



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



IMS #:	Date Rec:	Received By:
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Amendment to the Comprehensive Plan Application

Owner's Name: Reinhold Corporation	If the property is under more than one ownership please use multiple sheets.	
Owner's Address: 1845 Town Center Blvd Suite 105		
City: Fleming Island	State: Florida	Zip Code: 32003
Phone: 904-591-8942 (agent)	Email: sfraser@bellsouth.net (agent)	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 35-05-25-010146-000-00		
Address: 5600 County Road 218		
City: Green Cove Springs	State: Florida	Zip Code: 32043
Current Land Use: Planned Community	Proposed Land Use: multiple	
Total Acreage: 2421	Adjacent Land Use North: LA MPC	
Adjacent Land Use South: LA MPC & AG	Adjacent Land Use East: COMM, RF, RR and City GCS	
Adjacent Land Use West: LA MPC		

Required Attachments

<input checked="" type="checkbox"/> Agents Authorization Attachment A-1	<input checked="" type="checkbox"/> Owner's Affidavit Attachment A-2	<input checked="" type="checkbox"/> Legal Description Attachment A-3
<input checked="" type="checkbox"/> Aerial Photograph (folded to 8 1/2" x 11")	<input checked="" type="checkbox"/> Property Deed(s)	<input checked="" type="checkbox"/> Survey

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

- Proposed Density and/or Intensity of Use
- Urban Sprawl
- Site Suitability
- Recreation Impacts and Improvements**
- Traffic Impacts and Improvements**
- Stormwater / Drainage Impacts and Improvements**
- Solid Waste Impacts and Improvements**
- Water and Wastewater Impacts and Improvements**

**Please include description of improvements necessary to accommodate the proposed changes, as well as supporting data and proposed funding sources.

Fees: Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof

Text Amendment: \$2,500.00

Small Scale Amendment \$1,500.00

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 15 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 ten (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 10 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 (3) minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your comprehensive plan amendment 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 comprehensive plan amendment 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.

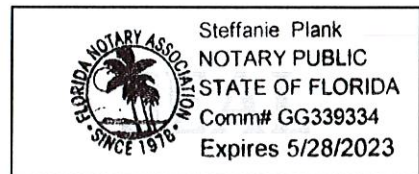
Owner(s) / Authorized Agent Signature

George M. Egan
Owner(s) / Authorized Agent Signature

State of Florida
County of Clay

The foregoing affidavit was sworn and subscribed before me this 29 day of June
(month), 2021 (year) by George M. Egan, who is personally known to me
or has produced _____ as identification.

Steffanie Plank
Notary Signature



Clay County Comprehensive Plan Amendment Agent Authorization Affidavit – Attachment A-1

Date:

Clay County Board of County Commissioners

Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

To Whom it May Concern: Mr. Michael Brown,

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

Susan L Fraser of SLF Consulting, Inc. whose address is:

3517 Park Street, Jacksonville, Florida

Phone: 904-591-8942

Email: slfraser@bellsouth.net

to act as agent for a comprehensive plan amendment for the property located at (address or Parcel ID):

3385 CR 315, Green Cove Springs, FL 32043

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

Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

George M. Egan 6/29/2021
Signature of Owner: Date:

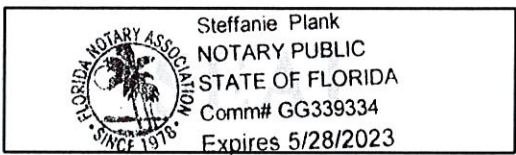
George M. Egan
Printed Name of Owner:

Sworn to and subscribed before me this 29 day of June A.D. 20 21

Personally known or produced identification.

Type of identification produced _____ and number (#): _____

Steffanie Plank 6/29/2021
Signature of Notary Date:



Clay County Comprehensive Plan Amendment Property Ownership Affidavit – Attachment A-2

Date:

Clay County Board of County Commissioners

Division of Planning & Zoning

Attn: Zoning Chief

P.O. Box 1366

Green Cove Springs, FL 32043

To Whom it May Concern:

Mr. Michael Brown,

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 comprehensive plan amendment.

Owner's Electronic Submission Statement: Under the penalty of perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

George M. Egan

Signature of Owner:

6/29/2021

Date:

George m. Egan

Printed Name of Owner:

Sworn to and subscribed before me this 29 day of June A.D. 20 21

Personally known or produced identification.

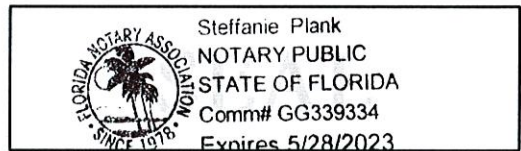
Type of identification produced _____ and number (#): _____

Stefanie Plank

Signature of Notary

6/29/21

Date:



Legal Description – Attachment A-3

Reinhold Corporation, Inc.
Portion of Clay Parcel No. 35-05-25-010146-000-00

A parcel of land situated in Section 35, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southeast corner of said Section 35; thence on the east line thereof, North 00 degrees 47 minutes 23 seconds East, 825.04 feet to the point of beginning; thence North 54 degrees 20 minutes 51 seconds West, 893.48 feet; thence North 35 degrees 39 minutes 09 seconds East, 150.00 feet; thence easterly, along the arc of a curve concave northerly and having a radius of 50.00 feet, an arc distance of 78.54 feet, said arc being subtended by a chord bearing and distance of North 80 degrees 39 minutes 09 seconds East, 70.71 feet; thence North 35 degrees 39 minutes 09 seconds East, 327.03 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 990.00 feet, an arc distance of 517.32 feet to the east line of said Section 35, said arc being subtended by a chord bearing and distance of North 50 degrees 37 minutes 20 seconds East, 511.46 feet; thence on said east line, South 00 degrees 47 minutes 23 seconds West, 1244.49 feet to the point of beginning; being 11.13 acres, more or less, in area.