



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: |
|--------|-----------|--------------|

Amendment to the Comprehensive Plan Application

| | | |
|---|---------------------------------------|--|
| Owner's Name: Clay County Utility Authority | | If the property is under more than one ownership please use multiple sheets. |
| Owner's Address: 3176 Old Jennings Road | | |
| City: Middleburg | State: Florida | Zip Code: 32068 |
| Phone: 904-591-8942 (agent) | Email: slfraser@bellsouth.net (agent) | |

Parcel Information

| | | |
|--|---|-----------------|
| Parcel Identification Number Including Section, Township and Range: 26-05-25-014455-005-00 | | |
| Address: 3004 Feed Mill Road | | |
| City: Green Cove Springs | State: Florida | Zip Code: 32043 |
| Current Land Use: Planned Community | Proposed Land Use: multiple; MPC this parcel | |
| 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



Owner(s) / Authorized Agent Signature

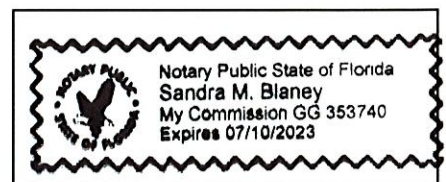
State of Florida
County of Clay

The foregoing affidavit was sworn and subscribed before me this 30TH day of JUNE
(month), 2021 (year) by JEREMY D. JOHNSTON who is personally known to me
or has produced _____ as identification.



Notary Signature

Sandra M. Blaney



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 changing from PC to LA MPC

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.

Jeremy D. Johnston
Signature of Owner:

2021-06-30

Date:

Jeremy D. Johnston, P.E., M.B.A.

Printed Name: Executive Director

Sworn to and subscribed before me this 30TH day of JUNE A.D. 20 21

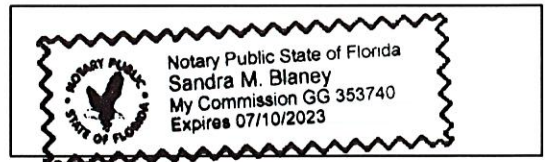
Personally known _____ or produced identification.

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

Sandra M. Blaney
Signature of Notary

6/30/21
Date:

Sandra M. Blaney



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 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.


Signature of Owner:
Jeremy D. Johnston, P.E., M.B.A.

2021-06-30

Date:

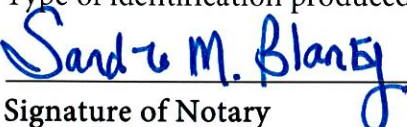
Executive Director

Printed Name of Owner:

Sworn to and subscribed before me this 30TH day of JUNE A.D. 20 21

Personally known or produced identification.

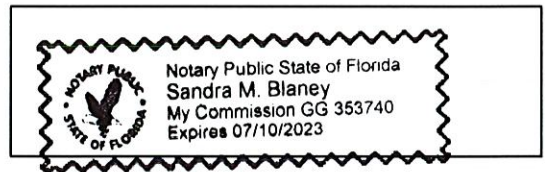
Type of identification produced _____ and number (#): _____


Signature of Notary

6/30/21

Date:

Sandra M. Blaney



Legal Description – Attachment A-3

PARCEL ID 014455-005-00, AS RECORDED IN OFFICIAL RECORDS BOOK 4327, PAGE 193 RECORDED JULY 8, 2020 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA:

A parcel of land lying in section 26, township 5 south, range 25 east, clay county, Florida being a portion of those lands described in official record book 1863, page 1745 of the public records of said county and being more particularly described as follows:

Commence at a 5.5" x 5.5" concrete monument (stamped: NW corner section 36) at the southeast corner of said section 26; thence along the southerly boundary line of said section 26 and along the southerly boundary line of said lands described in official record book 1863, page 1745, south 89° 49'48" west, a distance of 1288.55 feet to a 1/2" iron pipe (no identification) at the southwest corner of said lands; thence departing said southerly boundary line, north 02°12'16" east, along the westerly boundary line of said lands, a distance of 1837.34 feet to a 1/2" iron pipe (no identification); thence north 13°33'51" east, continuing along said westerly boundary line, a distance of 729.83 feet to a 1/2" iron pipe (no identification) said iron pipe being the point of beginning of the herein described lands; thence north 48°02'09" east, continuing along said westerly boundary line, a distance of 388.19 feet to a 1/2" iron pipe (no identification); thence north 23°24'33" east, continuing along said westerly boundary line, a distance of 361.54 feet to a set 5/8" rebar and cap (stamped: LB 5075); thence departing said westerly boundary line, south 80°46'13" east, a distance of 265.18 feet to a set 4"x4" concrete monument (stamped: LB 5075); thence south 16°46'17" west, a distance of 330.83 feet to a set 5/8" rebar and cap (stamped: LB 5075); thence south 09° 09'17" west, a distance of 276.99 feet to a set 4"x4" concrete monument (stamped: LB 5075); thence north 85°43'46" west, a distance of 556.04 feet to the point of beginning. Containing 5.00 acres, more or less.