



Baker County Community Development

Building – Planning – Zoning – Code Enforcement

360 East Shuey Avenue
Macclenny, FL 32063

Office (904) 259-3354

Fax (904)259-5057

APPLICATION FOR SMALL SCALE REZONING AND FUTURE LAND USE AMENDMENT TO THE COMPREHENSIVE PLAN

Application # 2017-0002

Date of Application 04/17/2017

PROPERTY OWNER(S)	Name(s):	ODEN, RUSSELL W & CHARLOTTE A (TRUSTEES)		
	Mailing Address:	12859 HAMP REGISTER RD		
	City: GLEN ST MARY	State: FL	Zip: 32040	
	Telephone Number: (904)460-4930	Fax #:		
	E-mail Address:	EXTREMEOHF@GMAIL.COM		

APPLICANT/AGENT	Name(s):			
	Mailing Address:			
	City:	State:	Zip:	
	Telephone Number:	Fax #:		
	E-mail Address:			

PROPERTY DESCRIPTION	Property Address(es)	CR 125 S @ I-10 (ADDRESS TBD)
	Property Location(s) (briefly describe, do not use "see attached legal description")	10.00 ACRES PART OF NW 1/4 OF SW 1/4 SEC 01-3S-21E AS DESC IN OR 2016-3771
	Acreage	10.00
	Parcel # (tax ID #)	01-3S-21-0000-0000-0082
	BCC District #	5

OFFICIAL USE ONLY

LOCAL PLANNING AGENCY ACTION:

APPROVED _____

* APPROVED WITH CONDITIONS _____

DENIED _____

Signature of Chairperson _____

Date of action: _____

*Approved with conditions, see attached.

BOARD OF COMMISSIONERS ACTION:

APPROVED _____

* APPROVED WITH CONDITIONS _____

DENIED _____

Signature of Chairperson _____

Date of action: _____

*Approved with conditions, see attached.

I. REZONING/LAND USE AMENDMENT/INFORMATION

This application is a request for: (check all that apply)

- Rezoning
 - Less than or equal to 10 acres
 - Greater than 10 acres
 - Planned Unit Development (PUD)

- Future Land Use Map (FLUM) amendment to the Comprehensive Plan
 - Small Scale (less than or equal to 10 acres)
 - Large Scale (greater than 10 acres)

Please complete the following section that applies. Complete both sections if submitting a land use amendment and rezoning request on the same property.

A. Rezoning:

Current Zoning: AG 7.5

Requested Zoning: COMMERCIAL HIGHWAY (CH)

Reason/Justification for Rezoning:
To construct a commercial retail facility. Parcel is located within an Interstate Development Node- an area identified by the County for mixed use development

B. Future Land Use Map (FLUM) amendment:

Current Future Land Use(s): AG B

Requested Future Land Use(s): Commercial

Current Use of Property: Vacant

Reason/Justification for Land Use Amendment:
To amend FLU to be consistent with anticipated zoning change

II. REQUIRED ATTACHMENTS:

A. All applications (zoning and land use amendments)

- Legal Description: An accurate legal description of the specific property being requested for zoning or land use change. The legal description may be either lot and block or metes and bounds. A copy of the legal description must be provided in both digital (MS Word) and print format.
- Property Ownership Affidavit: Notarized letter(s) of the property owner's consent to amend the future land use/rezone the subject property(ies).
- Copy of property owner's recorded Warranty Deed.
- Agent Authorization (if applicable): Notarized letter(s) designating an agent to act on behalf of the property owner(s).
- Boundary survey of the site.
- Application fee(s), advertising fee(s) and other fees, as required.
- Other supporting data required by staff: preliminary site plan

III. 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.

(TO BE COMPLETED)

Signature of Owner(s) (or Applicant/Agent
if Agent Authorization form attached)

(Date)

NOTES:

- Applications cannot be processed until all fees are paid.
- Application fees and other required fees will not be refunded if an application is denied by the Local Planning Agency and/or Board of Commissioners.
- Owner/applicant is responsible for all legal advertisement fees for required advertising, in addition to application fees and other applicable fees.
- In accordance with Baker County Land Development Regulations (LDR), a property owner shall not initiate land use and/or zoning actions affecting the same parcel of land, **more often than once every six months** from the date of initiation of the previous action.
- Pursuant to § 286.0105 of Florida Statutes, if a person decides to appeal any decision made by the Local Planning Agency or County Commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to 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. According to the Americans with Disabilities Act, persons needing a special accomodation or an interpreter to participate in a public hearing should contact the Administration Department at (904) 259-3613, at least 48 hours prior to the time of the hearing.

PROPERTY OWNERSHIP AFFIDAVIT

Date: 04/17/2017

Baker County
Community Development Department
360 E Shuey Avenue
Macclenny, FL 32063

PROPERTY DESCRIPTION:

Parcel ID: 01-3S-21-0000-0000-0082

Site Address: TBD CR 125 S, Glen St. Mary, FL 32040

I, RUSSELL W. ODEN
Property Owner (Please Print)

CHARLOTTE A. ODEN
Property Owner (Please Print)

hereby certify that I am the owner of the above referenced property also described in the attached legal description in connection with filing application(s) for Small Scale Land Use and Rezoning submitted to the Baker County Community Development Department.

TO BE COMPLETED

TO BE COMPLETED

(Owner Signature)

(Owner Signature)

STATE OF FLORIDA
COUNTY OF _____

The foregoing affidavit was sworn and subscribed before me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Notary Signature)

Small Scale Land Use and Zoning
(Up to 10 acres)

Application Fee	\$400.00
Advertising Fee	\$285.00
• Newspaper Ad (2 Publications LPA & BCC)	
• Property Signage	
• Property Owner Notices	
(Minimum 15 notices, additional fee may be required)	
Acres Fee (\$20 per acre) <u>10</u> x \$20 =	\$200.00
Recording Fee	\$18.50

Total Due	\$653.50

Property Owner(s): Oden, Russell W. & Charlotte A.
Parcel ID #: 01-3S-21-0000-0000-0082

Paid By: Extreme Outdoors (Kendall Oden) Check #3072
Receipt# 12305

Date: 04/17/2017

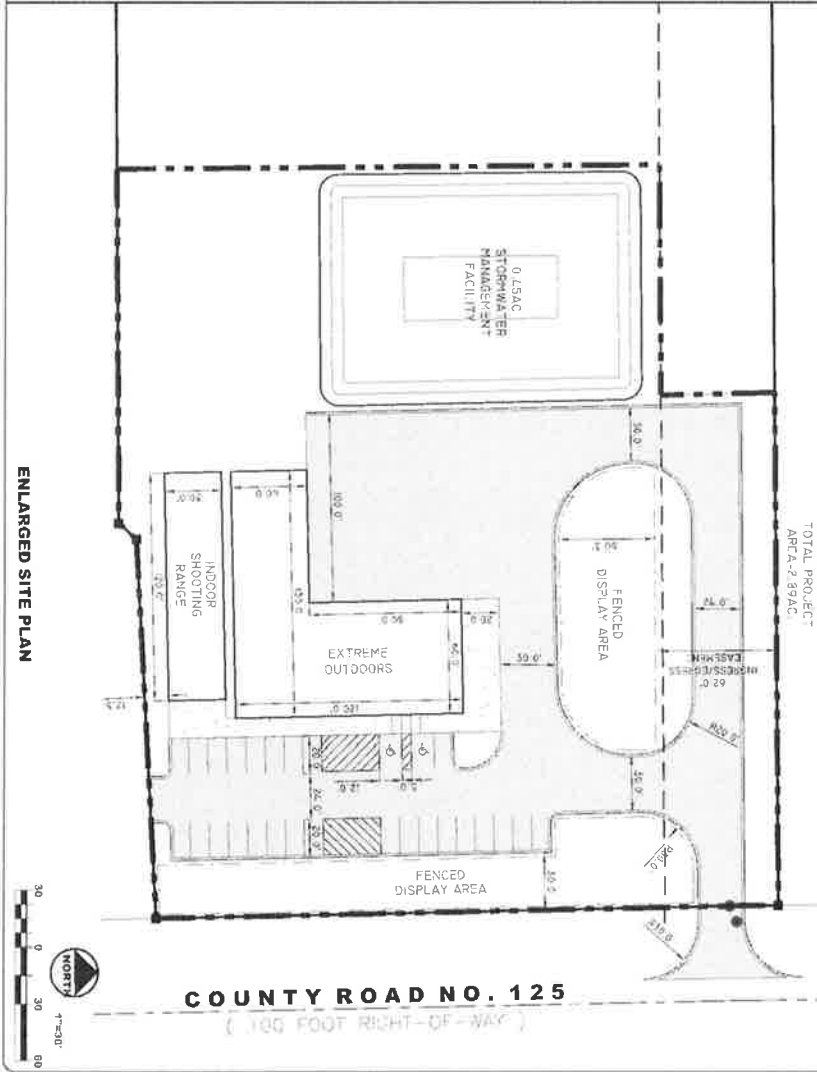
PERMITS WILL NOT BE ISSUED UNTIL ALL FEES ARE PAID

TECHNICAL FEES FOR THE FOLLOWING BUT NOT LIMITED TO THEM MAY HAVE EXTRA CHARGES.

1. Attorney Option
2. State Surveyor Opinion
3. Engineer Opinion
4. Assistance from Northeast Regional Council
5. Mapping Assistance

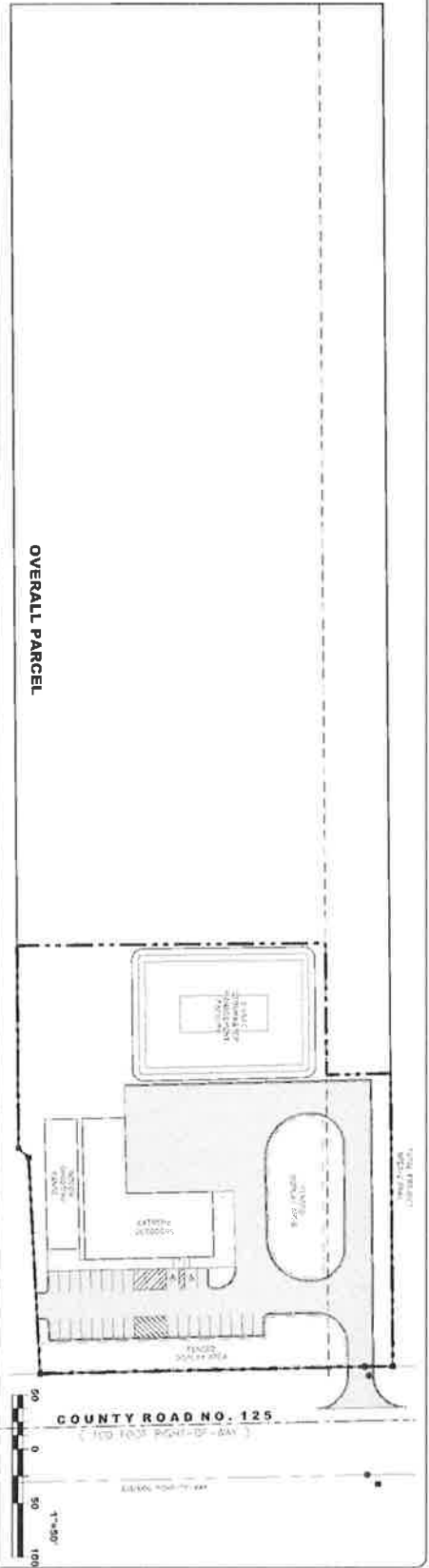
SITE PLAN SHOWN IS PRELIMINARY IN NATURE ONLY. SITE DESIGN & LAYOUT SUBJECT TO CHANGE THROUGH FINAL SURVEYING, ENGINEERING, DESIGN, ZONING, & LOCAL/STATE REVIEWS & PERMITTING.

ENLARGED SITE PLAN



COUNTY ROAD NO. 125
(100 FOOT RIGHT-OF-WAY)

OVERALL PARCEL



COUNTY ROAD NO. 125
(100 FOOT RIGHT-OF-WAY)

Extreme Outdoors
Conceptual Site Plan
Baker County Florida

Date: 01-26-17
 Engineer: HAV
 Job #: 16-050
 Drawn: MBL
 Scale: As Shown
 Sheet: 1 of 1

THIS IS A CONCEPTUAL SITE PLAN. IT IS NOT A CONTRACT DOCUMENT. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS NOT TO BE USED FOR PERMITTING. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 17000 S. Highway 100, Suite 100
 Ocala, FL 34474
 Phone: 352.237.1111
 Fax: 352.237.1112

THIS INSTRUMENT PREPARED BY:
Baker Title & Escrow Company, Inc.
Tina Smith
553 East Macclenny Avenue
Macclenny, FL 32063

RECORD AND RETURN TO:
Baker Title & Escrow Company, Inc.
553 East Macclenny Avenue
Macclenny, FL 32063

RE PARCEL ID #: _____
CONTRACT SALES PRICE: \$400,000.00

CORPORATE WARRANTY DEED

THIS INDENTURE made this 16th day of June, 2016 by Glen Saint Mary Nurseries Company, a Florida corporation, hereinafter referred to as Grantor, whether one or more, and whose address is: 7703 Glen Nursery Rd., Glen St. Mary, FL 32040, to Russell W. Oden and Charlotte A. Oden Trustees of the Russell W. and Charlotte A. Oden Family Living Trust, dated May 31, 2007, hereinafter referred to as Grantee, whether one or more, and whose address is 12859 Hamp Register Rd. 2859 Hamp Register Road, Glen St. Mary, FL 32040 2040

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee the following described land situate, lying and being in the County of Baker, State of Florida to wit:

Parcel 1:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 3 South, Range 21 East, Baker County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section; thence S 00°42'34" E along the West line of said Section, a distance of 2446.04 feet to the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section and the Point of Beginning; thence N 89°32'59" E along the North line thereof, a distance of 1260.91 feet to its intersection with the Westerly right of way line of County Road No. 125, a 100 foot right of way as now established; said point also being on a curve concave Northeasterly, with a radius of 1959.86 feet and Delta of 00°45'01", said curve being subtended by a chord bearing and distance of S 00°49'38" E and 25.67 feet; thence along said curve an arc length of 25.67 feet to the Point of Tangency; thence S 01°13'40" E along the Westerly right of way line thereof, a distance of 302.46 feet; thence S 86°51'31" W departing said Westerly right of way, a distance of 200.00 feet; thence S 42°07'48" W a distance of 12.60 feet; thence S 89°32'59" W, a distance of 1059.31 feet to the Westerly line of the aforementioned Northwest 1/4 of the Southwest 1/4 of said Section; thence N 00°02'52" W, a distance of 346.79 feet to the Point of Beginning.

Parcel 2:

A portion of land lying in the East 1/2 of the Southeast 1/4 of Section 2, Township 3 South, Range 21 East, Baker County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said SE 1/4 of said Section 2, thence S 00°02'52" E along the East line of said SE 1/4 a distance of 1219.61 feet to its intersection with the Northerly right of way line of a County Maintained Road as shown on Florida Department of Transportation Sheet 3 and 9 of Map Section #27090-2401 said point lying on a curve concave Southerly and having a radius of 11676.45 feet and a central angle of 0°41'11" (said curve being subtended by a chord bearing and distance of S 84°53'18" W, 139.88 feet); thence along the arc of said curve and along said Northerly right of way line an arc distance of 139.88 feet to its intersection with the South line of the North 1/2 of said SE 1/4 and the Point of Beginning; thence continue along above mentioned curve concave Southerly and having a radius of 11676.45 feet and a central angle 03°46'05" (said curve being subtended by a chord bearing and distance of S 82°39'40" W, 767.75 feet) an arc distance of 767.89 feet; thence N 58°15'58" W along said Northerly right of way line and the Northwesterly extension thereof a distance of 75.77 feet to its intersection

with the Easterly maintained right of way line of Nursery Boulevard (a county maintained right of way as now established); thence N 01°03'01" W along said Easterly maintained right of way line a distance of 643.73 feet; thence departing said right of way line N 89°33'24" E a distance of 296.47 feet; thence S 01°16'55" E a distance of 591.43 feet to its intersection with the south line of the North 1/2 of said SE 1/4; thence N 89°36'13" E along the South line thereof a distance of 538.33 feet to the Point of Beginning.

SUBJECT TO taxes accruing subsequent to December 31, 2015.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Whitney Inglis
Whitney Inglis
Witness

George L. Taber III
Glen St. Mary Nurseries Company, a Florida
By: George L. Taber, III, President

Judith A. Gallups
JUDITH A. GALLUPS
Witness

STATE OF Florida
COUNTY OF Baker

The foregoing instrument was acknowledged before me this 16th day of June, 2016 by George L. Taber, III as President of Glen Saint Mary Nurseries Company, a Florida corporation. He/She/They have produced personally known as identification.

Judith A. Gallups
Notary Public, County and State Aforesaid
JUDITH A. GALLUPS
Notary Printed Signature



My commission expires: _____

Documentary Stamps in the amount of \$2,800.00 have been paid.

Arnold J. Johns

ARNOLD J. JOHNS

FLORIDA REGISTERED LAND SURVEYOR NO. 4422

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LD BRADLEY
LAND SURVEYORS

**5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888**

W.O. NO.: 16-100A	SURVEY DATE: 06/12/16	DRAFTED BY: JLM
CHECKED BY: AJJ	CAD FILE: 16100A.DWG	*FB 789 PG 19

A MAP SHOWING A BOUNDARY SURVEY OF

PARCEL "A"

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 00°42'34" EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2446.04 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND THE POINT OF BEGINNING; THENCE NORTH 89°32'59" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1260.91 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 125, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1959.86 FEET AND DELTA OF 00°45'01", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°49'38" EAST AND 25.67 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 25.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°13'40" EAST ALONG THE WESTERLY RIGHT OF WAY LINE THEREOF, A DISTANCE OF 302.46 FEET; THENCE SOUTH 86°51'31" WEST DEPARTING SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 200.00 FEET; THENCE SOUTH 42°07'48" WEST A DISTANCE OF 12.60 FEET; THENCE SOUTH 89°32'59" WEST, A DISTANCE OF 1059.31 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00°02'52" WEST, A DISTANCE OF 346.79 FEET TO THE POINT OF BEGINNING.

CERTIFY TO:

RUSSELL W. ODEN AND CHARLOTTE A. ODEN TRUSTEES OF THE RUSSELL W. AND CHARLOTTE A. ODEN FAMILY LIVING TRUST, DATED MAY 31, 2007,
BAKER TITLE & ESCROW COMPANY
FIRST AMERICAN TITLE