

CITY OF GREEN COVE SPRINGS SITE DEVELOPMENT REVIEW TEAM

**321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
WEDNESDAY, FEBRUARY 05, 2025 – 2:00 PM**



AGENDA

TOPICS:

- [1.](#) Rezoning for Pine Avenue - Clay County Parking Expansion
- [2.](#) Future Land Use for Pine Avenue - Clay County Parking Expansion
- [3.](#) Special Exception for Sunrise to Sunset to serve alcohol at outdoor seating.
- [4.](#) Review and approval of Lot Split request for a property located near the corner of Martin Luther King Jr Blvd and Mill St.
- [5.](#) Review and approval of Lot Split request for a property located at 662 N Magnolia Ave
6. Special Events:
 - Hibernia Baptist Easter Sunrise Service
 - CalaVida Music & Arts Festival
7. Site Plan Checklist
8. Affordable Housing

NEXT MEETING TO BE HELD: Thursday, March 6, 2025 at 2:00 PM

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

**FOR OFFICE USE ONLY**

Item 1.

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

Rezoning Application

A. PROJECT

1. Project Name: Parking Expansion Pine Ave
2. Address of Subject Property: N Pine Ave
3. Parcel ID Number(s): 38-06-26-017678-000-00
4. Existing Use of Property: Vacant Wooded Lot
5. Future Land Use Map Designation: Neighborhood
6. Existing Zoning Designation: Residential Professional Office (RPO)
7. Proposed Zoning Designation: Institutional (INS)
8. Acreage: .143

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Caleb Risinger Title: Acquisitions Manager
Company (if applicable): Clay County Board of County Commissioners
Mailing address: PO Box 1366
City: Green Cove Springs State: Florida ZIP: 32043
Telephone: (904) 827-3103 FAX: () e-mail: caleb.risinger@claycountygov.com
3. If the applicant is agent for the property owner*
Name of Owner (titleholder): _____
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

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. 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:

Caleb Risinger
Signature of Applicant

Caleb Risinger (Real Estate Acquisitions Manager)

Typed or printed name and title of applicant

December 30, 2024
Date

State of Florida

Signature of Co-applicant

Typed or printed name of co-applicant

Date

County of Clay

The foregoing application is acknowledged before me this 30th day of December, 2024, by Caleb

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

NOTARY SEAL



Signature of Notary Public, State of

Jessica Loos

Re-landuse and Rezoning Statement of Proposed Changes

December 30, 2024

Clay County Board of County Commissioners
477 Houston St.
Green Cove Springs, FL 32043

RE: Proposed Re-landuse and Rezoning
Parcel 38-06-26-017678-000-00

Location:	Parcel 38-06-26-017678-000-00
Existing Future Land Use:	Neighborhood
Proposed Future Land Use:	Public
Existing Zoning:	Residential Professional Office (RPO)
Proposed Zoning:	Institutional (INS)
Acreage to be Changed:	.143

Planning and Zoning Board and City Council,

The Clay County Board of County Commissioners is requesting a landuse and zoning change to parcel 38-06-26-017678-000-00 located along N. Pine Ave and adjacent to an existing parking area that supports the County Administration building at 477 Houston St, Green Cove Springs, FL **(please see attached maps)**. The property in question, is currently vacant and wooded but if acquired by the County (contingent upon proposed landuse and zoning change) would be utilized as a potential future addition to, or extension of, the current adjacent parking area.

If you have any questions or concerns, please don't hesitate to contact me at the email and phone number indicated below.






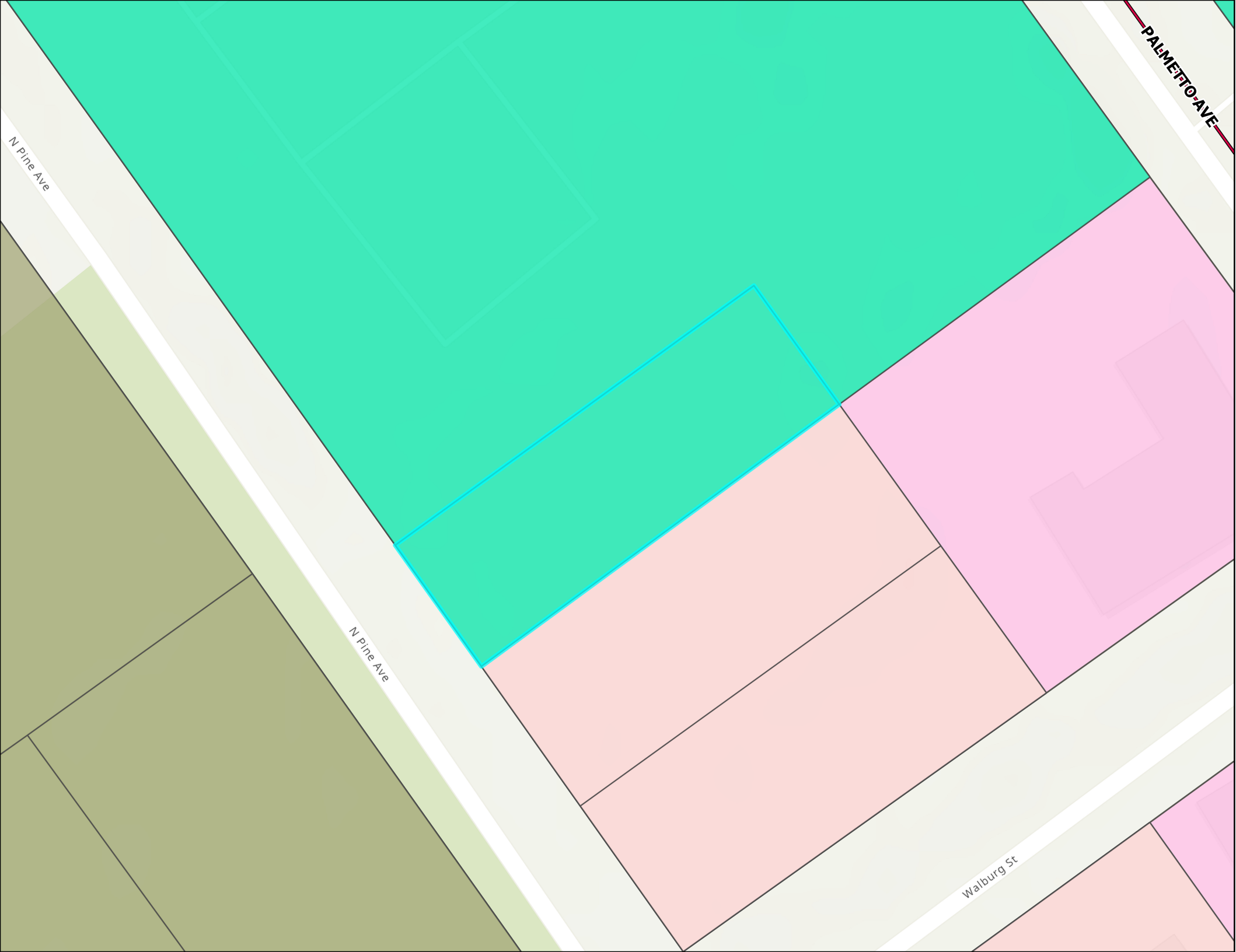
Caleb Risinger
Real Estate Acquisitions Manager
(904)529-3857 or (904)827-3103
Caleb.Risinger@claycountygov.com



Item 1.

Legend

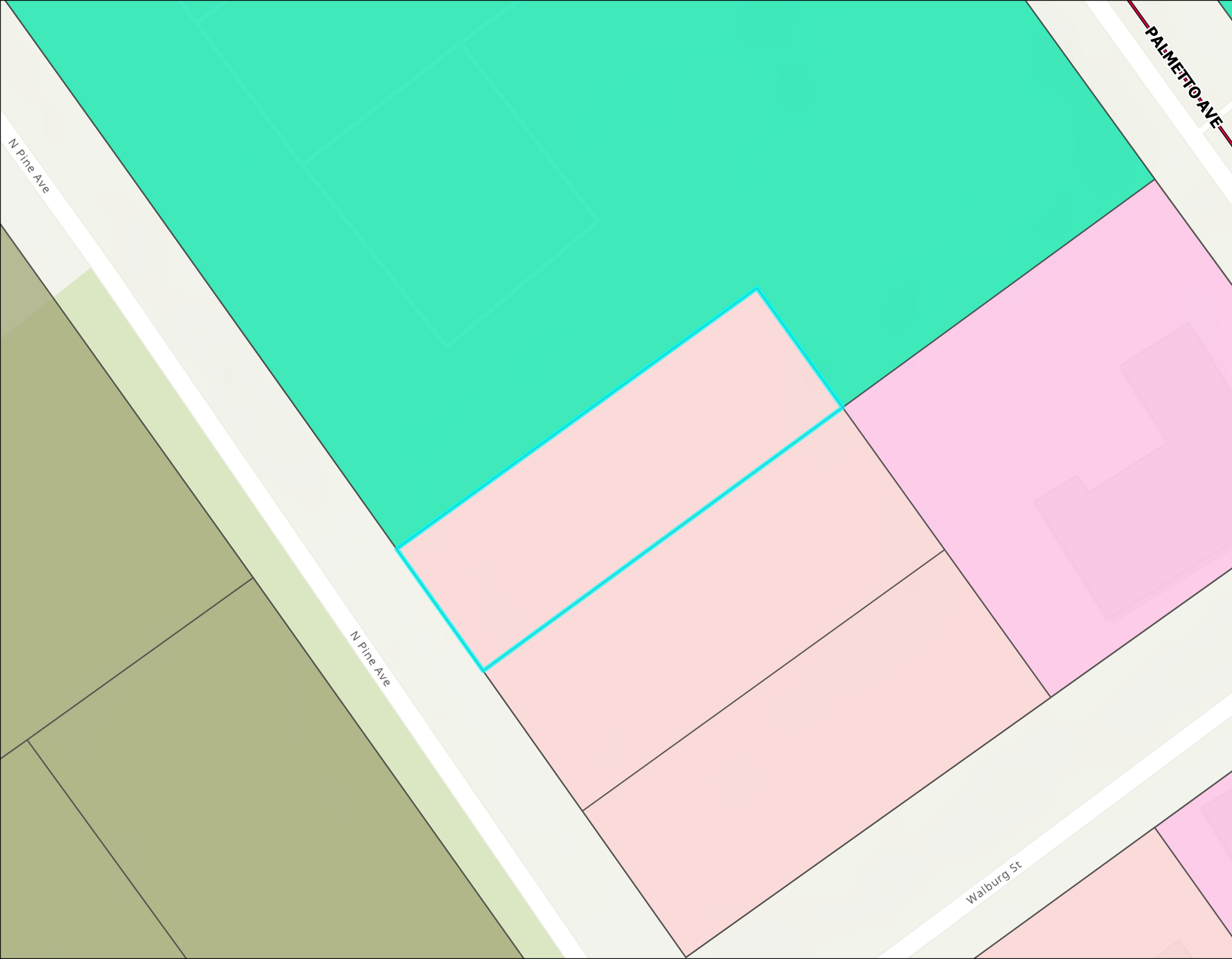
-  Roads
-  Target Parcel
-  Parcels



Item 1.

Legend

- Target Parcel
- ZONING
 - R1
 - R1A
 - R2
 - R3
 - RRF
 - PUD
 - RPO
 - C1
 - C2
 - FBC
 - FBC - Downtown Core
 - FBC - Primary Corridor
 - FBC - Secondary Corridor
 - FBC - Transition
 - FBC - Civic
 - GCC
 - GCN
 - GCR
 - M-2
 - M-1
 - MUH
 - INS
 - RC



Legend

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- ZONING**
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- INS
- RC



RECEIVED
JAN 02 2025

FOR OFFICE USE ONLY

Item 2.

Received Date _____

Application #: _____

Acceptance Date: _____

Review Date: SRDT _____ P & Z _____ CC _____

Small Scale Future Land Use Map Amendment Application

A. PROJECT

1. Project Name: Parking Expansion Pine Ave
2. Address of Subject Property: N Pine Ave
3. Parcel ID Number(s): 38-06-26-017678-000-00
4. Existing Use of Property: Vacant Wooded Lot
5. Future Land Use Map Designation: Neighborhood
6. Existing Zoning Designation: Residential Professional Office (RPO)
7. Proposed Future Land Use Map Designation: Public
8. Acreage (must be 50 acres or less): .143

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Caleb Risinger Title: Acquisitions Manager
Company (if applicable): Clay County Board of County Commissioners
Mailing address: PO Box 1366
City: Green Cove Springs State: Florida ZIP: 32043
Telephone: (904) 827-3103 e-mail: caleb.risinger@claycountygov.com
3. If the applicant is agent for the property owner*
Name of Owner (title holder): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: () _____ e-mail: _____

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

C. ADDITIONAL INFORMATION

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☒ 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 Future Land Use Map change and Future Land Use Map designations on surrounding properties
2. A map showing the zoning designations on surrounding properties
3. A current aerial map (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
 - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

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Caleb Risinger
Signature of Applicant

Caleb Risinger (Real Estate Acquisitions Manager)

Typed or printed name and title of applicant

December 30, 2024
Date

State of Florida

County of Clay

Signature of Co-applicant

Typed or printed name of co-applicant

Date

The foregoing application is acknowledged before me this 30th day of December, 2024 by

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

NOTARY SEAL



Jessica Loos
Signature of Notary Public, State of _____

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Clay County Board of County Commissioners
477 Houston St.
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If you have any questions or concerns, please don't hesitate to contact me at the email and phone number indicated below.






Caleb Risinger
Real Estate Acquisitions Manager
(904)529-3857 or (904)827-3103
Caleb.Risinger@claycountygov.com



Item 2.

Legend

-  Roads
-  Target Parcel
-  Parcels



Item 2.

Legend

- Target Parcel
- Roads

Future Land Use

- Downtown
- Industrial
- Mixed-Use
- Mixed-Use RP
- Neighborhood
- Public





Item 2.

Legend

- Target Parcel
- Roads

Future Land Use

- Downtown
- Industrial
- Mixed-Use
- Mixed-Use RP
- Neighborhood
- Public





City of Green Cove Springs Special Exception Application

FOR OFFICE USE ONLY

Item 3.

P Z File # _____

Application Fee: _____

Filing Date: _____ Acceptance Date: _____

Review Type: SDRT ☐ P & Z ☐

A. PROJECT

- Project Name: Modification of Special Exception to allow for serving alcohol outside
- Address of Subject Property: 618 N Orange Ave., Green Cove Springs, fl 32043
- Parcel ID Number(s): 38-06-26-017599-000-0
- Existing Use of Property: Restaurant
- Future Land Use Map Designation: Restaurant
- Zoning Designation: _____
- Acreage: 0.66 acres

B. APPLICANT

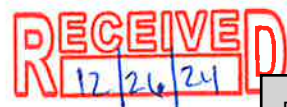
- Applicant's Status ☐ Owner (title holder) ☐ Agent
- Name of Applicant(s) or Contact Person(s): Richard Clark, Justin Clark Title: Principal Manager
Company (if applicable): SVC Sunrise LLC / Sunrise to Sunset
Mailing address: 618 N Orange Ave.,
City: Green Cove Springs State: fl ZIP: 32043
Telephone: (904) 5377921 FAX: () e-mail: raclark614@gmail.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): Justin Clark
Company (if applicable): SVC Sunrise, LLC
Mailing address: 8833 Perimeter Park Blvd., Suite 603
City: Jacksonville State: FL ZIP: 32216
Telephone: (904) 537-7921 FAX: () e-mail: justin@propertytheater.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

City of Green Cove Springs Development Services Department ♦ 321 Walnut Street ♦ Green Cove Springs, FL 32043 ♦ (904) 297-7500



D. STATEMENT OF SPECIAL EXCEPTION SOUGHT

1. Requested Special Exception: Modification of Special Exception to allow for serving alcohol outside
2. Section of Land Development Regulations under which the Special Exception is sought _____
3. Reason Special Exception is requested: outside restaurant tables - alcohol serving
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:

Signature of Applicant

Signature of Co-applicant

Richard Clark

Typed or printed name and title of applicant

Typed or printed name of co-applicant

2/5/2025

Date

Date

State of Florida

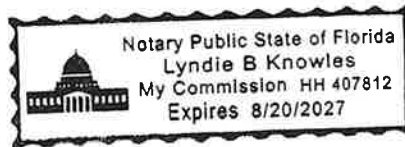
County of Clay

The foregoing application is acknowledged before me this 5th day of February, 2025 by Richard

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

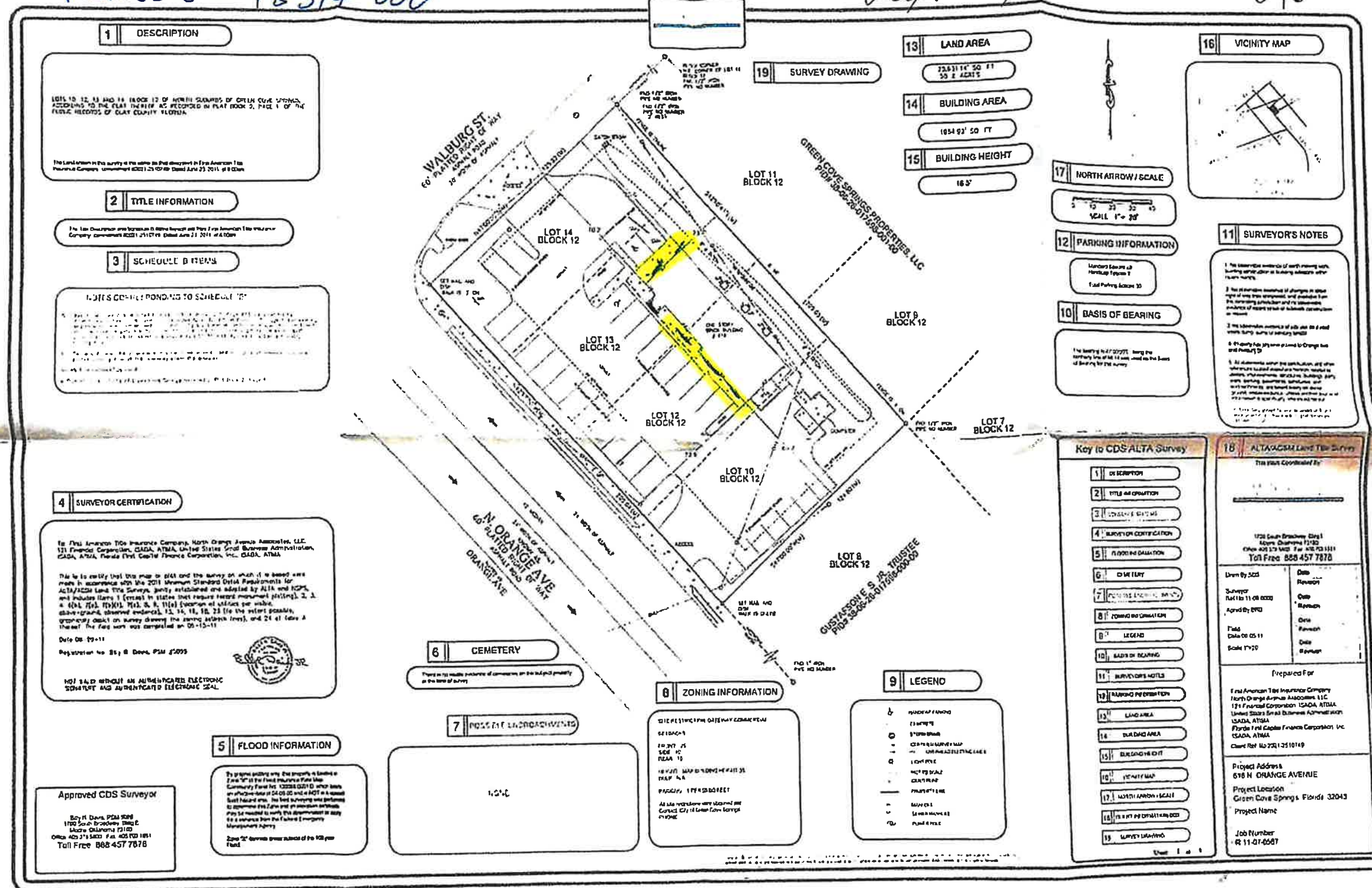
NOTARY SEAL

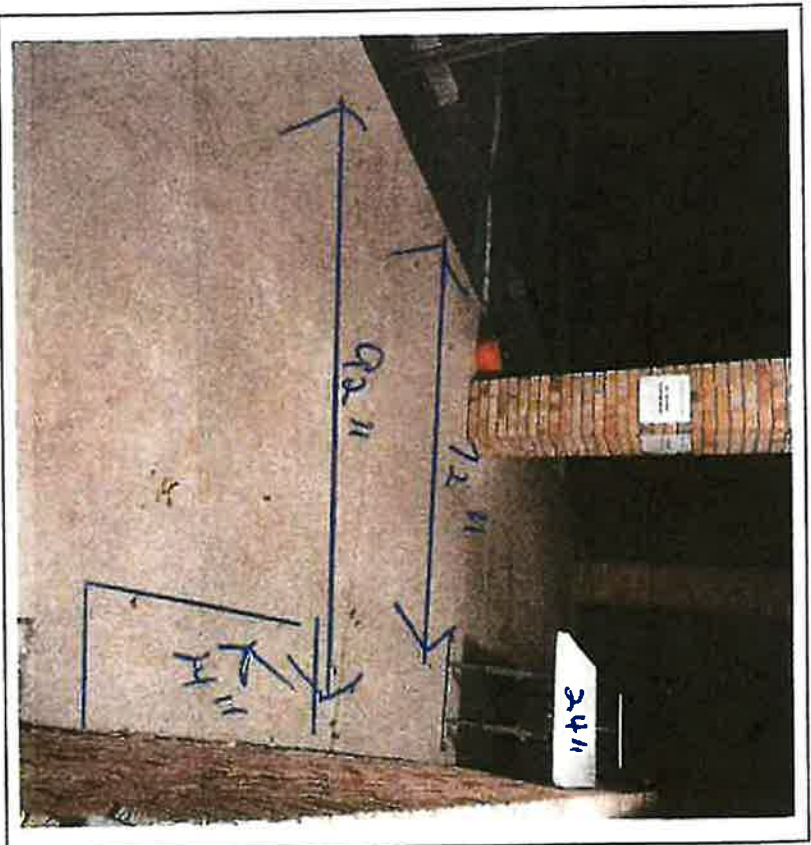
Signature of Notary Public, State of Florida



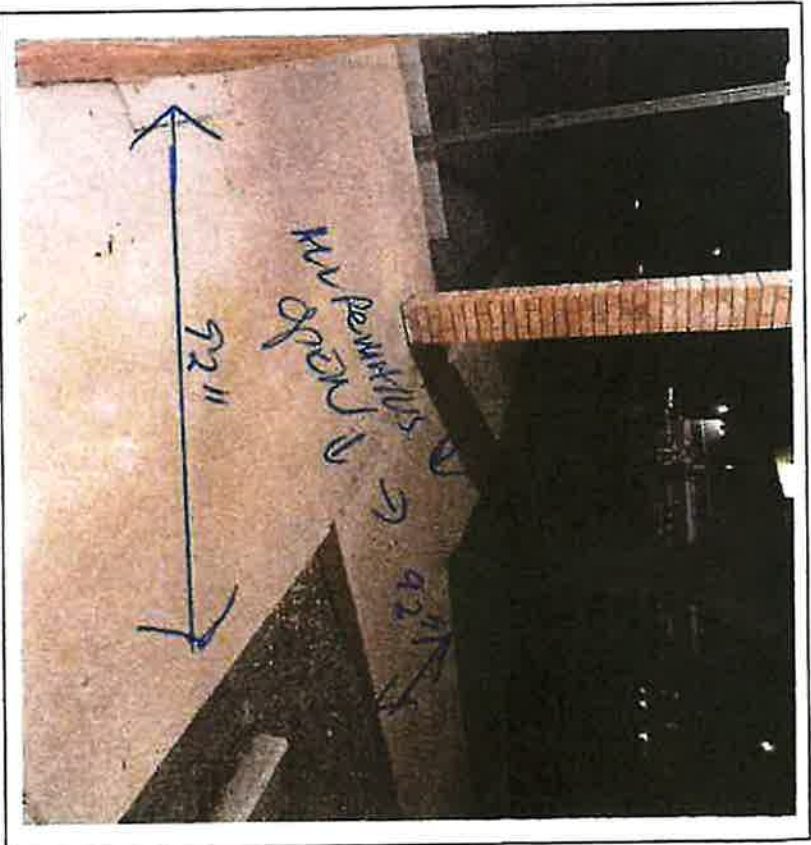
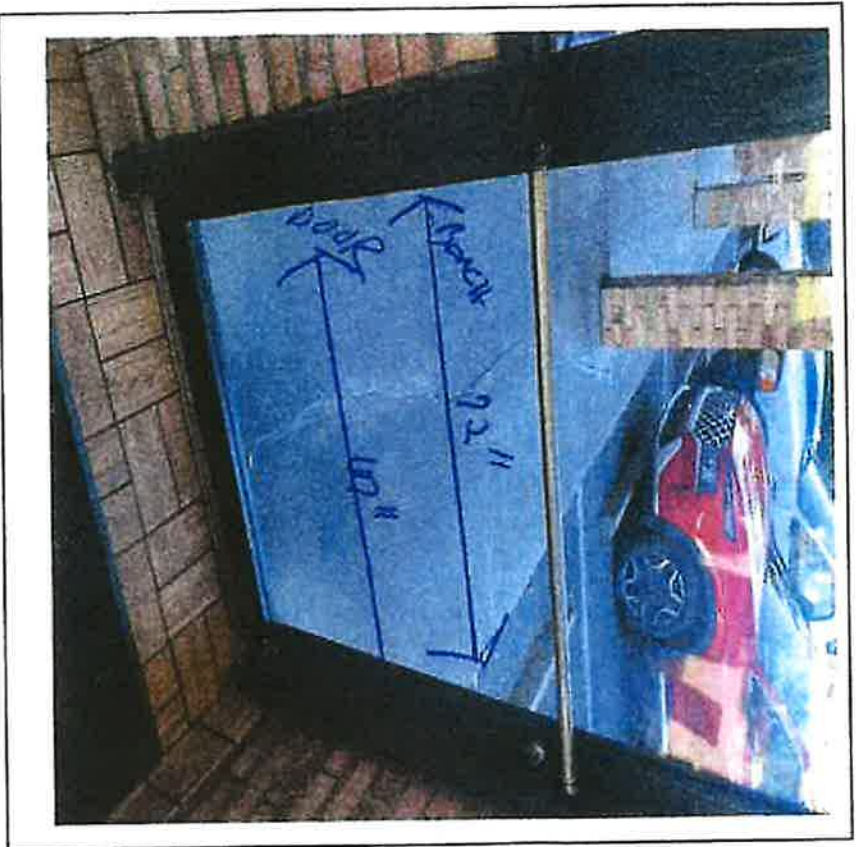
Parcel # 18314-000

Wooded served at the
light high end area





20 seats / Tables remain against walls





City of Green Cove Springs, FL

Planning & Zoning

321 Walnut Street
Green Cove Springs, FL 32043
904-297-7051

www.greencovesprings.com/ds
planning@greencovesprings.com

OS-24-002

OUTDOOR SALES

PROJECT NAME: OUTDOOR SEATING FOR SUNRISE TO SUNSET
BT23-0012
SITE ADDRESS: 618 ORANGE AVE GREEN COVE SPRINGS

ISSUED: 12/11/2024
EXPIRES:

PARCEL: 017599-000-00

APPLICANT: Sunrise to Sunset
618 N Orange Ave
GREEN COVE SPRINGS, FL 32043
904-531-9624

OWNER: SVC RE LLC
8833 Perimeter Park Blvd, Ste
Jacksonville, FL 32216

FEES:	<u>Paid</u>	<u>Due</u>
Outdoor Sales (Permanent or Temporary)	\$100.00	\$0.00
Totals :	\$100.00	\$0.00

CONDITIONS

* (Per Section 117-838E) Outdoor dining. Businesses may receive a permit to use adjoining/abutting sidewalks for outdoor dining, provided that:

- A minimum of five feet of the width within the public realm remains unobstructed.
- Nothing is permanently affixed to the sidewalk.
- The sidewalk is kept clean.
- Furniture and materials are brought inside at the end of each business day.
- The accessory use shall be identified as part of the required business tax receipt.

* Conditions Based on Special Exception:

- Alcohol consumption shall be limited to within the enclosed building.



City of Green Cove Springs, FL

Planning & Zoning

321 Walnut Street
Green Cove Springs, FL 32043
904-297-7051

www.greencovesprings.com/ds
planning@greencovesprings.com

OUTDOOR SALES OS-24-002

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

Issued By: _____

Contractor or Authorized Agent: _____ Date: _____



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** February 5, 2025
FROM: Gabriel Barro, Development Services
SUBJECT: Review and approval of Lot Split request for a property located near the corner of Martin Luther King Jr Blvd and Mill St.

PROPERTY DESCRIPTION

APPLICANT: Fredric Depuydt **OWNER:** Fredric Depuydt
PROPERTY LOCATION: Martin Luther King Jr Blvd
PARCEL NUMBER: 017884-000-00
FILE NUMBER: LOT-24-003
CURRENT ZONING: C1
FUTURE LAND USE DESIGNATION: Mixed Use

SURROUNDING LAND USE

NORTH: **FLU:** Public **SOUTH:** **FLU:** Public
Z: INS **Z:** INS
Use: School Board of Clay County **Use:** Government
EAST: **FLU:** Mixed Use **WEST:** **FLU:** Neighborhood
Z: C1 **Z:** R2
Use: Single Family Home **Use:** Single Family Home

BACKGROUND

The Applicant has submitted a request to split a property located near the corner of Martin Luther King Jr Blvd and Mill St, which will create two lots, one facing MLK Blvd and another that will combined with 017881-000-00 facing Mill St. Under the zoning for the property, development must have the following minimums:

	Detached SF	Commercial
Lot Area	6,000 square feet	None
Lot Width	50 feet	None
Front & Rear Yard Setback	20/10 feet	10 feet
Side Yard Setback	7.5 feet	10 feet

STAFF RECOMMENDATION

This meeting is to determine staff consensus. The proposed lot split meets the necessary zoning density controls.



CITY OF GREEN COVE SPRINGS

321 Walnut Street
Green Cove Springs, FL 32043
(904) 297-7500 ext. 3317
(904) 284-4849 (fax)

APPLICATION FOR LOT SPLIT (Applicable for creating no more than 2 lots from 1 lot)

Date: 3 dec 2024 File #: _____ Filing Fee Receipt #: _____

1. Applicant Name: Frederic Depuydt as trustee Phone: 904 238 4416

Address: 1200 Eagle Point Dr City/Zip: St augustine, FL, 32092

Email Address: fre_depuydt@hotmail.com

2. Owner Name: same as applicant Phone: _____

Address: _____ City/Zip: _____

Email Address: _____

3. Property Address: 1108 Martin Luther King Jr Blvd & ~~38-06-26-017881-000-00~~

4. Legal Description: ELY 100' LOT 4 & PT LOT 3 OF S/D LOT 12 BLK 29 N S G.C.S. AS REC O R 4809 PG 836 & PT LC-1 - NBHDCO GCSOT 3 & PT LOT 4 S/D LT 12 BLK 29 N S G.C.S. AS REC O R 475 PG 669 & 4863 PG 1172

5. Present use of Property: residential & vacant

6. Parcel #: 38-06-26-017884-000-00 & ~~38-06-26-017881-000-00~~

7. Zoning: C-1 - NBHDCO GCS 8. Future Land Use Map Designation: mixed use

9. Character of proposed development: residential & multi family

10. Total area of site: 27,844.9 sqft

All attachments are required for a complete submittal.

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

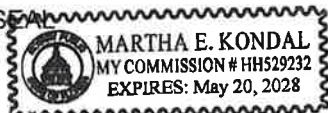
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of florida County of St Johns The foregoing application is acknowledged

before me this 9 day of December, 2024, by Frederic Depuydt, who is/are personally
known to me, or who has/have produced FL Drivers License as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

City of Green Cove Springs Development Services Department ♦ 321 Walnut Street ♦ Green Cove Springs, FL 32043 ♦ (904) 297-7500

Page 1 of 2

Revised 2/18/14

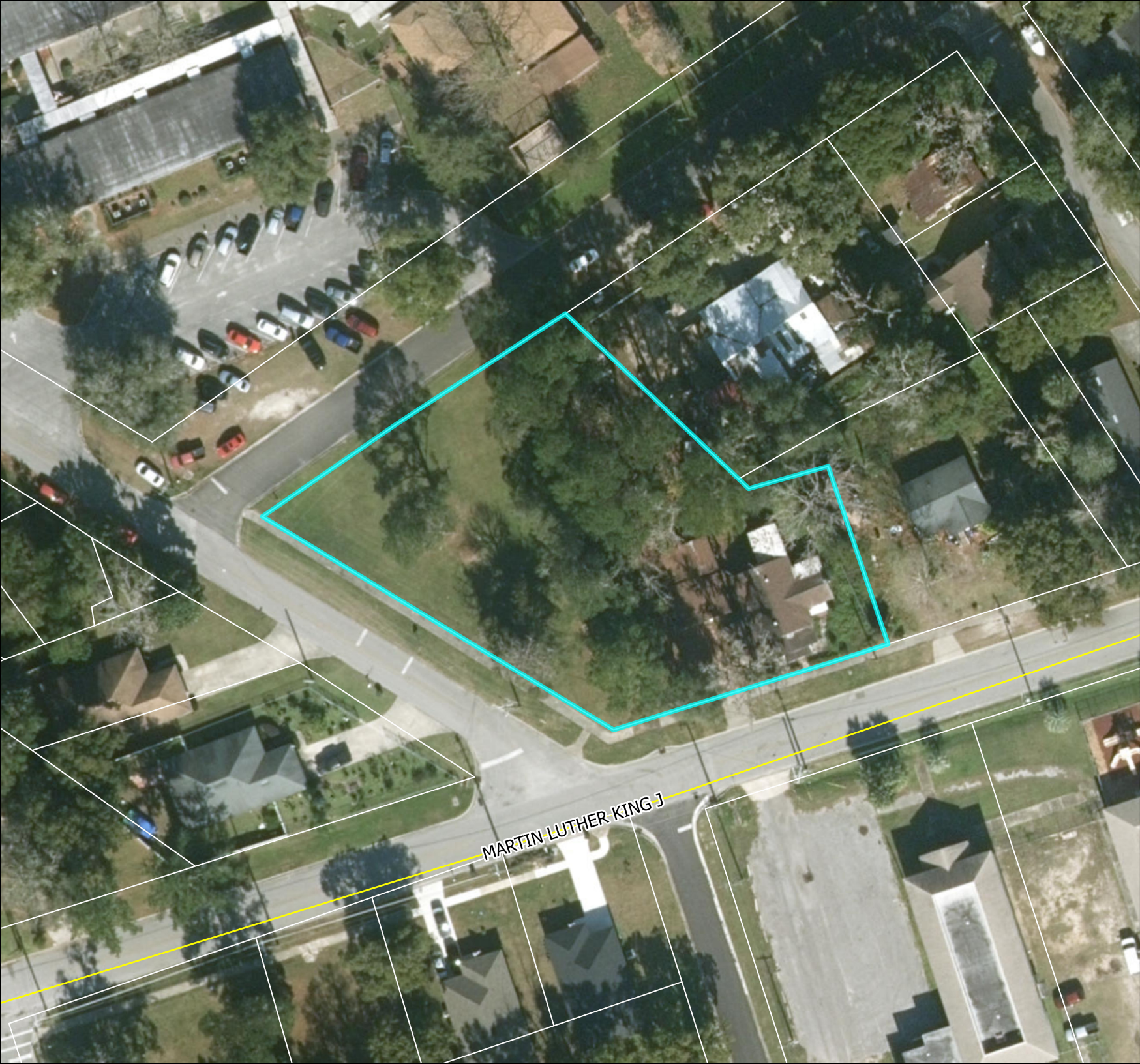
Required Attachments

The applicant shall submit the following:

- A completed Application
 - Legal Description
 - Survey of Existing Property, including all structures, driveways,
 - Survey of Proposed Lot Split
 - Letter of Authorization, if not property owner
 - Warranty Deed or other documentation of ownership
 - Filing Fee \$125.00
-



 Subject Property



Actual, before split

BOUNDARY SURVEY

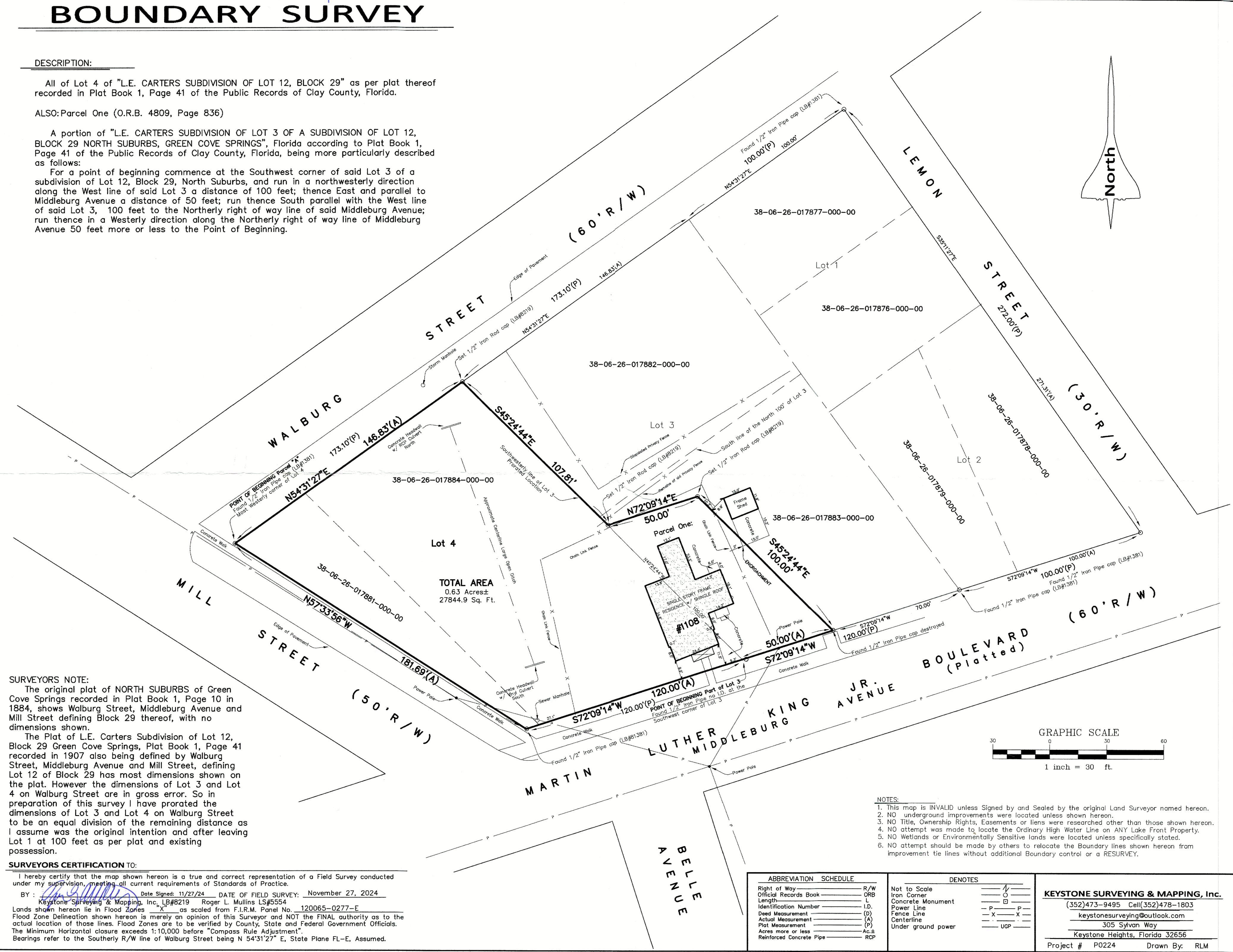
DESCRIPTION:

All of Lot 4 of "L.E. CARTERS SUBDIVISION OF LOT 12, BLOCK 29" as per plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Clay County, Florida.

ALSO: Parcel One (O.R.B. 4809, Page 836)

A portion of "L.E. CARTERS SUBDIVISION OF LOT 3 OF A SUBDIVISION OF LOT 12, BLOCK 29 NORTH SUBURBS, GREEN COVE SPRINGS", Florida according to Plat Book 1, Page 41 of the Public Records of Clay County, Florida, being more particularly described as follows:

For a point of beginning commence at the Southwest corner of said Lot 3 of a subdivision of Lot 12, Block 29, North Suburbs, and run in a northwesterly direction along the West line of said Lot 3 a distance of 100 feet; thence East and parallel to Middleburg Avenue a distance of 50 feet; run thence South parallel with the West line of said Lot 3, 100 feet to the Northerly right of way line of said Middleburg Avenue; run thence in a Westerly direction along the Northerly right of way line of Middleburg Avenue 50 feet more or less to the Point of Beginning.



SURVEYORS NOTE:

The original plat of NORTH SUBURBS of Green Cove Springs recorded in Plat Book 1, Page 10 in 1884, shows Walburg Street, Middleburg Avenue and Mill Street defining Block 29 thereof, with no dimensions shown.

The Plat of L.E. Carters Subdivision of Lot 12, Block 29 Green Cove Springs, Plat Book 1, Page 41 recorded in 1907 also being defined by Walburg Street, Middleburg Avenue and Mill Street, defining Lot 12 of Block 29 has most dimensions shown on the plat. However the dimensions of Lot 3 and Lot 4 on Walburg Street are in gross error. So in preparation of this survey I have prorated the dimensions of Lot 3 and Lot 4 on Walburg Street to be an equal division of the remaining distance as I assume was the original intention and after leaving Lot 1 at 100 feet as per plat and existing possession.

SURVEYORS CERTIFICATION TO:

I hereby certify that the map shown hereon is a true and correct representation of a Field Survey conducted under my supervision, meeting all current requirements of Standards of Practice.

BY: *[Signature]* Date Signed: 11/27/24 DATE OF FIELD SURVEY: November 27, 2024
Keystone Surveying & Mapping, Inc. LB#8219 Roger L. Mullins LS#5554
Lands shown hereon lie in Flood Zones "X" as scaled from F.I.R.M. Panel No. 120065-0277-E
Flood Zone Delineation shown hereon is merely an opinion of this Surveyor and NOT the FINAL authority as to the actual location of those lines. Flood Zones are to be verified by County, State and Federal Government Officials.
The Minimum Horizontal closure exceeds 1:10,000 before "Compass Rule Adjustment".
Bearings refer to the Southerly R/W line of Walburg Street being N 54°31'27" E, State Plane FL-E, Assumed.

NOTES:

1. This map is INVALID unless Signed by and Sealed by the original Land Surveyor named hereon.
2. NO underground improvements were located unless shown hereon.
3. NO Title, Ownership Rights, Easements or liens were researched other than those shown hereon.
4. NO attempt was made to locate the Ordinary High Water Line on ANY Lake Front Property.
5. NO Wetlands or Environmentally Sensitive lands were located unless specifically stated.
6. NO attempt should be made by others to relocate the Boundary lines shown hereon from improvement tie lines without additional Boundary control or a RESURVEY.

ABBREVIATION	SCHEDULE	DENOTES
Right of Way	R/W	Not to Scale
Official Records Book	ORB	Iron Corner
Length	L	Concrete Monument
Identification Number	I.D.	Power Line
Deed Measurement	(D)	Fence Line
Actual Measurement	(A)	Centerline
Plot Measurement	(P)	Under ground power
Acres more or less	Ac.±	
Reinforced Concrete Pipe	RCP	

Keystone Surveying & Mapping, Inc.
(352)473-9495 Cell(352)478-1803
keystonesurveying@outlook.com
305 Sylvan Way
Keystone Heights, Florida 32656
Project # P0224 Drawn By: RLM

After Split.

Item 4.

BOUNDARY SURVEY

DESCRIPTION:

All of Lot 4 of "L.E. CARTERS SUBDIVISION OF LOT 12, BLOCK 29" as per plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Clay County, Florida.

ALSO: Parcel One (O.R.B. 4809, Page 836)

A portion of "L.E. CARTERS SUBDIVISION OF LOT 12, BLOCK 29" as per Plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Clay County, Florida, being more particularly described as follows:

For a point of beginning commence at the Southwest corner of said Lot 3 of a subdivision of Lot 12, Block 29, North Suburb, and run in a northerly direction along the West line of said Lot 3, 50 feet, thence East along the West line of said Lot 3, 100 feet to the Northerly right of way line of said Middleburg Avenue, run thence in a Westerly direction along the Northerly right of way line of Middleburg Avenue 30 feet more or less to the Point of Beginning.

SEE ATTACHED LEGAL DESCRIPTIONS FOR PARCELS "A" AND "B".

SURVEYORS NOTE:
The original plat of NORTH SUBURBS of Green Cove Springs recorded in Plat Book 1, Page 10 in 1907 shows Wallburg Street, Middleburg Avenue and Mill Street as being 100 feet wide, with no dimensions shown.
The Plat of L.E. Carters Subdivision of Lot 12, Block 29 Green Cove Springs, Plat Book 1, Page 41 recorded in 1907 also being defined by Wallburg Street, Middleburg Avenue and Mill Street, showing Lot 12, Block 29 as being 100 feet wide and 100 feet long, however the dimensions of Lot 3 and Lot 4 on Wallburg Street are in gross error. So in preparation of this survey I have prorated the dimensions of Lot 3 and Lot 4 on Wallburg Street as 100 feet each, and the width of the street as 100 feet. I assume was the original intention and after leaving possession.

SURVEYORS CERTIFICATION TO:

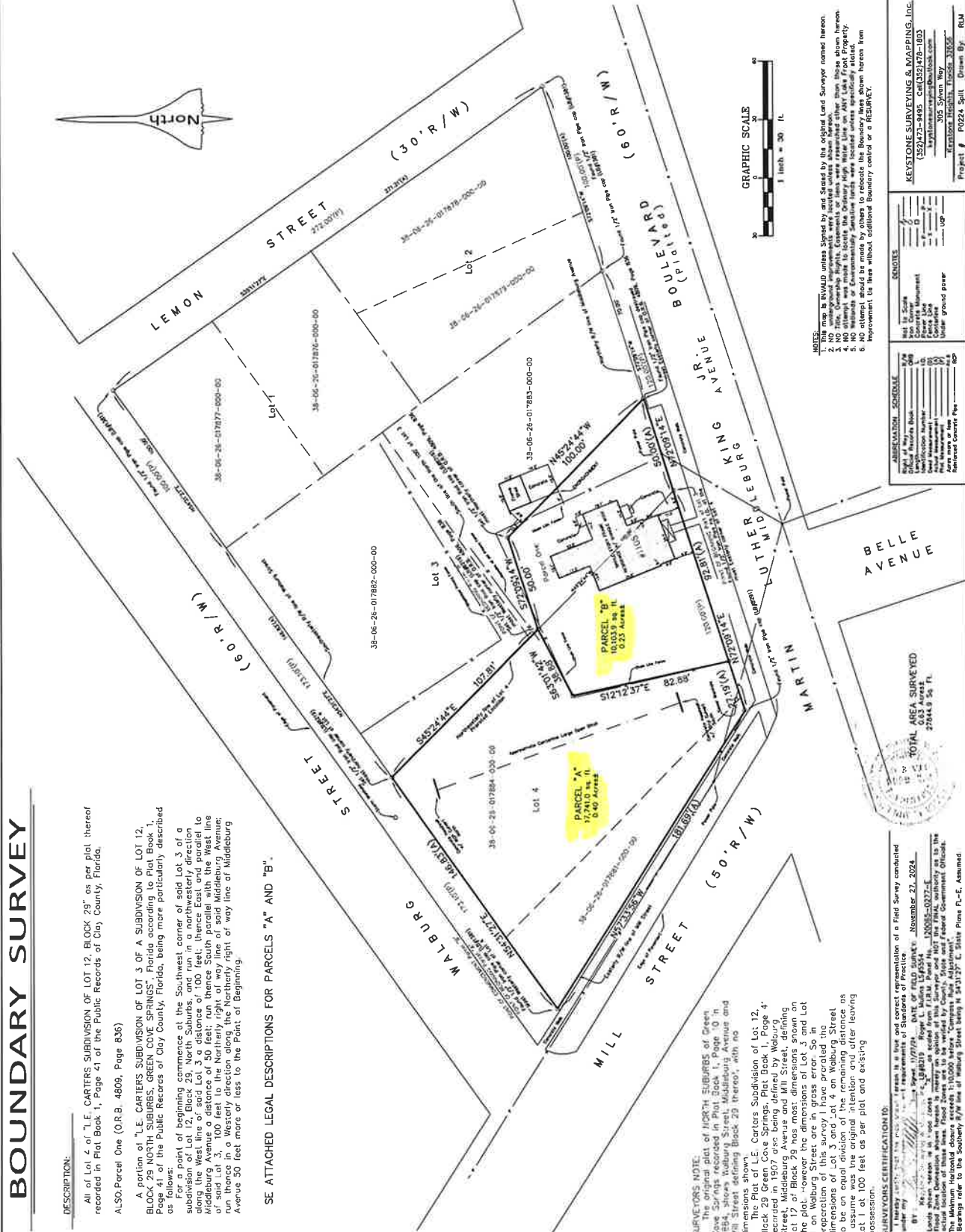
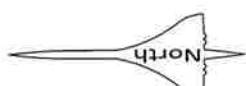
I hereby certify that this map is a true and correct representation of a Field Survey conducted by me or under my direct supervision and that I am a duly Licensed Surveyor in the State of Florida.
BY: KEITH L. BROWN Surveyor License No. 128819 Date of Field Survey: November 27, 2024
Witness: JOHN L. BROWN Surveyor License No. 128820 Date of Field Survey: November 27, 2024
I declare under penalty of perjury that the foregoing is a true and correct representation of the actual location of these lines. Flood Zones are to be verified by County, State and Federal Government Officials. Bearings refer to the Suburban R/W line of Wallburg Street being N 54°31'27" E. State Plane FL-E. Assumed.

TOTAL AREA SURVEYED
0.63 Acres
2744.9 Sq. Ft.

ABBREVIATION	SCHEDULE
1st Class	1st Class
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95th Class	95th Class
96th Class	96th Class
97th Class	97th Class
98th Class	98th Class
99th Class	99th Class
100th Class	100th Class

KEYNOTES
1. This map is INVALID unless Signed by and Stated by the original Land Surveyor named hereon.
2. NO Title, Ownership Rights, Easements or Interests are represented other than those shown hereon.
3. NO Warranty is made by the Surveyor as to the correctness of the title or the ownership of the property.
4. NO Warranty is made by the Surveyor as to the correctness of the title or the ownership of the property.
5. NO Warranty is made by the Surveyor as to the correctness of the title or the ownership of the property.
6. NO attempt should be made by others to relocate the Boundary lines shown hereon from improvement to lines without additional Boundary control or a RESURVEY.

KEYSTONE SURVEYING & MAPPING, INC.
(520) 473-9495 Cell (352) 478-1833
keystonesurveying@outlook.com
305 Sylvan Way
Gainesville, FL 32609
Project # P0224 Split, Green Bay, FL





STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** February 5, 2025
FROM: Gabriel Barro, Development Services
SUBJECT: Review and approval of Lot Split request for a property located at 662 N Magnolia Ave

PROPERTY DESCRIPTION

APPLICANT: Reginald Vaughn **OWNER:** Reginald Vaughn
PROPERTY LOCATION: 662 Magnolia Ave
PARCEL NUMBER: 017576-001-00
FILE NUMBER: LOT-25-001
CURRENT ZONING: R1
FUTURE LAND USE DESIGNATION: Neighborhood

SURROUNDING LAND USE

NORTH: FLU: Neighborhood **SOUTH:** FLU: Neighborhood
Z: R1 Z: R1
Use: Single Family Home Use: Single Family Home
EAST: FLU: Neighborhood **WEST:** FLU: Neighborhood
Z: R1 Z: GCR
Use: Single Family Home Use: Single Family Home

BACKGROUND

The Applicant has submitted a request to split a property located at 662 N Magnolia Ave, which will create two lots. Under the zoning for the property, development must have the following minimums:

	Detached SF	Commercial
Lot Area	7,000 square feet	None
Lot Width	70 feet	None
Front & Rear Yard Setback	20/10 feet	10 feet
Side Yard Setback	10 feet	10 feet

STAFF RECOMMENDATION

This meeting is to determine staff consensus. The proposed lot split meets the necessary zoning density controls.



CITY OF GREEN COVE SPRINGS

321 Walnut Street
Green Cove Springs, FL 32043
(904) 297-7500 ext. 3317
(904) 284-4849 (fax)

APPLICATION FOR LOT SPLIT (Applicable for creating no more than 2 lots from 1 lot)

Date: 06 JAN 2025 File #: _____ Filing Fee Receipt #: _____

1. Applicant Name: REGINALD VAUGHN Phone: 904 635 4343
Address: 2449 45TH STREET City/Zip: LOS ALAMOS, NM 87544
Email Address: REGGIE.VAUGHN @ GMAIL.COM

2. Owner Name: REGINALD VAUGHN Phone: 904 635 4343
Address: 662 N MAGNOLIA AVE City/Zip: GREEN COVE SPRINGS 32043
Email Address: REGGIE.VAUGHN @ GMAIL.COM

3. Property Address: 662 N MAGNOLIA AVE GREEN COVE SPRINGS 32043

4. Legal Description: PART OF LOT 2, BLOCK 6, NORTH SUBURBS OF GREEN COVE SPRINGS
PLAT BOOK 1, PAGE 10 & 11

5. Present use of Property: RESIDENTIAL

6. Parcel #: 38-06-26-017576-001-00

7. Zoning: _____ 8. Future Land Use Map Designation: _____

9. Character of proposed development: LOT SPLIT

10. Total area of site: ACREAGE 0.9

All attachments are required for a complete submittal.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Reginald Vaughn
Signature of Applicant

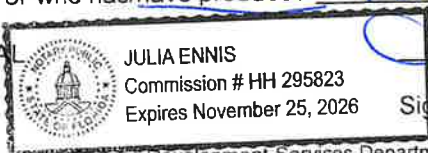
Signature of Co-applicant

REGINALD VAUGHN
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Clay The foregoing application is acknowledged
before me this 6 day of January 2025 by Reginald W Vaughn, who is/are personally
known to me, or who has/have produced FLIDL as identification.

NOTARY SEAL



Julia Ennis
Signature of Notary Public, State of Florida




Required Attachments

The applicant shall submit the following:

- A completed Application
 - Legal Description
 - Survey of Existing Property, including all structures, driveways,
 - Survey of Proposed Lot Split
 - Letter of Authorization, if not property owner
 - Warranty Deed or other documentation of ownership
 - Filing Fee \$125.00
-



Legend

-  Roads
-  Target Parcel
-  Parcels

ORANGE AVE





www.exactaland.com office 866.735.1916 fax 866.744.2852



PROPERTY ADDRESS:
662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043

SURVEY NUMBER: 2412 1333

DATE SIGNED: 12/16/24 FIELD WORK DATE: 12/10/2024

REVISION DATE(S):
(REV 0 12/16/2024)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter SJ-15 050 through SJ-15 053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RAYMOND J. SCHAEFER
State of Florida License Number 15 6132
Exacta Land Surveyors, LLC | LBR 4291



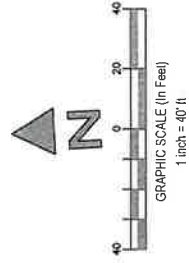
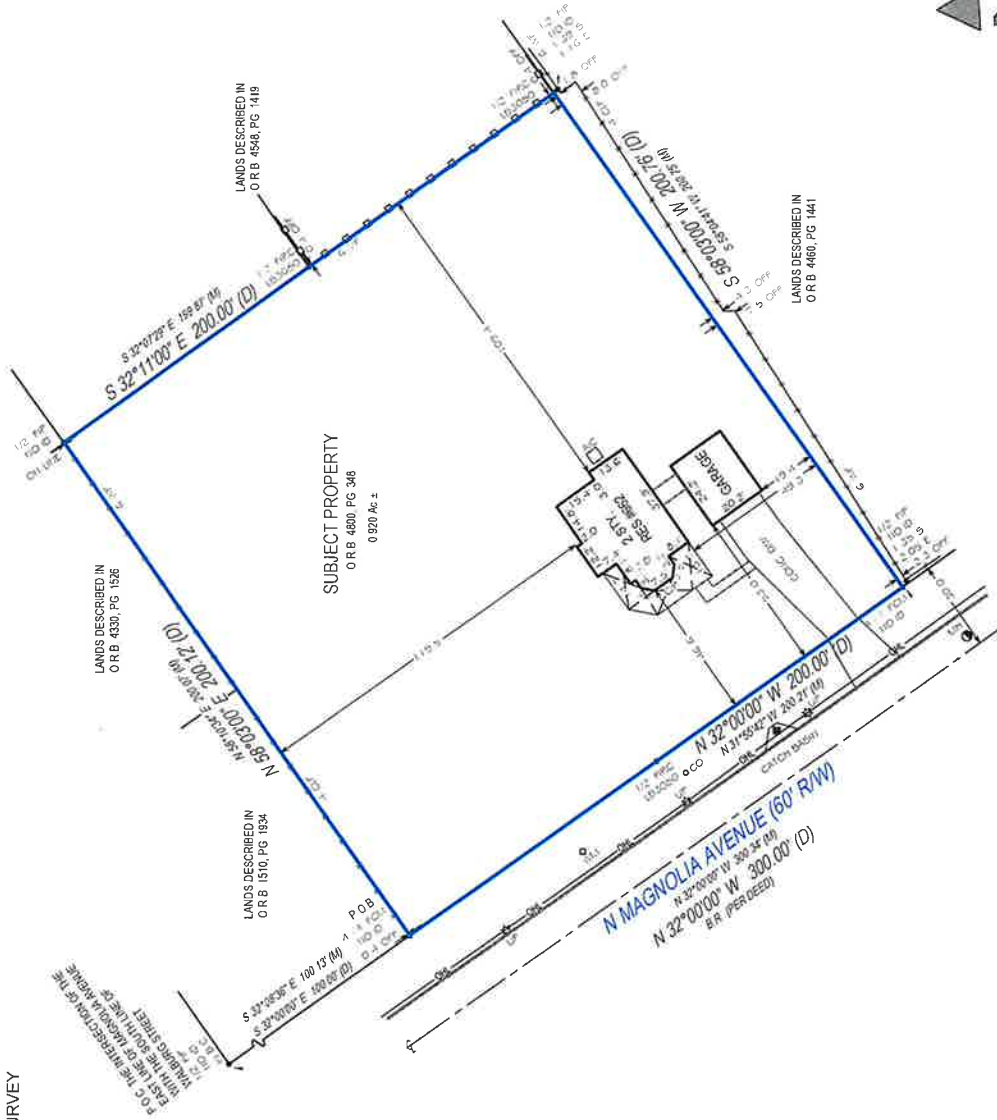
Exacta Land Surveyors, LLC
P.O. Box 735, 1916 | 866-744-2852
111 West Business Street, Suite 100, Orlando, FL 32705

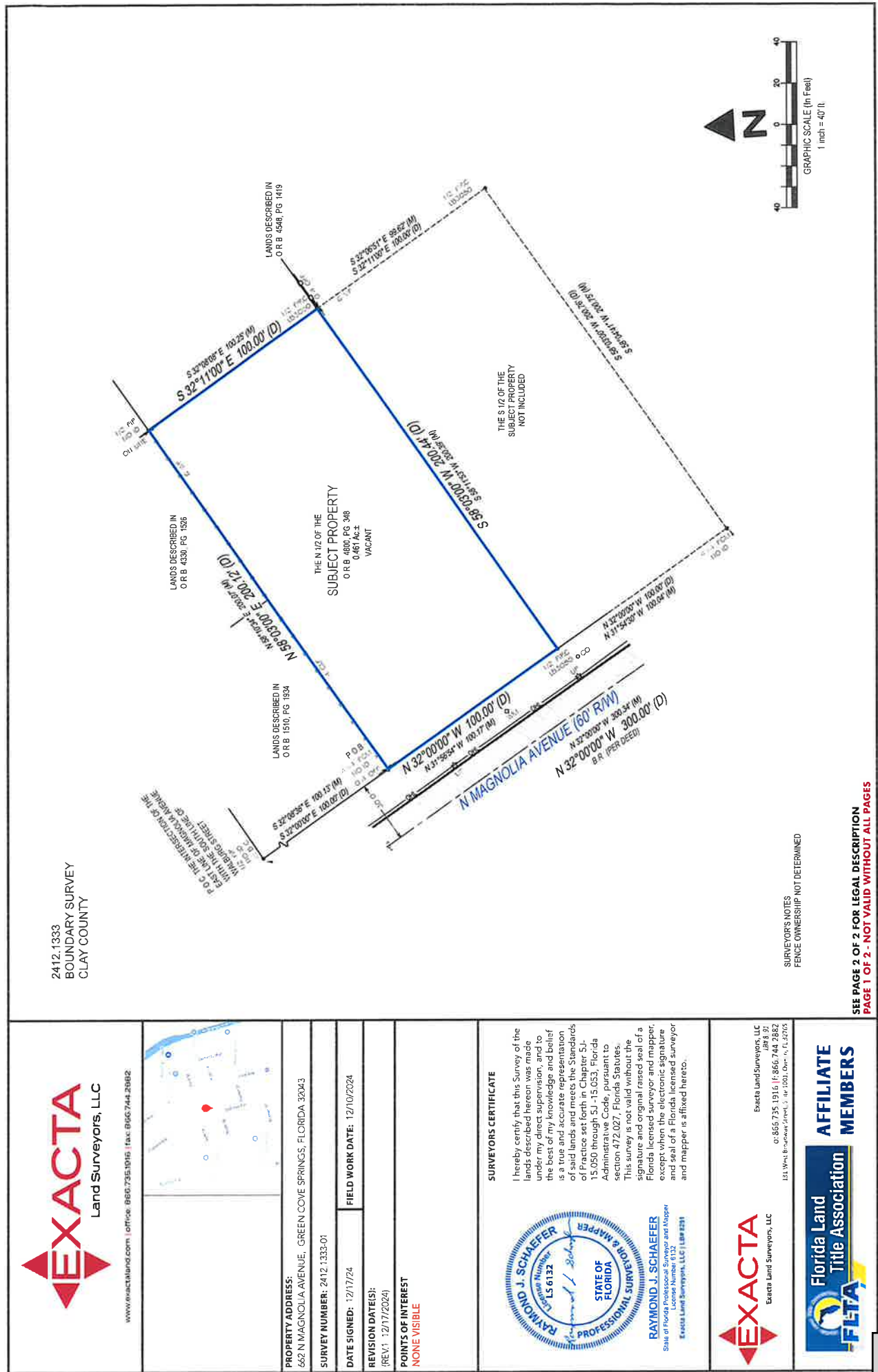


AFFILIATE MEMBERS

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

2412.1333
BOUNDARY SURVEY
CLAY COUNTY





PROPERTY ADDRESS: 662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043		GENERAL SURVEYORS NOTES:		PROPERTY ADDRESS: 662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043	
SURVEY NUMBER: 2412 1333-01		LEGAL DESCRIPTION:		LEGAL DESCRIPTION:	
CERTIFIED TO: REGINALD VAUGHN		PART OF LOT 2, BLOCK 8, NORTH SUBURBS OF GREEN COVE SPRINGS, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MAGNOLIA AVENUE (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF VALBURG STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 32 DEGREES 00 MINUTES 00 SECONDS EAST, 100.0 FEET; ALONG EAST, 200.12 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 00 SECONDS EAST, 100.0 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 00 SECONDS EAST, 100.0 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 00 SECONDS WEST, 200.44 FEET; TO THE EAST LINE OF SAID MAGNOLIA AVENUE; THENCE NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST, 200.44 FEET; TO THE POINT OF BEGINNING.		PART OF LOT 2, BLOCK 8, NORTH SUBURBS OF GREEN COVE SPRINGS, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MAGNOLIA AVENUE (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF VALBURG STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 32 DEGREES 00 MINUTES 00 SECONDS EAST, 100.0 FEET; ALONG EAST, 200.12 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 00 SECONDS EAST, 100.0 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 00 SECONDS WEST, 200.44 FEET; TO THE EAST LINE OF SAID MAGNOLIA AVENUE; THENCE NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST, 200.44 FEET; TO THE POINT OF BEGINNING.	
DATE SIGNED: 12/17/24		COMMITMENT DATE: NOT REVIEWED		DATE SIGNED: 12/17/24	
BUYER: REGINALD VAUGHN		CLIENT FILE NO.:		BUYER: REGINALD VAUGHN	
LENDER:				LENDER:	
TITLE COMPANY:				TITLE COMPANY:	
LEGAL ZONE INFORMATION:				LEGAL ZONE INFORMATION:	
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF GREEN COVE SPRINGS, COMMUNITY NUMBER 120045, PANEL NUMBER 0193 DATED 03/17/2014.				BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF GREEN COVE SPRINGS, COMMUNITY NUMBER 120045, PANEL NUMBER 0193 DATED 03/17/2014.	
JOB SPECIFIC SURVEYOR NOTES:		JOB SPECIFIC SURVEYOR NOTES:		JOB SPECIFIC SURVEYOR NOTES:	
THE BEARING REFERENCE OF NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N MAGNOLIA AVENUE, ACCORDING TO THE DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4860, PAGE 348 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.		THE BEARING REFERENCE OF NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N MAGNOLIA AVENUE, ACCORDING TO THE DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4860, PAGE 348 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.		THE BEARING REFERENCE OF NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N MAGNOLIA AVENUE, ACCORDING TO THE DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4860, PAGE 348 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.	



www.exactalandsurvey.com | Office: 888.735.1916 | Fax: 888.744.2882



PROPERTY ADDRESS:
662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043

SURVEY NUMBER: 2412-1333-02

DATE SIGNED: 12/17/24 **FIELD WORK DATE:** 12/10/2024

REVISION DATE(S):
(REV 1: 12/17/2024)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described herein was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 35, 15.050 through 35-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number ELS 48 204
Exacta Land Surveyors, LLC | LSA 204

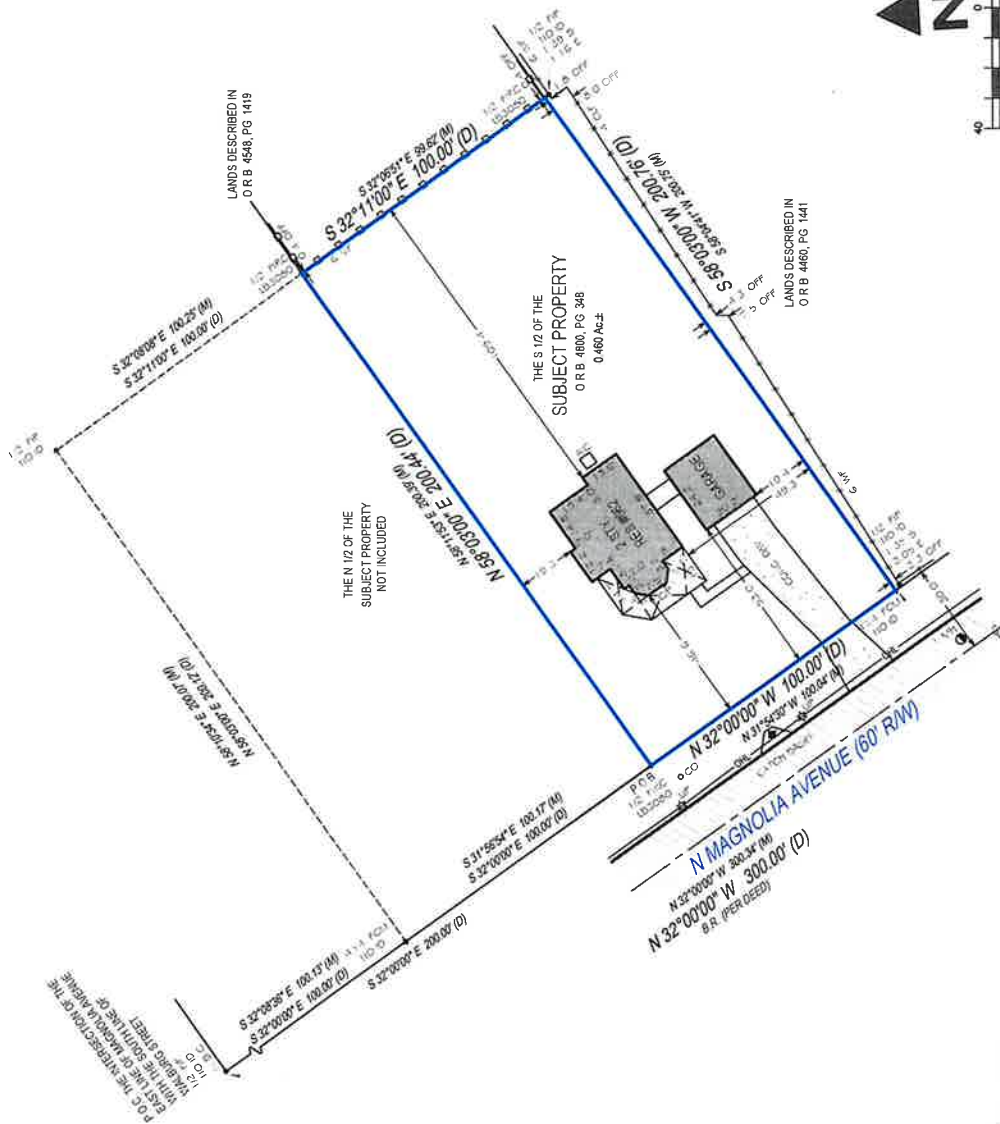


Exacta Land Surveyors, LLC
LSA 539
662 N Magnolia Avenue, Suite 100, Green Cove Springs, FL 32043
888.735.1916 | 888.744.2882



AFFILIATE MEMBERS

2412-1333
BOUNDARY SURVEY
CLAY COUNTY



SURVEYOR'S NOTES
FENCE OWNERSHIP NOT DETERMINED

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043		GENERAL SURVEYORS NOTES:		PROPERTY ADDRESS: 662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043	
CERTIFIED TO: REGINALD VAUGHN		LEGAL DESCRIPTION: PART OF LOT 2, BLOCK 8, NORTH SUBURBS OF GREEN COVE SPRINGS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MAGNOLIA AVENUE (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF VALBURG STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 32 DEGREES 00 MINUTES 00 SECONDS EAST, 2000 FEET; ALONG S82°00'00"E 2000.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 03 MINUTES 00 SECONDS EAST, 200.44 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 00 SECONDS EAST, 100.0 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 00 SECONDS WEST, 200.76 FEET; TO THE EAST LINE OF SAID MAGNOLIA AVENUE; THENCE NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST, 200.76 FEET; TO THE POINT OF BEGINNING.		FLOOD ZONE INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF GREEN COVE SPRINGS, COMMUNITY NUMBER 120065, PANEL NUMBER 0193 DATED 03/17/2014.	
DATE SIGNED: 12/17/24 BUYER: REGINALD VAUGHN LENDER: TITLE COMPANY:		COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO.:		JOBSPECIFIC SURVEYOR NOTES: THE BEARING REFERENCE OF NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N MAGNOLIA AVENUE, ACCORDING TO THE DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4800, PAGE 348 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.	
GENERAL SURVEYORS NOTES:		LEGAL DESCRIPTION:		JOBSPECIFIC SURVEYOR NOTES:	
<p>1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.</p> <p>2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.</p> <p>3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.</p> <p>4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.</p> <p>5. Alterations to this survey map and report by other than the signing surveyor are prohibited.</p> <p>6. Dimensions are in feet and decimals thereof.</p> <p>7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.</p> <p>8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.</p> <p>9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5.17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.</p> <p>10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.</p> <p>11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.</p> <p>12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.</p> <p>13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exakta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.</p> <p>14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.</p> <p>15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.</p>		<p>1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.</p> <p>2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.</p> <p>3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.</p> <p>4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.</p> <p>5. Alterations to this survey map and report by other than the signing surveyor are prohibited.</p> <p>6. Dimensions are in feet and decimals thereof.</p> <p>7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.</p> <p>8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.</p> <p>9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5.17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.</p> <p>10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.</p> <p>11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.</p> <p>12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.</p> <p>13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exakta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.</p> <p>14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.</p> <p>15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.</p>		<p>1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. 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PROPERTY ADDRESS: 662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043		GENERAL SURVEYORS NOTES:		PROPERTY ADDRESS: 662 N MAGNOLIA AVENUE, GREEN COVE SPRINGS, FLORIDA 32043	
CERTIFIED TO: REGINALD VAUGHN		LEGAL DESCRIPTION: PART OF LOT 2, BLOCK 8, NORTH SUBURBS OF GREEN COVE SPRINGS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF MAGNOLIA AVENUE (A 60.0 FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF VALBURG STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 32 DEGREES 00 MINUTES 00 SECONDS EAST, 2000 FEET; ALONG S82°00'00"E 2000.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 03 MINUTES 00 SECONDS EAST, 200.44 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 00 SECONDS EAST, 100.0 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 00 SECONDS WEST, 200.76 FEET; TO THE EAST LINE OF SAID MAGNOLIA AVENUE; THENCE NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST, 200.76 FEET; TO THE POINT OF BEGINNING.		FLOOD ZONE INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF GREEN COVE SPRINGS, COMMUNITY NUMBER 120065, PANEL NUMBER 0193 DATED 03/17/2014.	
DATE SIGNED: 12/17/24 BUYER: REGINALD VAUGHN LENDER: TITLE COMPANY:		COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO.:		JOBSPECIFIC SURVEYOR NOTES: THE BEARING REFERENCE OF NORTH 32 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N MAGNOLIA AVENUE, ACCORDING TO THE DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4800, PAGE 348 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.	