

# Rezoning Application



## Owner Information

Name 3305 HWY17 GCS LLC If the property is under more than one ownership please use multiple property ownership sheets.

Address 1890 Kingsley Avenue Suite 102

City Orange Park State Florida Zip Code 3203

Phone Number (904) 355-6775 Email mike@tropicenterprises.com

## Parcel & Rezoning Information

Parcel Identification Number 39-05-26-015159-000-00

Address 3305 U. S. Highway 17

Number of Acres Being Rezoned 4.22 Current Zoning BA-2 & AR Current Land Use COM & RF

Proposed Zoning PCD I am Seeking A  Permitted Use  Conditional Use

Property Will Be Used As Restaurant and event venue

## Required Attachments

Please Check The Following Included Attachments

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

## 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.

*Janis K. Fleet*  
 Owners Signature  
Janis K. Fleet  
 Print Name

Date: 5/2/2024

Official Use

Date Received \_\_\_\_\_ Application Number \_\_\_\_\_ OT Number \_\_\_\_\_

PC Date \_\_\_\_\_ BCC Date \_\_\_\_\_ 2nd BCC Date if Applicable \_\_\_\_\_

5 acres \$750.00 plus \$20.00 per sign. Greater than 5 acres, \$750.00, plus \$20.00 per acre over 5, plus \$20.00 per sign.

Accepted By \_\_\_\_\_ For PUD, PCD, PID the fee is **\$2200.00** plus **\$7.00** per acre plus **\$20.00** for each required sign.

# of Signs \_\_\_\_\_ Fee \_\_\_\_\_

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 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 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.

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