



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

REZONING 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 & Rezoning Information

Parcel Identification Number: 40-04-25-020631-000-00		
Address: 749 Kingswood Ave		
City: Orange Park	State: FL	Zip Code: 32065
Number of Acres being Rezoned: 5.05	Current Zoning: BA and AR	Current Land Use: UC-10 and COMM
Proposed Zoning: PS-3	I am seeking a: Permitted Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/>	
Property Will be Used as:	40 Bed Physical Rehab Health Facility	

Required Attachments

<input checked="" type="checkbox"/> Deed	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5
<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 type="checkbox"/> 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.

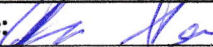
Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent **must be present**. If there are members of the public who wish to testify regarding your petition, they are 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: 

Date: March , 2024

Printed Name: SHIN T SEO

The rest of this space is intentionally left blank

Clay County Rezoning Property Ownership Affidavit – Attachment A-2

Date: March , 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 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.

[Handwritten Signature]

March , 2024

Signature of Owner:

Date:

SHIN T SEO (Seo's Family INC)

Printed Name of Owner:

Sworn to and subscribed before me this 26th day of March A.D. 2024

Personally known Shin Tony Seo or produced identification.

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

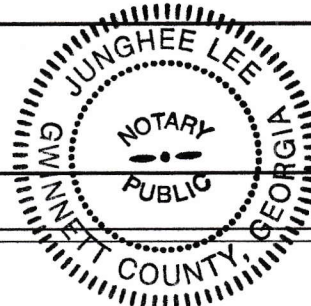
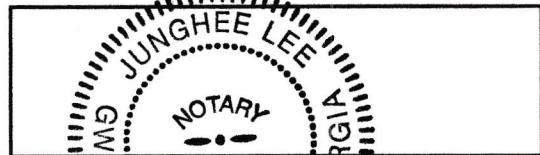
[Handwritten Signature]

March , 2024

Signature of Notary

Date: *3/26/2024*

Exp. Date: 09/06/2027



Clay County Rezoning Agent Authorization Affidavit - Attachment A-1

Date: March , 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 rezoning 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 , 2024

Signature of Owner:

Date:

SHIN T SEO (Seo's Family LLC)

Printed Name of Owner:

Sworn to and subscribed before me this 26th day of March A.D. 2024

Personally known Shin Tong Seo or produced identification.

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

[Handwritten Signature]

March , 2024

Signature of Notary

Date: 03/26/2024

exp. Date: 09/06/2027



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

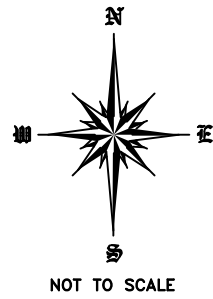


KayKar Consulting, LLC

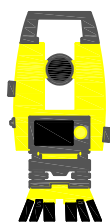
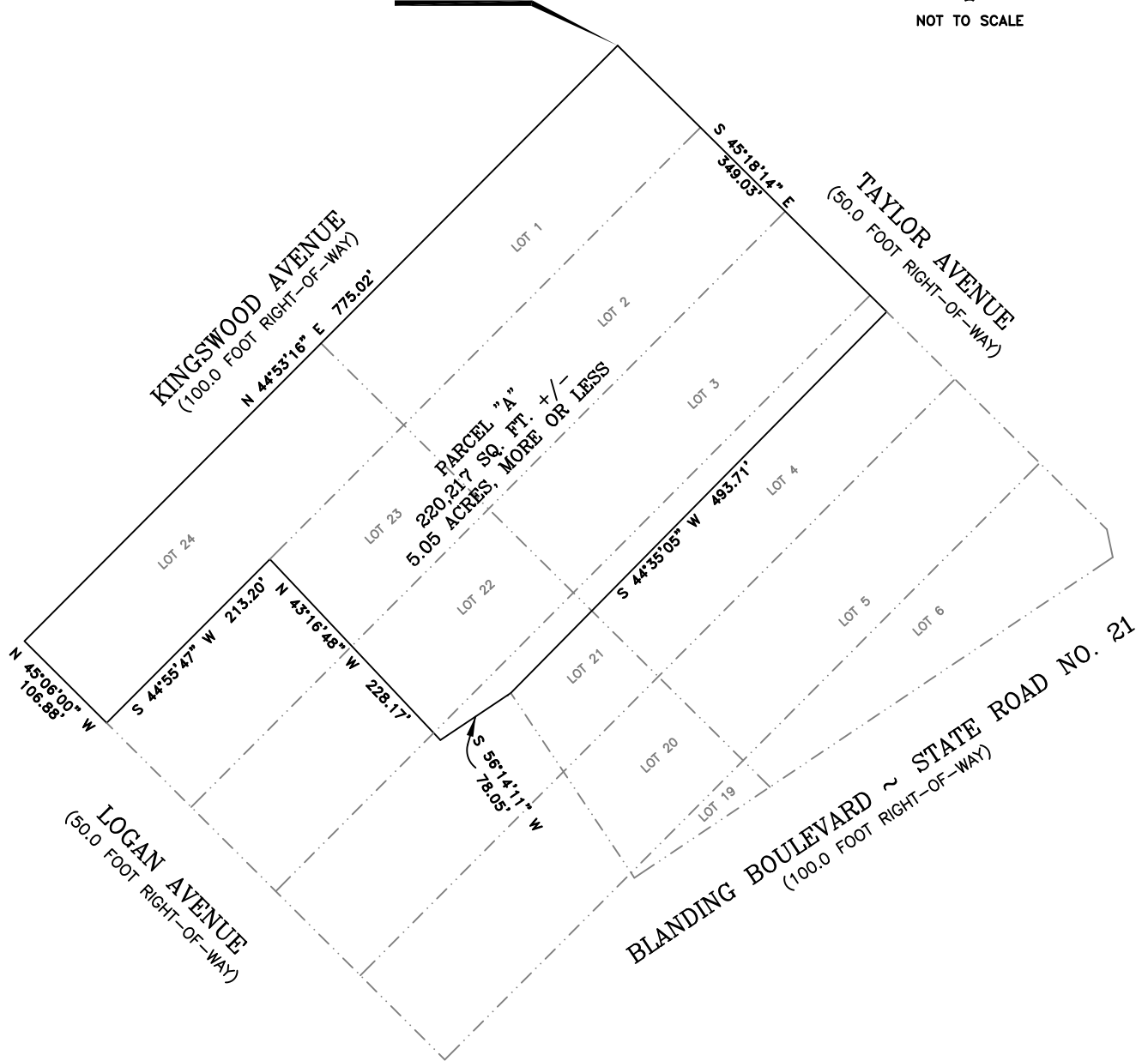
11407 WHITE BAY LANE
JACKSONVILLE, FL 32225
(904) 508-7228
kaykarconsulting@gmail.com
LB 8334

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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 kaykarconsulting@gmail.com
 LB 8334