



**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: 4/1/24		CAC Meeting Date (if applicable):
Date Rec: 4/15/2024	Received By: Eileen D Flynn	IMS #:

Amendment to the Comprehensive Plan Application

Owner's Name: David Padgett		If the property is under more than one ownership please use multiple sheets.
Owner's Address: 3710 Old Jennings Road		
City: Middleburg	State: FL	Zip Code: 32068
Phone: 843-384-93333	Email: Brian@blrddogland.com	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 25-04-24-005603-000-00		
Address: 3710 Old Jenning Road		
City: Middleburg	State: FL	Zip Code: 32068
Current Land Use: RR	Proposed Land Use: BF MPC	
Total Acreage: 7.71+/-	Adjacent Land Use North: BF RS	
Adjacent Land Use South: RR	Adjacent Land Use East: BF MPC	
Adjacent Land Use West: RR		

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

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

Date: 4/01/2024

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.

Sandy Smith April 22 -24

Signature of Owner:

Date:

Sandy Smith

Printed Name of Owner:

Sworn to and subscribed before me this 22nd day of April A.D. 20 24

Personally known _____ or produced identification.

Type of identification produced drivers id and number (#): S 530 - 785-69-501 - 0

[Signature]

4/01/2024

Signature of Notary

Date:



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

Date: 4/01/2024

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

Bird Dog, LLC, Josh Cockrell, & Assigns

whose address is:

Phone: 843-384-9333

Email: Brian@birddogland.com

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

3710 Old Jennings Road

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.

Sandy Smith

4/01/2024

Signature of Owner:

Date:

Sandy Smith

Printed Name of Owner:

Sworn to and subscribed before me this 22nd day of April A.D. 2024

Personally known _____ or produced identification.

Type of identification produced drivers id and number (#): 5530-785-69-501-0

[Signature]

4/01/2024

Signature of Notary

Date:



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

Sandy Smith

Owner(s) / Authorized Agent Signature

State of Florida
County of Clay

The foregoing affidavit was sworn and subscribed before me this 22nd day of April
(month), 2024 (year) by Sandy Smith, who is personally known to me
or has produced drivers id as identification.

[Signature]

Notary Signature

