



PLANNING COMMISSION MEETING

February 7, 2017

7:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

Call to Order

Pledge of Allegiance

1. **Approval of Minutes**

Approval of Minutes for January 3, 2017

Public Comment

Public Hearings

1. Public Hearing to Consider Rezoning Application Z-17-01 PS-1 to BB-3 1150 Blanding
Applicant is requesting a change in zoning from PS-1 to BB-3 for RV sales and service.
2. Public Hearing to Consider CPA 2017-01
Consider Amendment of 4.5 acres from Industrial to Agriculture, Located on Warner Road, Green Cove Springs Planning District, Commission District 1, Mr. Cella.

Old Business/New Business

Adjournment

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, February 7 7:00 PM

TO: Planning
Commission

DATE: 1/25/2017

FROM: Teresa
Capo

SUBJECT:

AGENDA ITEM
TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	PC Minutes January 3, 2017	Backup Material	1/25/2017	PC_Minutes_Packet_01- 03-17.pdf



PLANNING COMMISSION MINUTES

January 3, 2017

7:00 PM

**Administration Building, 477 Houston
Street, Green Cove Springs, FL 32043**

Call to Order

Present Joe Anzalone, Chairman
Belinda Johnson, Vice Chairman
Richard Fain
Scott Westervelt
Michael Bourré
James Fossa, CCSB
Major Ryan Leonard, Camp Blanding

Absent Marsha Dumler

Staff Present Courtney Grimm, County Attorney
Holly Coyle, Director of Economic & Development Services
Ed Lehman Director of Planning & Zoning
Carolyn Morgan, Chief Planner
Chad Williams, Zoning Chief
Teresa Capo, Recording Secretary

Approval of Minutes

Vice Chairman Johnson made the motion to approve the minutes for December 6, 2016. Commissioner Westervelt seconded the motion which carried 6-0.

Public Comment

No public comments were received.

Public Hearings

1. **Public Hearing to Consider an Ordinance Placing a Temporary Moratorium on Medical Marijuana Treatment Centers and Licensed Dispensing Organization**

Holly Coyle, Director of Economic & Development Services, informed the Commission that on November 8, 2016, Florida voters approved an amendment to the Florida Constitution titled "Use of Marijuana for Debilitating Medical Conditions" (Amendment 2) and explained that the amendment would legalize the medical use of marijuana and/or cannabis ("marijuana") throughout the State

of Florida for individuals with debilitating medical conditions as determined by a licensed Florida physician and further authorizes the registration and regulation of centers that acquire, produce, and distribute marijuana for medical purposes.

Ms. Coyle continued by stating that in light of the passing of Amendment 2, if a licensed dispensing organization should seek to operate within the County, then the County would need sufficient time to research, study, and analyze the potential impact and compatibility of medical marijuana treatment centers or approved dispensing organizations upon adjacent land uses and the surrounding areas.

In closing, Ms. Coyle explained that the Board of County Commissioners met on October 25, 2016, and directed staff to proceed with the drafting of an ordinance to impose a temporary moratorium on medical marijuana treatment centers and licensed dispensing organizations.

Staff recommended approval of the ordinance as presented.

Chairman Anzalone opened the public hearing.

Richard Klinzman, 1985 Timucua Trail, Middleburg, addressed the Commission and asked the Commission to recommend denial of the proposed ordinance.

Brief discussion followed between the Commission and Courtney Grimm, County Attorney.

Vice Chairman Johnson stated that she would like to see the County act quickly once they receive information from the State.

With no further discussion, Commissioner Fain made the motion to recommend approval of the ordinance as presented by staff. Commissioner Bourré seconded the motion which carried 5-0.

2. Public Hearing to Consider Amendment to the Land Development Code to Add Rural Event Center as a Conditional Use

Ed Lehman, Director of Planning & Zoning, reported that on February 23, 2016, the Board of County Commissioners approved an Ordinance that established Rural Event Centers as a conditional use. He explained that subsequent to the adoption of the new Rural Event Center conditional use, the Board was made aware of plans for a Rural Event Center in the Melrose area of the County, which generated much opposition from residents of the neighboring parcels. He added that in recognizing that the Rural Event Center Conditional Use could result in incompatible land use adjacent to residential areas, the Board voted to rescind the conditional use and asked staff to provide an updated Rural Event Center conditional use for consideration.

In closing, staff recommended approval of the proposed ordinance to amend the Land Development Code to establish Rural Event Centers as a Conditional Use as presented.

Chairman Anzalone opened the public hearing.

Scott Gentry, 6699 Mt. Vernon Road, Melrose, addressed the Commission and provided them with a list of Performance Standards for staff's review.

Chairman Anzalone closed the public hearing.

Mr. Lehman continued and informed the Commission of an error in the proposed ordinance. He requested that the ordinance be amended to reflect that on Page 5, Section 18, "Lake Asbury" be added in front of the word "Rural Fringe".

With no further discussion, Commissioner Bourré made the motion to recommend approval of the ordinance, with the additional wording as requested by staff, and further recommended that staff review the document presented to the Commission by Mr. Gentry. Vice Chairman Johnson seconded the motion which carried 5-0.

3. **Public Hearing to Consider an Amendment to the Branan Field Land Development Regulations to Revise the Provisions for Existing Agricultural Properties**

Holly Coyle, Director of Economic and Development Services, informed the Commission that the Branan Field Land Development Regulations (LDRs) provide general standards for parcels zoned for residential and nonresidential use prior to the adoption of the Branan Field Plan and that the LDRs do not, however, address properties zoned for agricultural use prior to the adoption of the Plan.

Ms. Coyle stated that staff is proposing to amend the LDRs to add the provision that parcels zoned for agricultural use prior to the adoption of the Master Plan may also develop consistent with the uses identified in the zoning district at the time of Plan adoption.

Staff recommended approval of the ordinance as presented.

Chairman Anzalone opened the public hearing and receiving no request to speak closed the public hearing.

With no further discussion, Commissioner Bourré made the motion to recommend approval of the proposed ordinance as presented by staff. Vice Chairman Johnson seconded the motion which carried 5-0.

4. **Public Hearing to Consider Application Z-16-15 AG to EX Anderson Columbia Mine**

Chad Williams, Zoning Chief, informed the Commission of Application Z-16-15, which is a change in zoning from AG (Agricultural District) to EX (Excavation) for uses permitted within the district. Following his presentation, Mr. Williams recommended approval of the application.

Chairman Anzalone opened the public hearing.

Rob Bradley, Attorney, Kopelousos, Bradley & Garrison, P.A., 1279 Kingsley Ave, Suite 118, Orange Park, representing the Applicant, addressed the Commission with regard to the application and stated that he was available for questions.

Chairman Anzalone closed the public hearing.

Following discussion, Vice Chairman Johnson made the motion to recommend approval of the rezoning, to include staff comments and recommendations, along with their findings and conclusions. Commissioner Fain seconded the motion which carried 5-0.

5. Public Hearing to Consider CPA 2016-06, Drees Homes, Continued from October 4, 2016 Meeting

Carolyn Morgan, Chief Planner, informed the Commission that at the Applicant's request, CPA 2016-06 has been withdrawn.

6. Public Hearing to Consider CPA 2016-11, Removal of Greenbelt within Lake Asbury Master Plan

Carolyn Morgan, Chief Planner, informed the Commission of an application by the Clay County Planning and Zoning Division, to amend the Future Land Use Map (FLUM), Lake Asbury Master Plan Map, to remove the Greenbelt designation across tax parcel 010101-000-00.

Staff recommended approval as presented.

Chairman Anzalone opened the public hearing.

Susan Fraser, SLF Consulting, 3517 Park Street, Jacksonville, spoke in support of the proposed application.

Chairman Anzalone closed the public hearing.

Vice Chairman Johnson made the motion to recommend approval of CPA 2016-11 as presented. Commissioner Bourré seconded the motion which carried 5-0.

7. Public Hearing to Consider Large Scale Amendment 2016-10, Prosser, to Amend Policy 4.4 Branran Field Rural Suburb and to Amend the Branran

Field Master Plan Map, the Future Land Use Map Series and the Public School Facilities Element

Carolyn Morgan, Chief Planner, informed the Commission that at the Applicant's request, CPA 2016-06 has been withdrawn.

8. Public Hearing to Consider Code Change 2016-05

Carolyn Morgan, Chief Planner, informed the Commission of Code Change 2016-05, which is an application by staff, to amend the Lake Asbury Master Plan Land Development Regulations, Paragraph 6, relating to Village Centers, to modify the size and location of commercial uses, and to modify Paragraph 13 of Subsection C with regard to entrances to subdivisions.

Staff recommended approval of Code Change 2016-05 as presented.

Chairman Anzalone opened the public hearing.

Susan Fraser, SLF Consulting, 3517 Park Street, Jacksonville, spoke in support of the proposed application.

Chairman Anzalone closed the public hearing.

With no further discussion, Commissioner Fain made the motion to recommend approval of Code Change 2016-05 as presented by staff. Commissioner Westervelt seconded the motion which carried 5-0.

9. Public Hearing to Consider Code Change 2016-06, Branan Field Master Plan

Carolyn Morgan, Chief Planner, informed the Commission of Code Change 2016-06, which is an application by staff, to amend the Branan Field Master Plan Land Development Regulations to revise the Lot Size Variety requirements in the Village Zone and Suburban Zone districts.

Staff recommended approval of Code Change 2016-06.

Chairman Anzalone opened the public hearing and receiving no request to speak closed the public hearing.

With no further discussion, Commissioner Westervelt made the motion to recommend approval of Code Change 2016-06 as presented. Vice Chairman Johnson seconded the motion which carried 5-0.

Old Business/New Business

Ed Lehman, Director of Planning & Zoning, reminded everyone of the upcoming community workshops to gather citizen input to determine how well the County's Comprehensive Plan is serving the County. He added that a survey will be

placed on the County's web site for the public to use and encouraged citizen participation.

Public Comment

No public comments were received.

There being no further business, the meeting was adjourned at 7:56 P.M.

Approved: _____

Joe Anzalone
Chairman

Teresa Capo
Recording Secretary



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, February 7 7:00 PM

TO: Planning Commission

DATE: 1/27/2017

FROM: Chad A. Williams, Zoning
Chief

SUBJECT: Applicant is requesting a change in zoning from PS-1 to BB-3 for RV sales and service.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

On October 25, 2016 the Board voted to approve Comprehensive Plan Amendment 16-07 to change the land use from urban core to commercial. The applicant is now requesting to overlay the land use with commercial zoning.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Application	Backup Material	1/27/2017	Application.pdf
▢ Staff Report	Backup Material	1/27/2017	Z-17-01Staff_report(PC).pdf
▢ Ordinance	Ordinance	1/27/2017	Ordinance_Z-17-01.pdf
▢ Staff Presentation	Cover Memo	3/1/2017	Z-17-01.pdf

January 4, 2017

Clay County Zoning Department
Attention: Mr Chad Williams, Zoning Chief
Administration Building
477 Houston Street, 3rd Floor
Green Cove Springs, FL 32043

**Re: 1150 Blanding Blvd
Rezoning Application**

Chad,

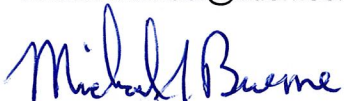
Please find enclosed for your review and approval the Rezoning Application for the above referenced project. A summary of enclosures is as follows:

1. Rezoning Application w/ Property Owner Affidavit
2. Aerial Photo
3. Deed & Legal Description
4. Vicinity Map
5. Agent Authorization
6. Survey
7. \$ 750.00 Application Fee

Please let me know if I can assist in any way. Thank you in advance for your help related to this project.

Sincerely,

Bueme Engineering, Inc.
975 Arthur Moore Drive
Green Cove Springs, FL 32043
Phone (904) 710-3121 Fax (904) 406-9440
Email: michael@buemeengineering.comcastbiz.net



Michael J. Bueme, P.E., B.C.
President

enclosures

cc: Fred Hassan

Rezoning Application



Owner Information

Name Episcopal Church in the Diocese of FL, Inc. If the property is under more than one ownership please use multiple property ownership sheets.

Address 325 N. Market Street

City Jacksonville State FL Zip Code 32202

Phone Number (904) 356-1328 Email _____

Parcel & Rezoning Information

Parcel Identification Number 40-04-25-020897-003-00

Address 1150 Blanding Blvd

Number of Acres Being Rezoned 5 Current Zoning PS-1 Current Land Use Commercial

Proposed Zoning BB-3 I am Seeking A ☒ Permitted Use ☐ Conditional Use

Property Will Be Used As

Gas stations and service stations; medical transport; auction houses; sales, leasing or rental (new or used) of automobiles, recreational vehicles and trailers, farm tractors and equipment sales, leasing, rental, (new or used) and repair; mobile home sales and service; motorcycle sales and service; pawn shop; upholstery shop; sale of utility buildings; kennel; automobile repair, except body shops; automobile detailing and car wash; sign shop; painting shop; cabinet shop; funeral home and mortuary; tire sales and service; carpet and rug outlet; hardware store (outside display); retail plant nurseries/garden shops.

Required Attachments

Please Check The Following Included Attachments

☒ Deed ☒ Survey ☐ Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5

☒ Agents Authorization Attachment A-1 ☒ Owners Affidavit Attachment A-2 ☒ Legal Description Attachment A-3

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I, III. and XII of the Clay County Code.

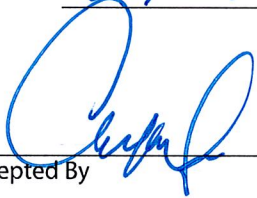
Fred S. Hassan
 Owners Signature
FRED S HASSAN
 Print Name

Date: 01/03/2017

Official Use

Date Received 1-6-17 Application Number REZ-2017000001 OT Number _____

PC Date 2-7-17 BCC Date 2-28-17 2nd BCC Date if Applicable _____

Accepted By  _____

5 acres \$750.00 plus \$20.00 per sign. Greater than 5 acres, \$750.00, plus \$20.00 per acre over 5, plus \$20.00 per sign.

For PUD, PCD, PID the fee is \$2200.00 plus \$7.00 per acre plus \$20.00 for each required sign.

of Signs 1 Fee \$ 770.00

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 days in advance of the date of the first required public hearing . The sign(s) may be removed only after final action of the Board of County Commissioners and must be removed within 10 days of such action. The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 7 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.

Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent **must be present**. If there are members of the public who wish to testify regarding your petition, they are normally allowed three minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your rezoning hearing, you will need a record of the proceedings at your expense, and for such purpose **you should ensure that a verbatim record of the proceedings is made**, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your rezoning legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

The rest of this space is intentionally left blank

Clay County Rezoning Agent Authorization Affidavit

Attachment A-1



Date:

8/18/16

Clay County Board of County Commissioners
Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, Florida 32043

Re: Agent Authorization

To Whom It May Concern:

Be advised that I am the lawful owner of the property described in the provided legal description attached hereto. As the owner, I hereby authorize and empower

Fred S. Hassan

whose address is:

8003 James Island Trail, Jax, FL 32256

Phone 904/993-1017

Email

fh1949@aol.com

to act as agent for rezoning the property located at: (address or parcel ID)

1150 Blanding Blvd, Orange Park, FL 32065

and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

+ S. Howard

Owner's Signature

STATE OF FLORIDA
COUNTY OF CLAY Duval

The foregoing affidavit was sworn and subscribed before me this 18th day of August
(month) 2016 (year) by Samuel J. Howard, who is personally known to
me or has produced _____ as identification.

Vickie A. Haske
(Notary Signature)



Notary Seal

Clay County Rezoning Property Ownership Affidavit

Attachment A-2



Date:

8/18/16

Clay County Board of County Commissioners

Division of Planning & Zoning

Attn: Zoning Chief

P.O. Box 1366

Green Cove Springs, Florida 32043

To Whom It May Concern:

Be advised that I am the lawful owner of the property described in the provided legal description attached hereto.
I give full consent to process the application for rezoning.

The Episcopal Church in the Diocese of Florida, Inc

Owner's Signature

+ S. Howard
(President)

Print Name:

Samuel J. Howard

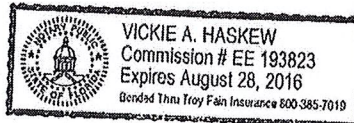
STATE OF FLORIDA

COUNTY OF Clay Duval

The foregoing affidavit was sworn and subscribed before me this 18th day of August
(month), 2016 (year) by Samuel J. Howard, who is personally known to
me or has produced _____ as identification.

Vickie A. Haskeu

(Notary Signature)



Notary Seal

Google Maps

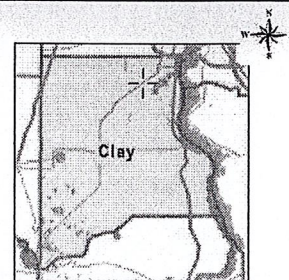




Clay County Appraiser

Parcel: 40-04-25-020897-003-00 Acres: 5

Name:	EPISCOPAL CHURCH IN THE	Land Value:	784,080
Site:	1150 BLANDING BLVD	Building Value:	474,120
Sale:	52,933	Misc Value:	52,933
Mail:	DIocese of FLA INC	Just Value:	1,311,133
	325 N MARKET ST	Assessed Value	1,311,133
	JACKSONVILLE, FL 322022732	Exempt Value	1,311,133
		Taxable Value	0



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 OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 08/23/16 13:52:23

This Warranty Deed Made and executed the 13th. day of April A. D. 19 79 by
AHPLA, INC.

a corporation existing under the laws of Florida, and having its principal place of
business at 1712 Kingsley Avenue, Orange Park, Florida 32073
hereinafter called the grantor, to EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA, INC.,
FLORIDA NON PROFIT CORPORATION & PDY, INC. (a licensed building contractor)

a corporation existing under the laws of the State of FLORIDA, with its permanent postoffice
address at 325 Market St., Jacksonville, Fla. 32202 & P.O. Box 908, Orange Park, Fla.
hereinafter called the grantees: 32073 respectively.

(Wherever used herein the terms "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 \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Clay
County, Florida, viz:

Lot 4, Foxmeadow, Unit 3-A, as recorded in Plat Book 15, page 14 of
the current records of Clay County, Florida.

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

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

And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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 current advalorem taxes.

(CORPORATE SEAL) and presents to
the grantees, the same as above written,
the day and year first above written.

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

AHPLA, INC.

Signed, sealed and delivered in the presence of:

Marvin E. Wilhite
Marshall G. Wilhite

Marvin E. Wilhite
Marvin E. Wilhite, President

STATE OF Florida
COUNTY OF Clay }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared Marvin E. Wilhite

well known to me to be the President of AHPLA, INC. of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

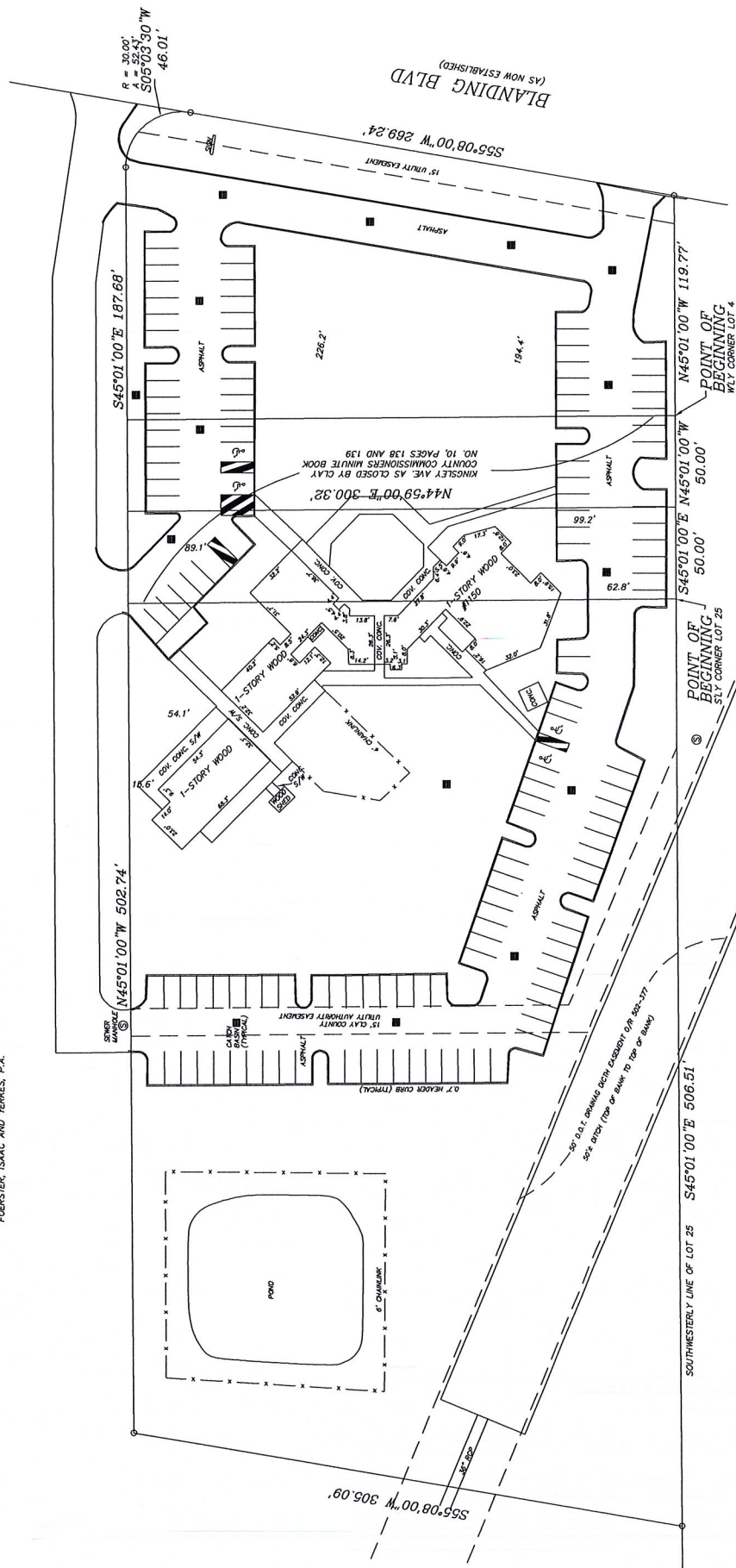
WITNESS my hand and official seal in the County and State last aforesaid this 13th. day of April, A. D. 19 79.

Prepared by: Marvin E. Wilhite
President of AHPLA, Inc.
P.O. Box 326, Orange Park, Fla. 32073

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 17 1980
BONDED THRU GENERAL INS. UNDERWRITERS

[illegible]

CERTIFIED TO: FRED S. HASSAN REVOCABLE LIVING TRUST; BAJALIA LAW OFFICE, P.A.; MICHAEL M. BAJALIA, ESQ.; JACKSONVILLE TITLE AND TRUST, LLC; FIDELITY NATIONAL TITLE INS. CO. FOERSTER, ISAAC AND YERKES, P.A.



LANGLEY S/D
P.B. 8 PG. 2

ALL CORNERS FOUND 1/2" IP'S NO ID

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 70 FOR CLAY COUNTY, FLORIDA, DATED 3-17-14. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SALE.

5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

© 2016: TRI-STATE LAND SURVEYORS, INC.

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

R/W	RIGHT-OF-WAY	THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
S/S/W	SIDEWALK	
D/W	DRIVEWAY	

COVERED AREA
CENTRINE
A/C
AIR CONDITIONING PAD
A/C

CONCRETE PAD	GLENN M. BROADSTREET, P.S.M. NO. 5814
(R) CONCRETE	
(R) RADIAL DISTANCE	SCALE: 1" = 40'
CONCRETE	
CONCRETE	
EASMENT	
EASMENT	

SHEET NO. _____
FIELD WORK DATE: 9-20-16
BUILDING RESTRICTION _____
LINE _____
PC POINT OF CURVE _____

REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB #4921)

F.B. 1195 PG. 66-70

F.B. 1195 PG. 66-70

F.B. 1195 PG. 66-70

F.B. 1195 PC. 66-70
CONF: 2016-689
STATE OF FLORIDA

F.B. 1195 PG. 66-70

ORDER NO. 2016-689

A parcel of land consisting of a portion of Kingsley Avenue (closed as per Clay County Commissioners Minute Book No. 10, pages 138 and 139) and a portion of Lot 4, Section 24, RIDGEWOOD, Clay County, Florida, according to map recorded in Deed Book "Q", page 663, public records of said county, said parcel being more particularly described as follows:

Begin at the most westerly corner of said Lot 4; thence on a northwesterly prolongation of the southwesterly line of said Lot 4, run North 45 degrees 01 minutes 00 seconds West 50.0 feet to the centerline of said Kingsley Avenue; thence on last said line North 44 degrees 59 minutes 00 seconds East 300.32 feet; thence South 45 degrees 01 minutes 00 seconds East 187.68 feet; thence on the arc of a curve concave to the westerly and having a radius of 30.00 feet run a chord distance of 46.01 feet to the northwesterly line of State Road No. 21, the bearing of said chord being South 05 degrees 03 minutes 30 seconds West; thence on the said northwesterly line of State Road No. 21, South 55 degrees 08 minutes 00 seconds West 269.24 feet to the southwesterly line of said Lot 4; thence on last said line North 45 degrees 01 minutes 00 seconds West 119.77 feet to the point of beginning, being in area 1.35 acres, more or less. Subject to possible Internal Improvement Fund Reservation according to Deed Book 40, page 574, of said public records.

ALSO:

A parcel of land consisting of a portion of Kingsley Avenue (closed as per Clay County Commissioners Minute Book No. 10, pgs 138 and 139) and a portion of Lots 25 and 26, Block 2, Section 23, RIDGEWOOD, Clay County, Florida, according to map recorded in Deed Book "Q", page 663, public records of said county, said parcel being more particularly described as follows:

Begin at the most southerly corner of said Lot 25; thence on a southeasterly prolongation of the southwesterly line of said Lot 25, run South 45 degrees 01 minutes 00 seconds East 50.0 feet to the centerline of Kingsley Avenue; thence on last said line North 44 degrees 59 minutes 00 seconds East 300.32 feet; thence North 45 degrees 01 minutes 00 seconds West 502.74 feet; thence South 55 degrees 08 minutes 00 seconds West 305.09 feet to the southwesterly line of said Lot 25; thence on last said line South 45 degrees 01 minutes 00 seconds East 506.51 feet to the point of beginning, being in area 3.65 acres more or less.

Subject to any easement or right-of-way of record.



Clay County Division of Planning & Zoning
Staff Report and Recommendation

Application Number Z-17-01

Owner / Agent Information

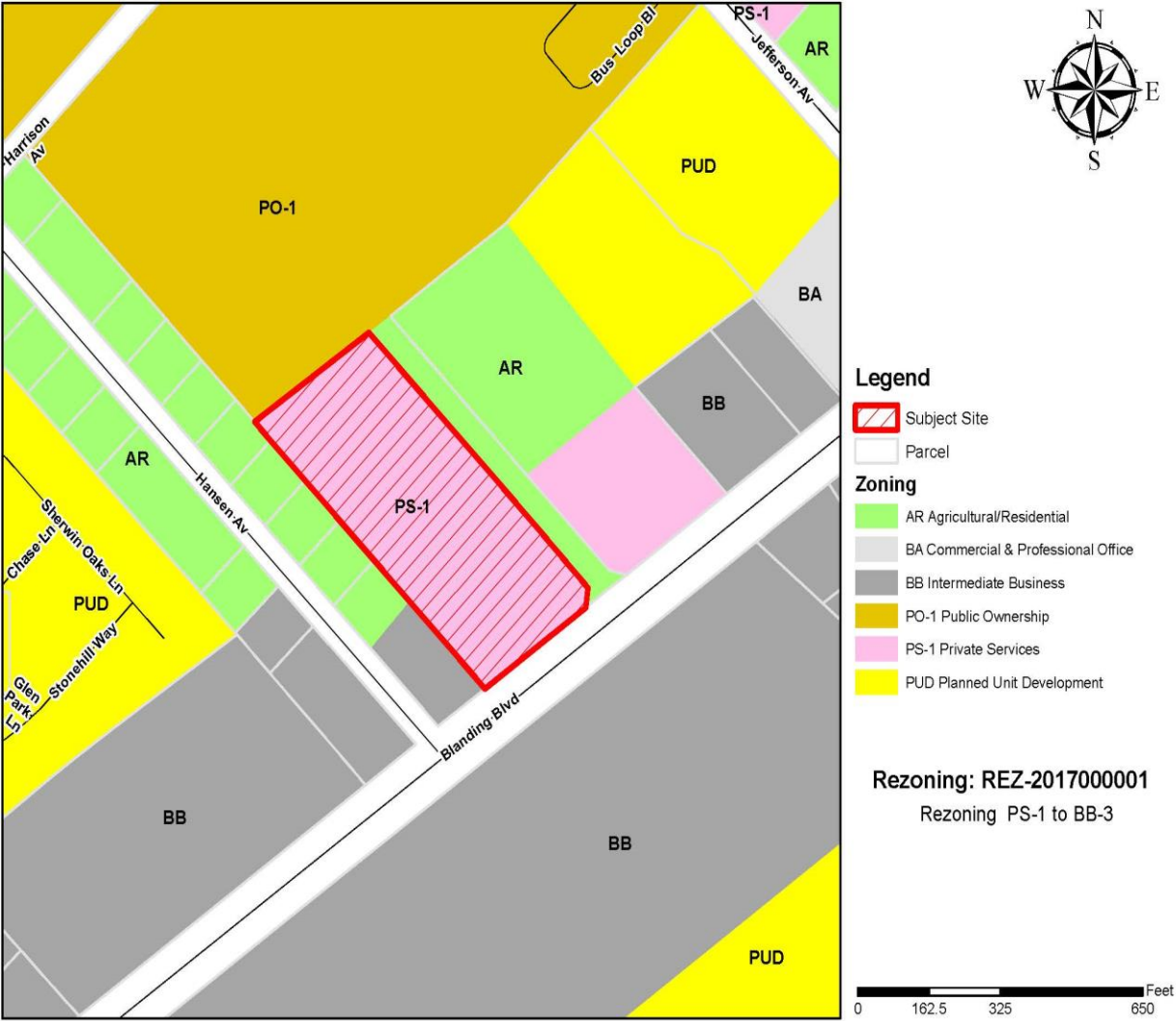
Owner / Petitioner Episcopal Church in the Diocese of Florida
325 N Market Street
Jacksonville, FL 32202

Agent: Fred S. Hassan

Parcel, Zoning, Land Use, and Other Information

Parcel ID #	020897-003-00
Physical Address	1150 Blanding Boulevard
Planning District:	2 (Doctors Inlet / Ridgewood)
Commission District:	2 (Commissioner Bolla)
Existing Zoning District:	PS-1 (Private Service)
Proposed Zoning District:	BB-3 (Specialty Business)
Future Land Use Category:	COM (Commercial)
Acreage:	5 +/- acres
Planning Commission Date:	February 7, 2017 @7:00 p.m.
Board of County Commissioners Date:	February 28, 2017 @ 2:00 p.m. or as soon thereafter

Surrounding Zonings and Site Photos







Proposed BB-3 Zoning District

Sec. 3-26.2. SPECIALTY BUSINESS DISTRICT (Zone BB-3)

- (a) *Area.* All land designated as Zone BB-3 is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide areas for the development of special commercial facilities which require access by motor vehicles of all types including tractor-trailer units. A site plan shall be submitted to the Development Review Committee for review and approval prior to obtaining a building permit for all uses within this District.
- (b) *Uses Permitted.*
 - (1) Gas stations and service stations; medical transport; auction houses; sales, leasing or rental (new or used) of automobiles, recreational vehicles and trailers, farm tractors and equipment sales, leasing, rental, (new or used) and repair; mobile home sales and service; motorcycle sales and service; pawn shop; upholstery shop; sale of utility buildings; kennel; automobile repair, except body shops; automobile detailing and car wash; sign shop; painting shop; cabinet shop; funeral home and mortuary; tire sales and service; carpet and rug outlet; hardware store (outside display); retail plant nurseries/garden shops.
- (c) *Conditional Uses.* The following uses are permitted in the BB-3 zoning district subject to the conditions provided in Section 20.3-5.
 - (1) Public assembly.
 - (2) Radio, television, microwave relay stations or towers and accessory equipment buildings.
 - (3) Land Clearing Debris Disposal Facility.
 - (4) Residential dwellings.
 - (5) Sales from vehicles.
 - (6) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code.
 - (7) Dog Park. (Ord. 03-16)
 - (1) Recreational Vehicle and Boat Storage *Rev. 04/22/08*
 - (2) Mobile Businesses.
- (d) *Uses Not Permitted.*
 - (1) Any use not allowed in (b) or (c) above.

- (2) Any use which would create any obnoxious, corrosive or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.

(e) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.

Rev. 04/22/08

(1) Side Lot Setbacks:

- (i) Side lot setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet from side property lines. If said lot is a corner lot, then setbacks should be the same as the front setback.
 - (ii) Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the regulations of the applicable Building Code; in all other construction, the minimum side setback shall be fifteen (15) feet.
- (2) Rear lot line setbacks shall not be less than twenty (20) feet from rear property line, or not less than twenty-five (25) feet when adjacent to multi-family and single-family residences. If the rear yard does not abut a public street, then access over private property shall be provided. Access shall be not less than fifteen (15) feet in width, and shall be unobstructed at all times.
 - (3) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as amended, and shall in no case be less than twenty-five feet from front property line.
 - (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
 - (5) Where a business district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers or refuse shall be allowed nearer than thirty (30) feet to such a residential or agricultural district. Garbage or refuse shall be containerized and such containers shall be enclosed or screened so as not to be readily visible.
 - (6) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.
 - (7) *Density Requirements.* The maximum density of development of land with a BB-3 zoning classification shall correspond to an FAR of forty (40) percent.
 - (8) No outside amplification of sound shall be permitted which can be heard off-site.

- (9) *Visual Barrier.* Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev. 02/08/11)

Staff Report & Recommendation

The applicant is requesting a change in zoning from PS-1 (private service) to BB-3 (specialty business) in order to redevelop a nonoperational church into an RV sales and service center. The property was used as a church for many years but has ceased operation and the property has entered disrepair. The applicant is proposing to redevelop the site to meet current code and will preserve a large wooded buffer area to the Northwest where the property is adjacent to residential. The surrounding zonings are as follows:

North: PO-1 (Ridgeview High School)

South: BB (Vacant Commercial)

East: AR & PS-1 (Existing Church)

West BB and AR (Existing Auto Sales and Residential)

On October 25, 2016, the Board of County Commissioners voted for unanimous approval of Comprehensive Land Use Amendment 16-07 to approve a change in land use from urban core to commercial for the subject property. The applicant is now seeking commercial entitlements so that the land use and zoning are consistent with the Comprehensive Plan.

Staff has reviewed the application and has determined that the change in zoning is consistent with the Comprehensive Plan and compatible with the overall surrounding area. The overall area is developed as intense commercial, multifamily and single family. Staff recommends approval of application Z-17-01.

ORDINANCE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY UNDER ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED BY ORDINANCE 93-16; FROM ITS PRESENT ZONING CLASSIFICATION OF "PS-1" PRIVATE SERVICES DISTRICT TO "BB-3" SPECIALTY BUSINESS DISTRICT; PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

SECTION 1. Pursuant to the application of Episcopal Church in the Diocese of FL., Inc. owner of the following described lands, zoning classification of "PS-1" Private Services District on the following described land:

See Attached Exhibit "A"

Z-17-01 is hereby changed to "BB-3" Specialty Business District.

SECTION 2. Effective Date: This Ordinance shall become effective immediately upon receipt of official acknowledgement of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

SECTION 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

SECTION 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 5. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this

_____ Day of _____, 2017.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
CLAY COUNTY, FLORIDA

COUNTY MANAGER AND CLERK OF
THE BOARD OF COUNTY COMMISSIONERS

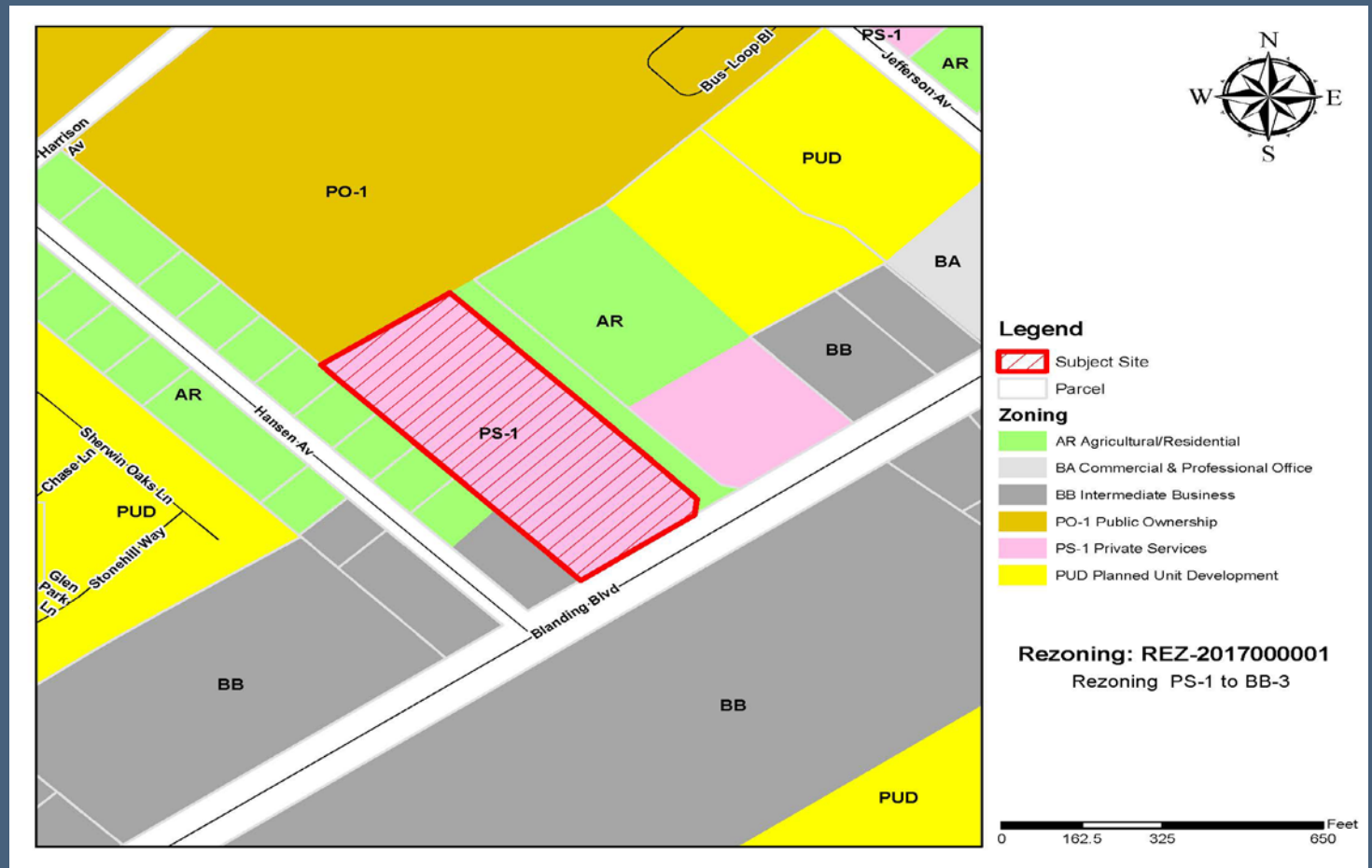
BY: _____
WAYNE BOLLA
ITS CHAIRMAN



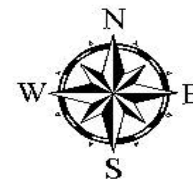
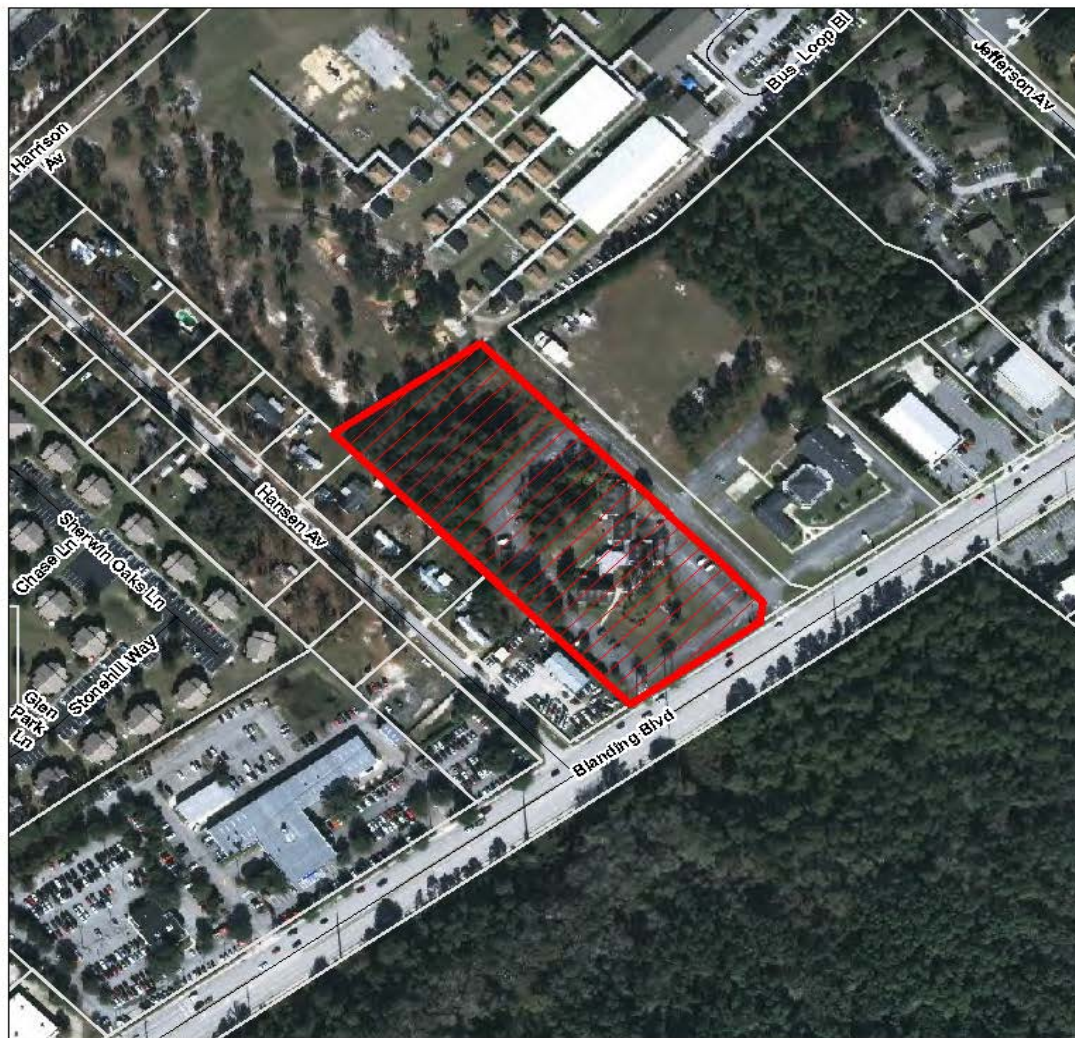
Z-17-01

- The applicant is requesting a change in zoning from PS-I (private service) to BB-3 (specialty business)
- The rezoning consists of 5 +/- acres and is located within the Commercial future land use category.

Surrounding Uses / Zoning Districts



Aerial / Site Photos



Legend

-  Subject Site
-  Parcel

Rezoning: REZ-2017000001

Rezoning PS-1 to BB-3

0 162.5 325 650 Feet



Applicant Request

- The applicant is requesting a change in zoning to develop the property as an RV sales and service center. The property is currently in disrepair and was previously used as a church.
- The Planning Commission and the Board of County Commissioners approved a land use request from Urban Core to Commercial in October of last year for this property. (CPA-16-07)
- The change in zoning will allow for consistency with the recently changed land use.



Staff Recommendation

- Staff has reviewed the application and has determined that the change in zoning is consistent with the Comprehensive Plan and compatible with the surrounding area.
- Staff recommends approval of application Z-17-01.



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, February 7 7:00 PM

TO: Planning Commission

DATE: 1/24/2017

FROM: Carolyn Morgan, Chief Planer

SUBJECT:

Consider Amendment of 4.5 acres from Industrial to Agriculture, Located on Warner Road, Green Cove Springs Planning District, Commision District 1, Mr. Cella.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

This is a portion of a 315 acres site that was amended from AG to Industrial, CPA 2011-02. No development has occurred. The PID Zoning has been removed due to lack of action.

Planning Requirements:

Public Hearing Required (Yes/No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Applicant: Laurel New, agent for Warner Road Trading Company

ATTACHMENTS:

Description	Type	Upload Date	File Name
Staff Memo CPA 2017-01 Warner Rd 020717 Draft	Cover Memo	1/26/2017	2017-01_CPA__Staff_memo_Warner_Rd__Trading_Co._020717.pdf.pdf
Ordinance CPA 2017-01 Warner Rd. 020717 Annlication	Ordinance	1/24/2017	Ordinace_CPA_2017-01_020717.pdf

- Application:
CPA 2017-01 Warner Road 020717
- ▢ Backup Material 1/24/2017 Application_CPA_2017-01_Warner_Rd._Trading_Co..pdf
 - ▢ Staff Presentation Cover Memo 3/1/2017 CPA_2017-01.pdf



**Department of Economic
and Development Services**

Memorandum

To: Planning Commission
From: Carolyn Morgan, Chief Planner
Date: February 7, 2017

Re: Small Scale Comprehensive Plan Amendment 2017-01

INTRODUCTION

This is an application by Warner Road Trading Company, to amend the Future Land Use Map (FLUM), small scale amendment, from Industrial to Agriculture on 4.5 acres, located at 1160 Warner Road. The subject parcel is located in the Green Cove Springs Planning District, and in Commission District 1 (Mr. Cella). No small scale amendments have been submitted to date in 2017.

DESCRIPTION

The subject parcel, tax parcel 015937-002-00 is vacant, cleared land. The applicant wishes to develop the property consistent with agriculture uses.

Proposed Land Use Change and Purpose

The applicant is proposing to change the Future Land Use Map designation of the proposed site from Industrial (IND), .50 FAR to Agriculture (AG), 1 dwelling unit per 20 acres.

Map 1

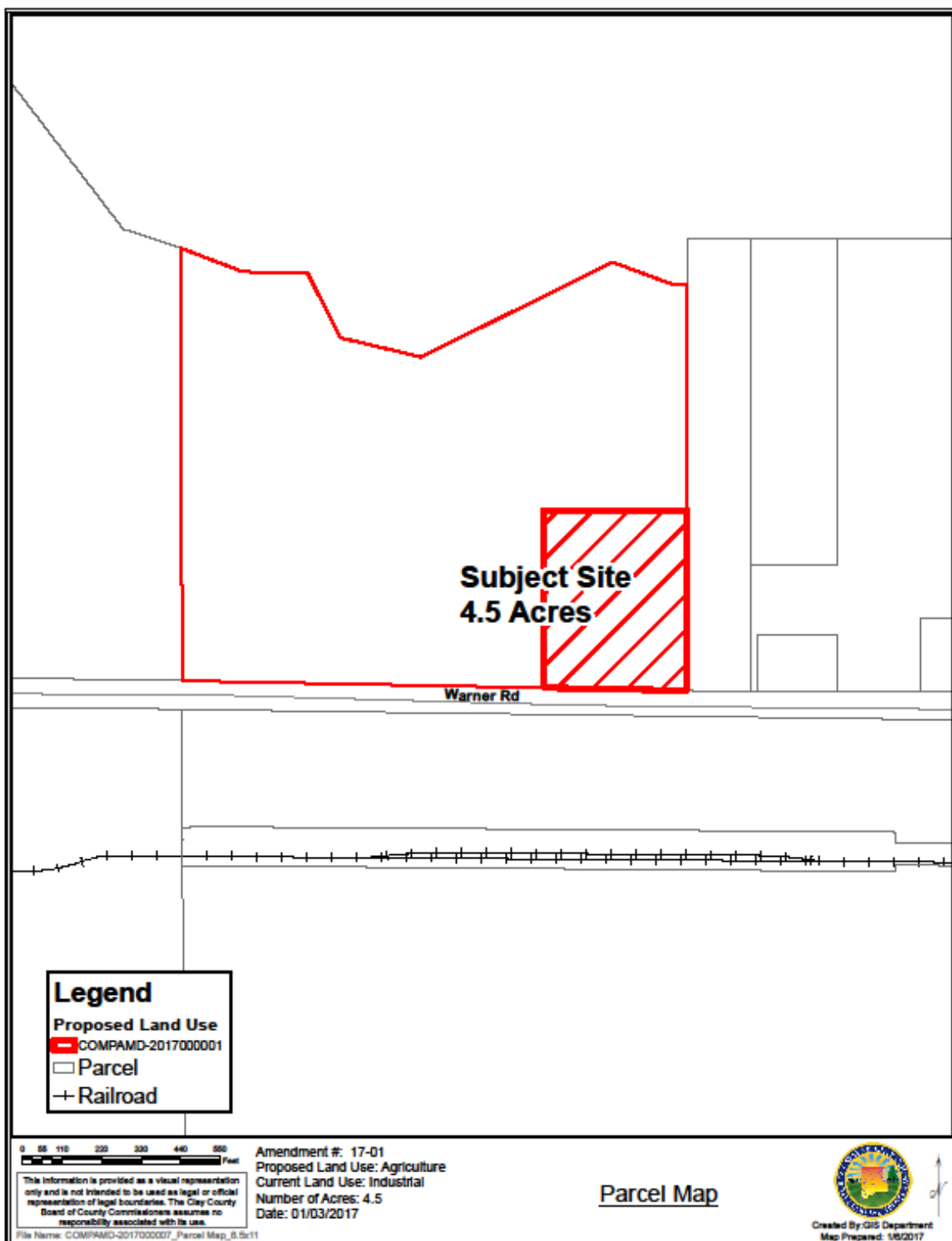


Table 1: Summary of Application

CPA 2017-01	Acreage	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density	Proposed Maximum Intensity	Net Increase or Decrease in Maximum Density
A portion of Tax parcel # 015937-002-00	4.5 acres	Industrial	Agriculture	FAR .50 for any individual site with an overall FAR of .35 for the Warner Road Industrial property.	1 Dwelling Unit/20 acres	No increase in density—does not meet minimum lot size for residential use ***** Decrease of 98,010 square feet of industrial development.

Current Land Use

The subject property is currently vacant.

Adjacent Existing Land Uses

The subject property is bordered on the east by industrial development, and forested area remains north, south and west of the subject site.

Table 2: Adjacent Property Land Use Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Industrial	AG	Forested
South	Industrial	AG	Forested
East	Industrial	IA (Light Industrial)	Industrial
West	Industrial	AG	Forested

Comprehensive Plan Policies:

Future Land Use Policy 1.3.1

a. Agriculture (AG): This classification is intended for those areas of the County designated as appropriate for all types of agricultural pursuits including crop production, pasture land for grazing cattle and horse farming, timber production, and cover crops for soil regeneration. Agricultural and silvicultural activities, a both a small scale, and

therefore recognizes their potential suitability for limited residential development at a density of one unit per twenty gross acres.

k. Industrial (IND): This designation accommodates the full range of industrial activities. The specific range and intensity for uses appropriate in a particular industrial areas varies by location as a function of availability of public services and access, and compatibility with surrounding uses shown on the Future Land Use map. Through the zoning review process the use of particular sites or areas may be limited to allowable uses specified and defined by Land Development Regulations...

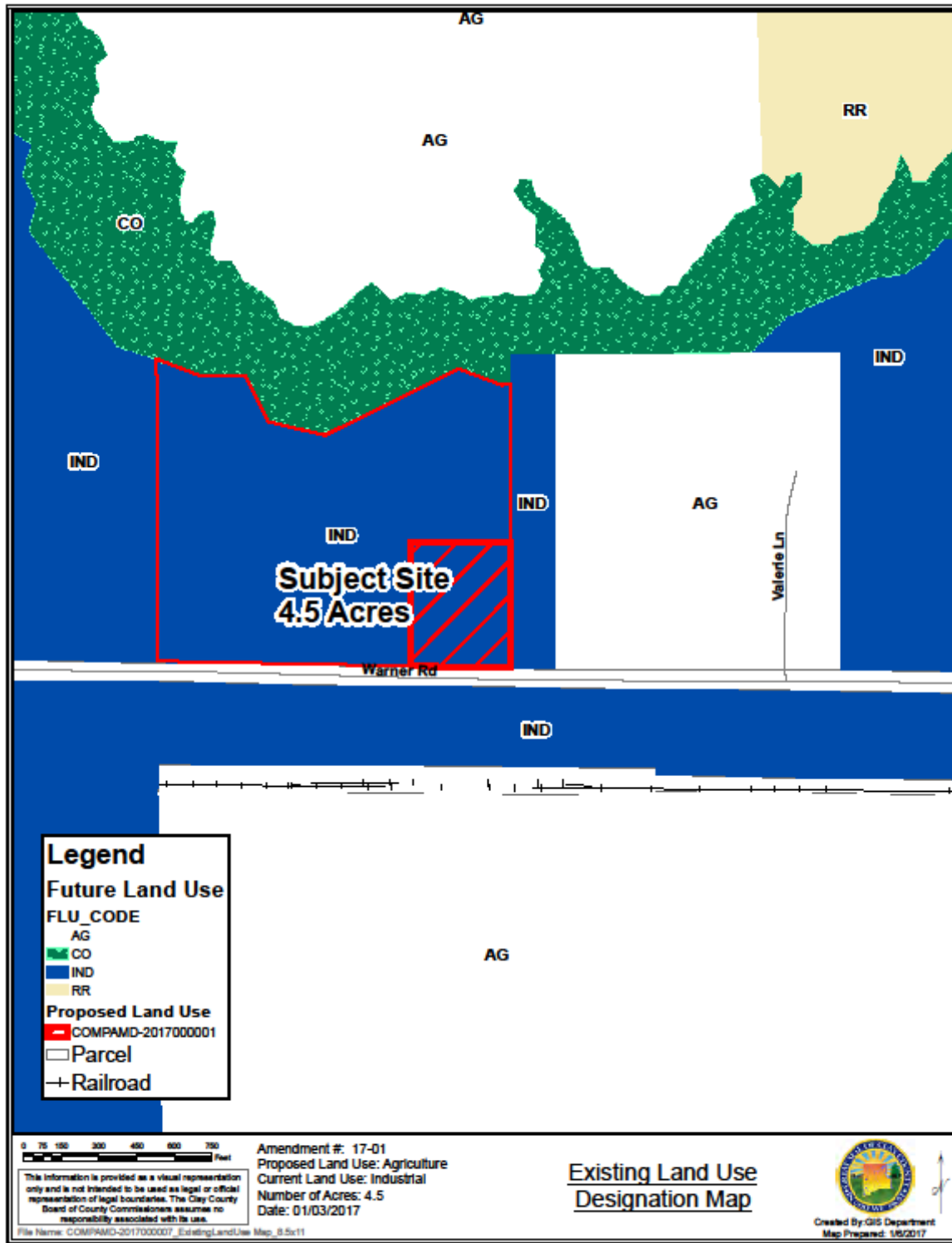
...The Warner Road Amendment shall be limited to the following maximum levels of development subject to the availability of adequate public facilities and services at the adopted levels of service and the conditions set forth below:

1. Development within the Warner Road Industrial property may occur at a maximum Floor Area Ratio of 0.50 on any individual development parcel provided however that the average FAR for all lands within the Warner Road Industrial property shall not exceed 0.35. Said standard for average FAR shall be applied cumulatively to development within the Warner Road Industrial property regardless of ownership at the time of development and serve to cap total development at 4,802,490 square feet.
2. Industrial development within Warner Road industrial property shall be subject to buffers to residential use established by Clay County in an adopted Planned Industrial Development Zoning District applicable to the property.
3. Development consisting of no more than 1,200,000 s.f. of industrial uses generating no more than 1,559 PM peak hour trips shall be allowed prior to February 28, 2017.
4. Subsequent to February 28, 2017, development on the Warner Road Industrial property is specifically conditioned upon and may not proceed until and unless:
 - a. The developer demonstrates through a traffic study, the methodology for which is in accordance with the requirements of Clay County's concurrency management system, that impacted road segments will operate at an acceptable level of service; or
 - b. The developer and Clay County agree to mitigate the impacts of the proposed development in a manner consistent with the requirements for transportation impact mitigation applicable at the time a development approved is requested. *Ordinance 2012-5*

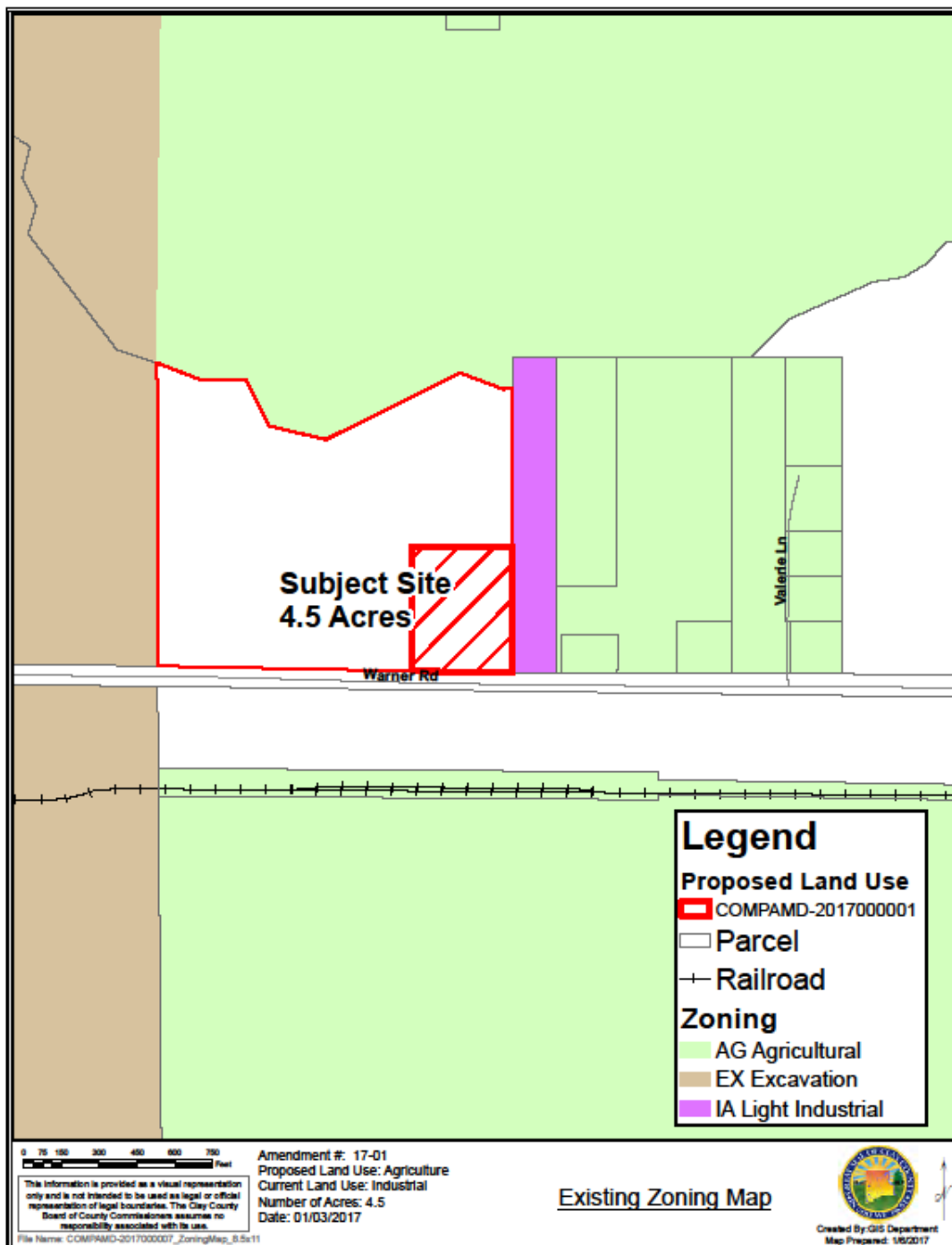
Map 2
Aerial



Map 3
Existing Land Use



Map 4
Existing Zoning



Effect on Level of Service

Water and Wastewater:

The subject site does not have water and wastewater service. Clay County Utility Authority had provided a letter of agreement to serve the former industrial development, but no industrial development of the original 315 acre site was begun. Agriculture uses would not require water and sewer.

Solid Waste:

Clay County has sufficient solid waste capacity to serve the site.

Table 3: Existing Capacity for Solid Waste

	Solid Waste	Units
Total Permitted Airspace	67,030,598	Cubic Yards
Available Airspace as of 2/14/14	1,645,460	Cubic Yards
Future Airspace Available	55,396,735	Cubic Yards
Density	1.0	Ton per Cubic Yard
Total Available	57,042,375	Tons
Average Monthly	80,875	Tons
Site Life	705	Months
	58.8	Years

Source: Waste Management, Inc. of Florida, for NE Florida Region, 2/16/15. The data cannot be subdivided.

Traffic Facilities:

No additional traffic to be generated.

The applicant will be required to meet the County's Concurrency Management Requirements.

Public Schools:

The change from Industrial to Agriculture on such a small parcel would not generate any school children, since no residential use could be approved.

Recreation:

The change from Industrial to Agriculture on such a small parcel would not generate any recreation demand, since no residential use could be approved.

Stormwater/Drainage:

Development of the site would be required to meet the level of service standards of Clay County, the St. Johns River Water Management District and the Department of Environmental Protection as applicable.

Land Suitability:

Soils: Ortega soils.

The Ortega series consists of nearly level to moderately sloping, moderately well drained soils. A high water table is between depths of 40 and 60 inches for cumulative periods of 6 to 8 months during most years. It is at a depth of more than 60 inches during droughty periods.

Flood Plain: The subject property is not located in the Flood Plain.

Topography: The subject property has a 10 foot slope.

Regionally Significant Habitat:

No protected species have been identified within the subject property.

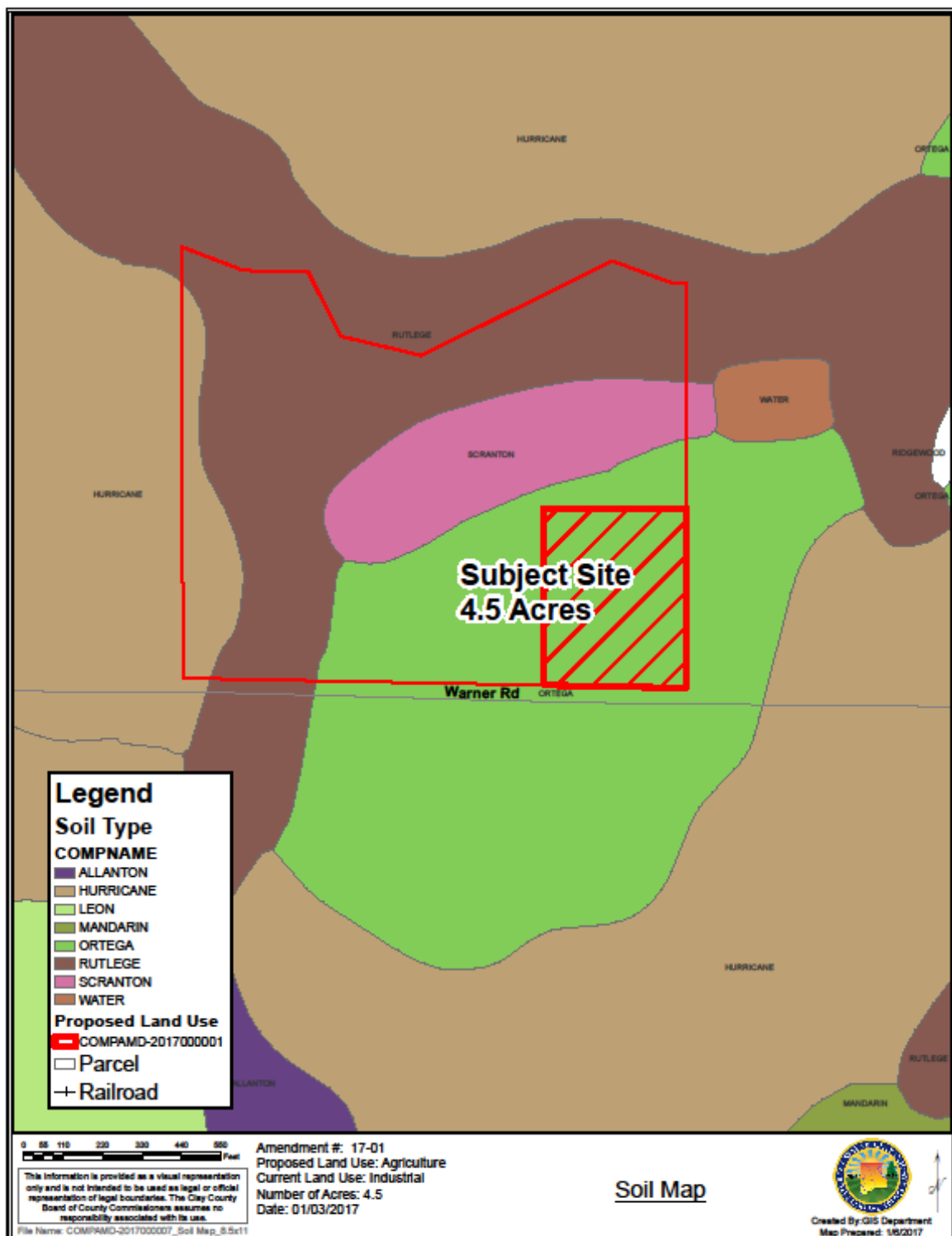
Historic Resources:

No historic resources are identified on site.

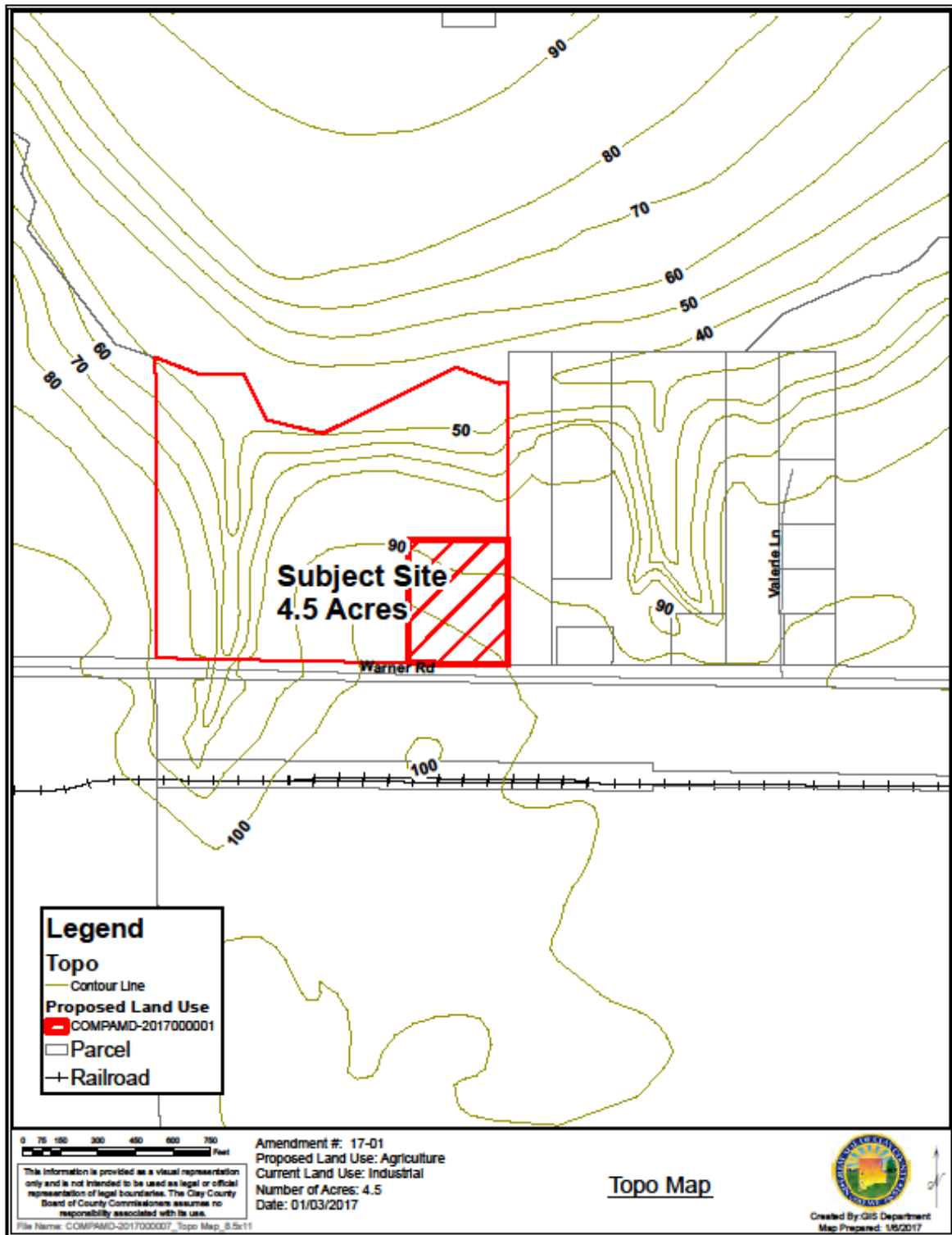
Compatibility with Military Installations:

The subject property is not located within or near the Military Impact Area.

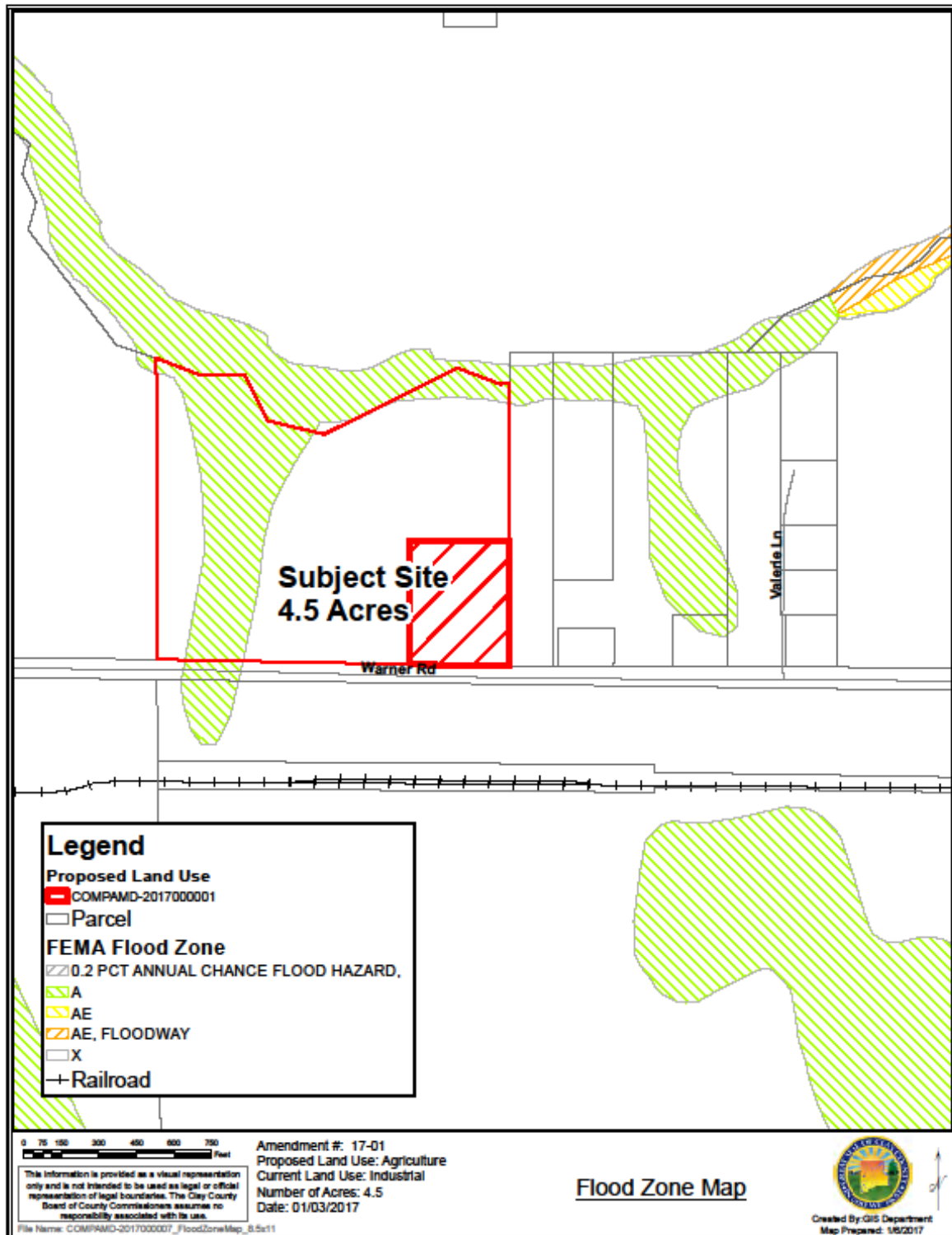
Map 5 Soils



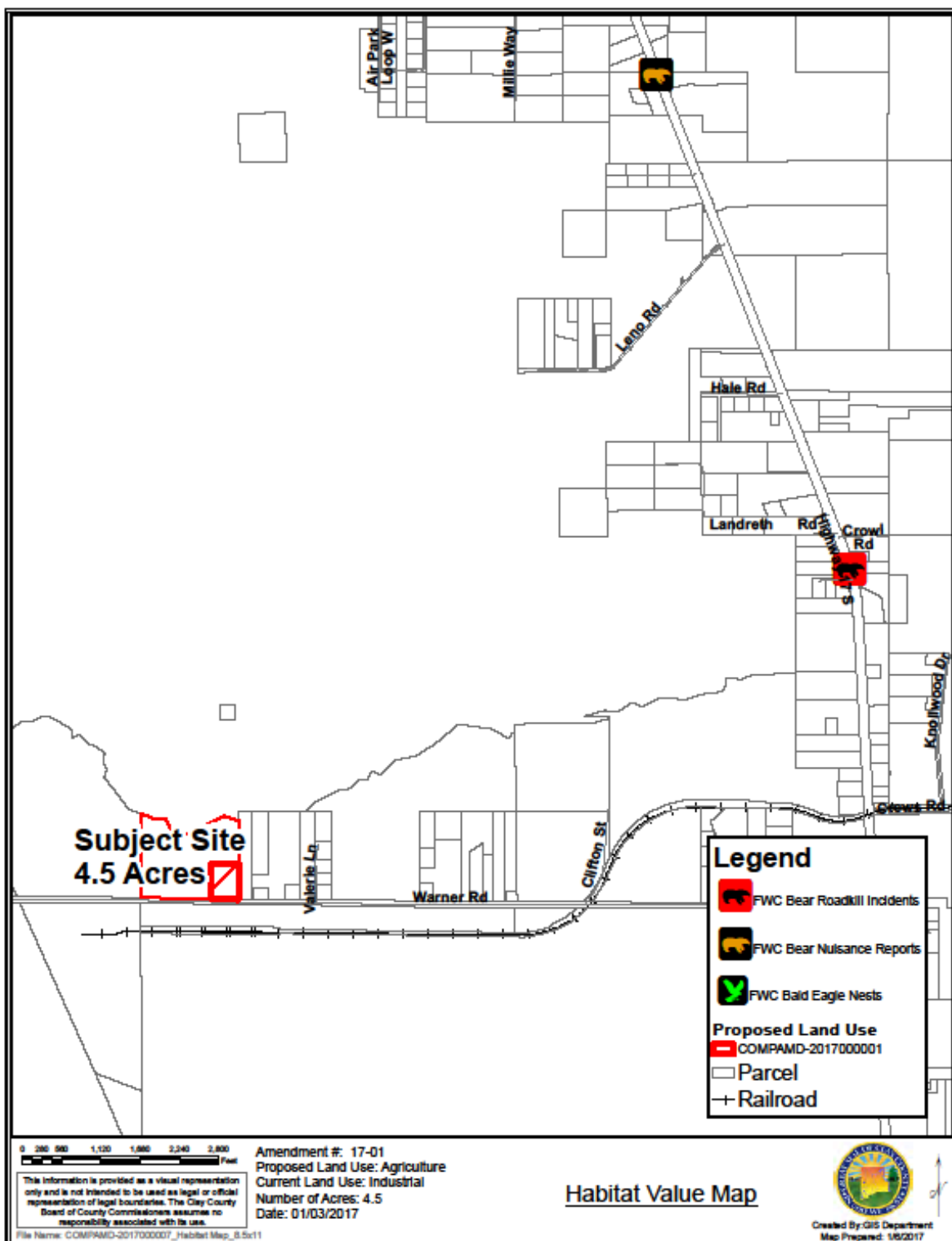
Map 6 Topography



Map 7
Flood Zone



Map 8
Habitat Value



Urban Sprawl:

1. The proposed amendment would return the subject property from undeveloped industrial to agriculture. The land use amendment will not increase dwelling units due to the small size of the parcel.
2. The proposed amendment will not promote, allow or designate substantial areas to develop as low intensity, low density or single use development. The proposed development will be agriculture.
3. The proposed amendment will not promote urban development in radial, strip, isolated or ribbon patterns. The subject property is not proposed for urban development.
4. The proposed amendment will not fail to adequately protect and conserve natural resources. The existing flood plain and wetland systems will be protected as required by the Future Land Use Element of the Clay County Comprehensive Plan and applicable Clay County Land Development Regulations.
5. The proposed amendment will not fail to adequately protect adjacent agricultural areas and activities, including silviculture, and silviculture activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject parcel is to be in agriculture use.
- 6, 7. The proposed amendment will not fail to maximize the use of existing or future public facilities and services. Public facilities and services are not existing and are not expected to extend to the subject property.
8. The proposed amendment will not allow for land use patterns or timing which disproportionately increase the cost of providing and maintaining public facilities and services. Agriculture uses make little demand on public facilities and services.
9. The proposed amendment will not fail to provide a clean separation between rural and urban uses. The subject parcels are located in a rural area of Clay County, and will not form an urban/rural separation.
10. The proposed amendment will not discourage or inhibit infill development. The area is designated for Agriculture and Industrial uses. Infill development is not anticipated.
11. The proposed amendment will not fail to encourage a functional mix of uses. A mix of uses is not anticipated in this area other than as designated.
12. The proposed amendment will not result in poor accessibility among linked or related land uses. The proposed amendment is consistent with the surrounding land use pattern and will not inhibit Agriculture and Industrial uses intended for the area.

13. The proposed amendment will not result in the loss of significant amounts of open space. The proposed use is agriculture.

Specifically the proposed amendment discourages urban sprawl because:

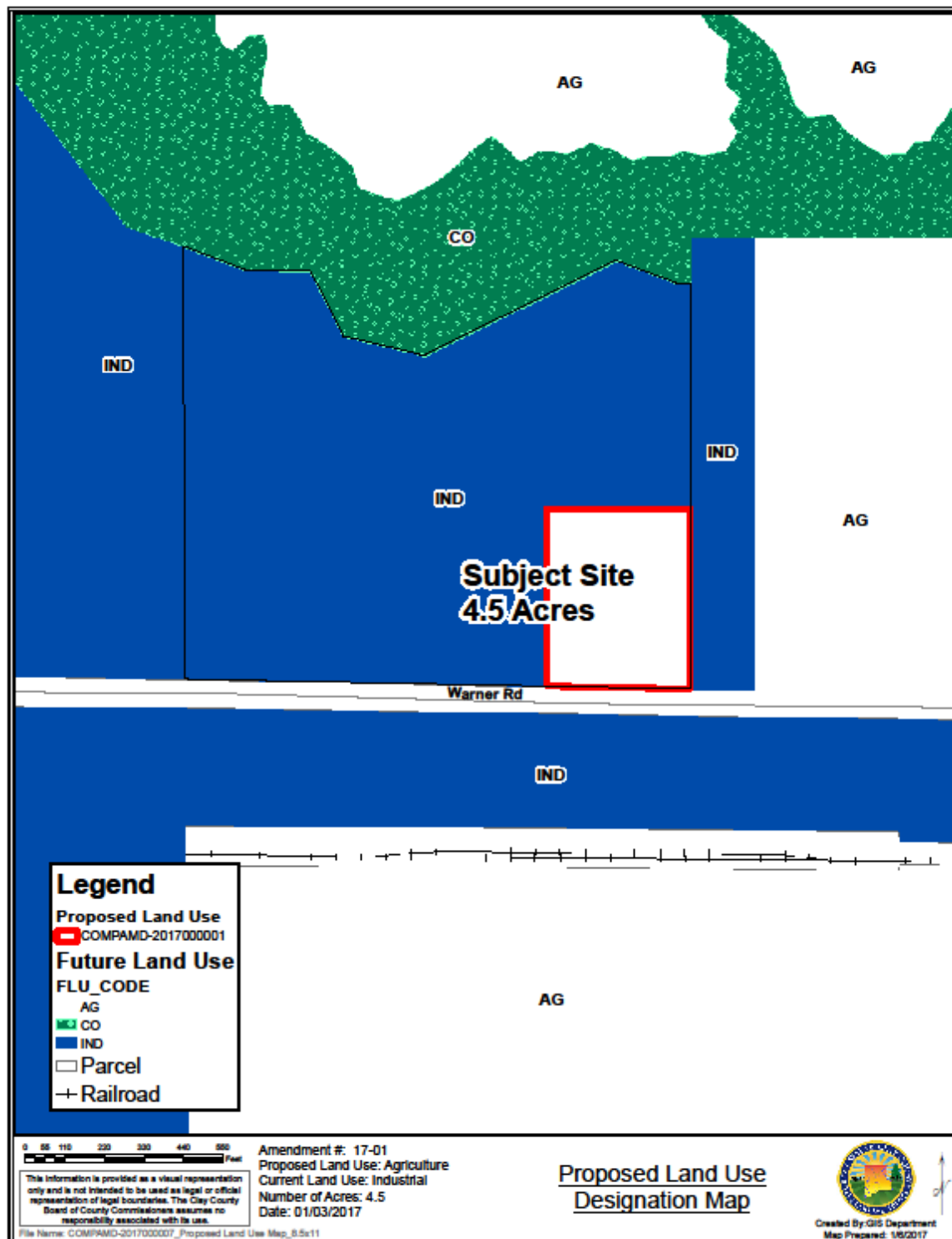
- a. it directs or locates economic growth and associated land development to geographic areas of the county in a manner that does not have an adverse impact on natural resources and ecosystems and protects natural resources and ecosystems.
- b. it promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c. it creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

Recommendation

Staff recommends approval of Comprehensive Plan Amendment 2017-01, as shown on Map 9.

Map 9

Proposed Land Use



ORDINANCE NO. 2017-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2025 COMPREHENSIVE PLAN (THE "PLAN") INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE No. 09-41, AS SUBSEQUENTLY AMENDED, TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 4.5 ACRES FROM INDUSTRIAL TO AGRICULTURE; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS TO THE CLERK OF THE BOARD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 27, 2009, the Board of County Commissioners of Clay County, Florida (the "Board"), adopted Ordinance No. 09-41, which adopted the Clay County 2025 Comprehensive Plan (the Plan); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto; and,

WHEREAS, the Board desires to amend the Plan as provided for below.
Be it ordained by the Board of County Commissioners of Clay County:

Section 1. With respect to the Plan, the adopted Future Land Use Map is hereby amended such that the land use designation of the parcel depicted in Exhibit A-1 and described in Exhibit A-2 both of which are attached hereto and by reference made a part hereof, is changed from INDUSTRIAL TO AGRICULTURE.

Section 3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The Clerk of the Board of County Commissioners is authorized and directed within 10 days of the date of adoption of this ordinance to send certified, complete and accurate copies of this ordinance by certified mail, return receipt requested, to the Florida Department of Economic Opportunity, the Caldwell Building, 107 East Madison Street, Tallahassee, Florida 32399-4120, the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida 32216, and any other agency or local government that provided timely comments as specified in Section 163.3184(4), Florida Statutes.

Section 5. In accordance with Section 163.3184, Florida Statutes, if the Plan amendment provided by this ordinance is not timely challenged, then the effective date of said Plan shall be the 31st day after the date the Department of Economic Opportunity notifies the County that the plan amendment is complete. If the Plan amendment is timely challenged, however, said effective date shall be the date a final order is entered by the Department of Economic Opportunity or the Administrative Commission determining the amendment to be in compliance. No development orders, development permits or land uses dependent on these Plan amendments may be issued or commence before they have become effective. If a final order of non-compliance is issued, these Plan amendments

may nevertheless be made effective by adopting of a resolution affirming their effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, The Caldwell Building, 107 E. Madison Street, Tallahassee, Florida 32399-4120. The resolution shall not become effective until receipt of a written notice from the Department of Economic Opportunity that it has received the resolution.

Duly Adopted by the Board of County Commissioners of Clay County, Florida, this 28th day of February, 2017.

BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

Wayne Bolla
Its Chairman

ATTEST:

S.C. KOPELOUSOS
County Manager and Clerk of the
Board of County Commissioners

Exhibit "A-1"

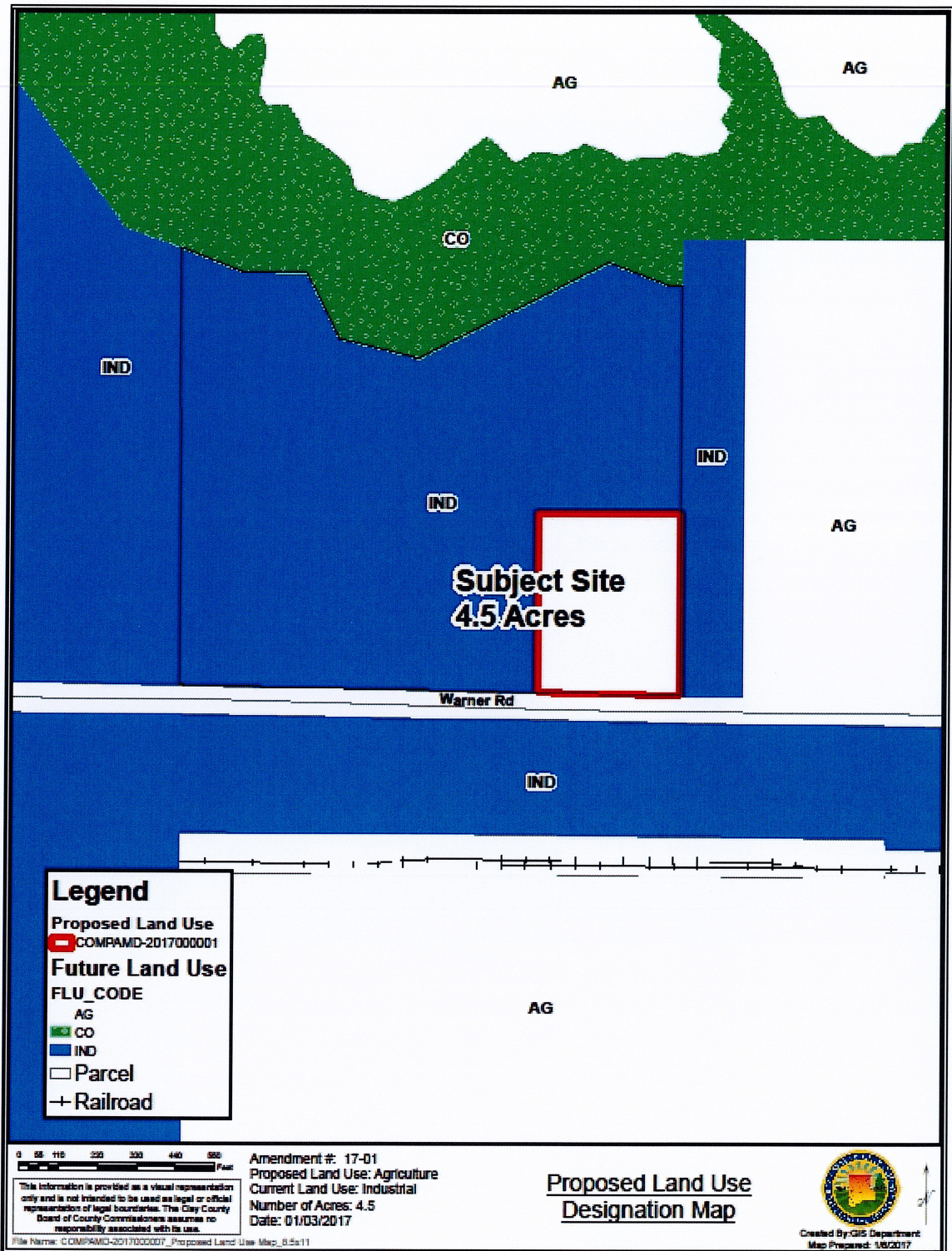


Exhibit "A-2"

MAP SHOWING SURVEY OF

PARCEL 22A-1

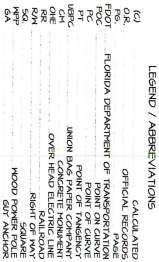
A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL AND DISK AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH $00^{\circ}04'28''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 22, A DISTANCE OF 39.70 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WARNER ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING A POINT ON A CURVE; SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 34410.59 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 0.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $89^{\circ}01'54''$ EAST, 0.04 FEET. THENCE NORTH $82^{\circ}28'12''$ EAST, A DISTANCE OF 166.50 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 34435.59 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 91.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $88^{\circ}40'53''$ EAST, 91.44 FEET; THENCE SOUTH $88^{\circ}23'44''$ EAST, A DISTANCE OF 158.94 FEET; THENCE SOUTH $78^{\circ}55'59''$ EAST, A DISTANCE OF 152.07 FEET; THENCE SOUTH $88^{\circ}23'44''$ EAST, A DISTANCE OF 122.68 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 34435.59 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 228.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $88^{\circ}33'11''$ EAST, 228.97 FEET TO THE POINT OF BEGINNING. THENCE NORTH $00^{\circ}02'52''$ EAST DEPARTING FROM SAID RIGHT OF WAY, A DISTANCE OF 493.89 FEET; THENCE SOUTH $89^{\circ}57'08''$ EAST, A DISTANCE OF 400.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH $00^{\circ}02'52''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 500.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED WARNER ROAD, SAID POINT ALSO BEING A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 34330.59 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 400.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $89^{\circ}04'40''$ WEST, 400.05 FEET TO THE POINT OF BEGINNING.

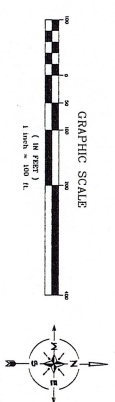
LANDS THUS DESCRIBED CONTAIN 198,934 SQUARE FEET OR 4.57 ACRES, MORE OR LESS, IN AREA.

PARCEL 22A-1

CERTIFIED TO:
WARNER ROAD TRADING CO., LLC



SECTION 22
NOT PART OF THIS SKETCH

[illegible]

CHARLES BASSETT & ASSOCIATES, INC.
SURVEYORS - MAPPERS - LAND PLANNERS

0-0, BOX 4000, FLAMING BEACH, FLORIDA - 32008 - PHONE (904) 216-0737 - FAX (904) 216-0713
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF THE LAND SURFACE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF REVENUE.
 I, DEBORAH J. CANNON, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF THE LAND SURFACE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF REVENUE.
 DECEMBER 23, 2018
 SIGNED: DEBORAH J. CANNON COUNTY CLERK
 COUNTY OF FLORIDA
 DEPARTMENT OF REVENUE
 1000 N. GULF BLVD., SUITE 1000
 MIAMI BEACH, FLORIDA 33139
 BOARD MEETING HELD ON: DECEMBER 23, 2018 DATE COMPLETED: DECEMBER 23, 2018 DATE APPROVED: DECEMBER 23, 2018
 FILED FOR: N/A PROJECT: N/A SCALE: NOT APPLICABLE
 COUNTY: MIAMI T: 1000
 SEE: 10-12-23-03
 FILE NO: 18-03-01-A

Amendment to the Comprehensive Plan Application

IMS # _____

OT # _____

Date Rec _____

Owner / Applicant Information

Name Warner Road Trading Company Phone 904-264-4221 Email laurel.new@starintermodal.com
Address P.O. Box 248 Green Cove Springs, FL 32043 ☐ County Initiated Petition

Authorized Agent Information (requires agent authorization form)

Name Laurel New Phone 904-264-4221 Email same as above
Address PO Box 248 Green Cove Springs, FL 32043

Property Information

Address 1160 Warner Rd.
Parcel Number Including Section, Township, and Range portion of 22-07-26-015937-0020 Total Acreage 4.5
Current Land Use IND Industrial Adjacent Land Use North Timberland
Proposed Land Use AG Agriculture Adjacent Land Use South "
Adjacent Land Use East IND
Adjacent Land Use West No AG Acre

Required Attachments (Please Check)

☐ Aerial Photograph (folded to 8 1/2" x 11") ☐ Legal Description ☐ Property Deed(s) ☐ Vicinity Map ☐ Agent Authorization

Statement of Purpose, Scope, and Justification including (at a minimum) statements and supporting material of the following:

Proposed Density and/or Intensity of Use

Urban Sprawl

Traffic Impacts and Improvements**

☐ Water and Wastewater Impacts and Improvements**

Site Suitability

Stormwater / Drainage Impacts and Improvements**

Recreation Impacts and Improvements**

Solid Waste Impacts and Improvements**

Returning land to AG use.

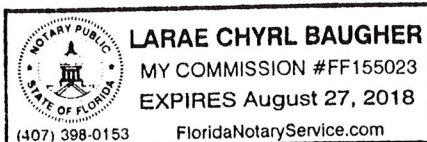
Storage of farm equipment, no additional traffic
no new traffic

** Applicant must include description of improvements necessary to accommodate the proposed changes, along supporting data and proposed funding sources.

☐ Fee (Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof Small Scale Amendment: \$1500.00 Text Amendment \$1500.00)

Owner(s) / Authorized Agent Signature

Laurel A. New
Owner(s) / Authorized Agent Signature



STATE OF FLORIDA
COUNTY OF CLAY

The foregoing affidavit was sworn and subscribed before me this 3rd day of January (month), 2017 (year) by Laurel A. New, who is personally known to me or has produced _____ as identification.

Larae Baugher
(Notary Signature)

STATE OF FLORIDA
COUNTY OF CLAY

INSTR # 2010013304
OR BK 3190 Pages 1783 - 1792
RECORDED 03/18/10 11:15:05
JAMES B. JETT CLERK CIRCUIT COURT
CLAY COUNTY
DOC STMP-D: \$5285.00
DEPUTY CLERK HAMPSHIRE D#1

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **SP FORESTS L.L.C.**, a Delaware limited liability company, authorized to do business in the State of Florida, whose address and telephone number is 6400 Poplar Avenue, Tower I, 8th Floor, Memphis, Tennessee 38197, (901) 419-1855, hereinafter called **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by **WARNER ROAD TRADING COMPANY, LLC**, a Florida limited liability company, authorized to do business in the State of Florida, whose address and telephone number is PO Box 248, Green Cove Springs, Florida 32043, (904) 278-1040, hereinafter called **GRANTEE**, does hereby GRANT, BARGAIN SELL AND CONVEY unto said Grantee all that real property in the County of Clay, State of Florida, described on **Exhibit A**, attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following:

(1) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;

(2) Any "rollback" or additional taxes, penalties or interest imposed on the Property by any governmental authority for any year and the current year's real Property taxes, which will be prorated between the Grantor and Grantee as of the Effective Date of this conveyance, assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority, which taxes, assessments and other charges are not yet due and payable but are liens on the Property;

(3) Restrictions on Grantee's bility to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

(4) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;

(5) All previous reservations, exceptions and conveyances of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests;

(6) All claims of governmental authorities in and to any portion of the Property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights;

(7) All matters of record, including outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, cemeteries, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;

(8) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders; and

(9) All matters shown on Exhibit B: Additional Permitted Title Exceptions attached hereto and made a part hereof for all purposes, which includes all matters shown in the Title Commitment, which are not objected to by Grantee pursuant to the terms and provisions of the Contract.

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties and representations of Grantor as set forth in this deed, Grantor has not made, does not and has not authorized anyone else to make representations as to: (i) the existence or non-existence of access to or from the Property or any portion thereof; (ii) the number of acres or volume of timber in and on the Property; (iii) the condition of the Property. **Grantee expressly acknowledges that no such representations have been made and that Grantee is not relying on any representations or warranties other than as set forth herein.**

TO HAVE AND TO HOLD the within described Property, together with the privileges and appurtenances thereunto properly belonging, and subject only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other.

The effective date of this conveyance shall be March 15, 2010.

IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the 9 day of March, 2010 to be effective as of March 15, 2010.

Attest:

By: [Signature]

Name: Jenny Bullard

Title: Assistant Secretary

Grantor:

SP FORESTS L.L.C.

a Delaware limited liability company

By: [Signature]

Name: E. Wayne Plummer

Title: Vice President

Signed, sealed and delivered
in the presence of:

[Signature]
Print: Alexis Fulton

[Signature]
Print: PAT DONHARDT

STATE OF TENNESSEE

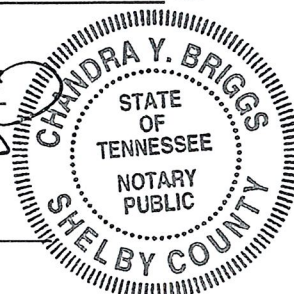
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 9 day of March, 2010, by E. Wayne Plummer, as Vice President of **SP Forests L.L.C.**, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification and who did not take an oath.

My Commission Expires:
MY COMMISSION EXPIRES
June 4, 2013

[Signature]
NOTARY PUBLIC

Chandra Y. Briggs



Address of Grantor

SP Forests L.L.C.
6400 Poplar Avenue, Tower I
8th Floor
Memphis, TN 38197
Phone: (901) 419-1855

Printed Name of Notary Public
Address of Grantee

Warner Road Trading Company, LLC
PO Box 248
Green Cove Springs, FL 32043
Phone: (904) 278-1040

Exhibit A: Legal Description

Clay County, FL

Township 7 South, Range 26 East

SP Forests L.L.C. (See attached)

Clay County, Florida

GAMBLE NORTH
PARCEL 22A

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 7 South, Range 26 East, Clay County, Florida being more particularly described as follows:

Commence at the Southwest corner of said Section 22; thence North 00°04'18" East along the Westerly line of said Section 22, a distance of 40.00 feet to a point on the Northerly right of way line of Warner Road, an 80 foot right of way as presently established, for a Point of Beginning.

From said Point of Beginning; thence continue North 00°04'18" East along said Westerly line, 1244.24 feet to the centerline of Clarkes Creek; thence Easterly along said centerline run the following courses and distances; thence South 73°49'45" East, 110.62 feet; thence North 87°43'31" East, 182.67 feet; thence South 26°35'56" East, 207.29 feet; thence South 77°05'47" East, 228.28 feet; thence North 67°43'51" East, 168.11 feet; thence North 75°53'07" East, 140.84 feet; thence North 64°56'48" East, 274.08 feet; thence South 67°29'42" East, 164.21 feet; thence South 85°43'08" East, 37.31 feet to a point on the Easterly line of said Southwest 1/4 of the Southwest 1/4 of Section 22; thence South 00°54'25" West along said Easterly line, 1152.70 feet to said Northerly right of way line of Warner Road; thence North 89°08'29" West along said Northerly line, 1316.91 feet to the Point of Beginning.

Containing 34 acres, more or less.





Comprehensive Plan Amendment 2017-01

Warner Road Trading Company

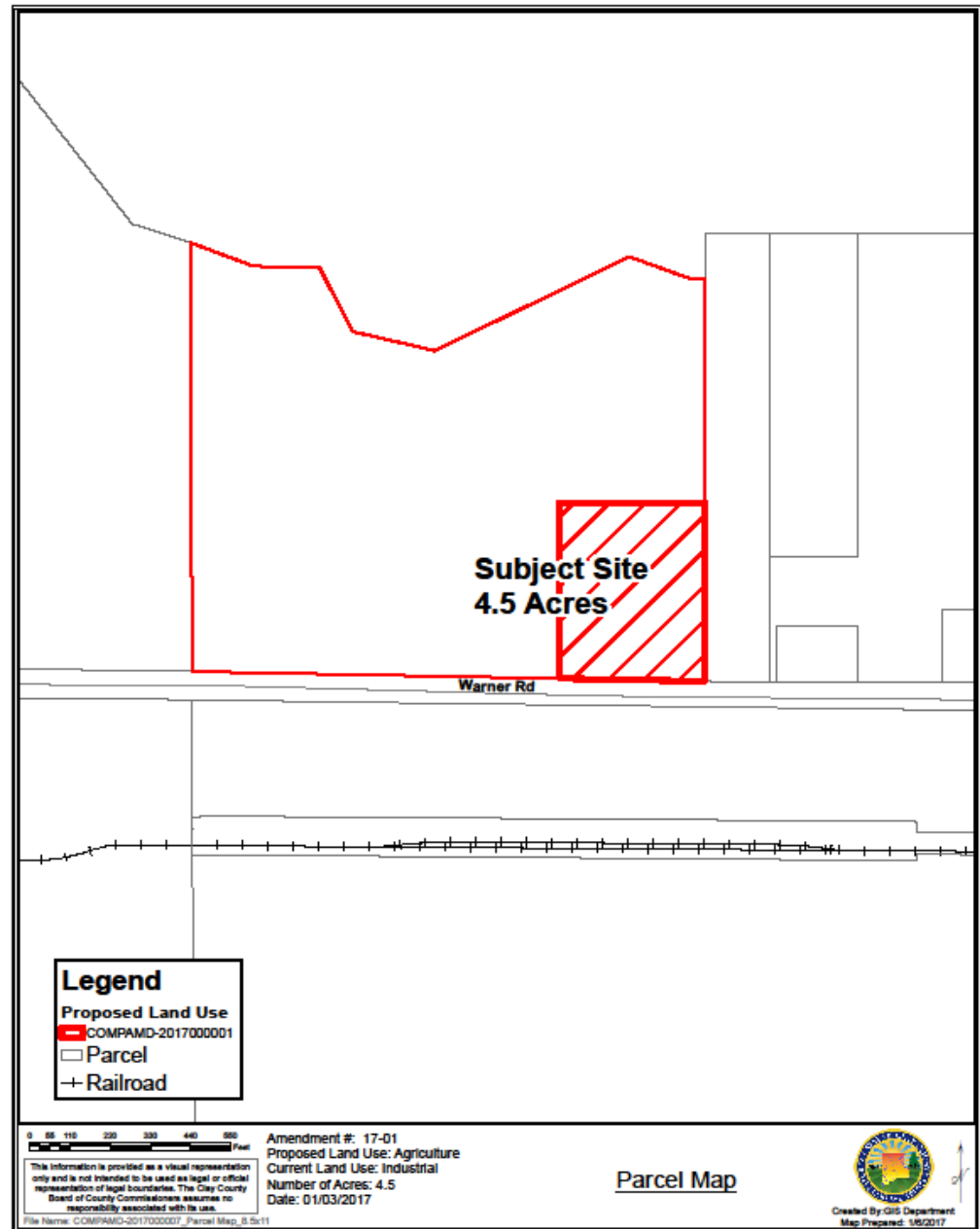
Planning & Zoning / Economic and
Development Services

CPA 2017-01

- Applicant: Laurel New, Warner Road Trading Co.
- Public Hearing to consider a small scale Future Land Use Map Amendment on 4.5 acres located at 1160 Warner Road.
- Located in the Green Cove Springs Planning District; Commission District I (Mr. Cella).

Parcel Map

1160 Warner Rd.



09/28/16

Aerial Map

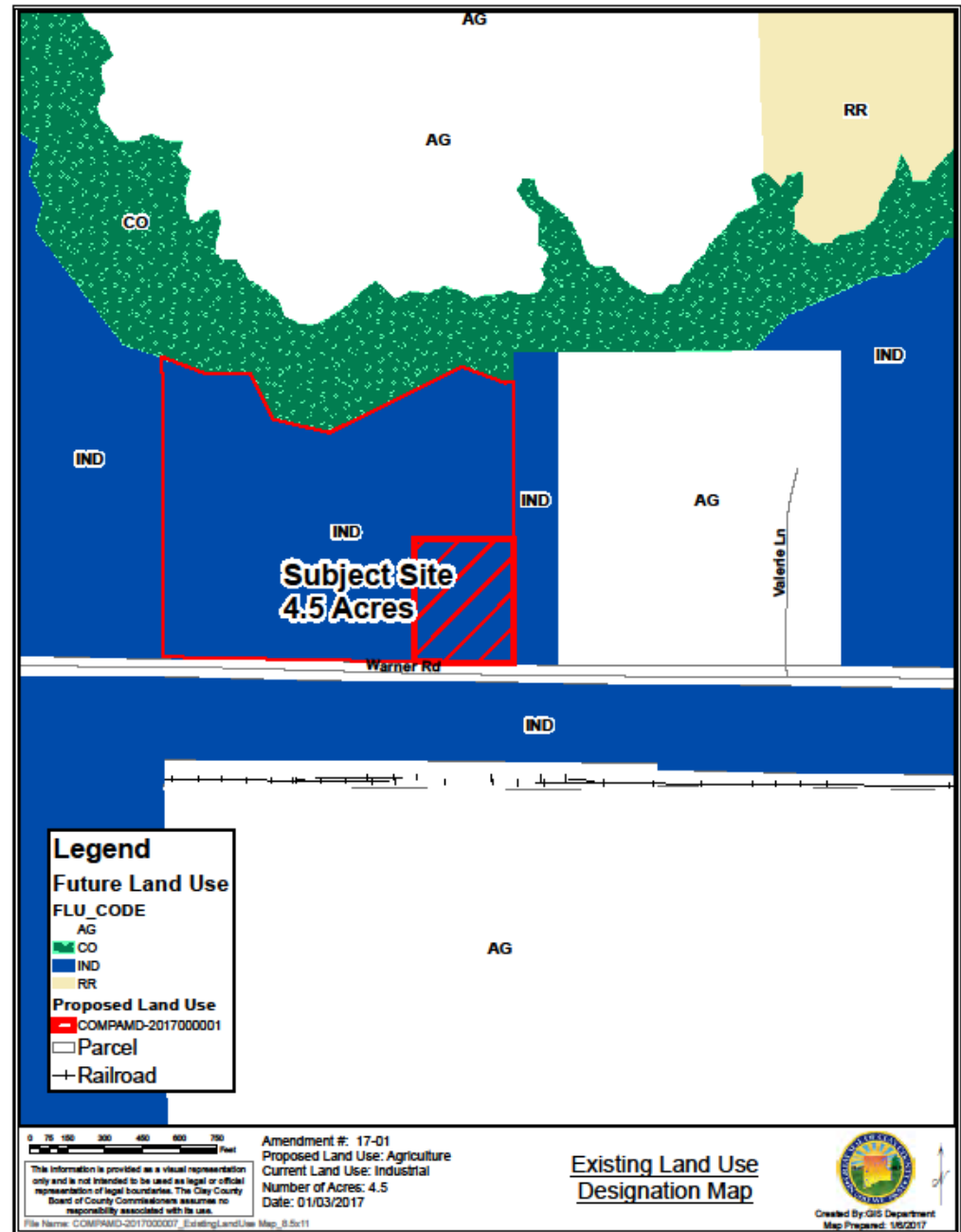


3/1/2017

Existing Land Use Map

Industrial land use designated in anticipation of First Coast Expressway alignment in Reynolds Park area.

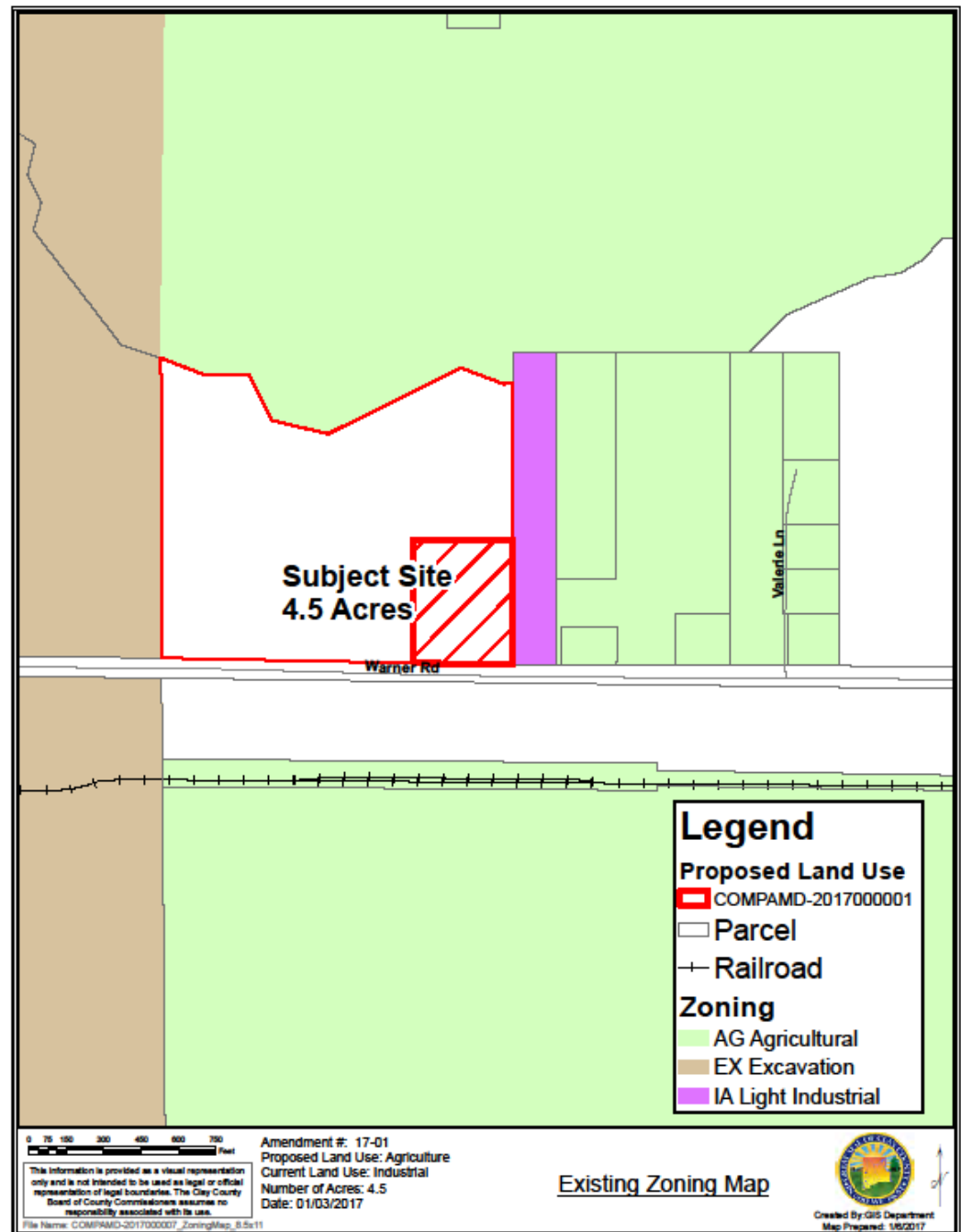
3/1/2017



Existing Zoning

AG

(previous PID zoning time frame to start not met.)



3/1/2017

Land Use	Density/ Intensity
Industrial	.50 Floor Area Ratio
Agriculture	1 du/20 acres

- Policy I.3.1 k. Industrial
 - Warner Road Amendment:
 - Max FAR .50 on any individual development; overall FAR .35 on Warner Road Amendment lands.
 - Cap total development at 4,802,490 sq. ft.
 - Limit of 1,200,000 sq. ft. and no more 1,559 PM peak hour trips prior to Feb. 28, 2017.
 - Subsequent to Feb. 28, 2017 developer traffic study required and mitigation for transportation impacts if applicable.

Comprehensive Plan

- Policy 1.3.1 Agriculture
 - Intended for those areas of County designated as appropriate for all types of agricultural pursuits.
 - Crop production, pasture land, timber production, and cover crops.
 - Suitable for limited residential development of 1 du/20 acres.

Site Suitability

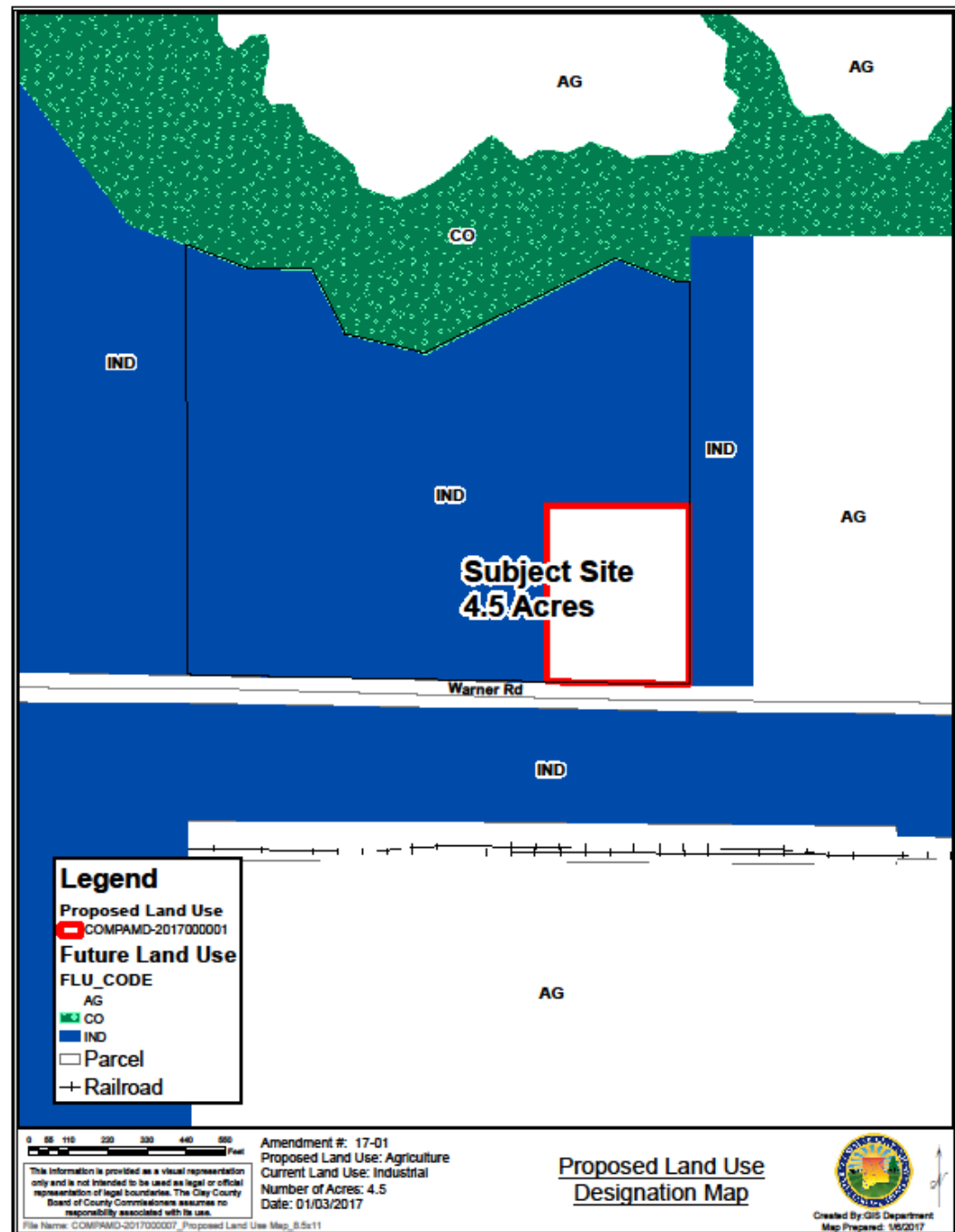
- Water and Wastewater is not existing
- Transportation concurrency is required at development review. No new trips anticipated.
- Schools: The proposed use will not generate demand for school capacity because minimum lot size for residential not met.
- Recreation: The proposed use will not generate recreation demand.
- Solid Waste: Clay County has adequate capacity

Site Suitability

- Soils: Ortega.
- Flood Plain: Not in Flood Plain
- Regionally Significant Habitat: No protected species identified on site. Black Bears in the area.
- Historic Resources: None identified.
- Military Compatibility: Not in Military Impact Area.
- Urban Sprawl: The proposed amendment is not in urban area and would return site to Agriculture uses.

Proposed Land Use Designation

Agriculture



3/1/2017

Discussion

- The existing industrial land use designation was sought in anticipation of interruption to existing industrial property near the Shands Bridge as a result of FCE proposed alignment. The implementing PID zoning for that industrial designation has since expired and the property is now zoned agriculture. No use can be had on any of these lands until a consistent zoning is achieved or the land use is amended back to Agriculture.

Recommendation

- Staff recommends approval of CPA 2017-01.
- BCC will consider adoption at public hearing on February 28, 2017.