address 112 MAGNOLIA Ave
 Green Cove Springs 32043
Brief Tax Description* LOT 4 BLK 8 GCS AS REC O R 913 PGS 579-580 & 1972 PG 1116
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code STORES, 1 STORY (1100)
Sec/Twp/Rng 38/6/26
Tax District Tax Dist 002
Millage Rate 16.7246
Acreage 0.298
Homestead N

Map



Owner Information

[ZEIGLER ROGER D](#)
 8920 COUNTY ROAD 16A
 ST AUGUSTINE FL 32092

Land Information

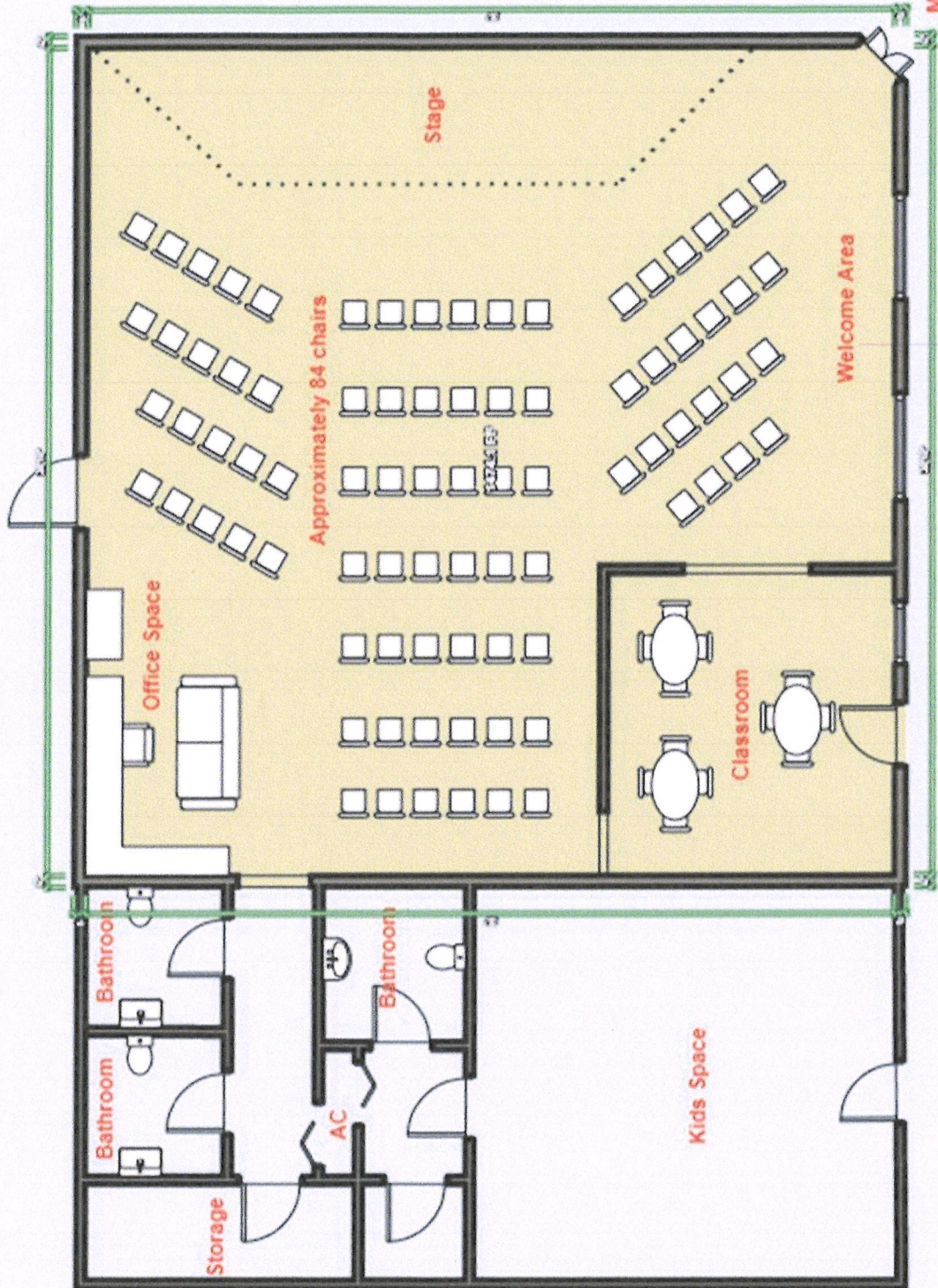
Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
Store 1 Story (1100)	13,000.00	Commercial	Site	100	133

Buildings

Building 1 Building Type OFFICE LOW / 4900 Gross Sq Ft 2,037 Finished Sq Ft 2,037 Stories 1.0 Stories Heat ENG F AIR Interior Walls DRYWALL Exterior Walls Wood Frame Stucco Year Built 1945	Effective Year Built 1975 Frame WOOD FRAME Roof Type WOOD TRUSS Roof Coverage SHINGLE Flooring Type CARPET with 60% CONC FINSH Heating Type ENG F AIR Bedrooms Full Bathrooms 0 Half Bathrooms 0
Building 2 Building Type STORE RETL / 3500 Gross Sq Ft 4,142 Finished Sq Ft 4,114 Stories 1.0 Stories Heat ENG F AIR Interior Walls MINIMUM Exterior Walls CB STUCCO Year Built 1945	Effective Year Built 1975 Frame MASONRY Roof Type WOOD TRUSS Roof Coverage SHINGLE Flooring Type SHT VINYL with 40% C ABOVE GD Heating Type ENG F AIR Bedrooms Full Bathrooms 0 Half Bathrooms 0
Building 3 Building Type WAREH STOR / 8400 Gross Sq Ft 1,800 Finished Sq Ft 1,800	Effective Year Built 1945 Frame WOOD FRAME Roof Type WOOD TRUSS Roof Coverage SHINGLE

PALMER STREET

Main Entrance



MAGNOLIA AVENUE

On-Street Parking

Gravel Parking Lot



Gravel lot -
14 spaces

20 shared
spaces
(agreement
with Treasure
Box)

7 existing
angled parking
spaces (1
handicap)

Public
parking

312



PROPERTY OWNER AFFIDAVIT

Owner Name: <u>ROGER ZEIGLER</u>	
Address: <u>EA 20 CR 16AA</u> <u>ST. AUGUSTINE, FL 32092</u>	Phone: <u>904-219-7273</u>
Agent Name: <u>STEVE SCHWEN</u>	
Address: <u>1574 WATERS EDGE</u>	Phone: <u>904-228-7715</u>
Parcel No.: <u>38-06-26-017260-000-00</u>	
Requested Action: <u>SPECIAL EXCEPTION</u>	

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: [Signature]

Printed name: ROGER ZEIGLER

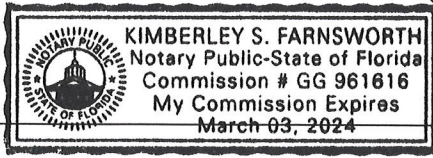
Date: 1/11/21

The foregoing affidavit is acknowledged before me this 11 day of

January, 2021 by Roger Zeigler, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL



[Signature]
Signature of Notary Public, State of FL