



AX-22-003

FOR OFFICE USE ONLY	
P Z File #	<u>ZON-23-003</u>
Application Fee:	_____
Filing Date:	_____ Acceptance Date: _____
Review Date:	SRDT _____ P & Z _____ CC _____

Rezoning Application

A. PROJECT

- Project Name: Hall CR 209 S Property
- Address of Subject Property: County Road 209 South at US 17
- Parcel ID Number(s): Part of Parcel No. 38-06-26-016513-000-00
- Existing Use of Property: Unimproved land
- Future Land Use Map Designation: **See below
- Existing Zoning Designation: IB Heavy Industrial (County)
- Proposed Zoning Designation: C2 Commercial High Intensity
- Acreage: 28.81

B. APPLICANT

- Applicant's Status Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Mark Scruby Title: Partner
 Company (if applicable): Rogers Towers, P.A.
 Mailing address: 1301 Riverplace Boulevard, Suite 1500
 City: Jacksonville State: FL ZIP: 32207
 Telephone: (904) 708-8292 FAX: (904) 396-0663 e-mail: mscruby@bellsouth.net
- If the applicant is agent for the property owner*
 Name of Owner (titleholder): See attached Exhibit A
 Mailing address: 2321 Egremont Drive
 City: Orange Park State: FL ZIP: 32073
 Telephone: (904) 860-8739 FAX: () None e-mail: viriniashall@msn.com

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- Is there any additional contact for sale of, or options to purchase, the subject property?
 Yes No If yes, list names of all parties involved:
 If yes, is the contract/option contingent or absolute?
 Contingent Absolute

**Current: IND Industrial (County). A companion GCS small scale comprehensive plan amendment application seeks MU Mixed-Use land use.

Exhibit A

Names of Property Owners:

1. Virginia S. Hall f/k/a Virginia Steinmetz, sole surviving Trustee of the J. P. Hall, Jr., Second Amended and Restated Revocable Trust dated December 17, 1993
2. Virginia S. Hall, Trustee of the Virginia S. Hall Revocable Trust dated June 24, 2002, as amended
3. CHS, LLC, a Florida limited liability company
4. Lyman G. Hall

Each of the Property Owners named above owns an undivided one quarter interest in the Property as a tenant in common with the others.

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map (Maybe obtained from the Clay County Property Appraiser.)
3. Plat of the property (Maybe obtained from the Clay County Property Appraiser.)
4. Legal description with tax parcel number.
5. Boundary survey
6. Warranty Deed or the other proof of ownership
7. Fee.
 - a. \$750 plus \$20 per acre over 5
 - b. All applications are subject 10% administrative fee and must pay the cost of postage, signs, advertisements and the fee for any outside consultants.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

All 7 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

—◆ Virginia S. Hall
Signature of Applicant

Virginia S. Hall (fka Virginia Steinmetz, sole surviving Trustee of the J. P. Hall, Jr., Second Amended and Restated Revocable Trust dated December 17, 1993

Typed or printed name and title of applicant

October 25, 2022

Date

—◆ Virginia S. Hall
Signature of Co-applicant

Virginia S. Hall, Trustee of the Virginia S. Hall Revocable Trust dated June 24, 2002, as amended

Typed or printed name of co-applicant

October 25, 2022

Date

State of Florida County of Clay

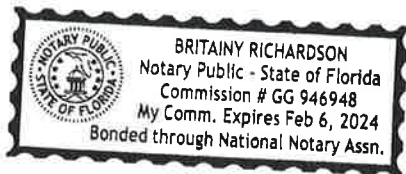
The foregoing application is acknowledged before me this 25th day of October, 2022, by Virginia S.

Hall, Trustee, who is/are personally known to me, or who has/have produced FL Driver's License

as identification.

NOTARY SEAL

Britany Richardson
Signature of Notary Public, State of FL



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I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

CHS, LLC, a Florida limited liability company

By Cindy H. Schmitzer
Signature of Applicant

Signature of Co-applicant

Cindy H. Schmitzer, Its Manager
Typed or printed name and title of applicant

Typed or printed name of co-applicant

10-25-22
Date

Date

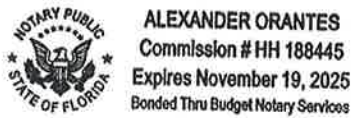
State of Florida County of Clay

The foregoing application is acknowledged before me this 25th day of October, 2022, by Cindy H.

Schmitzer, Manager of CHS, LLC, who is/are personally known to me, or who has/have produced FL Driver's License as identification.

NOTARY SEAL

Alexander Orantes
Signature of Notary Public, State of Florida



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I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:

Lyman Hall
Signature of Applicant

Signature of Co-applicant

Lyman G. Hall
Typed or printed name and title of applicant

Typed or printed name of co-applicant

10/25/22
Date

Date

State of Florida County of ST. JOHNS

The foregoing application is acknowledged before me this 25 day of October, 2022, by Lyman G. Hall

_____, who is/are personally known to me, or who has/have produced FL Driver's License as identification.

NOTARY SEAL



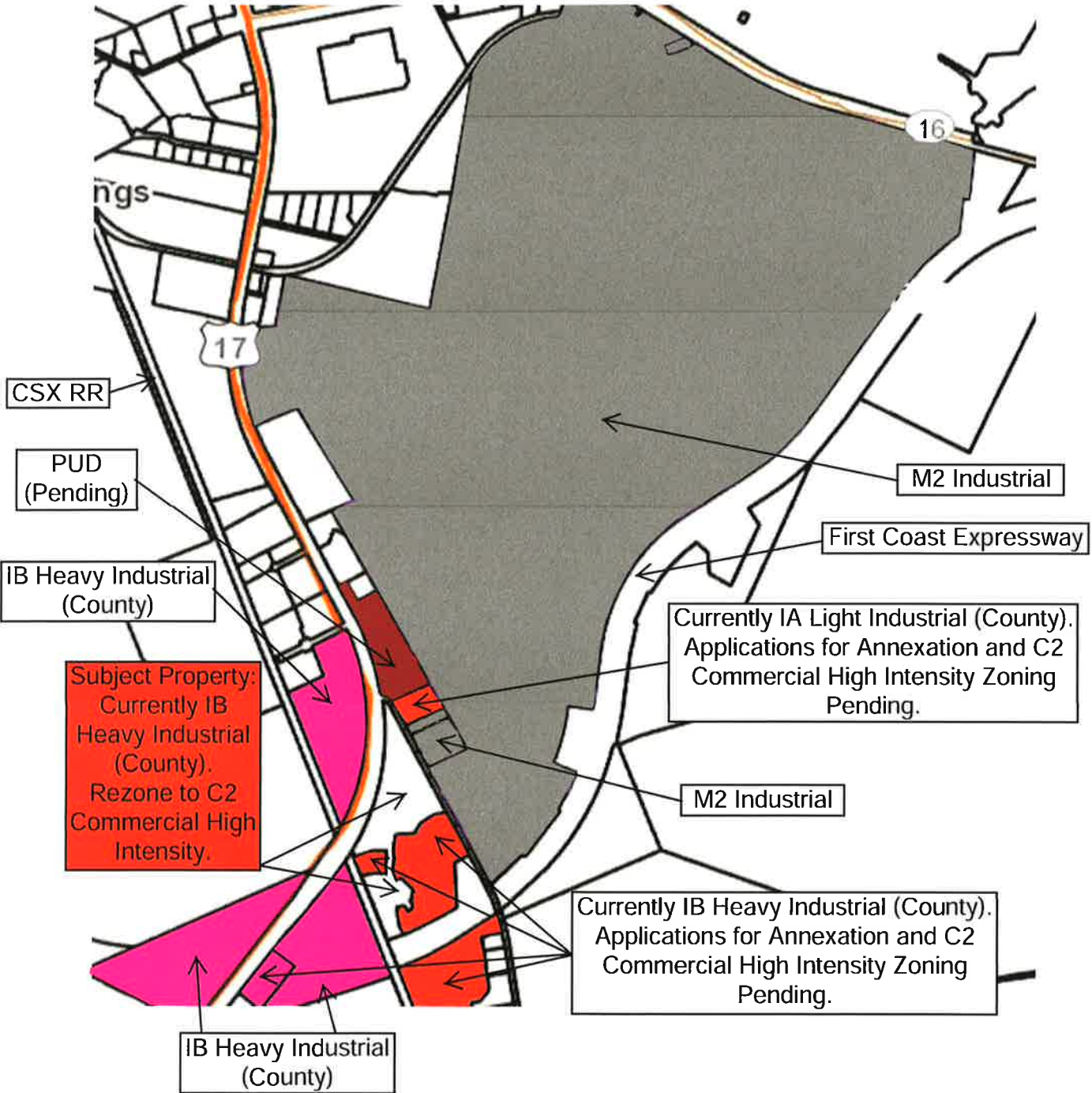
Signature of Notary Public, State of Florida

Statement of Proposed Change

The Applicant seeks to have the Property zoned C2 Commercial High Intensity with a land use of Mixed-Use. Currently the Property is located in the unincorporated area of Clay County with frontage on the southwest line of County Road 209 South and on US 17. Its County land use category is IND Industrial, and its County zoning is IB Heavy Industrial. Across County Road 209 South to the east, the Property is adjacent to three parcels located within the corporate limits of the City. Two of the parcels (one 5.00 acres and the other 1.38 acres) have a City land use classification of Industrial and are zoned M2 Industrial. The third is a large parcel of land having a land use classification of MURP Reynolds Park Mixed Use and zoned M2 Industrial. Also across County Road 209 South to the east, the Property is adjacent to a 3.44 acre parcel of land currently owned by the Applicant that is the subject of separate applications for annexation, a land use amendment to Mixed-Use and a zoning to C2 Commercial High Intensity. The Property is proximate to the US 17/First Coast Expressway interchange (see the Attachment 1 Aerial Map) around which a variety of uses consistent with interstate interchanges are anticipated. The Mixed-Use land use category best accommodates that variety.

Attachments	
Attachment 1	Map showing the zoning designations on surrounding properties
Attachment 2	Aerial Map
Attachment 3	Legal description with tax parcel number
Attachment 4	Boundary sketch
Attachment 5	Deeds

Attachment 1
Zoning Map





**Attachment 2
Aerial Map**

Subject Property

First Coast Expressway

CR 209 S

CSX RR

US 17

JIP HALL BLVD



- LEGEND:
- FCE LIMITED ACCESS ROW
 - FCE EASEMENT
 - EXISTING BRAKIN FIELD
 - FRONTAGE ROADS
 - SHARED USE PATH
 - FCE ROW
 - PROPOSED POND
 - PROPOSED BRIDGE



Attachment 3
Legal Description

Parcel "B"

A parcel of land consisting of a portion of Blocks 13, 14, 21 and 22, Gould T. Butler's survey of the Clinch Estate, Clay County, Florida, according to plat thereof recorded in Plat Book 1, pages 31, 32, 33 and 34 of the public records of said county, said parcel being more particularly described as follows:

Begin at the intersection of the easterly line of the CSX Transportation Railroad with the southeasterly line of State Road No. 15 (U.S. Highway No. 17); thence run South 50 degrees 43 minutes 14 seconds East, 58.07 feet; thence North 70 degrees 59 minutes 11 seconds East, 211.35 feet; thence North 89 degrees 05 minutes 29 seconds East, 195.17 feet; thence South 26 degrees 43 minutes 04 seconds East, 109.18 feet; thence South 02 degrees 35 minutes 13 seconds West, 142.81 feet; thence southwesterly on the arc of a curve concave northwesterly and having a radius of 25.00 feet an arc distance of 31.80 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 02 minutes 05 seconds West, 29.70 feet; thence southwesterly on the arc of a curve concave southeasterly and having a radius of 60.00 feet, an arc distance of 31.09 feet, said arc being subtended by a chord bearing and distance of South 60 degrees 38 minutes 20 seconds West, 30.74 feet; thence North 84 degrees 28 minutes 49 seconds West, 134.91 feet; thence South 80 degrees 28 minutes 17 seconds West, 199.65 feet to said easterly line of the CSX Transportation Railroad; thence on said easterly line, South 21 degrees 54 minutes 47 seconds East, 941.72 feet to the northerly line of State Road No. 23; thence easterly on said northerly line and along the arc of a curve concave northerly and having a radius of 2,771.00 feet, an arc distance of 242.09 feet, said arc being subtended by a chord bearing and distance of North 69 degrees 57 minutes 31 seconds East, 242.01 feet; thence North 30 degrees 03 minutes 02 seconds West, 114.01 feet; thence North 09 degrees 09 minutes 07 seconds West, 225.92 feet; thence North 78 degrees 03 minutes 34 seconds East, 60.10 feet; thence easterly, on the arc of a curve concave southerly and having a radius of 20.00 feet, an arc distance of 42.21 feet, said arc being subtended by a chord bearing and distance of North 86 degrees 31 minutes 49 seconds East, 34.80 feet; thence South 29 degrees 57 minutes 49 seconds East, 47.60 feet; thence South 23 degrees 28 minutes 05 seconds East, 28.14 feet; thence South 57 degrees 51 minutes 19 seconds East, 17.06 feet; thence North 42 degrees 55 minutes 00 seconds East, 73.43 feet; thence North 07 degrees 25 minutes 45 seconds West, 60.07 feet; thence North 51 degrees 50 minutes 27 seconds West, 39.03 feet; thence North 39 degrees 56 minutes 10 seconds East, 37.28 feet; thence North 08 degrees 59 minutes 48 seconds East, 54.41 feet; thence North 33 degrees 56 minutes 56 seconds East, 27.20 feet; thence North 07 degrees 02 minutes 24 seconds West, 36.21 feet; thence North 45 degrees 17 minutes 54 seconds West, 169.48 feet; thence North 53 degrees 21 minutes 28 seconds West, 32.13 feet; thence South 70 degrees 59 minutes 30 seconds West, 84.92 feet; thence North 32 degrees 09 minutes 22 seconds West, 63.90 feet; thence North 08 degrees 22 minutes 05 seconds West, 27.38 feet; thence northerly on the arc of a curve concave westerly and having a radius of 60.00 feet, an arc distance of 37.65 feet, said arc being subtended by a chord bearing and distance of North 20 degrees 34 minutes 05 seconds East, 37.04 feet; thence North 02 degrees 35 minutes 13 seconds East, 256.81 feet; thence northerly on the arc of a curve concave easterly and having a radius of 700.00 feet an arc distance of 179.34 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 55 minutes 36 seconds East, 178.85 feet; thence North 86 degrees 31 minutes 04 seconds East, 225.31 feet; thence North 30 degrees

53 minutes 05 seconds East, 140.60 feet; thence North 57 degrees 00 minutes 46 seconds East, 193.01 feet; thence North 79 degrees 41 minutes 16 seconds East, 124.10 feet to the westerly line of County Road No. 209; thence on said westerly line, thence North 28 degrees 14 minutes 50 seconds West, 1,431.58 feet; thence continue on said westerly line, North 35 degrees 13 minutes 29 seconds West, 123.97 feet; thence South 88 degrees 35 minutes 40 seconds West, 42.34 feet to said easterly line of State Road No. 15; thence on said easterly line and along the arc of a curve concave westerly and having a radius of 3014.79 feet, an arc distance of 420.94 feet, said arc being subtended by a chord bearing and distance of South 01 degree 05 minutes 36 seconds East, 420.59 feet; thence continue on said easterly line, South 04 degrees 52 minutes 27 seconds West, 421.91 feet; thence continue on said easterly line and along the arc of a curve concave westerly and having a radius of 3029.79 feet, an arc distance of 991.46 feet to the point of beginning, said arc being subtended by a chord bearing and distance of South 20 degrees 16 minutes 52 seconds West, 987.04 feet; being 28.81 acres, more or less, in area.

Hall Cr 209 S Property
Rezoning Application

ZON-23-003

Attachment 4
Survey