



City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Type: SDRT P & Z

A. PROJECT

- Project Name: Clay County Economic Development
- Address of Subject Property: 633 N Orange Ave, Green Cove Springs, FL 32043
- Parcel ID Number(s) 38-06026-017628-000-00
- Existing Use of Property: Vehicle Sales
- Future Land Use Map Designation: Mixed use
- Zoning Designation: Gateway Corridor Commercial (GCC)
- Acreage: +/- 1.46

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Travis Hastay, PE Title: Senior Project Manager
Company (if applicable): CHW, an NV5 Company
Mailing address: 11801 Research Dr
City: Alachua State: FL ZIP: 32615
Telephone: (____) 352-331-1976 FAX: (____) _____ e-mail: travis.hastay@nv5.com

- If the applicant is agent for the property owner*:
Name of Owner (title holder): Clay County
Company (if applicable): Clay County
Mailing address: PO Box 1366
City: Green Cove Springs State: FL ZIP: 32043
Telephone: (____) 352-331-1976 FAX: (____) _____ e-mail: permiteng@chw-inc.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: Street wall
- 2. Section of Land Development Regulations under which the Special Exception is sought Sec. 117-656(1)g.
- 3. Reason Special Exception is requested: Site circumstances prevent building from being able to reasonably meet frontage requirements
- 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?

Yes. Please see attached comprehensive plan consistency report

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?

In accordance with LDR Sec. 117-656, the proposed Street Wall will not be located in the Right-of-Way so as not to impede pedestrian or vehicular travel and will meet the clear sight line requirements as required by LDR Sec. 113-76.

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?

As required by LDR Sec. 117-656, the proposed Street Wall will be between 3 ft. - 6 ft. in height. The portion of the wall up to 3 ft. will be solid material, i.e. brick, masonry, etc. the portion of the wall over 3 ft. in height will be transparent, i.e. wrought iron. The Street Wall will also have columns / posts spaced every 24 ft. Chain link, wood, and PVC materials are prohibited. Please refer to the architectural rendering included with this application.

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?

The proposed special exception will allow for the highest and best use of the property and encourage infill redevelopment within the core of the City. The redevelopment of an underutilized site will also prevent the site from becoming blighted.

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?

No.

f. Are adequate water and sewage disposal facilities provided?

Yes. As shown on the site plans

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. The proposed Street Wall will allow for a more efficient design for stormwater drainage and parking

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. As shown on the site plan

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

As required by LDR Sec. 117-656, the areas in front and behind the Street Wall will be landscaped in accordance with LDR Sec. 117-626 and Sec. 113-244(d)(3).

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

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

Yes

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:

Travis J Hastay Digitally signed by Travis J Hastay
DN: E=travish@chw-inc.com, CN=Travis J Hastay,
O=Travis J Hastay, L=Gainesville, S=Florida, C=US
Date: 2024.05.30 09:52:38-0400

Signature of Applicant

Travis Hastay

Typed or printed name and title of applicant

Project Manager

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20____, by _____

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

as identification.

NOTARY SEAL

Signature of Notary Public, State of _____