



City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY

P Z File # 202001169

Application Fee: 550

Filing Date: 12/22/2020 Acceptance Date: _____

Review Type: SDRT P & Z

A. PROJECT

- 1. Project Name: Green Cove Liquors Relocation
- 2. Address of Subject Property: 26 North Orange Ave
- 3. Parcel ID Number(s): 38-06-26-017251-000-00
- 4. Existing Use of Property: Empty Building
- 5. Future Land Use Map Designation : _____
- 6. Zoning Designation: CBD
- 7. Acreage: .291

B. APPLICANT

- 1. Applicant's Status Owner (title holder) Agent
- 2. Name of Applicant(s) or Contact Person(s): JAMES VAN LAERE Title: President
Company (if applicable): MADISON ILLU, INC.
Mailing address: 1921 LAKE FOREST LANE, FLEMING ISLAND, FL 32003
City: FLEMING ISLAND State: FL ZIP: 32003
Telephone: (904) 708-6025 FAX: () e-mail: MC.VAN.LAERE@ATT.NET

- 3. If the applicant is agent for the property owner*:
Name of Owner (title holder): FRANKLIN CHANEY
Company (if applicable): _____
Mailing address: 116 N ORANGE AVE
City: GREEN COVE SPRINGS State: FL ZIP: 32093
Telephone: (904) 327-3434 FAX: () e-mail: UNKNOWN

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- 1. 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: Approval of Green Cove Liquor to do business
- 2. Section of Land Development Regulations under which the Special Exception is sought _____ ^{at} _{this}
- 3. Reason Special Exception is requested: Allow liquor store to operate at this location _{location}
- 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

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

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

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

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

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

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

yes

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?

yes

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:

James R. Van Laere
Signature of Applicant

Signature of Co-applicant

JAMES R. VAN LAERE
Typed or printed name and title of applicant

Typed or printed name of co-applicant

12/22/20
Date

Date

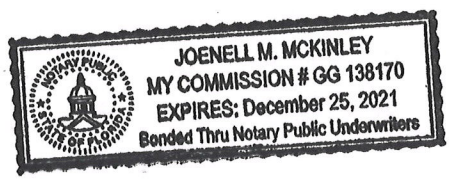
State of Florida County of Clay

The foregoing application is acknowledged before me this 22nd day of Dec, 2020 by James Van

Laere, who is/are personally known to me, or who has/have produced Drivers License
as identification. V 546-456-52-411-0

NOTARY SEAL

Joanell M McKinley
Signature of Notary Public, State of Florida





Clay County Property Appraiser's Office

Parcel Summary

Parcel ID 38-06-26-017251-000-00
Location Address 20-26 ORANGE Ave
 Green Cove Springs 32043
Brief Tax Description* LOT 2 BLK 6 GCS AS REC O R 1607 PG 568 & 3183 PG 1997
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code UNANCHORED SHOPPING CENTER (1610)
Sec/Twp/Rng 38/6/26
Tax District Tax Dist 002
Millage Rate 16.7246
Acreage 0.291
Homestead N

Map



Owner Information

[CHANEY FRANKLIN E TRUSTEE](#)
 116 N ORANGE AVE
 GREEN COVE SPRINGS FL 32043-3404

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
Unanchored Shopping Center (1610)	12,696.00	Commercial	Site	100	134

Buildings

Building	1	Effective Year Built	1960
Building Type	SHOP NBHD / 3800	Frame	MASONRY
Gross Sq Ft	7,600	Roof Type	RIDGE FRME
Finished Sq Ft	6,923	Roof Coverage	TR&GVL/VNL
Stories	1.0 Stories	Flooring Type	CARPET with 30% ASPH TILE
Heat	ENG F AIR	Heating Type	ENG F AIR
Interior Walls	DRYWALL	Bedrooms	
Exterior Walls	CB STUCCO with 30% COMMON BRK	Full Bathrooms	0
Year Built	1946	Half Bathrooms	0

Yard Items

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
ASP 3000+	1997	ASP 3000+	100 x 63	1	6300 SF	
OVHD DOOR	1997	OVHD DOOR	0 x 0	1	160 SF	

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/22/2009	\$100	Warranty Deed	3183	1997	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	Improved	CHANEY FRANKLIN	CHANEY FRANKLIN E TRUSTEE
6/10/1996	\$118,000	Warranty Deed	1607	568	Qualified	Improved	BARNETT BANK OF JACKSONVILLE	CHANEY FRANKLIN
5/15/1995	\$100	Certificate of Title	1551	89	Qualified	Improved	WM H HUTCHINGS IV & MYRNA	BARNETT BANK OF JACKSONVILLE N A
5/1/1985	\$1	Warranty Deed	866	380	Qualified	Improved		

Recent Sales in Area

Sale date range:

From:

12/20/2010

To:

12/20/2020

Sales by Neighborhood

1500

Feet

Sales by Distance

TRIM Notice

[38-06-26-017251-000-00\(PDF\)](#)

Valuation

	2020 Certified Values	2019 Certified	2018 Certified	2017 Certified
+ Building Value	\$157,648	\$137,648	\$172,876	\$164,302
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$152,352	\$152,352	\$97,124	\$85,698
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$310,000	\$290,000	\$270,000	\$250,000
= Total Assessed Value	\$310,000	\$290,000	\$270,000	\$250,000
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$310,000	\$290,000	\$270,000	\$250,000
Maximum Save Our Homes Portability	\$0	\$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

[2020 Property Record Card \(PDF\)](#)

Sketches

