



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: 622 N Magnolia Avenue - Side Setback for accessory structure from 10ft to 3.5ft
- Address of Subject Property: 622 N Magnolia Avenue Green Cove Springs, FL 32043
- Parcel ID Number(s) 017576-001-01
- Existing Use of Property: SFR
- Future Land Use Map Designation : Neighborhood
- Zoning Designation: R-1 Low Density Residential
- Acreage: approx. 0.461 acre

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Rick Ecker Title: Owner
Company (if applicable): n/a
Mailing address: 488 Montserrat Drive
City: St. Augustine State: FL ZIP: 32092
Telephone: () 561-723-0363 FAX: () e-mail: raecker65@gmail.com

- 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 VARIANCE SOUGHT

- 1. Requested Variance: _____
- 2. Section of Land Development Regulations under which the variance is sought _____
- 3. Reason Variance is requested: _____
- 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?

Placing the accessory structure further from the side boundary line would require the removal of large established trees on the property.

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

Applicant was given approval by Planning staff due to a misinterpretation of the land development code regarding the setbacks of accessory buildings in the rear of an R-1 zoned SFR.

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?

Yes, surrounding areas would need to adhere to a 10ft side setback for accessory structures

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?

No

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

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

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:

Rick Ecker
Signature of Applicant

Signature of Co-applicant

Rick Ecker
Typed or printed name and title of applicant

Typed or printed name of co-applicant

11/02/2025
Date

Date

State of Florida County of Clay

The foregoing application is acknowledged before me this 2nd day of November, 2025, by Rick

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

NOTARY SEAL

Lyndie B Knowles

Signature of Notary Public, State of Florida

