



City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY	
P Z File #	_____
Application Fee:	_____
Filing Date: _____	Acceptance Date: _____
Review Type: SDRT <input type="checkbox"/>	P & Z <input type="checkbox"/>

A. PROJECT

- Project Name: Detached metal garage
- Address of Subject Property: 439 sunset AVE green cove springs FL 32043
- Parcel ID Number(s) 38-06-26-016926-004-00
- Existing Use of Property: Residence
- Future Land Use Map Designation : _____
- Zoning Designation: _____
- Acreage: .56

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Steven Hall Title: _____
Company (if applicable): _____
Mailing address: 439 Sunset AVE
City: Green Cove Springs State: Florida ZIP: 32043
Telephone: (____) 676-3371 FAX: (____) _____ e-mail: hall.tesssteve6267@comcast.net

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

D. STATEMENT OF SPECIAL EXCEPTION SOUGHT

- 1. Requested Special Exception: Peak height of detached metal garage at 16 Feet
- 2. Section of Land Development Regulations under which the Special Exception is sought City code 117-62
- 3. Reason Special Exception is requested: Automotive lift to work on personal vehicles due to disability from the navy
- 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 area the garage will be placed is elevation is 3ft lower than the main house it will not be taller than the house.

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

This will not hinder development. The colors will be close to the house.

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

Will not impact other properties in area

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

Will not impede orderly development

f. Are adequate water and sewage disposal facilities provided?

They will not be any water or bathroom installed in the detached garage

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

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

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:

Steven Hall
Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Steven Hall
Date 16 May 22

Date

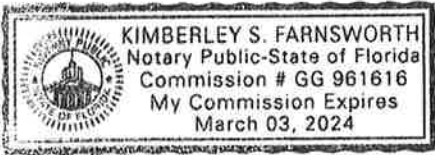
State of Florida County of Clay

The foregoing application is acknowledged before me this 16 day of May, 2022 by Steven

Hall, who is/are personally known to me, or who has/have produced FL DL UC
as identification.

NOTARY SEAL

Kimberley Jones
Signature of Notary Public, State of Florida



PREPARED BY/RETURN TO:
Arnold Law
PO Box 1570
Green Cove Springs, FL 32043
Consideration: \$330,000.00
Rec.: \$18.50
Tax ID No: 380626-016926-004-00
Our File: 2021-679

For official use by Clerk's office only

State of Florida
County of Clay

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CORPORATE WARRANTY
DEED
(Corporate Seller)

This Indenture, made, 10th day of November, 2021 A.D., Between **D. Anderson Development, Inc., a Florida corporation** whose post office address is: 390 Maranda Dr., Green Cove Springs, FL 32043, Grantor and **Steven Hall and Teresita R. Hall, husband and wife**, whose post office address is: 439 Sunset Ave., Green Cove Springs, FL 32043, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Clay, Florida, to wit:

Lot 4 and the South 1.4 feet of Lot 3, SUNSET TRACE, CITY OF GREEN COVE SPRINGS, Clay County, Florida, according to the Plat thereof as recorded in Plat Book 63, Page(s) 26 and 27, of the Public Records of CLAY County, Florida.

Also as Described on Exhibit "A" attached:

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **380626-016926-004-00**

And the said Grantor does 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 Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

(Signed and Sealed in Our Presence)

D. Anderson Development, Inc., a Florida corporation

[Signature]

Witness-Print Name: Leslie Douglas

By: *[Signature]*

John Anderson, Vice President

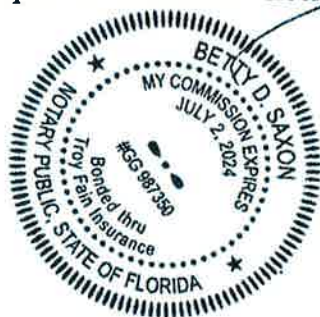
[Signature]

Witness Print Name: Betty D Saxon

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of November, 2021 by John Anderson, Vice President of D. Anderson Development, Inc., a Florida corporation, a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

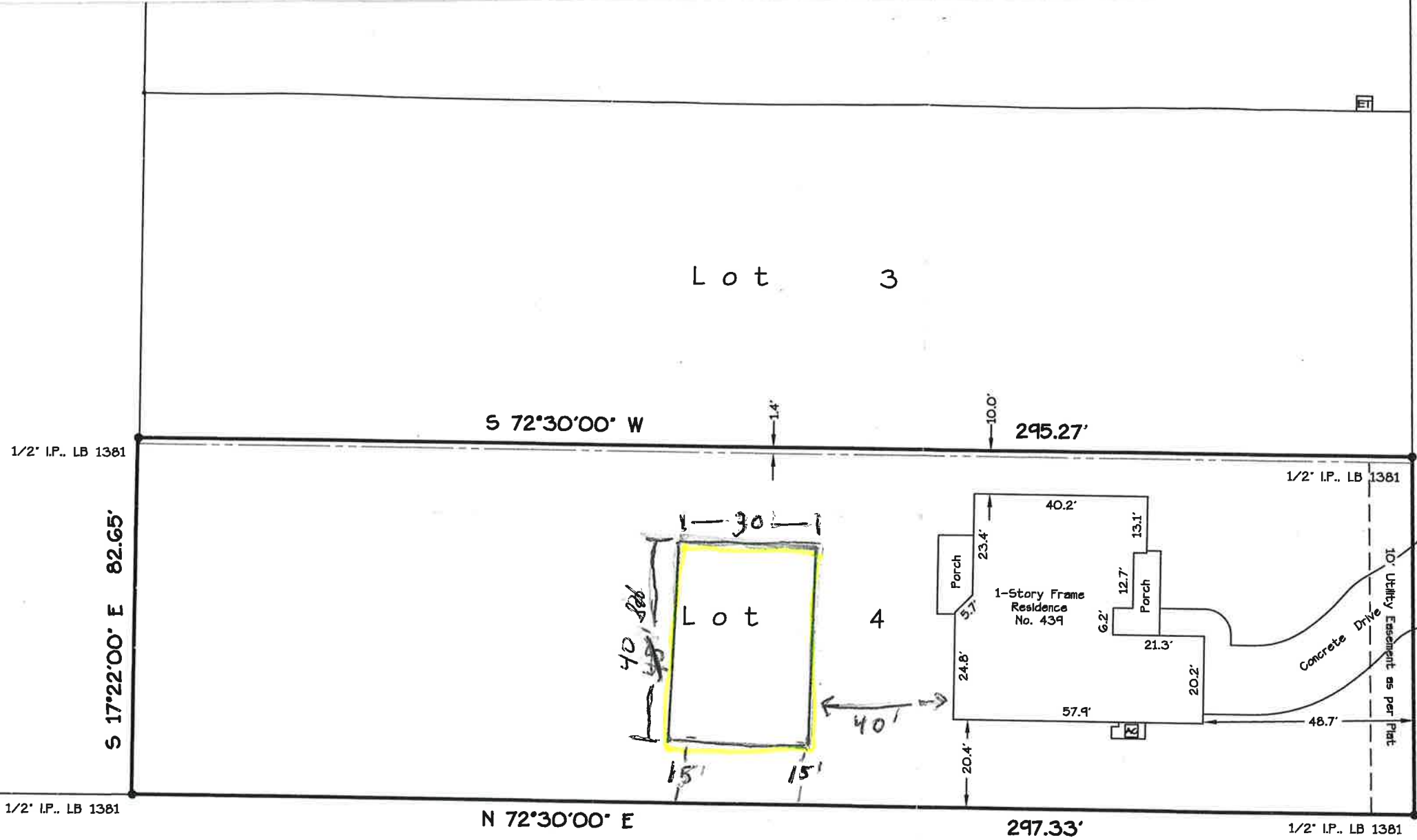
[Seal]



[Signature]
Notary Public
Print Name: Betty D Saxon
My Commission Expires: _____

Hickory Grove Cemetery Association

J u n s e t
Right-of-Way Width Varies
A v e n u e



E l - D o r a d o
40' Right-of-Way, not open to travel
D r i v e

GENERAL NOTES

shown hereon are based on the
ing of S 18°47'34" E for the west
t Avenue.
ou was based on documents provided

Note:
I have examined the Federal Emergency Management Agency Flood

LEGEND

ABBREVIATIONS