

**Amendment to the Comprehensive Plan Application**



IMS# 2017-000016 OT# 780112 Date Rec 12/4/17

**Owner / Applicant Information**

Name EDWARD E. WITT Phone 904-635-8609 Email EWITTSR@MCCOJAX.COM  
Address 4501 DEFECA FABAS CIR JAY, FL 32210  County Initiated Petition

**Authorized Agent Information (requires agent authorization form)**

Name SAME AS ABOVE Phone ✓ Email ✓  
Address \_\_\_\_\_

**Property Information**

Address 5404 U.S. HIGHWAY 17 S.  
Parcel Number Including Section, Township, and Range 015850-002-00 Total Acreage 1.782  
Current Land Use RR  Adjacent Land Use North 60MC.   
Proposed Land Use Comm  Adjacent Land Use South RR   
Adjacent Land Use East RR   
Adjacent Land Use West RR

**Required Attachments (Please Check)**

Aerial Photograph (folded to 8 1/2" x 11")  Legal Description  Property Deed(s)  Vicinity Map  Agent Authorization

Statement of Purpose, Scope, and Justification including (at a minimum) statements and supporting material of the following:

Proposed Density and/or Intensity of Use SEPTIC + WELL  
Urban Sprawl  
Traffic Impacts and Improvements\*\*  
 Water and Wastewater Impacts and Improvements\*\*  
Site Suitability  
Stomwater / Drainage Impacts and Improvements\*\*  
Recreation Impacts and Improvements\*\*  
Solid Waste Impacts and Improvements\*\*

\*\* Applicant must include description of improvements necessary to accommodate the proposed changes, along supporting data and proposed funding sources.

Fee (Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof Small Scale Amendment: \$1500.00 Text Amendment \$1500.00

**Owner(s) / Authorized Agent Signature**

Edward E. Witt  
Owner(s) / Authorized Agent Signature

STATE OF FLORIDA  
COUNTY OF CLAY  
The foregoing affidavit was sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_  
(month), \_\_\_\_\_ (year) by \_\_\_\_\_, who is personally known  
to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

John Livingston #1398  
Name Printed: John Livingston

Erving Sheppard  
ERVING SHEPPARD

Sgt. Mike Pinner S1263  
Name Printed: Sgt. Mike Pinner S1263

Jason Tillman  
Name Printed: \_\_\_\_\_

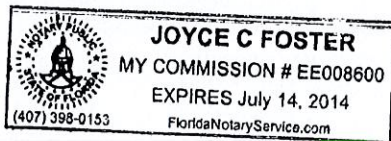
Anita Sheppard  
ANITA SHEPPARD

[Signature]  
Name Printed: Tim Hester

STATE OF FLORIDA }  
  }SS  
COUNTY OF Putnam }

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June 2012, by **ERVING SHEPPARD**, who are  personally known to me or  produced \_\_\_\_\_ as identification.

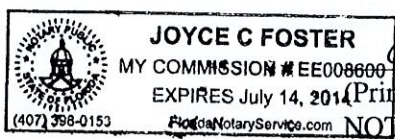
Joyce C Foster  
(Print Name Joyce C Foster)  
NOTARY PUBLIC



STATE OF FLORIDA }  
  }SS  
COUNTY OF Putnam }

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June 2012, by **ANITA SHEPPARD**, who are  personally known to me or  produced FL/DL as identification.

Joyce C Foster  
(Print Name Joyce C Foster)  
NOTARY PUBLIC



**EXHIBIT "A"**

**(Legal Description)**

A parcel of land within the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 11, Township 7 South, Range 26 East, Clay County, Florida, more particularly described as follows:

As a point of reference commence at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) off the Northwest Quarter (NW 1/4) of said Section 11; thence run North 00° 54'40" East 176.72 feet; thence North 89°02'10" East 136.23 feet; thence North 21°03'00" West and parallel to the right of way of State Road No. 15 a distance of 492.35 feet to the point of beginning; thence continue North 21°03' 00" West 162.56 feet; thence South 88°59' 36" East 477.63 feet to the Westerly line of State Road No. 15; thence along last said line South 21°03'00" East 162.56 feet; thence North 88°59'36" West 477.63 feet to the point of beginning.

2757534

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

JOSEPH J. VAN ROOY, ESQUIRE  
INGRAM & VAN ROOY, P.L.  
6620 SOUTHPOINT DR. S., SUITE 120  
JACKSONVILLE, FL 32216

Doc Stamps: \$266.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of the 15<sup>th</sup> day of June 2012, by **ERVING and ANITA SHEPPARD**, husband and wife (the "Grantor") whose address for notices is 5404 Hwy. 17 S., Green Cove Springs, FL 32043, and **EDWARD E. WITT, SR., as Trustee of the EDWARD E. WITT LIVING TRUST, dated July 19, 1999, and amended May 17, 2006** ("Grantee") whose address for notices is 4501 Ortega Farms Circle, Jacksonville, Florida 32210.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in Clay County, Florida, as described on Exhibit "A" attached hereto.

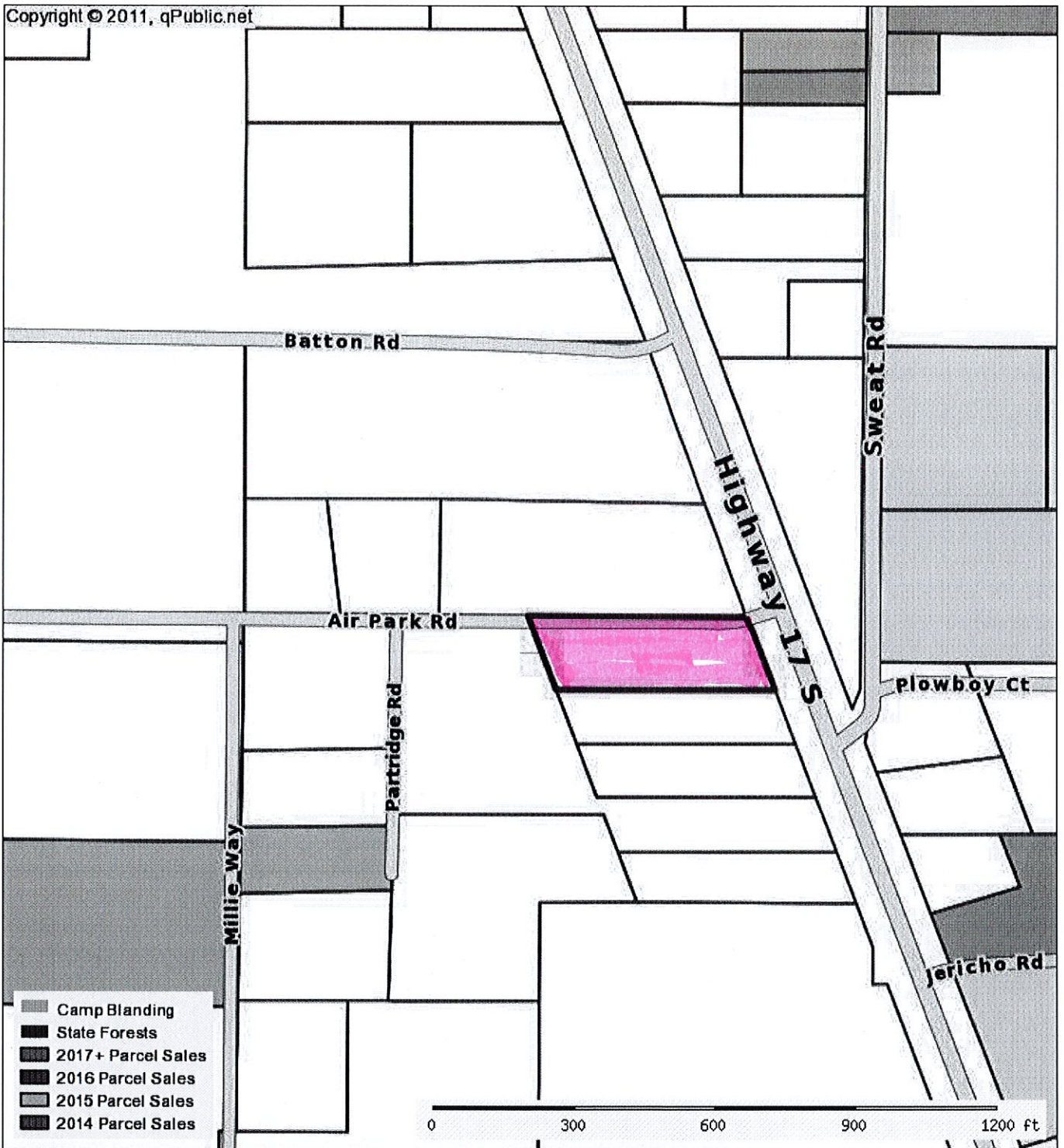
Parcel ID No. 110726-015850-002-00

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

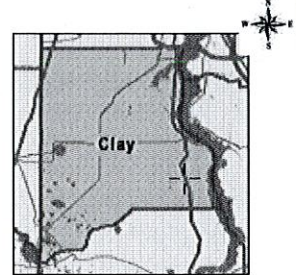
**TO HAVE AND TO HOLD**, the same in fee simple forever.

And Grantor hereby covenants with Grantee that except as set forth below at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.



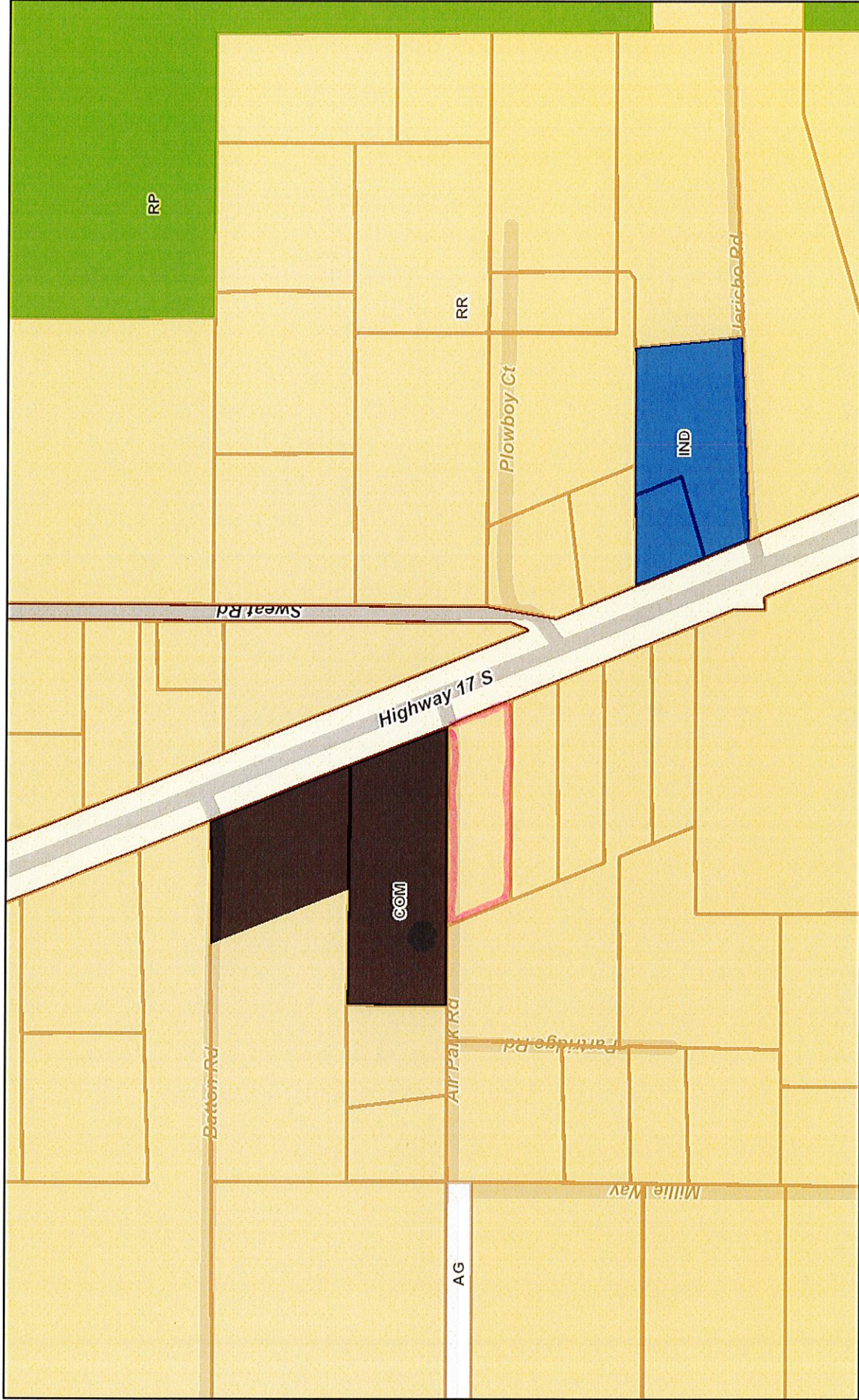
|   |                                     |                 |        |
|---|-------------------------------------|-----------------|--------|
| <b>Ed Witt</b>                              |                                     |                 |        |
| Parcel: 11-07-26-015850-002-00 Acres: 1.782 |                                     |                 |        |
| Name:                                       | WITT EDWARD E SR TRUSTEE            | Land Value:     | 19,602 |
| Site:                                       | 5404 US HIGHWAY 17 S                | Building Value: | 0      |
| Sale:                                       | \$38,000 on 06-2012 Reason=N Qual=Q | Misc Value:     | 0      |
| Mail:                                       | 4501 ORTEGA FARMS CIR               | Just Value:     | 19,602 |
|   | JACKSONVILLE, FL 322107428          | Assessed Value  | 19,602 |
|   |                                     | Exempt Value    | 0      |
|   |                                     | Taxable Value   | 19,602 |



The Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 12/04/17 : 11:25:57

# Witt



December 4, 2017

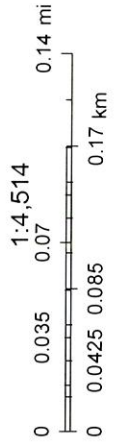
### Points of Interest

- Hospital
- Historical Markers
- Museum
- Other Government Locations
- Police Sub Station

- Post Office
- Boat Ramp

- Fire Station
- Library
- Library
- Library
- Bookmobile

Library; Main Library



|            |           |         |       |
|------------|-----------|---------|-------|
| CASHIERING | BALANCING | REPORTS | MAINT |
|------------|-----------|---------|-------|

\\BLDD01\IMSprint

○ Change User Settings

Open Drawer

OT # 780112 Receipt # 17-021633 Trans Dt 12/4/2017 1:12:29 PM Oper MillerKr Close

Name

Company  Phone

Address

| Receipt || Validator || Void |

**Total Charges: \$1,540.00**

**Total Payments: \$1,540.00**

| CatCode | Description                   | Narrative | Assoc | AssocKey           | Variable | BaseFee    | Total      | PmtType | CkNo | Tendered   | AmtApplied | Info        |
|---------|-------------------------------|-----------|-------|--------------------|----------|------------|------------|---------|------|------------|------------|-------------|
| CPAS    | Comp Plan Amend - Small Scale |           | AP    | COMPAMD-2017000016 | 1.0000   | \$1,500.00 | \$1,500.00 | CK      | 8909 | \$1,500.00 | \$1,500.00 | EDWARD WITT |
| SIGN    | SIGN FEE                      |           | AP    | COMPAMD-2017000016 | 1.0000   | \$20.00    | \$20.00    | CK      | 8910 | \$40.00    | \$40.00    | EDWARD WITT |
| SIGN    | SIGN FEE                      |           | AP    | COMPAMD-2017000016 | 1.0000   | \$20.00    | \$20.00    |         |      |            |            |             |



Rhonda Mustillo <rmustillo@mecojax.com>

**Fwd: Commercial Land Use**

1 message

**Ed Witt Sr** <ewittsr@mecojax.com>  
To: Rhonda Mustillo <rmustillo@mecojax.com>

Tue, Nov 14, 2017 at 1:50 PM

Sent from my iPhone

Begin forwarded message:

**From:** Rachel Weseman <Rachel@flywithspa.com>  
**Date:** November 7, 2017 at 8:30:30 AM EST  
**To:** "ewittsr@mecojax.com" <ewittsr@mecojax.com>  
**Cc:** Dan Weseman <dan@flywithspa.com>  
**Subject:** Commercial Land Use

Good morning Ed,

I hope you are doing well. Dan and I had time to get on the same page yesterday, and here is what we came up with.

Activities:

Light Sheet metal work

Light welding

CNC Machining

Milling and Lathe work

Parts Storage

Minimal over-the-counter sales

Crating and shipping

Office space

Occasional instructional classes (not to public, select customers only)

Square footage = 14,000 or max allowed by zoning

15-20 employees

Hope this helps! Please let me know if there is anything else you need.



Thanks,

Rachel Weseman

Sport Performance Aviation LLC

Sales/Customer Service

904.626.7777 ext. 402

Rachel@FlywithSPA.com

www.FlywithSPA.com

This message and any included attachments are from Sport Performance Aviation LLC and are intended only for the addressee(s). The information contained herein may include trade secrets or privileged or otherwise confidential information. Unauthorized review, forwarding, printing, copying, distributing, or using such information is strictly prohibited and may be unlawful. If you received this message in error, or have reason to believe you are not authorized to receive it, please promptly delete this message and notify the sender by e-mail.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

(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.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

4. Please provide the all information requested on the attached application form. For traffic impacts and improvements please provide trip generation and distribution based on the proposed land use policy. Industrial allows a 50% floor area ratio; commercial allows a 40% floor area ratio.

We discussed a commercial land use. There is a limit for small scale amendments, based on Clay County Future Land Use Policy 1.3.8, which requires parcels under 10 acres to be either between two commercial parcels on the same side of the road (infill) or for them to be extensions to existing commercial parcels to increase the depth of the parcel, so that the resulting parcel would be greater than 10 acres in size (Unified Plan).

An application for the December agenda is due, with the small scale fee (\$1,500 by November 3. An application for January 2018 will be due Dec. 1.

Carolyn Morgan, AICP

Chief Planner

Clay County Planning and Zoning

477 Houston Street

P.O. Box 1366

Green Cove Springs, Florida 32043

904-529-5365

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

---

 **Comp plan3.pdf**  
170K

|            |           |         |       |
|------------|-----------|---------|-------|
| CASHIERING | BALANCING | REPORTS | MAINT |
|------------|-----------|---------|-------|

**BLDDDD01 IMSprint**
 Change User Settings

OT # 
 Receipt # 
 Trans Dt 
 Oper

Name   
 Company  Phone   
 Address

| Total Charges: \$1,540.00 |                               |           |       |                    |          |            |            | Total Payments: \$1,540.00 |      |            |            |             |
|---------------------------|-------------------------------|-----------|-------|--------------------|----------|------------|------------|----------------------------|------|------------|------------|-------------|
| CatCode                   | Description                   | Narrative | Assoc | AssocKey           | Variable | BaseFee    | Total      | PmtType                    | CkNo | Tendered   | AmtApplied | Info        |
| CPAS                      | Comp Plan Amend - Small Scale |           | AP    | COMPAMD-2017000016 | 1.0000   | \$1,500.00 | \$1,500.00 | CK                         | 8909 | \$1,500.00 | \$1,500.00 | EDWARD WITT |
| SIGN                      | SIGN FEE                      |           | AP    | COMPAMD-2017000016 | 1.0000   | \$20.00    | \$20.00    | CK                         | 8910 | \$40.00    | \$40.00    | EDWARD WITT |
| SIGN                      | SIGN FEE                      |           | AP    | COMPAMD-2017000016 | 1.0000   | \$20.00    | \$20.00    |                            |      |            |            |             |

## Carolyn Morgan

---

**From:** Carolyn Morgan  
**Sent:** Thursday, October 26, 2017 1:36 PM  
**To:** 'ewittsr@mecojax.com'  
**Cc:** Ed Lehman  
**Subject:** Tax parcel 015850-002-00  
**Attachments:** Comp plan3.pdf

Dear Mr. Witt,

Please find the above attached land use amendment application. We will need:

1. a legal description of the property;
2. an written description of the use you are proposing so that we can determine if an industrial land use and zoning district would be applicable;
3. Applicants response to urban sprawl:  
Required and optional elements of comprehensive plan; studies and surveys. Chapter 163.3177, (1) (F.) 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
  - a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
    - (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.
    - (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
    - (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
    - (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.
    - (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
    - (VI) Fails to maximize use of existing public facilities and services.
    - (VII) Fails to maximize use of future public facilities and services.
    - (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.
    - (IX) Fails to provide a clear separation between rural and urban uses.
    - (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
    - (XI) Fails to encourage a functional mix of uses.
    - (XII) Results in poor accessibility among linked or related land uses.
    - (XIII) Results in the loss of significant amounts of functional open space.
  - b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
    - (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- (IV) Promotes conservation of water and energy.
- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
- (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

4. Please provide the all information requested on the attached application form. For traffic impacts and improvements please provide trip generation and distribution based on the proposed land use policy. Industrial allows a 50% floor area ratio; commercial allows a 40% floor area ratio.

We discussed a commercial land use. There is a limit for small scale amendments, based on Clay County Future Land Use Policy 1.3.8, which requires parcels under 10 acres to be either between two commercial parcels on the same side of the road (infill) or for them to be extensions to existing commercial parcels to increase the depth of the parcel, so that the resulting parcel would be greater than 10 acres in size (Unified Plan).

An application for the December agenda is due, with the small scale fee (\$1,500 by November 3. An application for January 2018 will be due Dec. 1.

Carolyn Morgan, AICP  
Chief Planner  
Clay County Planning and Zoning  
477 Houston Street  
P.O. Box 1366  
Green Cove Springs, Florida 32043  
904-529-5365