



FOR OFFICE USE ONLY	
P Z File #	_____
Application Fee:	_____
Filing Date:	_____ Acceptance Date: _____
Review Date:	SRDT _____ P & Z _____ CC _____

PUD Rezoning Application

A. PROJECT

- Project Name: Roberts Street - North PUD
- Address of Subject Property: Roberts Street
- Parcel ID Number(s): 38-06-26-017172-000-01
- Existing Use of Property: Vacant
- Future Land Use Map Designation : Neighborhood
- Existing Zoning Designation: R-2
- Proposed Zoning Designation: PUD
- Acreage: 0.63 acres

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Janis Fleet Title: President
 Company (if applicable): Fleet & Associates Architects/Planners, Inc.
 Mailing address: 11557 Hidden Harbor Way
 City: Jacksonville State: Florida ZIP: 32223
 Telephone: (904) 214-7999 FAX: (904) 214-9040 e-mail: jfleet@fleetarchitectsplanners.net
- If the applicant is agent for the property owner*
 Name of Owner (titleholder): Wiggins Investments of North Florida Inc
 Mailing address: 91 Branscomb Rd
 City: Green Cove Springs State: Florida ZIP: 32043
 Telephone: 904 214-7999 FAX: 904 214-9040 e-mail: joe@wigginslaw.net

* 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. Site Plan
8. Written Description
9. Binding Letter
10. Fee.
 - a. \$2,000 plus \$20 per acre
 - 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 10 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
<u>Janis K. Fleet Agent</u> _____ Typed or printed name and title of applicant	_____ Typed or printed name of co-applicant
<u>3/3/2022</u> _____ Date	_____ Date
State of <u>Florida</u> County of <u>Nassau</u>	

The foregoing application is acknowledged before me this 3rd day of March, 2022 by Janis

Fleet, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida



STATEMENT OF PROPOSED CHANGE

The Roberts Street – North PUD will allow the property to be developed for a multi-family development with 7 dwelling units. The development will provide variety of housing types on the site. The dwelling units will provide affordable rental housing for residents of Green Cove Springs.

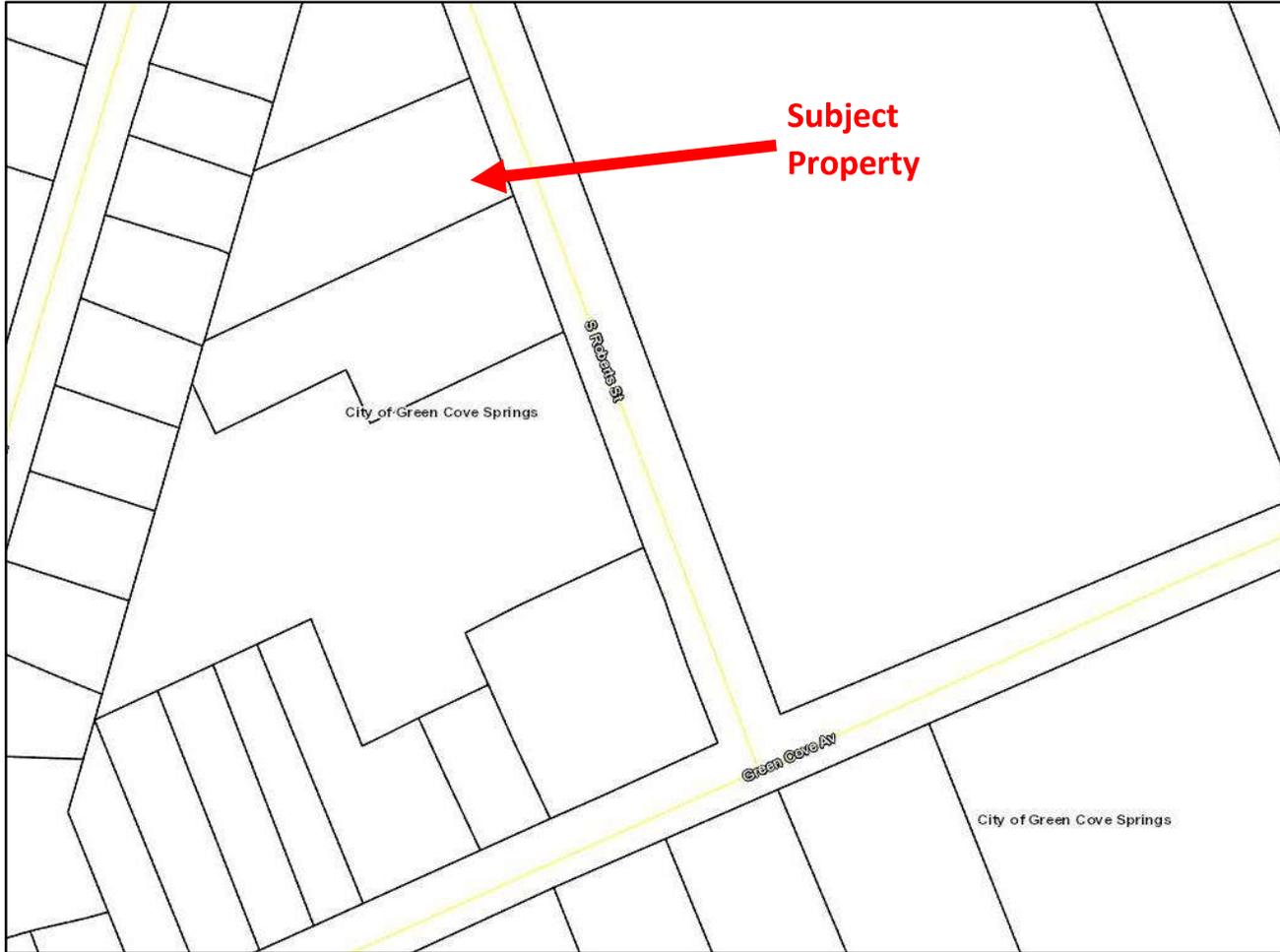
The site is in the recently adopted Neighborhood Future Land Use Map (FLUM) category. The Neighborhood FLUM category allows up to 12 dwelling units per acre. The proposed PUD is in compliance with the Neighborhood FLUM category. The PUD will allow for 7 multi-family dwelling units to be developed on 0.63 acres.

The proposed PUD allows a creative approach to the development of land that would not be allowed in the conventional R-2 or R-3 zoning category. It will accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the R-2 or R-3 zoning category. The PUD provides for 7 dwelling units with the required by an efficient use of land. The dwelling units will each be two-bedroom units in one apartment building. It will enhance the appearance of the neighborhood by developing vacant property with a multi-family development, providing affordable housing needed for residents of Green Cove Springs. The proposed development will be compatible with the residential character of this area of Green Cove Springs, which is has a variety of housing types, including multi-family west of the property. The development will improve the property values in the Roberts Street/Melrose area of Green Cove Springs.

AERIAL



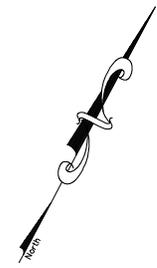
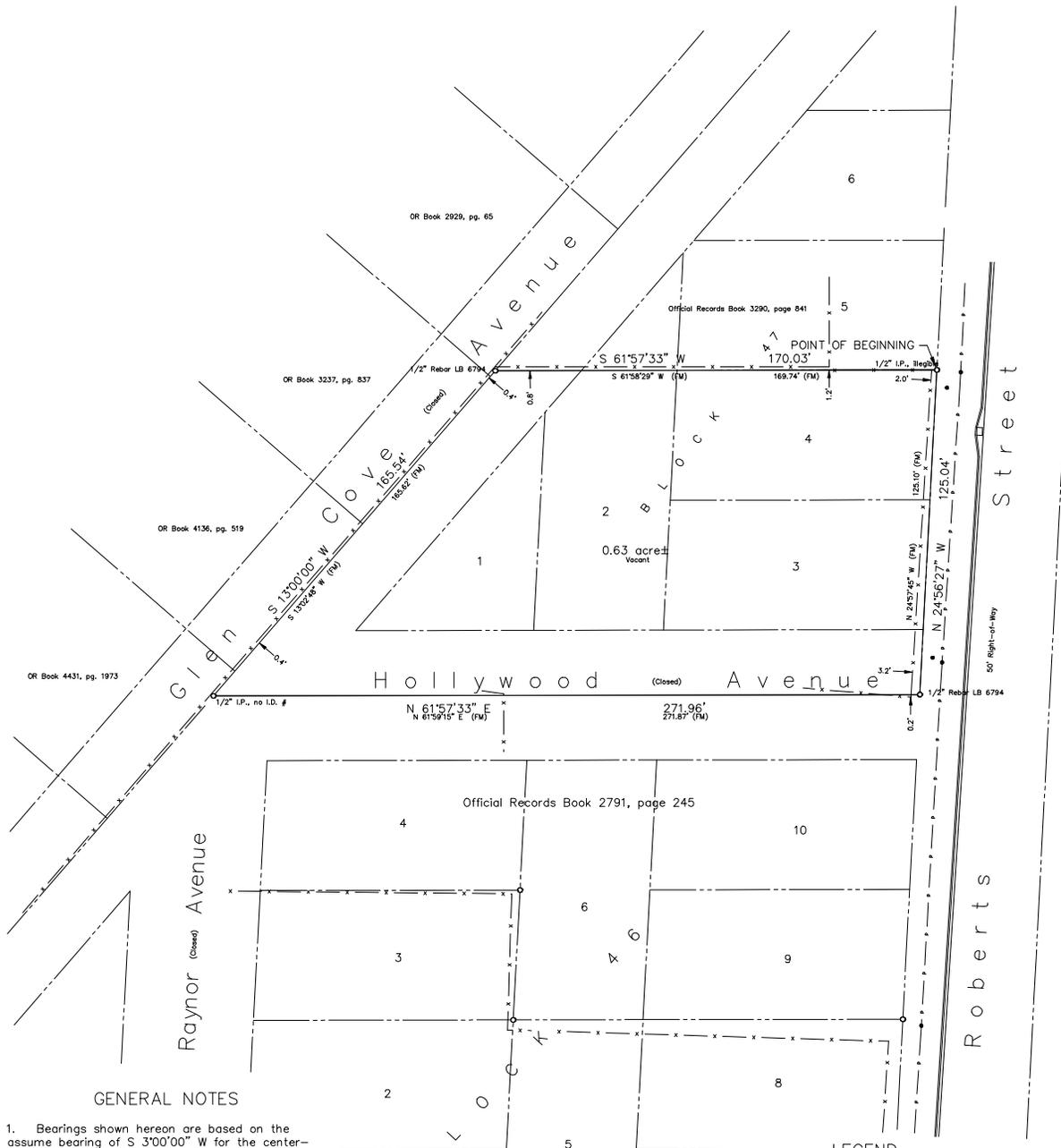
PLAT MAP



LEGAL DESCRIPTION

A parcel of land consisting of Lots 1, 3, 4 and a portion of Lot 2, Block 47, Idlewild Park Clay County, Florida according to plat thereof recorded in Plat Book 2, page 62 of the public records of said county, together with a portion of Glen Cove Avenue and Hollywood Avenue (closed by Resolution of the City of Green Cove Springs dated December 1, 1970), said parcel being more particularly described as follows:

Begin at the most northerly corner of said Lot 4; thence on the northwesterly line thereof, and on a southwesterly extension thereof, South 61 degrees 57 minutes 33 seconds West, 170.03 feet to the centerline of said Glen Cove Avenue; thence on said centerline, South 13 degrees 00 minutes 00 seconds West, 165.54 feet to the centerline of said Hollywood Avenue; thence on said centerline North 61 degrees 57 minutes 33 seconds East, 271.96 feet to a point on the southeasterly extension of the northeasterly line of said Block 47; thence on said southeasterly extension and on said northeasterly line of Block 47; North 24 degrees 56 minutes 27 seconds West, 125.04 feet to the point of beginning; being 0.63 acre, more or less, in area.



MAP SHOWING BOUNDARY SURVEY OF

A parcel of land consisting of Lots 1, 3, 4 and a portion of Lot 2, Block 47, Idlewild Park Clay County, Florida according to plat thereof recorded in Plat Book 2, page 62 of the public records of said county, together with a portion of Glen Cove Avenue and Hollywood Avenue (closed by Resolution of the City of Green Cove Springs dated December 1, 1970), said parcel being more particularly described as follows:
 Begin at the most northerly corner of said Lot 4; thence on the northwesterly line thereof, and on a southwesterly extension thereof, South 61 degrees 57 minutes 33 seconds West, 170.03 feet to the centerline of said Glen Cove Avenue; thence on said centerline, South 13 degrees 00 minutes 00 seconds West, 165.54 feet to the centerline of said Hollywood Avenue; thence on said centerline North 61 degrees 57 minutes 33 seconds East, 271.96 feet to a point on the southeasterly extension of the northeasterly line of said Block 47; thence on said southeasterly extension and on said northeasterly line of Block 47, North 24 degrees 56 minutes 27 seconds West, 125.04 feet to the point of beginning; being 0.63 acre, more or less, in area.

Certified to: L. Wiggins Construction Company

Scale 1" = 30'

Date of survey: August 25, 2021

GENERAL NOTES

1. Bearings shown hereon are based on the assume bearing of S 3°00'00" W for the centerline of Glen Cove Avenue.
2. This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

Note:
 I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014, and find that this property is situated in Flood Zone "X".

LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe (as noted)
- Set 1/2" Iron Pipe (LB 1381)
- X- Fence
- P- Powerline/Pole and Anchor
- T- Telephone Line
- C- Cable T/V Line
- AC Concrete Air Conditioner Pad
- ET Concrete Elec. Transformer Pad

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
 License No. LS 2518

Eiland & Associates, Inc.
 Professional Surveyors & Mappers
 Certificate of Authorization No. LB 1381
 615 Blanding Boulevard
 Orange Park, Florida 32073
 Telephone 904-272-1000

Prepared by and return to:

Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 11625

General Warranty Deed

Made December 17, 2020 A.D. By **Bruno Jones and Christina L Jones, his wife**, whose address is 1763 Pickwick Pl, Fleming Island, Florida 32003, hereinafter called the grantor, to **Wiggins Investments of North Florida, Inc.**, a Florida corporation, whose post office address is: 91 Branscomb Road, Suite 17, Green Cove Springs, Florida 32043, 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, viz:

See Attached Schedule "A"

Parcel ID Number: **38-06-26-017172-000-00 AND -01**

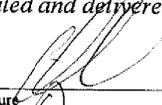
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

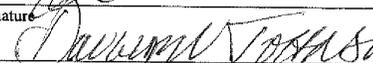
To Have and to Hold, the same in fee simple forever.

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 December 31, 2019.

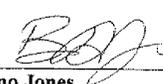
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

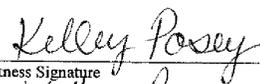


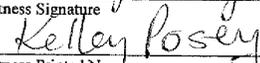
Witness Signature


Witness Printed Name

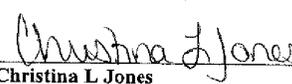


Bruno Jones (Seal)
Address: 1763 Pickwick Pl, Fleming Island, Florida 32003



Witness Signature


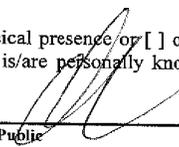
Witness Printed Name



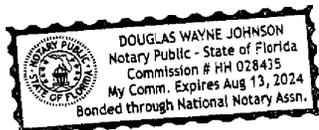
Christina L Jones (Seal)
Address: 1763 Pickwick Pl, Fleming Island, Florida 32003

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of December, 2020, by Bruno Jones, and Christina L Jones, who is/are personally known to me or who has produced  as identification.



Notary Public
Print Name: _____
My Commission Expires: _____



Prepared by and return to:

Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 11625

"Schedule A"

A portion of Idlewild Park, according to plat recorded in Plat Book 2, Page 62 of the Public Records of Clay County, Florida, more particularly described as follows:

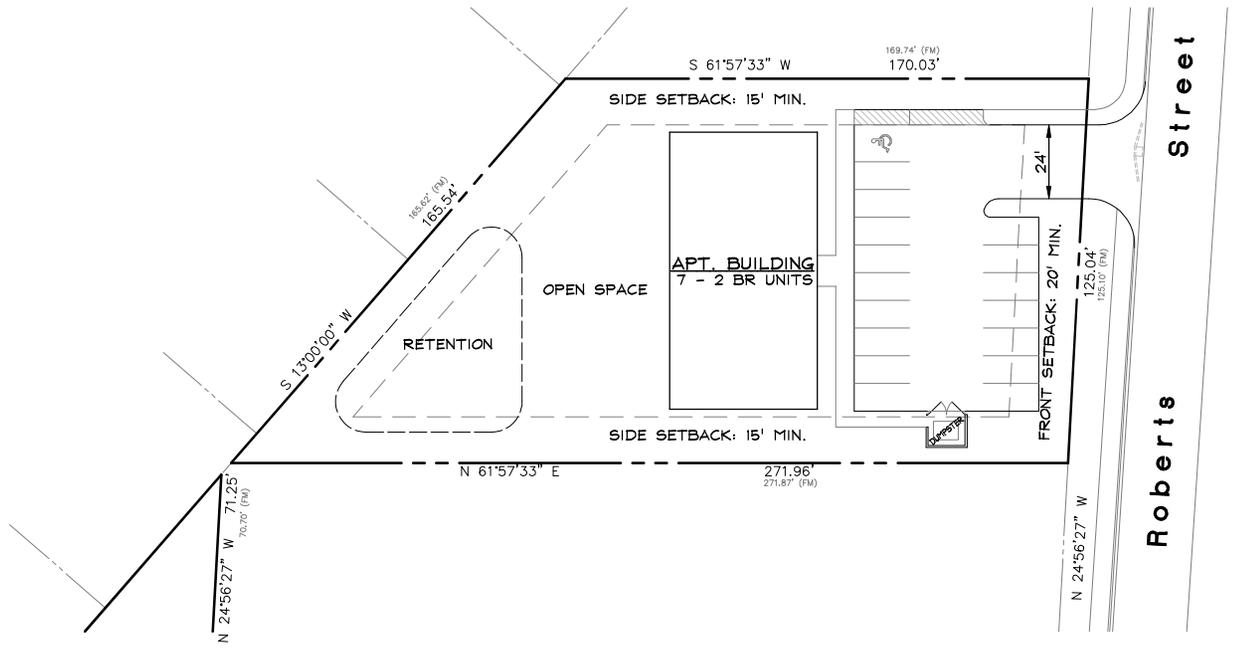
All of Block 44, Except Lots 1 and 2; Except Lots 5, 7, 8, 9 and the South 1/2 of Lot 6;

All of Block 45;

All of Block 46, Except Lots 4, 6, 9, 10;

All of Block 47, Except Lots 5 and 6, Also Excepting that portion of Lot 2, as conveyed by Deed recorded in Official Records Book 1144, Page 129.

Together with portions of Glen Cove Avenue, Hollywood, Warren Avenue and Raynor Avenue as shown on the Plat of Idlewild Park, according to Plat recorded in Plat Book 2, Page 62 all of which were closed and vacated by resolution of the City of Green Cove Springs, Florida, dated December 1, 1970.



CONCEPTUAL
SITE PLAN



3/30/2022

ROBERTS STREET - NORTH PUD
Green Cove Springs, Florida



FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.
11557 U.S. 90, Harbor Way, Jacksonville, FL 32218
(904) 665-7038
FAX: (904) 665-7038

PUD Written Description

ROBERT STREET - North PUD

I. PROJECT DESCRIPTION

Roberts Street PUD is a 0.63 acre development located on Roberts Street, north of Green Cove Avenue in the Roberts Roads/Melrose Avenue are of the City. The site includes an irregular shaped parcel with frontage on Roberts Street. The parcel is vacant. The parcel is zoned R-2 and has a Future Land Use Map (FLUM) designation of Neighborhood, which allows for up to 12 dwelling units per acre. Without a PUD on the property, with the irregular shape of the property would limit its development potential. The PUD allows for flexibility in the housing types, with an apartment building for 7 two-bedroom units.

The PUD will allow for the development of 7 dwelling units. Access to the property will be a two driveways from Roberts Street. The parcel will be maintained under common ownership with rental dwelling units.

The project will develop a vacant property into a residential development at a density consistent with the Neighborhood FLUM category. It will provide affordable housing option to residents of Green Cove Springs. The development will increase the property values in the area.

II. USES AND RESTRICTIONS

A. Permitted Uses

1. Multiple-family residential structures, including apartments, townhouses, cooperatives, and condominiums, without an attached garage, having no commercial businesses connected therewith.
2. Customary accessory buildings and structures provided they are in the rear yard and are not located in the setback area. The accessory buildings and structures shall not exceed 20 feet in height.
3. Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit.

B. Uses by Special Exception

1. Home Occupations

C. Restrictions on Uses

1. None

III. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot area – 10,000 square feet
2. Minimum lot width – 100 feet
3. Maximum lot coverage of buildings – 35%
4. Minimum front yard - 20 feet
5. Minimum side yard - 15 feet
6. Minimum rear yard -10 feet
7. Maximum height of structures – 35 feet

B. Ingress, Egress and Circulation

1. Parking Requirements

- a. 2 spaces per dwelling unit
- b. No attached garages.

2. Vehicular Access

- a. A 24 ft. common paved drive of asphalt or concrete from Roberts Street

3. Pedestrian Access

- a. Existing sidewalk on Roberts Street
- b. Sidewalks from Roberts Street to the apartment building.

C. Signs

1. No signs will be located on the property.

D. Landscaping, Tree Mitigation, and Buffers

1. Landscaping per Section 113-244 of the Land Development Regulations.

E. Recreation and Open Space

1. The lot will be sodded to create open space to serve the residents of the development.

F. Utilities

1. Water will be provided by the City of Green Cove Springs
2. Sanitary sewer will be provided by the City of Green Cove Springs
3. Electric will be provided by the City of Green Cove Springs

G. Wetlands

1. There are no wetlands on the property.

Date: March 3, 2022

City of Green Cove Springs
Development Services Department
Green Cove Springs, Florida 32202

Re: Robert Street PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with:

(a) the site plan and the written description of the proposed development plan submitted with the rezoning application and

(b) any conditions set forth by the City Council of the City of Green Cove Springs in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items

(a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated, or maintained by the City of Green Cove Springs.

Sincerely,

Joseph B. Williams Sr
Signature of Applicant

Signature of Co-applicant

Joseph B. Williams Sr
Typed or printed name and title of applicant

Typed or printed name of co-applicant

3/4/22
Date

Date

State of Florida County of Clay

The foregoing application is acknowledged before me this 4 day of March 2022 by

Joseph B. Williams Sr, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Brianna N. Wilson
Signature of Notary Public, State of FL





PROPERTY OWNER AFFIDAVIT

Owner Name: Wiggins Investments of North Florida Inc.	
Address: 91 Branscomb Road, Suite 17 Green Cove Springs, FL 32043	Phone: (904)214-7999
Agent Name: Janis Fleet	
Address: 11557 Hidden Harbor Way, Jacksonville, FL 32223	Phone: 904-666-7038
Parcel No.: 38-06-26-017172-000-01 and 38-06-26-017172-000-00	
Requested Action: Rezoning and Site Plan applications	

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: Joseph B. Wiggins Sr

Printed name: Joseph B. Wiggins Sr

Date: 3/4/22

The foregoing affidavit is acknowledged before me this 4 day of March, 2022, by Joseph B. Wiggins, who is/are personally known to me, or who has/have produced _____ as identification.



Brianna N. Wilson
Signature of Notary Public, State of _____