



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300



Pre-Application Meeting Date: February 15, 2024		CAC Meeting Date (if applicable):
Date Rec:	Received By:	IMS #:

Amendment to the Comprehensive Plan Application

Owner's Name: SEO'S FAMILY INC		If the property is under more than one ownership please use multiple sheets.
Owner's Address: 3044 Old Denton Road Suite 300		
City: Carrollton	State: TX	Zip Code: 75007
Phone: 904-705-9475	Email: shinseo@gmail.com	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 40-04-25-020631-000-00		
Address: 749 Kingswood Ave		
City: Orange Park	State: FL	Zip Code: 32065
Current Land Use: UC-10 and COM	Proposed Land Use: COM	
Total Acreage: 5.05	Adjacent Land Use North: UC-10 and COM	
Adjacent Land Use South: COM	Adjacent Land Use East: COM	
Adjacent Land Use West: UC-10		

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: <input type="checkbox"/> Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof
<input type="checkbox"/> Text Amendment: \$2,500.00 <input checked="" type="checkbox"/> 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

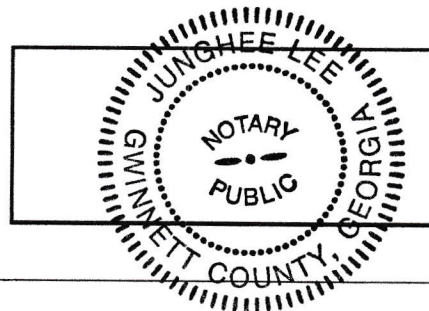
Owner(s) / Authorized Agent Signature

State of Florida
County of Clay

The foregoing affidavit was sworn and subscribed before me this 26th day of March
(month), 2024 (year) by Shin tong Seo, who is personally known to me
or has produced Driver's License as identification.

Notary Signature

Exp. Date: 01/06/2027



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

Date: March 26 2024

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

Frank E. Miller and Ronald W. Fussell

whose address is:

1 Independent Dr, Ste 2300, Jax, FL 32202 and 1117 Chandler Oaks Dr, Jax, FL 32221

Phone:(904) 354-1980

Email:fmiller@gunster.com and rwfussell@comcast.net

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

40-04-25-020631-000-00

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.

[Handwritten Signature]

March 26, 2024

Signature of Owner:

Date:

SHIN TONG SEO

Printed Name of Owner:

Sworn to and subscribed before me this 26th day of March A.D. 202024

Personally known Shin Tong Seo or produced identification.

Type of identification produced Driver's License and number (#): 070514040

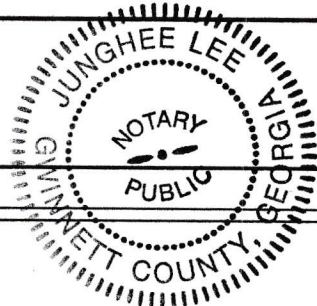
[Handwritten Signature]

March 26, 2024

Signature of Notary

Date: 03/26/2024

Exp. Date: 09/06/2027



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

Date: March 26 2024

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.



March 26 , 2024

Signature of Owner:

Date:

SHAN T SEO


3/24/24

Printed Name of Owner:

Sworn to and subscribed before me this 26th day of March A.D. 202024

Personally known Shan Tony Seo or produced identification.

Type of identification produced Drivers License and number (#): 07A5110110

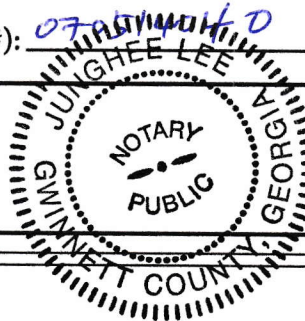
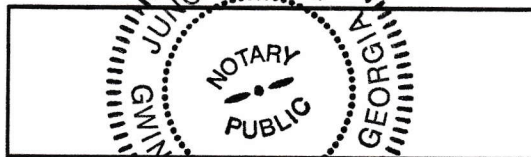


March 26 2024

Signature of Notary

Date: 3/26/2024

Exp. Date: 09/06/2027



STATEMENT OF PURPOSE, SCOPE AND JUSTIFICATION FOR SMALL SCALE AMENDMENT

This is an application to change the land use designation of approximately 5.05 acres of land between Blanding Boulevard and Kingswood Avenue from UC-10 and COM to COM to allow for the development of a physical rehabilitation medical facility. The property is located on the west side of Blanding Boulevard approximately one half mile south of College Drive.

The Property is immediately bounded on the north by property under the land use category of UC-10 and COM, on the south by property under land use category COM, on the east by property under land use category COM and on the west by property under land use category UC-10.

A boundary survey and legal description of the Property subject to this application, along with a location map and aerial photograph of the Property is attached to this Statement as Exhibits A, B, and C, respectively.

A. PROPOSED DENSITY/INTENSITY OF LAND USE

The application seeks to obtain a land use category that will permit a re-zoning of the Property for use as a physical rehabilitation medical facility. A companion application for re-zoning is being submitted along with this application for the land use change. The site is located within the Green Doctor's Inlet/Ridgewood Planning District and within the County's urban service area. The Property is served by central sewer and water.

B. URBAN SPRAWL

Section 163.3177(a)(9)a. provides indicators to determine whether or not a comprehensive plan amendment encourages urban sprawl rather than discouraging it. Indicators of urban sprawl are listed below with the applicant's response following:

- I. "Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need." The Property is located within the urban service area served by existing sewer and water and will have direct access on to Blanding Boulevard. This area is highly developed and will be consistent with the surrounding intensity and density of development. The project so essentially infill.

- II. "Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development." The Property is located in the

urban area and adjacent to other public services. The development of the Property as a physical rehabilitation medical facility is consistent with surrounding development and will not be leaping over undeveloped lands.

- III. “Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.” The amendment will not create a radial, strip, isolated or ribbon pattern of development, but in fact will be adding to the existing commercial pattern of development in the area.
- IV. “Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.” The development of the Property will not adversely impact natural resources. The Property is located in a highly developed area and is not adjacent to any environmentally sensitive areas. In accordance with applicable rules and regulations, flood plain areas and wetlands of significance will be preserved and protected or mitigated for.
- V. “Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.” The Property is located along the highly developed Blanding Boulevard corridor and will not be impacting any agricultural or silvicultural land. The project is most appropriately considered infill development.
- VI. “Fails to maximize use of existing and future public facilities and services.” The Property is within the urban service area provided in the Clay County Comprehensive Plan. The proposed development will make use of central sewer or water systems and other public services.
- VII. “Fails to maximize use of future public facilities and services.” The public facilities and services presently existing and planned for the future will be used in connection with and benefit the development of the Property. The Property is served by the Clay Flex Red Line bus route.
- VIII. “Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.” The Property is located in an area of the County that is already highly developed and will not disproportionately increase costs of any of the public facilities or services.

- IX. “Fails to provide a clear separation between rural and urban uses.” The Property will not impact any rural lands and thus will not affect any separation of rural and urban uses.
- X. “Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.” The project proposed for the Property is best described as infill.
- XI. “Fails to encourage an attractive and functional mix of uses.” The Property is sandwiched between commercial land use and high density residential land use and will create a functional mix of uses in the area.
- XII. “Results in poor accessibility among linked or related land uses.” The Property will have direct access to Blanding Boulevard, a major arterial as well as a secondary access to Taylor Avenue. The development of the property will make use of these links for accessibility within the County.
- XIII. “Results in the loss of significant amounts of functional open space.” The proposed amendment relates to a 5.05 acre parcel of land and will not result in the loss of open space. The property will be developed in accordance with the county’s development standards.

C. TRAFFIC IMPACTS

The trips generated by development of the Property in accordance with the proposed land use will access onto Blanding Boulevard. The development will be subject to the County’s mobility fee ordinance.

D. MASS TRANSIT

The proposed amendment will not impact the level of service for mass transit facilities or service provided in Clay County. The County is meeting the mass transit LOS standards as set forth in the Clay County Comprehensive Plan.

E. WATER AND WASTEWATER SYSTEM IMPACTS AND IMPROVEMENTS

The site is served by central water and sanitary sewer supply. At the time of development, the project will meet acceptable levels of service standards for water and wastewater facilities.

F. SITE SUITABILITY

1. Topography The United States Department of the Interior Geological Survey illustrates that the site appears to be nearly level but slopes slightly southwesterly.

2. Soils and Mineral Resources The University of Florida soils map for Clay County suggests that the majority of the soils within the Property are classified as Ortega Penny Centenary, Hurricane Leon Mandarin Pelham-Meggett soils. Based on the Mineral Resources Map produced by the University of Florida there does not appear to be any mineral deposits on the Property other than clayey sand.

3. Floodprone Areas The Federal Emergency Management (FEMA) Map appears to show that the Property is located outside the 100-year floodplain. Future development within any floodplain is governed by the Clay County Floodplain Ordinance. To the extent that any development occurs within a designated floodplain, the Property will comply with all regulations imposed under the ordinance as required to obtain a floodplain development permit.

4. Aquifer Recharge The Aquifer Recharge Map of the Future Land Use Element illustrates that the Property is located in the discharge areas of the map.

5. Air Quality The proposed site was not one of the three point sources of air pollution identified in the Conservation Element of the Comprehensive Plan. According to the data and analysis in support of the Comprehensive Plan, the overall quality of the County's air is good. The proposed amendment will not degrade the air quality in the County.

6. Wetlands A wetland survey has not been performed on the Property. To the extent that the Property contains any wetlands, the St. Johns River Water Management District requirements will be satisfied through permitting.

7. Listed Species Prior to commencement of any development activities on the Property, surveys will be conducted that will locate any listed species. All listed species located will be addressed in a manner consistent with the applicable County, State and Federal rules and regulations.

8. Historic Resources/Archeological Sensitivity The Historical Resources Map and the Areas of Archeological Sensitivity Map of the Historic Preservation Element indicate that the Project site is not located within a National Register District or an Area of Archeological Sensitivity.

G. STORMWATER/DRAINAGE IMPACTS AND IMPROVEMENTS

The Property will provide on-site stormwater facilities that meet the requirements and level of service standards as adopted by Clay County and as required by the St. Johns River Water Management District to obtain a permit.

H. RECREATION IMPACTS AND IMPROVEMENTS

Clay County maintains recreational facilities on a countywide basis. Level of service is based on county population projections. Clay County is meeting the LOS standards identified in the Recreation and Open Space Element Data and the development of the Property will not diminish the LOS. The project to be developed on the Property will be subject to Clay County comprehensive impact fee ordinance.

SUMMARY

The change sought by this application will not result in urban sprawl and would allow use of the property consistent with the area. There are adequate public facilities currently existing to accommodate the development of the Property the COM land use designations.

MAP SHOWING A SKETCH AND DESCRIPTION OF

**LOTS 1, 2, 3, AND 24; AND A PORTION OF LOTS 4, 6, 19, 20, AND 21
ALL OF BLOCK 9, SECTION 20: RIDGEWOOD, CLAY COUNTY FLORIDA; ACCORDING TO THE MAP
THEREOF RECORDED IN DEED BOOK Q, PAGE 663, OF THE PUBLIC RECORDS,
OF CLAY COUNTY, FLORIDA**

PROPERTY DESCRIPTION PARCEL "A":

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3, AND 24; AND A PORTION OF LOTS 4, 6, 19, 20, AND 21; ALL OF BLOCK 9, SECTION 20, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO A MAP RECORDED IN DEED BOOK Q, PAGE 663, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KINGSWOOD AVENUE (A 100' RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAYLOR AVENUE (A 50' RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 45 DEGREES 18 MINUTES 14 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.03 FEET, TO A POINT; THENCE SOUTH 44 DEGREES 35 MINUTES 05 SECONDS WEST, DEPARTING LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 493.71 FEET, TO A POINT; THENCE SOUTH 56 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 78.05 FEET, TO A POINT; THENCE NORTH 43 DEGREES 16 MINUTES 48 SECONDS WEST, A DISTANCE OF 228.17 FEET, TO A POINT; THENCE SOUTH 44 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 213.20 FEET, TO A POINT BEING LOCATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN AVENUE (A 50' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 45 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.88 FEET, TO A POINT BEING LOCATED AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID KINGSWOOD AVENUE; THENCE NORTH 44 DEGREES 53 MINUTES 16 SECONDS EAST; DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID KINGSWOOD AVENUE, A DISTANCE OF 775.02 FEET, TO THE POINT OF BEGINNING

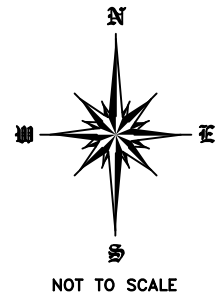


KayKar Consulting, LLC

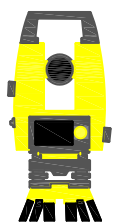
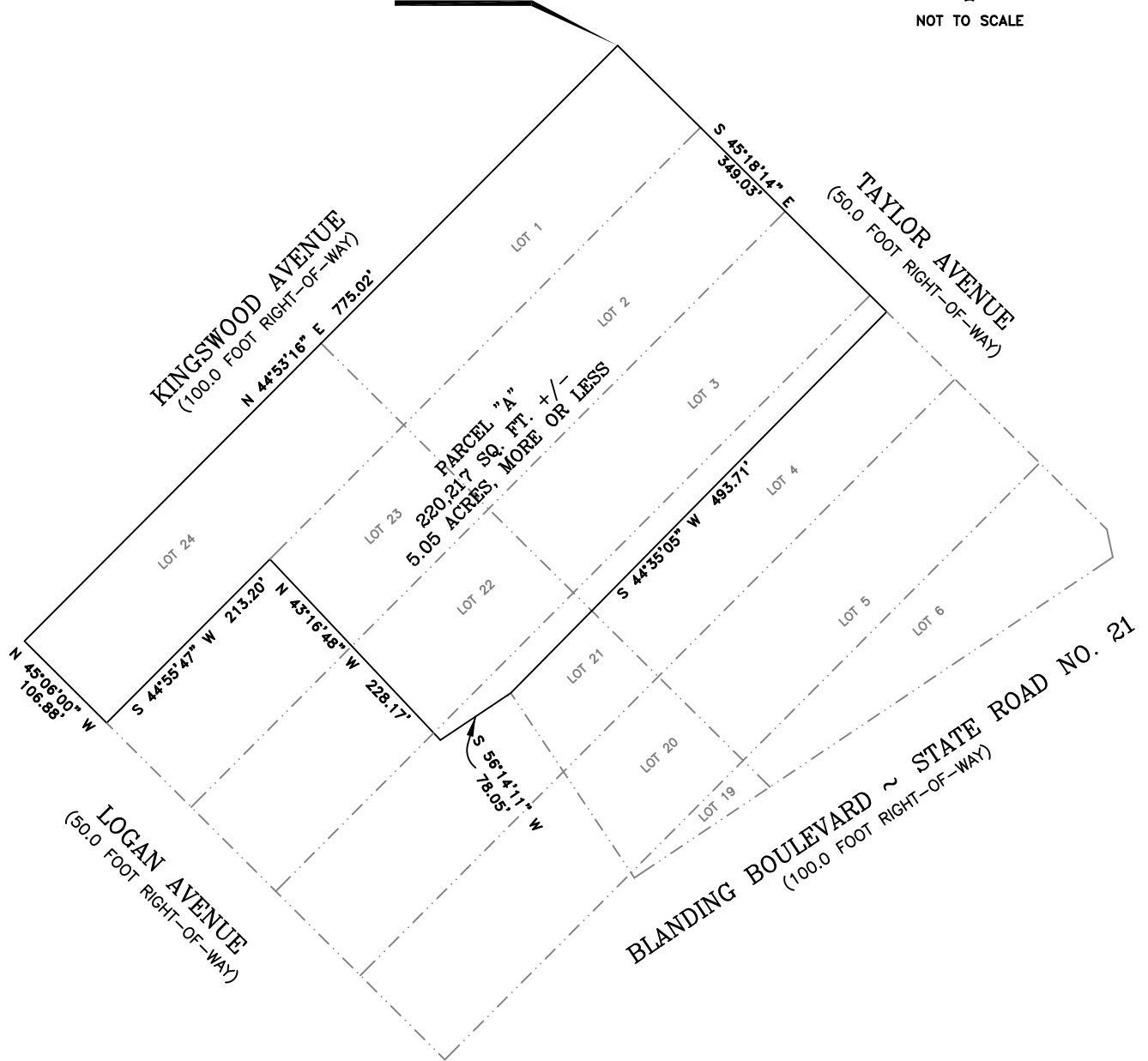
11407 WHITE BAY LANE
JACKSONVILLE, FL 32225
(904) 508-7228
kaykarconsulting@gmail.com
LB 8334

MAP SHOWING A SKETCH AND DESCRIPTION OF

LOTS 1, 2, 3, AND 24; AND A PORTION OF LOTS 4, 6, 19, 20, AND 21
 ALL OF BLOCK 9, SECTION 20: RIDGEWOOD, CLAY COUNTY FLORIDA; ACCORDING TO THE MAP
 THEREOF RECORDED IN DEED BOOK Q, PAGE 663, OF THE PUBLIC RECORDS,
 OF CLAY COUNTY, FLORIDA



POINT OF BEGINNING



KayKar Consulting, LLC

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 JACKSONVILLE, FL 32225
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 LB 8334