



FOR OFFICE USE ONLY

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

Rezoning Application

A. PROJECT

- Project Name: Prelude Building complex
- Address of Subject Property: 310 Orange Ave
- Parcel ID Number(s): 38-06-26-017311-000-00, 017310,017312,017313
- Existing Use of Property: Vacant
- Future Land Use Map Designation: COMMERCIAL
- Existing Zoning Designation: Gateway cooridor
- Proposed Zoning Designation: Central Business District
- Acreage: 53,400 sf

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Kelly Hartwig Title: Agent
 Company (if applicable): Cypress Managment and Design
 Mailing address: PO Box 8880 ,
 City: Fleming Island State: FI ZIP: 32006
 Telephone: () _____ FAX: () _____ e-mail: Siteopt@bellsouth.net
- If the applicant is agent for the property owner*
 Name of Owner (titleholder): Brian and jennifer Knight
 Mailing address: 687 Arthur Moore Dr,
 City: Green Cove Springs State: FI ZIP: 32043
 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. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.

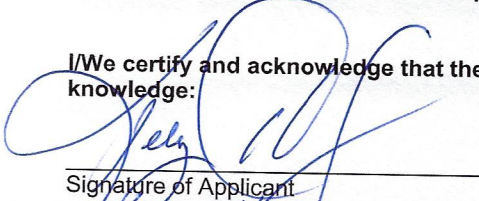
a. \$750 plus \$20 per acre over 5

b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for 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 7 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

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

9/9/2021

Date

Date

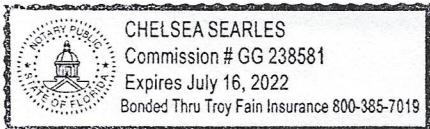
State of Florida

County of Clay

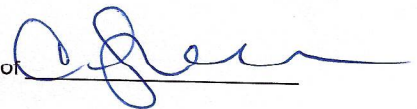
The foregoing application is acknowledged before me this 9 day of September, 2021, by Kelly

Hartwig, who is/are personally known to me, or who has/have produced FL DL #632519594690 as identification.

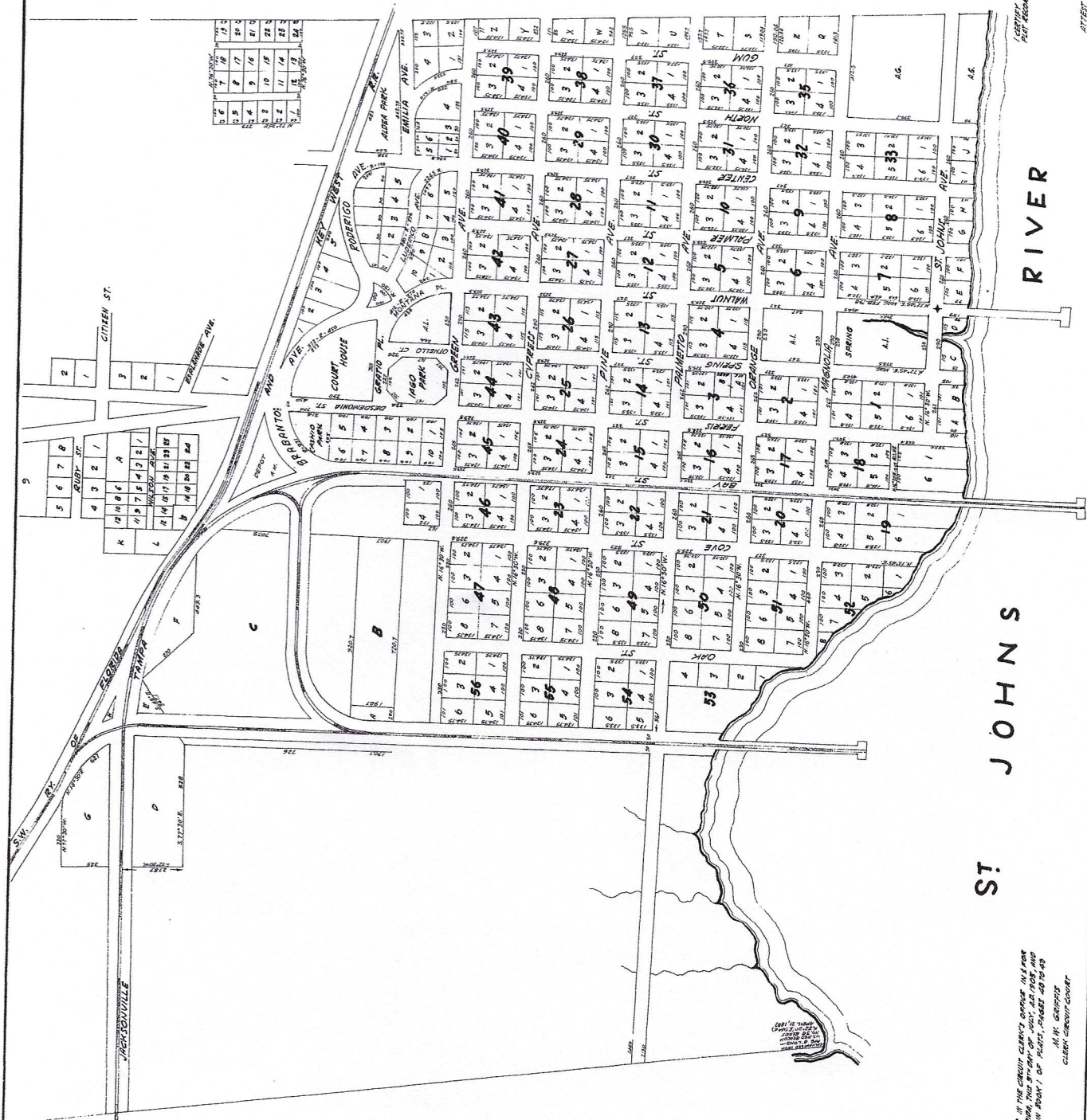
NOTARY SEAL



Signature of Notary Public, State of



Plot Book No. 1. P.P. 75. 43
472



FOR THE PURPOSE OF THIS MAP, THE ORIGINAL RECORDS IN THE PUBLIC RECORDS OF DADE COUNTY, FLA., ARE HEREBY REFERRED TO AS THE ORIGINAL RECORDS. THE ORIGINAL RECORDS ARE THE ORIGINAL RECORDS OF THE COUNTY OF DADE, FLORIDA, AND THE ORIGINAL RECORDS OF THE COUNTY OF DADE, FLORIDA, ARE HEREBY REFERRED TO AS THE ORIGINAL RECORDS.

MAP FOR RECORD IN THE COUNTY CLERK'S OFFICE IN JACKSONVILLE, FLORIDA, THIS 27th DAY OF JULY, 1966, AND FOR RECORD IN BOOK 1 OF PLATS, PARCELS AND LOTS, INCLUDING.

M. W. GRIFFIN
CLERK, COUNTY CLERK

ATTEST THAT 2nd DAY OF JULY, A.D. 1966
CLERK, COUNTY CLERK

ST. JOHNS RIVER

CYPRESS MANAGEMENT AND DESIGN

P.O. Box 8880
Fleming Island, Florida
32006

MEMO

City of Green Cove Springs

9/8/2021

Development services
321 Walnut street
Green Cove Springs, Fl. 32043

Atten Mike Daniels

310 Orange Ave

We are requesting a change of zoning from Downtown gateway corridor to Central Business District.

Our project is a multi-story, mixed use project. The property to the north is zoned central business district. This project will make a major impact on the future of downtown green cove. By introducing residential units downtown with commercial and restaurant space we hope to further enhance a walking community. The central business zoning provides codes and regulations which match our goals and the goals of downtown.

Kelly Hartwig

Prepared by and return to:
Peek & Miska
200 E. Forsyth St
Jacksonville, FL 32202
Property Appraiser's ID #:
38062601731300000
38062601731000000

SPECIAL WARRANTY DEED

THIS INDENTURE made to be effective as of the 25th day of March, 2021, between **Marjorie B. Wood, aka Marjie B. Wood** ("Grantor"), and **Brian Knight and Jennifer Knight**, a married couple, whose address is 687 Arthur Moore Dr, Green Cove Springs, FL 32043 (collectively "Grantees").

WITNESSETH:

That Grantor, in consideration of One Dollars (\$1.00) and other valuable considerations paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and conveyed to Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Clay, State of Florida to-wit:

See Exhibit A, attached hereto.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2020; provided however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And Grantor does hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

Signatures appear on following page

EXHIBIT A

Legal Description

Parcel 1:

The West 1/2 of Lot 3, Block 20, Green Cove Springs, according to plat thereof as recorded in Plat Book 1, Page 40, of the public records of Clay County, Florida.

Parcel 2:

Lots 1 and 4, Block 20, Green Cove Springs, according to plat thereof as recorded in Plat Book 2, page 1, public records of Clay County, Florida.