



- 34                   2.       A property owner may request such designation at any time. To do so, the  
35                   property owner shall submit an expert evaluation by a certified arborist or an  
36                   urban forester. The zoning director shall present the request to the Board.  
37                   3.       The Board may make such designation as part of an overall tree protection-  
38                   planning program for the county or portion thereof.

39  
40                   Removal of any designated historic or specimen tree is prohibited unless by permission  
41                   of the Board. Requests to remove a historic or specimen tree shall explain in detail  
42                   why the tree is a hazard or how it is not economically feasible to develop the parcel  
43                   without removing the tree.  
44

45       **Summary and Recommendation**

46       Based on analysis provided by the Certified Arborist, the subject Live Oak would be an excellent candidate  
47       for designation as a Specimen Tree and thereby protected from removal under the standards of Sec. 6-  
48       2(4)(b). Staff recommends approval of the designation.

**GINA S. GILL**

9 Old Farm Road  
Wayland MA 01778

Tel.: (508) 397-9373  
[greco852@comcast.net](mailto:greco852@comcast.net)

November 18, 2022

To: Clay County Planning Commission  
477 Houston Street  
Green Cove Springs, Florida 32043

Re: 2975 Rosecrans Lane, Green Cove Springs  
Parcel ID 28-05-26-014323-000-00

To the Planning Commission:

I wish to apply for protected status for one live oak tree on our residential property at 2975 Rosecrans Lane. This application is made pursuant to Clay County Land Development Code, Sec. 6-2 (4)(b).

Enclosed is an evaluation that supports its candidacy as a Specimen Tree. It may also qualify as an Historic Tree, given that its 150–200-year age establishes its existence during the 1850-1870s era when Green Cove Springs was first establishing itself as a community.

My family has lived in North Florida since the 1800s and my grandparents bought 2975 Rosecrans right after World War II as a place to fish (up Black Creek) on the weekends. They bought “Crosswinds” for the river view and also for this particular live oak, which stood out in beauty and size 70 years ago. My grandparents and their descendants have also loved Green Cove Springs as a community, with good neighbors who taught each other hands-on projects, from property repairs to best ways to prepare smoked mullet.

We have done our best to responsibly care for this live oak over seven decades, including branch removal in 1964, after Hurricane Dora, and most recently (2022) retaining a certified arborist to trim for insurance compliance, each activity with an eye to assuring its overall health. It is a family member. Of growing concern is that, should Crosswinds pass out of our family, the tree may not have a future advocate. Not only does it represent the grandeur of live oaks, it also represents the best of “old” Green Cove in its most wooded, peaceful, and rustic days.

Thank you for considering this request. Kindly let me know if you need further information.

Sincerely,



Gina S. Gill, Co-trustee  
DPA for co-trustee Suzanne Tomlinson  
Encs. Arborist evaluation, aerial view, photo

**Early Piety**  
CERTIFIED ARBORIST



INTERNATIONAL SOCIETY  
OF ARBORICULTURE

## ARBORIST REPORT

November 15, 2022

Gina Gill  
9 Old Farm Road  
Wayland, Mass 01778-3117

Phone: (508) 397-9373  
Email: [greco852@comcast.net](mailto:greco852@comcast.net)

Job Location: 2975 Rosecrans Lane, Green Cove Springs, FL 32043

Ms. Gill,

At your request, I have performed a Level 2 ANSI A300 Basic Level Assessment, on the 83" DBH Live Oak in the side yard at 2975 Rosecrans Lane, Green Cove Springs, FL. A Level 2 Basic Assessment is a detailed visual inspection of a tree and its surrounding site. The Level 2 Assessment includes a 360-degree visual inspection from ground level on the tree and sound testing of the lower trunk and root flares with a rubber mallet to listen for tonal variations that may indicate internal hollows or decay.

My inspection revealed a normal healthy Live Oak about 150-200 years old. There are no obvious defects in the stem of the tree or the crown. In my

opinion, this is an excellent specimen of a mature Live Oak (*Quercus virginiana*) and should thrive for many years to come. This tree would certainly be a candidate for special designation.

Should you have any further questions please call.

A handwritten signature in black ink, appearing to read 'Early Piety', with a long horizontal flourish extending to the right.

Early Piety, President  
ISA Certified Arborist #SO-0584A  
Specialty Tree Surgeons, Inc.



# Clay County Property Appraiser's Office



## Overview



## Legend

-  Parcels
-  Roads
-  Conservation Easements

Date created: 11/15/2022  
Last Data Uploaded: 11/15/2022 7:34:53 AM

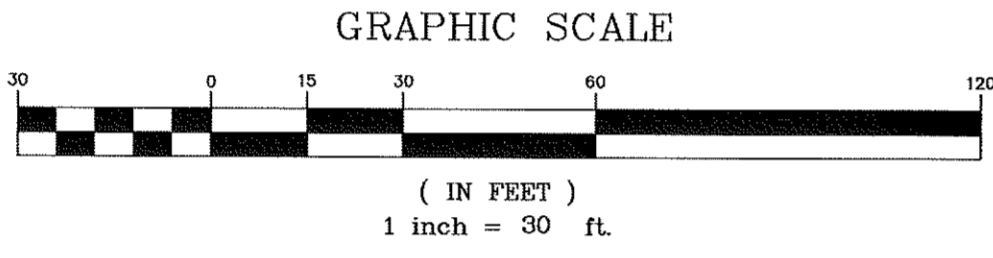
Developed by  Schneider  
GEOSPATIAL

# MAP SHOWING BOUNDARY SURVEY OF

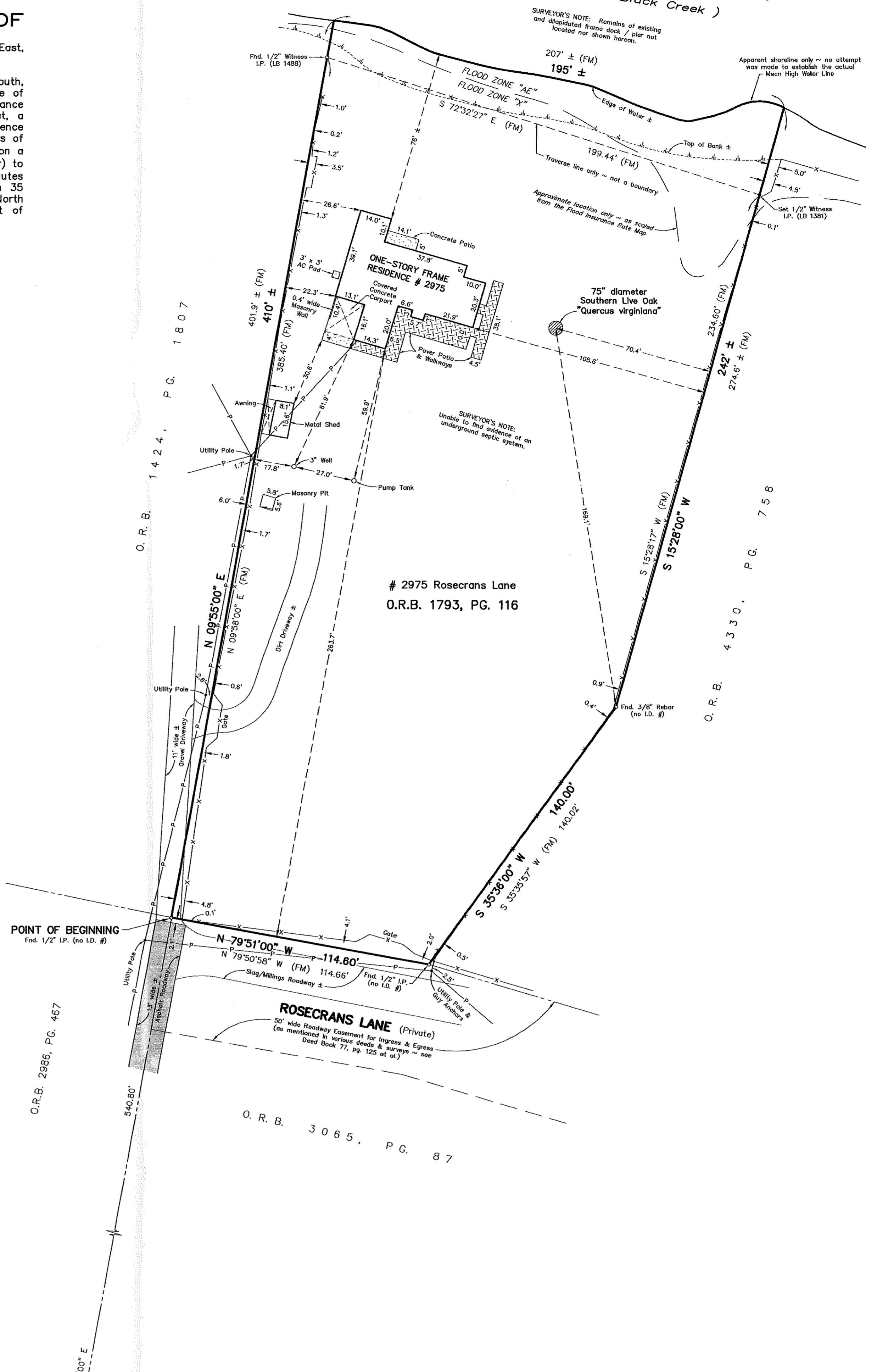
Parcel of land lying in Government Lot 4, Section 28, Township 5 South, Range 26 East, Clay County, Florida, and more particularly described as follows:

Commencing at the Southeast corner of Government Lot 3, Section 28, Township 5 South, Range 26 East; thence North 00 degrees 59 minutes 00 seconds West, a distance of 348.00 feet to a point; thence South 89 degrees 55 minutes 00 seconds East, a distance of 440.70 feet to a point; thence North 09 degrees 55 minutes 00 seconds East, a distance of 540.80 feet to a point, said point being the point of beginning; thence continuing along the same bearing a distance of 410 feet, more or less, to the waters of Black Creek (near intersection with St. Johns River); thence in a Southeasterly direction a distance of 195 feet, more or less, along the water of Creek mentioned above (or river) to a point (this being the mouth of an existing ravine); thence South 15 degrees 28 minutes 00 seconds West, a distance of 242 feet, more or less, to a point; thence South 35 degrees 36 minutes 00 seconds West, a distance of 140.00 feet to a point; thence North 79 degrees 51 minutes 00 seconds East, a distance of 114.60 feet to the point of beginning.

DATE OF FIELD SURVEY: November 30, 2022  
CERTIFIED TO: Gina Gill



## St. Johns River ( at the mouth of Black Creek )



**FLOOD ZONE NOTE:**  
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2014. It appears, based on my interpretation of said Rate Map, that this property is situated in Zones "X" and "AE" according to Community Panel / Map No. 12019C0190E.

### CROSS REFERENCES:

- D4: 16
- D4: 30
- D5: 36
- D7: 38
- D13: 18
- D24: 122
- D37: 62
- D49: 97
- T19: 01
- T20: 09
- FF9: 43
- FF22: 63
- FF24: 23-A-1
- FF39: 33
- FF46: 098
- FF46: 138
- LF185: 17
- LF187: 16

### GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of N 00°59'00" W for the West line of Government Lot 4, Section 28, Township 5 South, Range 26 East, Clay County, Florida.
2. This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

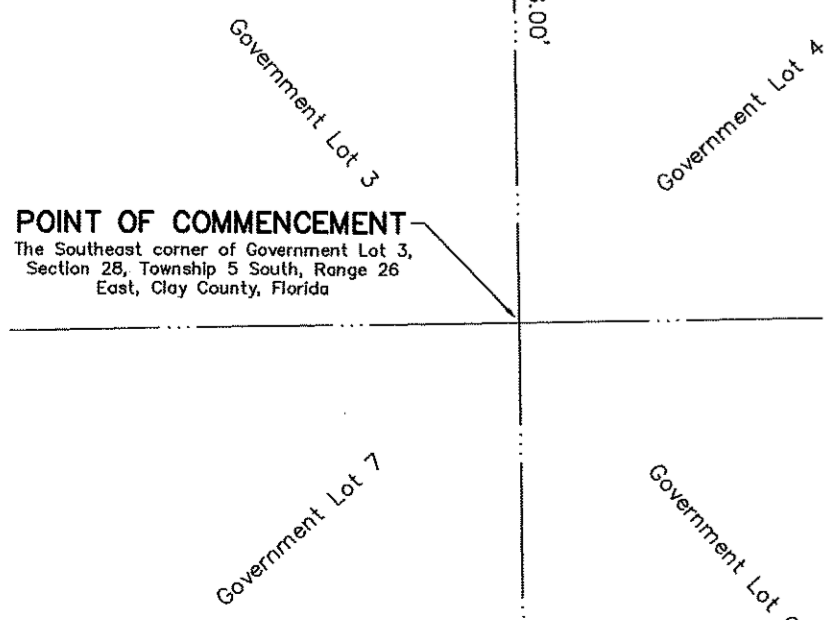
### LEGEND

- Found 4"x4" Concrete Monument
- Found Monumentation (as noted)
- Set 1/2" Iron Pipe (LB 1381)
- X- Fence
- P— Powerline/Pole and Anchor
- T— Telephone Line
- C— Cable T/V Line
- AC Concrete Air Conditioner Pad
- ET Concrete Elec. Transformer Pad

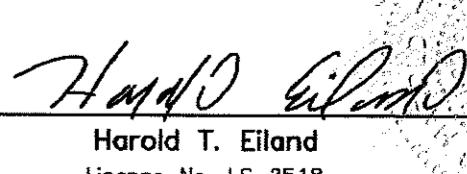
### ABBREVIATIONS

- AC Air Conditioner
- B.E.L. Building Restriction Line
- Chd. Chord
- Conc. Concrete
- D.B. Deed Book
- Drng. Drainage
- Easmt. Easement
- ET Electric Transformer
- (FM) Field Measurements
- Iron Pipe
- L. Arc Length
- O.R.B. Official Records Book
- P.B. Plat Book
- P.C. Point of Curve
- P.T. Point of Tangency
- PCP Permanent Control Point
- PRM Permanent Reference Monument
- R. Radius
- R/W Right-of-Way
- T. Tangent length
- Util. Utilities
- Δ Delta (Central Angle)

**POINT OF COMMENCEMENT**  
The Southeast corner of Government Lot 3, Section 28, Township 5 South, Range 26 East, Clay County, Florida



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

  
Harold T. Eiland  
License No. LS 2518

**Eiland & Associates, Inc.**  
PROFESSIONAL SURVEYORS & MAPPERS  
Certificate of Authorization No. LB 1381  
615 BLANDING BOULEVARD  
ORANGE PARK, FLORIDA 32073  
TELEPHONE: (904) 272-1000