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P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Type: SDRT P & Z

City of Green Cove Springs Special Exception Application

A. PROJECT

- Project Name: Ecker accessory Building
- Address of Subject Property: 622 N Magnolia Ave GCS
- Parcel ID Number(s): 017576-001-01
- Existing Use of Property: Home Residence
- Future Land Use Map Designation: Neighborhood
- Zoning Designation: R1
- Acreage: 100' X 200' 1/2 acre

B. APPLICANT

- Applicant's Status: Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Rick Ecker Title: owner
 Company (if applicable): _____
 Mailing address: 488 Montserrat Dr
 City: St. Augustine State: FL ZIP: 32092
 Telephone: 561 723-0363 FAX: _____ e-mail: RAEcker65@gmail.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): _____

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: (____) _____ FAX: (____) _____ e-mail: _____

* 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



building
height -
zoning

D. STATEMENT OF SPECIAL EXCEPTION SOUGHT

- Special Exemption

1. Requested Special Exception:

Placement as approved by ~~zoning~~

2. Section of Land Development Regulations under which the Special Exception is sought

North East Corner

3. Reason Special Exception is requested:

to obstruct view of various (rough) buildings

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?

UNKNOWN - Approved location by GCS Gabriel Barro on 9/23/25

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?

apparently not - However new zoning Mgr wants to override approval

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?

Absolutely not -

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?

absolutely not

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?

Not Required

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

not required

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?

NO impact

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

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

UNKNOWN as GCS appears to be re-writing

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

- 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.

275

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]
Signature of Applicant

Signature of Co-applicant

Rick Ecker
Typed or printed name and title of applicant

Typed or printed name of co-applicant

10/6/25
Date

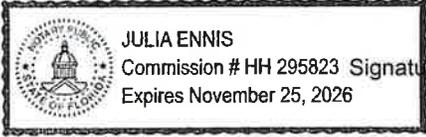
Date

State of Florida County of Clay

The foregoing application is acknowledged before me this 6 day of October, 2025 by Rick A

Ecker, who is/are personally known to me, or who has produced FLDL
as identification.

NOTARY SEAL



[Signature]
Signature of Notary Public, State of Florida