



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



Pre-Application Meeting Date: ✓	CAC Meeting Date (if applicable):
Date Rec: 11/8/22	Received By: KH/so
	IMS #: CPA-2022-20

Amendment to the Comprehensive Plan Application

Owner's Name: John Fagan	If the property is under more than one ownership please use multiple sheets.
Owner's Address: 1603 Park Avenue	
City: Orange Park	State: FL
Phone: 904.215.5555	Email: john@johnfagan.com
Zip Code: 32073	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 32-05-26-021092-000-00		
Address: 3385 County Road 315		
City: Green Cove Springs	State: FL	Zip Code: 32043
Current Land Use: Rural Fringe (RF)	Proposed Land Use: Commercial (COM)	
Total Acreage: 6.266	Adjacent Land Use North: Rural Fringe (RF)	
Adjacent Land Use South: Commercial (COM)	Adjacent Land Use East: Rural Fringe (RF) & Commercial (COM)	
Adjacent Land Use West: Rural Residential (RR)		

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.

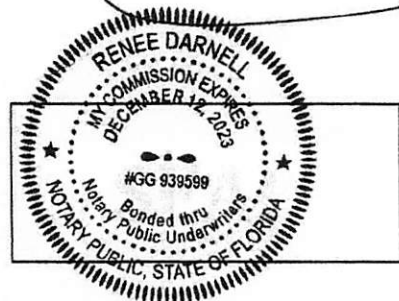
Owner(s) / Authorized Agent Signature

[Redacted] / Authorized Agent [Redacted]

State of Florida
County of Clay

The foregoing affidavit was sworn and subscribed before me this 1st day of November
(month), 2022 (year) by John Fagan, who is personally known to me
or has produced _____ as identification.

Renee Darnell
Notary Signature



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

November 8, 2022

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:

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

Mark Scruby and the law firm of Rogers Towers, P.A.

whose address is:

1301 Riverplace Blvd., Suite 1500, Jacksonville, FL 32207

Phone: 904.708.8292

Email: mscruby@rtlaw.com

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

32-05-26-021092-000-00

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.

Signature of Owner

Date

11/1/22

John Fagan

Printed Name of Owner:

Sworn to and subscribed before me this 1st day of Nov A.D. 20 2022

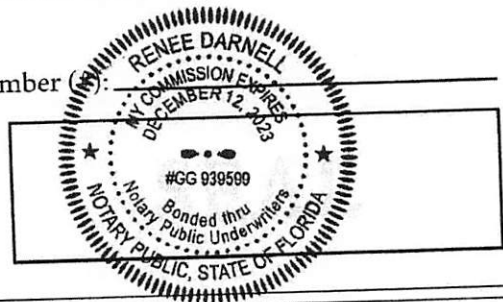
Personally known or produced identification.

Type of identification produced and number (s):

Signature of Notary

Date

11/1/2022



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

November 8, 2022

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:

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.

[Handwritten Signature]

11/1/22

Signature of Owner

Date

John Fagan

Printed Name of Owner:

Sworn to and subscribed before me this 1st day of Nov A.D. 2022

Personally known or produced identification.

Type of identification produced _____ and number (_____)

[Handwritten Signature: Renee Darnell]

11/1/2022

Signature of Notary

Date

