



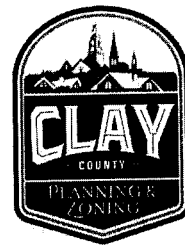
Department of Economic and Development Services

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 #:

REZONING APPLICATION

Owner's Name: Chun Ching Wu		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: 33079
Phone: 904-591-8942 (agent)	Email: slfraser@bellsouth.net (agent)	
Parcel & Rezoning Information		
Parcel Identification Number: 40-04-25-020673-000-00		
Address: College Drive at Peoria Road		
City: Orange Park	State: Florida	Zip Code: 32065
Number of Acres being Rezoned: 13.51	Current Zoning: PS-2 & AR	Current Land Use: IND & UC-10
Proposed Zoning: PUD	I am seeking a: Permitted Use <input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/>	
Property Will be Used as:	Residential Multi-family	

Required Attachments

- ☒ Deed ☒ Survey ☒ Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5
☒ Agents Authorization Attachment A-1 ☒ Owner's Affidavit Attachment A-2 ☒ Legal Description Attachment A-3
☒ Supplemental Development Questions if Rezoning to PUD PCD PID Attachment A-4

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 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 7 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 rezoning 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 rezoning 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.

Application Certification

I, hereby certify that I am the Owner or the authorized agent of the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I, III, and XII of the Clay County Code.

Owner's Signature: *Am W / Chun Ching Wu*

Date:

Printed Name:

Chun Ching Wu

The rest of this space is intentionally left blank

Clay County Rezoning 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 of 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 rezoning the property located at (address or Parcel ID):

College Drive at Peoria Road Parcel # 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.

Ang W / Chun Ching Wu 3/21/23

Signature of Owner:

Date:

Chun Ching Wu / CHUN CHING WU

Printed Name of Owner:

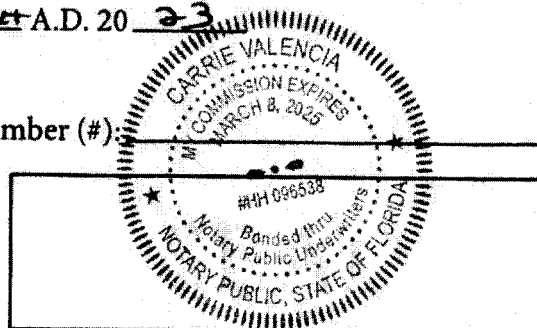
Sworn to and subscribed before me this 21st day of MARCH A.D. 20 23

Personally known _____ or produced identification.

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

[Signature]
Signature of Notary

3/21/23
Date:



Clay County Rezoning 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 rezoning.

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:

ChunChing Wu

CHOU HSIN LU

Printed Name of Owner:

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

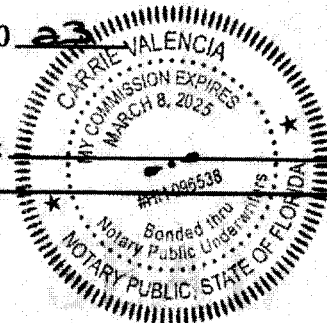
Personally known _____ or produced identification.

Type of identification produced drivers license and number (#):



Signature of Notary

Date:



Legal Description – Attachment A-3

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.

THIS INSTRUMENT PREPARED BY:

James E. Bedsole, Esq.
7 Old Mission Ave.
St. Augustine, FL 32084

I have not examined title to the lands described herein and no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the land, the condition of its title, its quality, the location of its boundaries, or the existence of liens, unpaid taxes, or other encumbrances affecting it.

THIS CONVEYANCE IS MADE BY THE GRANTOR WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES. THE PROPERTY CONVEYED HEREIN IS NOT ENCUMBERED BY A MORTGAGE OR ANY LIEN AND GRANTOR AND GRANTEE ARE RELATED BY BLOOD OR MARRIAGE.

WARRANTY DEED TO TRUST

THIS INDENTURE, made this 7th day of May, 2012. Between **Chun Ching Wu and Chou Hsin Wu, husband and wife**, GRANTOR, whose mailing address is: 7889 NW 113th Way, Parkland, Florida 33076, and **Chun Ching Wu, as Trustee of the CHUN CHIN WU TRUST DATED August 5, 2011 and Chou Hsin Wu, as Trustee of the CHOU HSIN WU TRUST DATED August 5, 2011** ("Trust Agreements"), to each a one-half undivided interest in subject real estate, whose mailing address is: 7889 NW 113th Way, Parkland, Florida 33076, GRANTEE.

WITNESSETH:

THE GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in Clay County, Florida, to wit:

See attached Exhibit "A".

Parcel No. 400425-020673-000-00.

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

Chun Ching Wu and Chou Hsin Wu, as TRUSTEES, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

In the event **Chun Ching Wu** cannot continue to serve as TRUSTEE, the Successor TRUSTEE shall be the Grantor's wife, **Chou Hsin Wu**.

In the event **Chou Hsin Wu** cannot continue to serve as TRUSTEE, the Successor TRUSTEE shall be the Grantor's husband, **Chun Ching Wu**.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the

following have been received by said person placed of record in the aforementioned county;

- A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE.
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incapacitated, or removing said TRUSTEE for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.
- E. The written removal of a Successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by the GRANTOR sworn to and acknowledged before a notary public; this right being reserved to the GRANTOR.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2011, and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agrees to pay.

Signed, sealed and delivered
in the presence of:

Rita B. Gallegos
Witness RITA B. GALLEGOS

Chun Ching Wu
Chun Ching Wu

J. E. Bedsole
Witness J. E. BEDSOLE

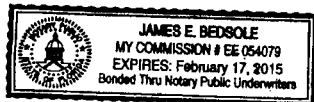
Rita B. Gallegos
Witness RITA B. GALLEGOS

Chou Hsin Wu
Chou Hsin Wu

J. E. Bedsole
Witness J. E. BEDSOLE

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of May, 2012, by Chun Ching Wu or Chou Hsin Wu, who are personally known to me or have produced FL DL, as identification.



(Notarial Seal)

James E. Bedsole
Notary Public, State of Florida
JAMES E. BEDSOLE
Printed Name of Notary Public
Commission Number: EE 054079
Commission Expires: 2-17-15

OP Acreage

EXHIBIT A

A portion of Lot 5, all of Lots 6, 7, 8, 9, 10, 11 and 12 and a portion of Lots 13, 14, 15, 16, 17, 18, 19 and 20, all in Block 13; a portion of Lots 13, 14, 15, 16 and 17, all of Lots 18 and 19, and a portion of Lot 20, all in Block 14; a portion of Taylor Avenue (closed according to Official Records Book 269, page 592 of the public records of Clay County, Florida), all being a part of Section 20, Ridgewood, according to map thereof as recorded in Deed Book "Q", page 663 of the public records of Clay County, Florida and being more particularly described as follows:

Commence at the most Northerly corner of Bay Hill Unit One Replat, according to map thereof, as recorded in Plat book 16, pages 72 and 73, of said public records of Clay County, Florida; thence South 45° 00' 04" East, on a Northeasterly boundary line of said Bay Hill Unit One Replat, and on the Northeasterly boundary line of Bay Hill Unit Two, according to map thereof as recorded in Plat Book 21, pages 49 and 50 of said public records of Clay County, Florida, run a distance of 555.74 feet to the Point of Beginning; thence continue South 45° 00' 04" East, on last said line, a distance of 748.58 feet to the Northwestern Right-of-Way line of Gifford Avenue, a 50 foot wide Right-of-Way (not physically open but not officially closed), as now established; thence North 45° 00' 27" East, on said Northwestern Right-of-Way line of Gifford Avenue, a distance of 553.30 feet; thence North 44° 59' 33" West, 170.39 feet; thence North 05° 19' 57" East, 165.30 feet; thence South 51° 40' 03" East, 170.0 feet to the point of a curve to the right said curve being concave Southwesterly, having a radius of 30.0 feet and a central angle of 90° 00' 00"; thence Easterly, Southeasterly and Southerly along and around said curve, run an arc distance of 47.12 feet to the Point of Tangency of said curve; said arc of curve being subtended by a chord bearing and distance of South 36° 40' 03" East, 42.43 feet to said Point of Tangency, last said point being on the Westerly Right-of-Way line of County Road No. C-224 (formerly State Road No. S-224), also known as "College Drive", a 100 foot wide Right-of-Way, as now established; thence North 06° 19' 57" East, on said Westerly Right-of-Way line of College Drive, County Road No. C-224 a distance of 140.00 feet to a point, last said point being the point of a curve, said curve being concave Northwesterly, having a radius of 30.0 feet and a central angle of 90° 00' 00"; thence Southerly, Southwesterly, and Westerly along and around last said curve, run an arc distance of 47.12 feet to the Point of Tangency of said curve, last said arc of curve being subtended by a chord bearing and distance of South 53° 19' 57" West 42.43 feet to said Point of Tangency; thence 51° 40' 03" West, 170.0 feet; thence North 05° 19' 57" East, 265.71 feet; thence North 45° 00' 04" West, on the Northeasterly boundary line of aforesaid Lots 17, 18, 19 and 20, Block 14, Section 20, Ridgewood a distance of 272.97 feet; thence South 45° 00' 27" West 963.22 feet to the Point of Beginning.

Together with and subject to a 50 foot wide, non-exclusive easement for ingress, egress, drainage and utilities covering the following:

A portion of Lots 5, 6 and 7, Block 13, a portion of Lots 14, 15, 16, 17 and 18, Block 14; and a portion of Taylor Avenue (closed according to Official Records Book 269, page 592 of the public records of Clay County, Florida), all being a part of Section 20, Ridgewood, according to map thereof as recorded in Deed Book "Q", page 663 of the public records of Clay County, Florida, said easement lies 25 feet right and 25 feet left of the following described centerline:

Commence at the intersection of the Northwestern Right-of-Way line of Gifford Avenue, a 50 foot wide Right-of-Way (not open), with the Westerly Right-of-Way line of County Road No. C-224 (formerly State Road No. S-224) "College Drive"; thence North 06° 19' 57" East, on last said line, a distance of 222.00 feet to the Point of Beginning; thence North 51° 40' 03" West, 365.53 feet to the point of a curve concave Northeasterly, having a radius of 362.63 feet and a central angle of 36° 39' 59"; thence on the arc of said curve run a distance of 232.20 feet to the point of Tangency, the chord bearing and distance of said curve being North 63° 20' 03" West 228.25 feet; thence North 45° 00' 04" West, 103.75 feet to a Point of Termination.