



# City of Green Cove Springs Variance Application

### FOR OFFICE USE ONLY

P Z File # \_\_\_\_\_

Application Fee: \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

Review Type: SRDT  P & Z  CC

### A. PROJECT

- Project Name: Green Cove Springs Storage Office
- Address of Subject Property: 409 Palmetto Avenue, Green Cove Springs, FL 32043
- Parcel ID Number(s) 38-06-26-017639-001-00
- Existing Use of Property: Vacant
- Future Land Use Map Designation : Commercial Medium Intensity (CMI)
- Zoning Designation: Gateway Corridor Neighborhood (GCN)
- Acreage: 0.14

### B. APPLICANT

- Applicant's Status  Owner (title holder)  Agent
- Name of Applicant(s) or Contact Person(s): Matthew Phillips Title: Vice President  
Company (if applicable): ShayCore, LLC  
Mailing address: 11235 St. Johns Industrial Parkway North, Suite 4  
City: Jacksonville State: Florida ZIP: 32246  
Telephone: (\_\_\_\_) 904-385-3920 FAX: (\_\_\_\_) \_\_\_\_\_ e-mail: mphillips@shaycore.com

- If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Jessica Narducci  
Company (if applicable): Fusilli Investments, LLC  
Mailing address: 2801 St. Johns Bluff Road South, Suite 201  
City: Jacksonville State: Florida ZIP: 32246  
Telephone: (\_\_\_\_) 904-626-6023 FAX: (\_\_\_\_) \_\_\_\_\_ e-mail: jnarducci@narduccidental.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 VARIANCE SOUGHT**

1. Requested Variance: Parking in front of building and reduction of side setback from 10' to 5'
2. Section of Land Development Regulations under which the variance is sought 117-656(1) & 117-542(3)(e)
3. Reason Variance is requested: Narrow lot width prohibits strict compliance with regulations
4. Statement of Facts for Requested Variance (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. Extraordinary and Exceptional Conditions-** What are the extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the same district?

The lot is only 45' wide which does not allow for vehicular access behind the building nor a functional building width at the required side yard setbacks.

- b. Not Result of Action by Applicant-** Why are the special circumstances not the result of the actions of the applicant?

The property was platted prior to ownership by the applicant. They did not create they non-conforming lot width.

- c. No Special Privilege-** Does the granting of the variance confer any special privilege on the applicant that is denied to other lands or structures in the same zone district?

No. The requested variances are the minimum required to allow development of the property. The site cannot be improved in accordance with current regulations.

- d. Strict Application Deprives Use-** Would the strict interpretation of the Land Development Regulations to this property effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship?

Yes. The site cannot be developed without these variances. A variance would be required even if we were proposing a home since the lot is so narrow.

- e. Minimum Variance-** Is the variance the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these Land Development Regulations?

Yes. All other aspects of the code are being met or exceeded.

- f. Not Detrimental-** Is the granting of the variance detriment to the adjacent land, and the character of the zone district in which the land is located?

No. The building will meet architectural standards and landscaping regulations, and is a non-offensive use with no noise, traffic, or lighting being generated by the building.

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

- 1. Copy of Warranty Deed or other proof of ownership**
- 2. Legal description**
- 3. Survey or plot diagram indicating setbacks, proposed construction and requested variance.**

**F. FEE.**

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.

**All 3 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:**

*Matthew J. Phillips*  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

**Matthew J. Phillips**  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

9/14/20  
Date

\_\_\_\_\_  
Date

State of Florida County of Duval

The foregoing application is acknowledged before me this 14 day of September, 2020 by Matthew

Phillips, who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.

NOTARY SEAL

*Malynda Sturgell*  
Signature of Notary Public, State of Florida

