



City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY

P Z File # 202000905

Application Fee: 250

Filing Date: 9/29 Acceptance Date: _____

Review Type: SDRT P & Z

A. PROJECT

- 1. Project Name: 1100 North St
- 2. Address of Subject Property: 1100 North st, Green Cove Springs, FL 32043
- 3. Parcel ID Number(s) 38-06-26-018252-000-00
- 4. Existing Use of Property: Single Family
- 5. Future Land Use Map Designation : RMD
- 6. Zoning Designation: R-2
- 7. Acreage: 0.358

B. APPLICANT

- 1. Applicant's Status Owner (title holder) Agent
- 2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
 Company (if applicable): Legacy in Action Project III LLC
 Mailing address: 151 College Dr #17, Orange Park, FL
 City: Orange Park State: FL ZIP: 32065
 Telephone: (904) 272-5005 FAX: (904) 621-9006 e-mail: deborah@legacyclay.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

- 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. STATEMENT OF SPECIAL EXCEPTION SOUGHT

- 1. Requested Special Exception: Change from single family to Multifamily Duplex
- 2. Section of Land Development Regulations under which the Special Exception is sought Sec 101-351
- 3. Reason Special Exception is requested: Construction of new duplex
- 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

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?

NO

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?

YES

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

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

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

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

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

NA

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:

Signature of Applicant

LIA III.

Signature of Co-applicant

KENNETH MARQUIS

Typed or printed name and title of applicant

Typed or printed name of co-applicant

9/29/20

Date

Date

State of FLORIDA

County of CLAY

The foregoing application is acknowledged before me this 29 day of SEPT, 2020, by KENNETH

MARQUIS

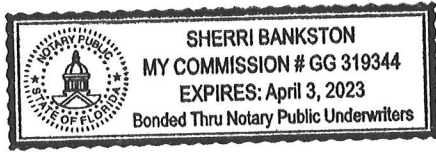
who is/are personally known to me, or who has/have produced _____

as identification.

Sherr Bankston

NOTARY SEAL

Signature of Notary Public, State of FLORIDA



CFN # 2019035349, OR BK: 4209 PG: 362, Pages 1 / 2, Recorded 7/9/2019 8:19 AM, Doc: D
TARA S. GREEN Clerk Circuit Court, Clay County, FL Rec: \$18.50 Doc D: \$227.50
Deputy Clerk RODRIGUEZW

Prepared by and return to:
Terry Colavecchio, Esq.
Mellinger Title Services, LLC
1200 N. Federal Highway
Suite 200
Boca Raton, FL 33432
Parcel Identification Number: 38-06-26-018252-000-00

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this ^{5th} day of July, 2019 by Golex Properties, LLC, a Florida Limited Liability Company, hereinafter called the Grantor, whose post office address is: 101 Plaza Real S, Suite 219, Boca Raton, FL 33432,

to: Legacy in Action Project III, LLC, a Florida Limited Liability Company, whose post office address is: 151 College Drive, Suite 17, Orange Park, FL 32065, hereinafter called the Grantee;

WITNESSETH: That said Grantor, for and in consideration of the sum of \$32,500.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged; hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Clay County, Florida, viz:

Lots 1 and 2, in Block "W", of SHANDS PLAT OF GREEN COVE SPRINGS, according to the Plat thereof, as recorded in Plat Book 2, at Page 1, of the Public Records of Clay County, Florida.

This property is not the homestead of the Grantor.

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 12/31/2018, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)



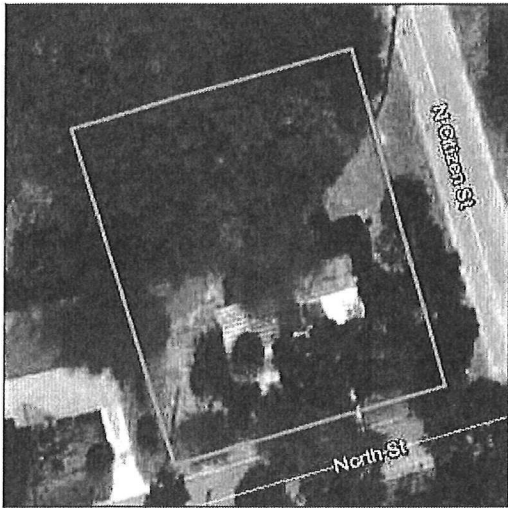
Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 38-06-26-018252-000-00
Location Address 1100 NORTH ST
 GREEN COVE SPRINGS 32043
Brief Tax Description* LOTS 1 & 2 BLK W SHANDS PLAT AS REC O R 4209 PG 362
 *The Description above is not to be used on legal documents.
Property Use Code SINGLE FAM (000100)
Sec/Twp/Rng 38-6-26
Tax District GREEN COVE SPRINGS (District 2)
Millage Rate 15.7769
Acreage 0.358
Homestead N

[View Map](#)

Map



Owner Information

Primary Owner
 Legacy IN Action Proj III LLC
 151 College Drive
 Suite 17
 Orange Park, FL 32065

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000110	RES LOT	1.00	LT	120	130

Residential Buildings

Building 1
Type SINGLE FAM
Total Area 1,628
Heated Area 900
Exterior Walls SINGLE SID
Roof Cover MIN/TIN
Interior Walls PLASTER
Frame Type N/A
Floor Cover ASPH TILE
Heat NONE
Air Conditioning NONE
Bathrooms 1
Bedrooms 2
Stories 1
Actual Year Built 1952
Effective Year Built 1952

Clay County Property Appraiser Property Record Card 38-06-26-018252-000-00

This Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the working taxroll and is subject to change

LOTS 1 & 2 BLK W SHANDS PLAT
 AS REC PB 2 PG 1 O R 1493 PGS
 1815-1820,2074 PG 24 &
 2215 PG 1612

JENKINS MARGARET ET AL
 C/O WILBERT BRADLEY
 1119 SWEETBROOK WAY
 ORLANDO, FL 32828

38-06-26-018252-000-00
 PRINTED 10/05/2018 11:03
 APPR 5/29/2013 KDFR

CLAY COUNTY 2018 R
 CARD 001 of 001
 BY QSECOFR

RUSE 000100 SINGLE FAM	AE? Y	900 HTD AREA	65.450 INDEX	3 GREEN COVE SPGS	PUSE 000100 SINGLE FAMILY
MOD 1 SFR	1.00	1135 EFF AREA	43.770 E-RATE	STR 38- 6- 26	
EXW 04 SINGLE SID		49,679 RCN		MKT AREA 02	17,387 BLDG
% N/A				LLOC GCL06	151 XFOB
RSTR 03 GABLE/HIP		35.00 %GOOD	17,387 B BLDG VAL	AC .358	15,000 LAND
RCVR 01 MLN/TLN				NFTCD	0 CLAS
% N/A				APPR CD	0 MKTUSE
INTW 03 PLASTER				CNDO	32,538 JUST
% N/A				SUBD	32,538 APPR
FLOR 05 ASPH TILE	1.0			BLK	
% N/A				LOT	
HUTP 01 NONE				MAP# 593.04	0 SOHD
A/C 01 NONE				TXDT 002	32,538 ASSD
QUAL 02 FAIR				32,538 CITXBL	32,538 COFXBL
FNDN N/A					32,538 OTTXBL
SIZE N/A					
CELL N/A					
ARCH N/A					
FRME N/A					
KTCH N/A					
WINDO N/A					
CLAS N/A					
OCC N/A					
COND N/A					
SUB A-AREA % E-AREA					
BAS93 900 100					
UEP93 192 50					
UCP93 440 25					
USP93 96 30					

FIELD CK: 1100 NORTH ST GREEN COVE SPRINGS
 PLOC: 1100 NORTH ST GREEN COVE SPRINGS

TOTAL 1628	1135	17387	SUB VALUE ?	+-----22-----	+-----16-----
EXTRA FEATURES					
AE BN CODE	DESC	LEN	WID	HGT	QTY
Y 0361	STORAGE L	12	1	1986	.90
Y 0642	CONC I/1300	21	57	1952	1.00
Y 0650	SIDEWALK C	4	21	1952	1.00
Y 0655	CLF 4'		1	1952	1.00

UNIT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE
?	4.060	?	3.658	43.00	151
?	.001	?	.001	40.00	.001
?	.001	?	.001	40.00	.001
?	.001	?	.001	40.00	.001

LAND	DESC	ZONE	ROAD CLAS	UD3 FRONT	DEPTH	FIELD CK
AE CODE	TOPO	UTIL {UD2 {UD4	BACK	DT	ADJUSTMENTS	
Y 000110	RES LOT	120	130	1.00	1.00	1.00



old

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Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Date

Date

State of

County of

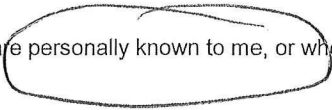
9/10/19

Florida

Clay

The foregoing application is acknowledged before me this 10 day of sept, 2019 by

Lori A. Gunn



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

as identification.

NOTARY SEAL

Handwritten signature of Notary Public

Signature of Notary Public, State of Florida

