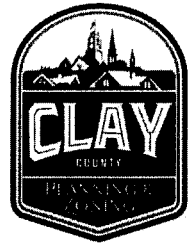


Department of Economic and Development Services
Planning & Zoning Division

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:	Received By:	IMS #:

Amendment to the Comprehensive Plan Application

Owner's Name: Wu Chun Ching & Chou Hsin Wu, Trustees		If the property is under more than one ownership please use multiple sheets.
Owner's Address: 7889 NW 113th Way		
City: Parkland	State: Florida	Zip Code: 33076
Phone: 904-591-8942 (agent)	Email: slfraser@bellsouth.net (agent)	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 40-04-25-020673-000-00		
Address: College Drive at Peoria Road		
City: Orange Park	State: Florida	Zip Code: 32065
Current Land Use: UC-10 and IND	Proposed Land Use: UC-10	
Total Acreage: 13.51	Adjacent Land Use North: COMM	
Adjacent Land Use South: UC-10	Adjacent Land Use East: COMM	
Adjacent Land Use West: IND		

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

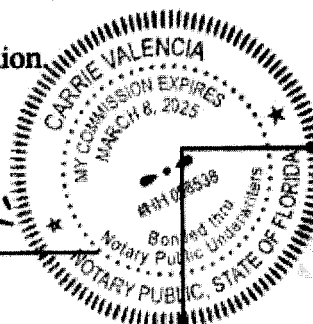
Am N / Charles W
Owner(s) / Authorized Agent Signature

State of Florida

County of CLAY

The foregoing affidavit was sworn and subscribed before me this 21st day of MARCH
(month), 2023 (year) by Wu Chun Ching, who is personally known to me
or has produced Deeds as identification

[Signature]
Notary Signature



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:

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.

Chit W 3/21/23
Signature of Owner: Date:

CHOU HSIU WU
Printed Name of Owner:

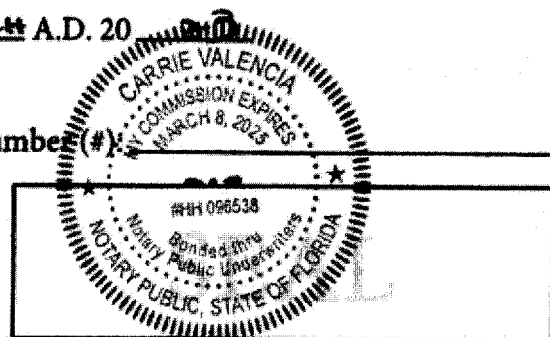
Sworn to and subscribed before me this 21st day of March A.D. 2023

Personally known _____ or produced identification.

Type of identification produced driver's license and number (#) _____

[Signature]
Signature of Notary

3/21/23
Date:



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:

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, SLF Consulting, Inc.

whose address is:

3517 Park Street, Jacksonville, Florida 32205

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):

40-04-25-020673-000-00

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.



3/21/23

Signature of Owner:

Date:

Chun Ching Wu

Printed Name of Owner:

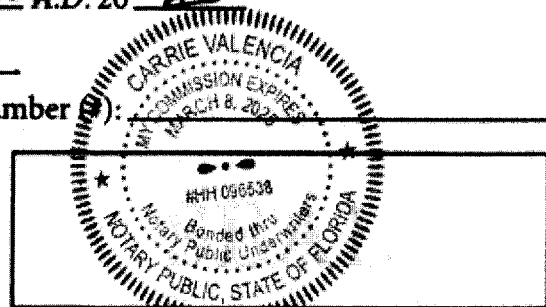
Sworn to and subscribed before me this 21st day of March A.D. 20 23

Personally known _____ or produced identification.

Type of identification produced driver's license and number _____


Signature of Notary

3/21/23
Date:



Clay Parcel No. 40-04-25-020673-000-00 (portion)
MULTI-FAMILY TRACT

A PORTION OF BLOCKS 13 AND 14, SECTION 20, TOGETHER WITH A PORTION OF TAYLOR AVENUE, (A 50 FOOT RIGHT OF WAY CLOSED BY THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED IN OFFICIAL RECORDS BOOK 269 PAGE 592 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA) AS SHOWN ON THE SUBDIVISION OF RIDGEWOOD, RECORDED IN DEED BOOK "Q", PAGE 663 OF SAID PUBLIC RECORDS, BEING IN SECTION 40, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF BAY HILL UNIT ONE REPLAT AS RECORDED IN PLAT BOOK 18, PAGE 72 AND 73, OF SAID PUBLIC RECORDS; THENCE SOUTH 45°06'05" EAST, ALONG THE EASTERLY LINE OF SAID PLAT, A DISTANCE OF 558.45 FEET, TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 241 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 44°56'45" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS A DISTANCE OF 963.22 FEET, TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS, ALSO BEING ON THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1598, PAGE 378 OF SAID PUBLIC RECORDS; THENCE SOUTH 45°02'56" EAST, ALONG LAST SAID LINE, 272.48 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4664, PAGE 1080 OF SAID PUBLIC RECORDS; THENCE SOUTH 08°12'23" WEST, ALONG LAST SAID LINE, A DISTANCE OF 265.57 FEET, THENCE SOUTH 08°10'43" WEST, A DISTANCE OF 80.19 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4176, PAGE 1190 OF SAID PUBLIC RECORDS THENCE; SOUTH 08°15'04" WEST, ALONG LAST SAID LINE, A DISTANCE OF 164.93 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS: THENCE SOUTH 44°54'13" EAST, 170.53 FEET, TO THE NORTHWESTERLY LINE OF GIFFORD AVENUE (A 50 FOOT UNIMPROVED RIGHT OF WAY AS SHOWN ON AFORESAID SUBDIVISION OF RIDGEWOOD); THENCE SOUTH 44°55'07" WEST, ALONG LAST SAID LINE, 552.83 FEET, TO THE NORTHEASTERLY LINE OF THE PLAT OF BAY HILL UNIT TWO AS RECORDED IN PLAT BOOK 21, PAGE 49 AND 50, OF SAID PUBLIC RECORDS; THENCE NORTH 45°06'05" WEST, ALONG LAST SAID LINE, 748.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.51 ACRES, MORE OR LESS.

College Drive at Peoria Road

