



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: Hot Dog and Ice Cream Shop
- Address of Subject Property: 1213 Idlewild Avenue
- Parcel ID Number(s): 38006-26-017073-000-00
- Existing Use of Property: Vacant/abandoned SF residential home
- Future Land Use Map Designation: CMI
- Zoning Designation: GCN
- Acreage: 0.413

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Bradley Wester Title: _____
Company (if applicable): Driver Mcafee Hawthorne & Diebenow, PLLC
Mailing address: 1 Independent Drive, Suite 1200
City: Jax State: FL ZIP: 32202
Telephone: (____) 9042943768 FAX: (____) _____ e-mail: bcw@drivermcafee.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): Jamil Boutros
Company (if applicable): Boutros Samples, Inc.
Mailing address: 4227 Heath Road
City: Jax State: FL ZIP: 32277
Telephone: (____) 9042343653 FAX: (____) _____ e-mail: jamilboutros50@yahoo.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 SPECIAL EXCEPTION SOUGHT

1. Requested Special Exception: REPURPOSE OF EXISTING STRUCTURE AND SITE AS A RESTAURANT WITH DRIVE-THROUGH.
2. Section of Land Development Regulations under which the Special Exception is sought LDC SEC.117-541(4).
3. Reason Special Exception is requested: REQUIRED PER LDC SEC.117-541(4).
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. The repurpose of this infill site in lieu of sprawl is in compliance with the elements of the 2045 Comprehensive Plan's goals, objectives and policies.

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. The proposed improvements will meet and or exceed LDC requirements, and will not be a detriment to public health, safety or general welfare of the area. It will not be contrary to Code standards/regulations of any governmental agencies.

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. The repurpose, improvements and use of the vacant and abandoned structure will improve the appearance of the gateway corridor and provide a functioning and usable property, employment and a place for residents and visitors.

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. The property can be used as a restaurant currently. A drive-through facility provides another

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. Orderly development of the area will not be impeded. Adequate buffers and screening will be provided.

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. The existing driveway access connection will be used. Property circulation on site and adequate drainage will be provided for the repurposed use.

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. The existing driveway access will be utilized in a manner to minimize traffic congestion, including an option for walk up, bicycle, vehicle parking or drive-through.

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

Yes. Adequate buffering and screening is provided.

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. Signage and exterior lighting will meet the LDC requirements for the proposed use.

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

Yes. The special exception will conform to all applicable regulations in the GCN Zoning District.

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]
Signature of Applicant

[Signature]
Signature of Co-applicant

Bradley Wester
Typed or printed name and title of applicant

[Signature]
Typed or printed name of co-applicant

Sept 2, 2022
Date

[Signature]
Date

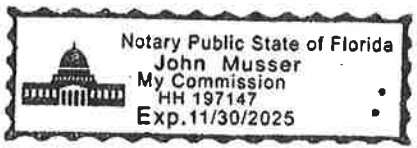
State of FLORIDA County of DUCAL

The foregoing application is acknowledged before me this 2nd day of SEPTEMBER, 2022, by BRADLEY WESTER

[Signature], who is/are personally known to me, or who has/have produced FLDL
as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of FLORIDA



DMH D
DRIVER · MCAFEE
HAWTHORNE · DIEBENOW

One Independent Drive
Suite 1200
Jacksonville, Florida 32202

P 904.301.1269
F 904.301.1279
www.drivermcafee.com

September 2, 2022

LETTER OF TRANSMITTAL

Mr. Michael Daniels, AICP
Planning and Zoning Director
c/o Development Services Coordinator
City of Green Cove Springs
321 Walnut Street
Green Cove Springs, FL 32043

RE: Special Exception Application Submittal (1213 Idlewild Ave.)

Dear Mr. Daniels:

Please find attached the required documents for a Special Exception Application submittal for the proposed *Ice Cream and Hot Dog Shop* located at 1213 Idlewild Avenue. As you know we've gone through several iterations of concepts and preapplication review. Including are the following:

- 1) \$500 check for the Special Exception Application
- 2) Special Exception Application signed and notarized
- 3) Ownership affidavit
- 4) Legal description
- 5) Property purchase settlement statement noting current ownership
- 6) Clay County Property Appraiser Records noting previous ownership
- 7) Site plan
- 8) Survey

You and your staff have been very helpful with your guidance of the Green Cove Springs regulations and process to date. We look forward to hearing back on the next steps and comments.

Very truly yours,

Driver, McAfee, Hawthorne & Diebenow, PLLC

By: 
Brad Wester, VP Land Use



PROPERTY OWNER AFFIDAVIT

Owner Name: Boutros Samples, Inc.	
Address: 4227 Heath Road Jacksonville, FL 32277	Phone: 904-234-3653
Agent Name: BRAD C. WESTER	
Address: 1 INDEPENDENT DR, SUITE 1200 JAX, FL 32202	Phone: 904-294-3768
Parcel No.: 38-06-26-017073-000-00	
Requested Action: SPECIAL EXCEPTION IN THE GCN ZONING DISTRICT FOR A DRIVE-THROUGH WINDOW RELATED TO A QUICK SERVE RESTAURANT PER LDC SEC.117-541(4) at 1213 Idlewild Ave.	

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Jamil Boutros

Printed name: Jamil Boutros

Date: _____

The foregoing affidavit is acknowledged before me this 26 day of August, 2012, by Jamil Boutros, who is/are personally known to me, or who has/have produced FL. Drivers Lic.

as identification.



NOTARY SEAL:

Kelly Villaluz
Signature of Notary Public, State of FL

Exhibit A
Legal Description
1213 Idlewild Avenue

A PARCEL OF LAND SITUATED BLOCK 54 OF THE PALMER AND FERRIS TRACT IN THE CITY OF GREEN COVE SPRINGS, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST COMER OF IDLEWILD AVENUE (ALSO KNOWN AS STATE ROAD #16) AND ROBERTS STREET (NO KNOWN AS VERMONT AVENUE) AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 63 DEGREES 20 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY LINE OF IDLEWOOD AVENUE (A/K/A STATE ROAD #16), A DISTANCE OF 130.00 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 31 SECONDS EAST, 19.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63 DEGREES 20 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY LINE OF (IDLEWILD AVENUE) STATE ROAD #16, A DISTANCE OF 100.00 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 31 SECONDS EAST, AND PARALLEL TO ROBERTS STREET (VERMONT AVENUE), A DISTANCE OF 179.95 FEET; THENCE NORTH 63 DEGREES 20 MINUTES 09 SECONDS EAST, AND PARALLEL TO SAID (IDLEWILD AVENUE) STATE ROAD #16, A DISTANCE OF 100 FEET; THENCE NORTH 17 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 180.19 FEET TO THE POINT OF BEGINNING.

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT**

Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
904-278-8200 fax: 904-269-8799

B. TYPE OF LOAN

1 FHA 2 FMIHA 3 CONV UNINS

4 VA 5 CONV. INS

6 File Number

BOUTROS/MCKINZ

7 Loan Number

8 Mortgage Ins Case No

C NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (pmc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Boutros Enterprises, Inc.
4227 Heath Road
Jacksonville, Florida 32277

E. Seller: Teresa McKinzie
4435 Junction Drive
Middleburg, Florida 32068

F. Lender:

G. Property: 1213 Idlewild Avenue
Green Cove Springs, Clay County, Florida 32043
Clay County, Florida

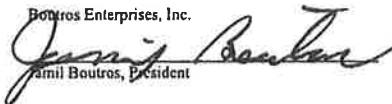
H. Settlement Agent: Head, Moss, Fulton & Griffin, P.A.
Place of Settlement: 1530 Business Center Drive, Suite 4, Fleming Island, Florida 32003 Clay County


I. Settlement Date: February 9, 2022

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Borrower:	400. Gross Amount Due To Seller:
101. Contract Sales Price 190,000.00	401. Contract Sales Price 190,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Borrower (line 1400) 1,335.50	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. CDD Assessments	408. CDD Assessments
109. Homeowners Association Fees	409. Homeowners Association Fees
110. Waste Fee Feb 9, 2022 thru Sep 30, 2022 46.16	410. Waste Fee Feb 9, 2022 thru Sep 30, 2022 46.16
111. Solid Waste Collection Fee	411. Solid Waste Collection Fee
112. Stormwater Service Feb 9, 2022 thru Sep 30, 2022 107.06	412. Stormwater Service Feb 9, 2022 thru Sep 30, 2022 107.06
120. Gross Amount Due from Borrower: 191,488.72	420. Gross Amount Due to Seller: 190,153.22
200. Amounts Paid by or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 10,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan 140,000.00	502. Settlement Charges to Seller (Line 1400) 9,639.05
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage 140,000.00
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2022 thru Feb 8, 2022 89.90	511. County / Parish Taxes Jan 1, 2022 thru Feb 8, 2022 89.90
212. CDD Assessments	512. CDD Assessments
213. Homeowners Association Fees	513. Homeowners Association Fees
214. Waste Fee	514. Waste Fee
220. Total Paid by / for Borrower: 150,089.90	520. Total Reductions in Amount Due Seller: 149,728.95
300. Cash at Settlement from / to Borrower:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Borrower (line 120) 191,488.72	601. Gross Amount due to Seller (line 420) 190,153.22
302. Less Amount Paid by/for Borrower (line 220) 150,089.90	602. Less Reductions Amount due Seller (line 520) 149,728.95
303. Cash From Borrower: \$41,398.82	603. Cash To Seller: \$40,424.27

L. Settlement Charges		Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales / Broker's Commission:			
Based on Price \$190,000.00 @ 3.00% = \$5,700.00			
Division of Commission as follows			
701.			
702.	5,700.00 to Florida Homes Realty & Mortgage		
703.	Commission Paid at Settlement		5,700.00
704.	Listing Broker Transaction Fee		
705.	Selling Broker Transaction Fee to Florida Homes Realty & Mortgage	199.00	
800. Items Payable in Connection with Loan:			
801.	Loan Origination Fee		
802.	Loan Discount		
803.	Appraisal Fee		
804.	Credit Report		
805.	Lender's Inspection Fee		
806.	Flood Certification Fee		
807.	Tax Service Fee		
808.	Underwriting Fee		
809.	Document Prep. Fee		
900. Items Required by Lender to be Paid in Advance:			
901.	Daily interest charge from Feb 9, 2022 @ 19.1781 / day		
902.	Mortgage Insurance Premium		
903.	Hazard Insurance Premium		
904.	Flood Insurance Premium		
1000. Reserves Deposited with Lender:			
1001.	Hazard Insurance		
1002.	Mortgage Insurance		
1003.	City Property Taxes		
1004.	County Property Taxes		
1005.	Annual Assessments		
1006.	Flood Insurance		
1100. Title Charges:			
1101.	Closing Services Fee to Head, Moss, Fulton & Griffin, P.A.		400.00
1102.	Abstract or Title Search to Head, Moss, Fulton & Griffin, P.A.		85.00
1103.			
1104.	Release Processing Fee		
1105.			
1106.	Closing Services for Simultaneous Issue		
1107.	Attorney Fees (includes above item numbers:		
1108.	Title Insurance to First American Title Insurance Company (includes above item numbers:	150.00	1,025.00
1109.	Lender's Coverage 140,000.00		
1110.	Owner's Coverage 190,000.00		
1111.			
1200. Government Recording and Transfer Charges:			
1201.	Recording Fees: Deed 31.75 Mortgage 184.75 Releases 0.00	216.50	
1202.	City/County Tax/Stamps: Deed 0.00 Mortgage 0.00		
1203.	State Tax/Stamps: Deed 1,330.00 Mortgage 490.00	490.00	1,330.00
1204.	Intangible Tax to Clerk of the Circuit Court	280.00	
1205.	Record Death Certificate/Marriage Affidavit to Head, Moss, Fulton & Griffin, P.A. E-Recording		29.50
1300. Additional Settlement Charges:			
1301.	Survey		
1302.	Pest Inspection		
1303.	2021 R. E. Taxes to Clay County Tax Collector		1,069.55
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)		\$1,335.50	\$9,639.05

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Borrower: Boutros Enterprises, Inc.

 Jamil Boutros, President
 Address _____

Seller: Teresa McKinzie

 Teresa McKinzie
 Address _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent: Alexandra Griffin

 Alexandra Griffin - ASXU Interiors

Date: February 9, 2022

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.



Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 38-06-26-017073-000-00
Location Address 1213 IDLEWILD Ave
 Green Cove Springs 32043
Brief Tax Description* PT PALMER & FERRIS TRACT AS REC O R 2522 PG 1394 & 3192 PG 458
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code Single Family (0100)
Sec/Twp/Rng 38/6/26
Tax District Tax Dist 002
Millage Rate 16.8714
Acreage 0.413
Homestead No

Map



Owner Information

MCKINZIE TERESA A
 4435 JUNCTION DR
 MIDDLEBURG FL 32068-3256

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
Single Family (0100)	18,000.00	Commercial	Site	100	180

Buildings

Building	1	Effective Year Built	1977
Building Type	Single Family / 0100	Frame	
Gross Sq Ft	1,307	Roof Type	GABLE/HIP
Finished Sq Ft	847	Roof Coverage	SHINGLE
Stories	1.0 Stories	Flooring Type	PINEWOOD
Heat	AIR DUCTED	Heating Type	AIR DUCTED
Interior Walls	MINIMUM	Bedrooms	2
Exterior Walls	ALUM SIDNG	Full Bathrooms	1
Year Built	1950	Half Bathrooms	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/16/2010	\$100	Quit Claim Deed	<u>3192</u>	<u>458</u>	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	Improved	MCKINZIE FRANKLIN M	MCKINZIE FRANKLIN M & TERESA
4/27/2005	\$50,000	Warranty Deed	<u>2522</u>	<u>1394</u>	Qualified	Improved	MAYO DEREK	MCKINZIE FRANKLIN M
11/14/2003	\$25,000	Warranty Deed	<u>2293</u>	<u>989</u>	Qualified	Improved	WAGER BILLY A	MAYO DEREK
7/22/1998	\$10,200	Warranty Deed	<u>1738</u>	<u>1748</u>	Qualified	Improved	GOBEN PARRY F & JOAN N	WAGER BILLY A

Recent Sales in Area

Sale date range:

From: 03/17/2012 To: 03/17/2022

Sales by Neighborhood

1500

Feet

Sales by Distance

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Valuation

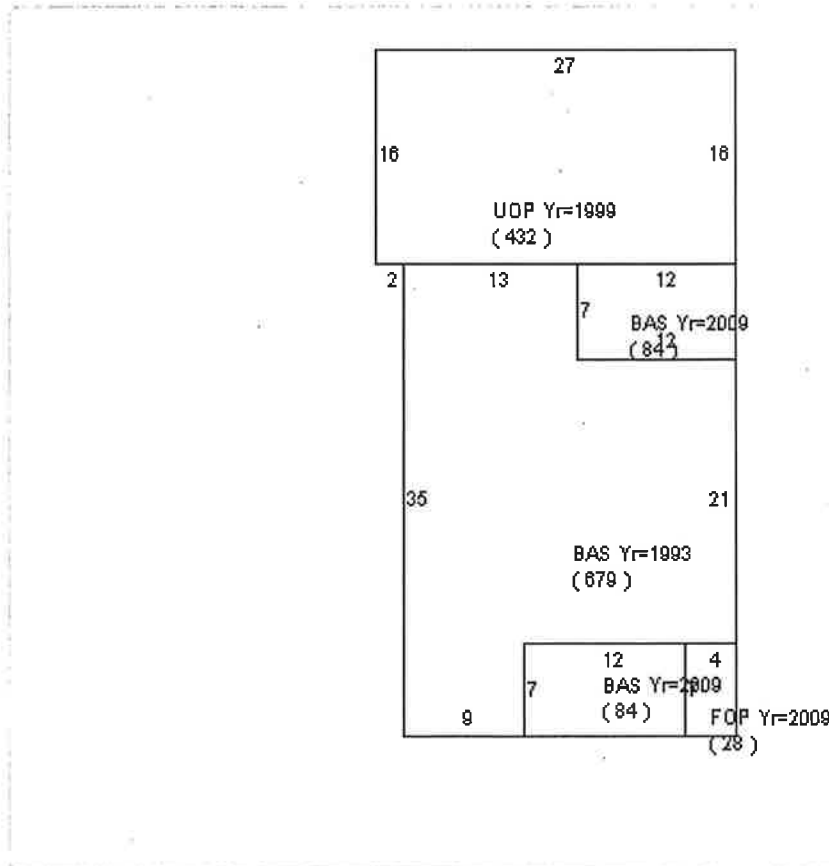
	2021 Certified	2020 Certified	2019 Certified
+ Building Value	\$27,369	\$25,628	\$25,415
+ Extra Features Value	\$0	\$0	\$0
+ Land Value	\$22,500	\$19,800	\$19,800
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
= Just Market Value	\$49,869	\$45,428	\$45,215
= Total Assessed Value	\$49,869	\$45,428	\$45,215
- Exempt Value	\$0	\$0	\$0
= Total Taxable Value	\$49,869	\$45,428	\$45,215
Maximum Save Our Homes Portability	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Property Record Card

[2021 Property Record Card \(PDF\)](#)

Sketches



No data available for the following modules: Yard Items, Photos.

The 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 last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSION

[View the Data](#)
[View the Data](#)

[View the Data](#)

Developed by



Version 2.3.179

CFN # 2005027087, OR BK 2522 Pages 1394 - 1395, Recorded 05/03/2005 at 09:29 AM, James B. Jett Clerk Circuit Court, Clay County, Doc. D \$350.00 Deputy Clerk PAGEC

Prepared by:
Head, Moys & Fulton, P. A.
Robert J. Head, Jr.
1520 Business Center Drive

File Number: MCKENZIE/MAYO

Warranty Deed

Made this April 27, 2005 A.D. By Derek Mayo, a single man, whose address is: 9517 CR 67, Langston, Alabama 35755, hereinafter called the Grantor, to Franklin M. McKinzie, whose address is: 106 OLD HARD ROAD, ORANGE PARK, FLORIDA 32073, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida:

See Attached Exhibit "A"

Parcel ID Number: 38-06-26-017073-000-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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


To Have and to Hold, the same in fee simple forever.

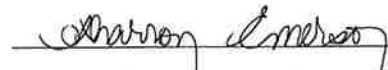
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name John B. Moss


Derek Mayo (Seal)



Witness Printed Name SHARRON EMERSON

State of FLORIDA
County of CLAY

The foregoing instrument was acknowledged before me this 27th day of April, 2005, by Derek Mayo, a single man, who is personally known to me or who has produced _____ as identification.

RETURN TO GRANTEE


Notary Public
Print Name: _____
My Commission Expires: _____

 John B. Moss
Commission # DD378858
Expires January 28, 2009
Bonded Title Plan - Insurance, Inc. 800-988-7019

DEED Individual Warranty Deed with Legal on Schedule A
Closers' Choice

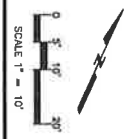
2

Exhibit "A"

A parcel of land situated Block 54 of the Palmer and Ferris Tract in the City of Green Cove Springs, Florida, being more particularly described as follows:

For a point of reference commence at the southeast corner of Idlewild Avenue (also known as State Road #16) and Roberts Street (no known as Vermont Avenue) as shown on the plat recorded in Plat Book 2, page 1, of the public records of Clay County, Florida; run thence South 63 degrees 20 minutes 09 seconds West, along the southerly line of Idlewood Avenue (a/k/a State Road #16), a distance of 130.00 feet; thence South 17 degrees 52 minutes 31 seconds East, 19.81 feet to the Point of Beginning; thence South 63 degrees 20 minutes 09 seconds West, along the southerly line of (Idlewild Avenue) State Road #16, a distance of 100.00 feet; thence South 17 degrees 52 minutes 31 seconds East, and parallel to Roberts Street (Vermont Avenue), a distance of 179.95 feet; thence North 63 degrees 20 minutes 09 seconds East, and parallel to said (Idlewild Avenue) State Road #16, a distance of 100 feet; thence North 17 degrees 52 minutes 31 seconds West, a distance of 180.19 feet to the Point of Beginning.

IDLEWILD AVENUE - AKA STATE ROAD NO. 16 (80' R/W)



REV.	DATE	DESCRIPTION
1	11/11/11	ISSUE FOR PERMIT
2	11/11/11	REVISED PERMIT ISSUE
3	11/11/11	ISSUE FOR PERMIT
4	11/11/11	ISSUE FOR PERMIT
5	11/11/11	ISSUE FOR PERMIT
6	11/11/11	ISSUE FOR PERMIT
7	11/11/11	ISSUE FOR PERMIT
8	11/11/11	ISSUE FOR PERMIT
9	11/11/11	ISSUE FOR PERMIT
10	11/11/11	ISSUE FOR PERMIT

SITE GEOMETRY PLAN

ICE CREAM AND HOT DOG SHOP
 PROPOSED RESTAURANT
 1213 IDLEWILD AVENUE, GREEN COVE SPRINGS, FL 32043

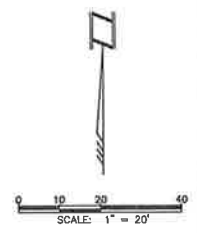
EXISTING USE: PRIVATE SCHOOL
 EXISTING ZONING: SATELITE
 GENERAL RESIDENTIAL (SR)

S-E-G
 SOUTHEAST ENGINEERING GROUP
 11235 ST. JOHN INDUSTRIAL PARK # 44
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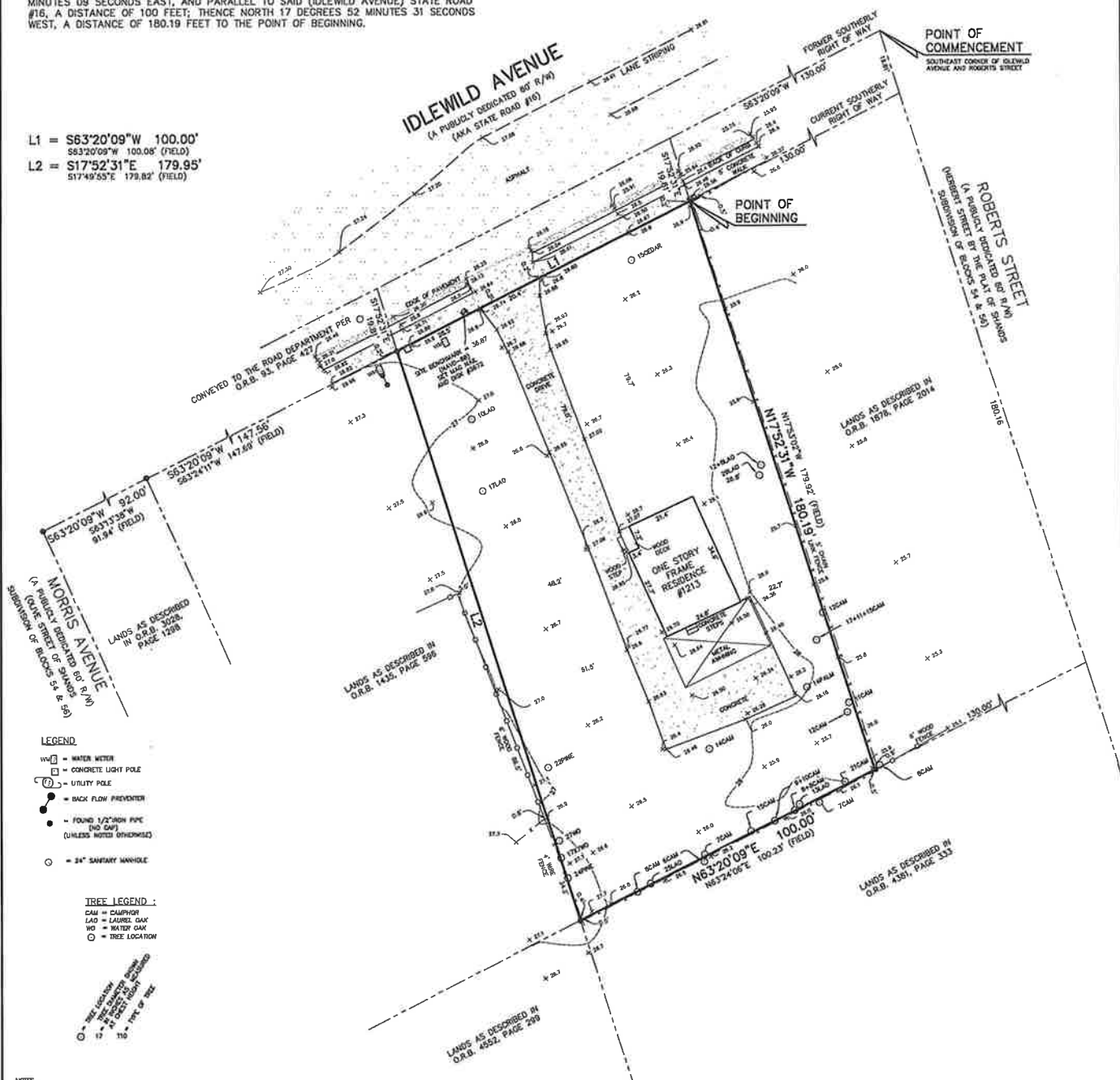
MAP SHOWING SURVEY OF

A PARCEL OF LAND SITUATED BLOCK 54 OF THE PALMER AND FERRIS TRACT IN THE CITY OF GREEN COVE SPRINGS, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF IDLEWILD AVENUE (ALSO KNOWN AS STATE ROAD #16) AND ROBERTS STREET (NO KNOWN AS VERMONT AVENUE) AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 63 DEGREES 20 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY LINE OF IDLEWOOD AVENUE (A/K/A STATE ROAD #16), A DISTANCE OF 130.00 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 31 SECONDS EAST, 19.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63 DEGREES 20 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY LINE OF (IDLEWILD AVENUE) STATE ROAD #16, A DISTANCE OF 100.00 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 31 SECONDS EAST, AND PARALLEL TO ROBERTS STREET (VERMONT AVENUE), A DISTANCE OF 179.95 FEET; THENCE NORTH 63 DEGREES 20 MINUTES 09 SECONDS EAST, AND PARALLEL TO SAID (IDLEWILD AVENUE) STATE ROAD #16, A DISTANCE OF 100 FEET; THENCE NORTH 17 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 180.19 FEET TO THE POINT OF BEGINNING.



L1 = S63°20'09"W 100.00'
 S63°20'09"W 100.00' (FIELD)
 L2 = S17°52'31"E 179.95'
 S17°52'31"E 179.95' (FIELD)



LEGEND

- WV = WATER METER
- = CONCRETE LIGHT POLE
- = UTILITY POLE
- = BACK FLOW PREVENTER
- = FOUND 1/2" IRON PIPE (NO CAP) (UNLESS NOTED OTHERWISE)
- = 24" SANITARY MANHOLE

TREE LEGEND :

- CAH = CAMPHOR
- LAG = LAUREL OAK
- WO = WATER OAK
- = TREE LOCATION

NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF IDLEWILD AVENUE BEING SOUTH 63°20'09" WEST PER DEED.
3. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED, EXCEPT THOSE SHOWN HEREON.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS OR OWNERSHIP WERE FURNISHED TO THE UNDERGROUND, EXCEPT AS SHOWN HEREON.
5. BENCHMARKS AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 LVL2 EQUIPMENT AND RUNNING TRIMBLE WES SOFTWARE IN NAD83, 1984 DATUM. LOCATIONS AS SHOWN.
6. THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.
7. NAVD-88 TO NAD-20 CONVERSION FACTOR = 1.1'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS CERTIFIED TO: MATT PHILIPS

JASON D. BOATWRIGHT, P.S.M.
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872