



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Off 352.473.5101 Fax



PLANNING AND ZONING BOARD AGENDA

CITY OF KEYSTONE HEIGHTS

Monday, July 15, 2024 at 6:00 PM

Please silence any cellular phones and other electric devices

CALL TO ORDER

ROLL CALL – City Clerk

Public Comment – this portion of the agenda is designed to allow citizens an opportunity to bring matters to the attention of the Board. It is not reasonable to expect that the Board will engage in debate or deliberation about matters on which the Board has received no prior information as part of the agenda.

- I. Items for Consideration:
 - a. Rezone approximately 1.054 acres of real property owned by George L. Restea, from residential single family to general commercial use.
 - b. Land Use Change from residential single family to general commercial.
- II. Board Member Comments:

ADJOURNMENT

NOTICE:

APPEAL PROCESS - ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS FOR SUCH PURPOSE SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. SEE SECTION 286.0105, FLORIDA STATUTES.

ANYONE WISHING TO ADDRESS THE BOARD REGARDING ANY TOPIC ON THIS AGENDA IS REQUESTED TO COMPLETE A CARD AND RETURN TO THE CITY MANAGER. SPEAKERS ARE RESPECTFULLY REQUESTED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.



City of Keystone Heights
 555 South Lawrence Blvd
 Keystone Heights, Florida 32656
 352.473.4807 Office 352.473.5101 Fax



Change In Land Use

Property Information

Property Address: 210 N Lawrence Blvd Phone: () -

Tax Parcel # 190823-002260-000-00 Zoning Commercial GC Land Use: Commercial

Proposed Use GC-CB Seeking (choose one) Permitted Use or Use by Exception

Property will be used as Nothing determined yet. Property being listed

Property Owner Information

Property Owner: George Restea

Address: 1609 NW 103rd Terrace City Gainesville

State: FL Zip Code: 32606 Phone: (904) 966-1448

Email: georgelrestea@hotmail.com

Registered Agent

I hereby appoint: Melissa Pellerito as my agent.

Address: 275 S Lawrence Blvd City Keystone Heights

State: FL Zip Code: 32656 Phone: (352) 494-1829

Email: _____

Attached Documents

- Deed Legal Description Survey Site Plan Other (Please List)

190823-002260-000-00 and 190823-002259-001-00 to both be-rezoned Commercial - Central Business

190823-002259-000-00 to remain as residential



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 555 South Lawrence Blvd
 Keystone Heights, Florida 32656
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Application Certification

I, hereby, swear to or affirm that I am the owner 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, the requirements in the City of Keystone Heights Code of Ordinances, and Land Development Regulations.

Owner Signature: *[Handwritten Signature]*

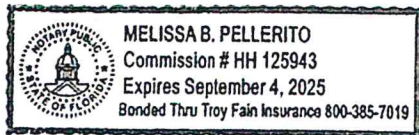
STATE OF FLORIDA
 COUNTY OF Clay

Sworn to (or affirmed) and subscribed before me this 7th day of February, 2024,
 by _____.

Personally known Or Produced Identification _____

Type of Identification Produced _____

Melissa B. Pellerito
 (Signature of Notary Public State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

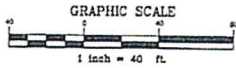
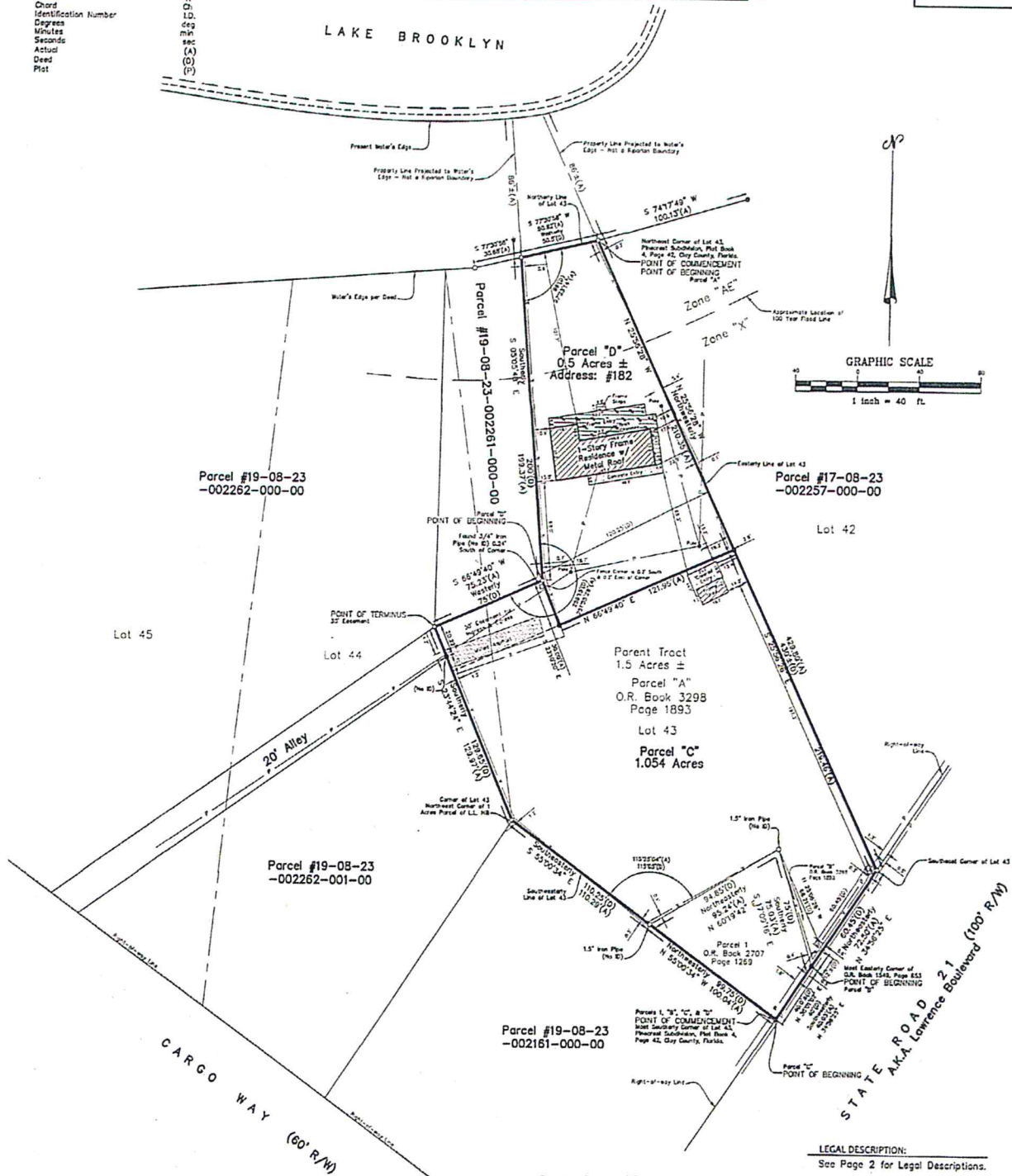
EXHIBIT A

BOUNDARY SURVEY

1 of 2

ABBREVIATION SCHEDULE

Right of Way	R/W
Official Records	O.R.
Central Angle	∠
Length	L
Radius	R
Chord	Ch
Identification Number	I.D.
Degrees	deg
Minutes	min
Seconds	sec
Actual	(A)
Deed	(D)
Plot	(P)



LEGAL DESCRIPTION:
See Page 2 for Legal Descriptions.

- - Denotes Found 3/4" Iron Pipe (No ID)
- - Denotes Found Steel Axle
- - Denotes Set 1/2" Iron Rod (#2061)
- - Denotes Iron Corner
- - Denotes Concrete Monument
- - Denotes Power Line & Poles
- X-X- - Denotes Fence Line
- - Denotes Centerline
- - Denotes Not to Scale

SURVEYOR'S CERTIFICATION TO: George Restea
I hereby certify that this map is a true and correct representation of a survey made by me.
BY: *Joseph G. Knapp* Date of Field Survey: October 4, 2023
JOSEPH G. KNAPP, Registered Land Surveyor, Florida Certificate No. 2061
KNAPP SURVEYING, INC., LB 7627

Lands shown hereon lie in Flood Insurance Rate Maps, Flood Zones "X" & "AE", Flood Boundary Lines if any are shown by scale, from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Community Panel Number 120671 0343 E is not field verified and must not be assumed to be correct. Flood information shown must be confirmed by FEMA, by the Community Floodplain Management or by others.
Method of Balancing the Survey Closure was by the Compass Rule.
Error of Closure = 1:54598.
Bearings refer to the Easiness of Lands Surveyed, being N 25°36'28" W, per Deed.

SURVEYOR'S NOTES:
1. Unless this map bears the Original Signature and the Raised Seal of a Florida Licensed Surveyor and Mapper, this map/report is for informational purposes only and is NOT VALID.
2. Unless noted no Underground Installations or Improvements were located on this survey.
3. No Instruments of Record reflecting Easements, Right-of-Ways and/or ownership were furnished to this Surveyor except as shown.
4. Ordinary High Water Line NOT located on Lake Front Property.
5. Wetlands/Environmentally Sensitive Lands are NOT located, unless specifically stated.
6. Dimensions from Improvements to Boundaries should not be used to re-establish Boundary Lines or to construct NEW Improvements, without additional information for Boundary control or a RESURVEY.
7. Riparian/Littoral rights not located unless expressly noted by written notation. Lines shown to water lines are for informational purposes.
8. The mean high water line as it may pertain was not located unless shown and specifically stated.

Knapp Surveying, Inc.
Land Surveying and Drafting Services
Voice: (352) 473-3166 Fax: (352) 473-2998
270 Southeast Palmatta Avenue
P.O. Box 336, Keystone Heights, Florida 32656
JOB NUMBER : F23-104 LLJ

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
CLAY COUNTY, FLORIDA 2023 REAL ESTATE


DIANE HUTCHINGS
TAX COLLECTOR
SERVING CLAY COUNTY
PO Box 218
Green Cove Springs, FL 32043
(904) 269-6329

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS
190823-002259-001-00	47108	0 CARGO Way
YEAR	MILL CODE	ESCROW
2023	007	

Prior Year(s) Delinquent Tax Due - Call (904) 269-6329

1359
P4**T150
2 of 2
RESTEA GEORGE & LINDA /PC
RESTEA LINDA
1609 103RD TER NW
GAINESVILLE, FL 32606-5584

PT OF LOT 43 PINECREST 1 (IN
CITY/CRA)AS REC O R 2289 PG
1502;2492 PG 1132 & 3298 PG 1893

*Small side additional parcel
(See map)*

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	TAXES LEVIED	
C100 CLAY COUNTY BOCC COUNTY SERVICES	5.5471	3,782		3,782		20.98
FIRE CONTROL MSTU-6	0.5048	3,782		3,782		1.91
LAW ENFORCEMENT MSTU-4	2.4014	3,782		3,782		9.08
S200 CLAY COUNTY SCHOOL DISTRICT						
SCHOOL LOCAL EFFORT	3.1560	4,000		4,000		12.62
SCHOOL CAP OUTLAY	1.5000	4,000		4,000		6.00
SCHOOL DISCRETIONARY	0.7480	4,000		4,000		2.99
SCHOOL DISCRETIONARY VOTED	1.0000	4,000		4,000		4.00
410 KEYSTONE HEIGHTS CRA	4.2901	3,782		3,782		16.23
300 ST JOHNS RIVER WATER MANAGEMEN	0.1793	3,782		3,782		0.68
TOTAL MILLAGE:		19.3267	TOTAL AD VALOREM TAXES:		\$74.49	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS:		

COMBINED TAXES & ASSESSMENTS:		
The total in each box already reflects the discount. Please pay only one amount. See reverse side for other instructions	Nov 30, 2023	\$71.51
	Dec 31, 2023	\$72.26
	Jan 31, 2024	\$73.00
	Feb 29, 2024	\$73.75
	Mar 31, 2024	\$74.49


DIANE HUTCHINGS
TAX COLLECTOR
SERVING CLAY COUNTY

DO NOT WRITE ON THIS PORTION. PLEASE DETACH AND RETURN WITH YOUR PAYMENT.
CLAY COUNTY, FLORIDA 2023 REAL ESTATE

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
190823-002259-001-00	47108	0 CARGO Way	2023	007	

RESTEA GEORGE & LINDA /PC
RESTEA LINDA
1609 103RD TER NW
GAINESVILLE, FL 32606-5584

Prior Year(s) Delinquent Tax Due - Call (904) 269-6329



PAY ONLINE

YOUR CANCELLED CHECK IS YOUR RECEIPT
PAY IN U.S. FUNDS DRAWN ON A U.S. BANK



PLEASE PAY ONLY ONE AMOUNT	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$71.51	\$72.26	\$73.00	\$73.75	\$74.49

1 00047108 2023 0

CLAY COUNTY, FLORIDA 2023 REAL ESTATE

DIANE HUTCHINGS
TAX COLLECTOR
SERVING CLAY COUNTY
PO Box 218
Green Cove Springs, FL 32043
(904) 269-6329

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS
190823-002260-000-00	47109	0 N LAWRENCE Blvd
YEAR	MILL CODE	ESCROW
2023	007	



25559
P3**T127
1 of 1
RESTEA GEORGE L
1609 103RD TERRACE NW
GAINESVILLE, FL 32606-5584

PT OF LOT 43 PINECREST 1 AS REC
O R 3468 PG 936



Main parcel

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	TAXES LEVIED
C100 CLAY COUNTY BOCC					
COUNTY SERVICES	5.5471	32,694		32,694	181.36
FIRE CONTROL MSTU-8	0.5048	32,694		32,694	16.50
LAW ENFORCEMENT MSTU-4	2.4014	32,694		32,694	78.51
S200 CLAY COUNTY SCHOOL DISTRICT					
SCHOOL LOCAL EFFORT	3.1560	32,694		32,694	103.18
SCHOOL CAP OUTLAY	1.5000	32,694		32,694	49.04
SCHOOL DISCRETIONARY	0.7480	32,694		32,694	24.46
SCHOOL DISCRETIONARY VOTED	1.0000	32,694		32,694	32.69
410 KEYSTONE HEIGHTS CRA	4.2901	32,694		32,694	140.26
300 ST JOHNS RIVER WATER MANAGEMEN	0.1793	32,694		32,694	5.86
TOTAL MILLAGE:		19.3267	TOTAL AD VALOREM TAXES:		\$631.86

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS:		

COMBINED TAXES & ASSESSMENTS:		
The total in each box already reflects the discount. Please pay only one amount. See reverse side for other instructions	Nov 30, 2023	\$606.59
	Dec 31, 2023	\$612.90
	Jan 31, 2024	\$619.22
	Feb 29, 2024	\$625.54
	Mar 31, 2024	\$631.86

DO NOT WRITE ON THIS PORTION. PLEASE DETACH AND RETURN WITH YOUR PAYMENT.
CLAY COUNTY, FLORIDA 2023 REAL ESTATE

DIANE HUTCHINGS
TAX COLLECTOR
SERVING CLAY COUNTY

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
190823-002260-000-00	47109	0 N LAWRENCE Blvd	2023	007	

RESTEA GEORGE L
1609 103RD TERRACE NW
GAINESVILLE, FL 32606-5584



PAY ONLINE

YOUR CANCELLED CHECK IS YOUR RECEIPT
PAY IN U.S. FUNDS DRAWN ON A U.S. BANK



PLEASE PAY ONLY ONE AMOUNT	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$606.59	\$612.90	\$619.22	\$625.54	\$631.86

1 00047109 2023 9

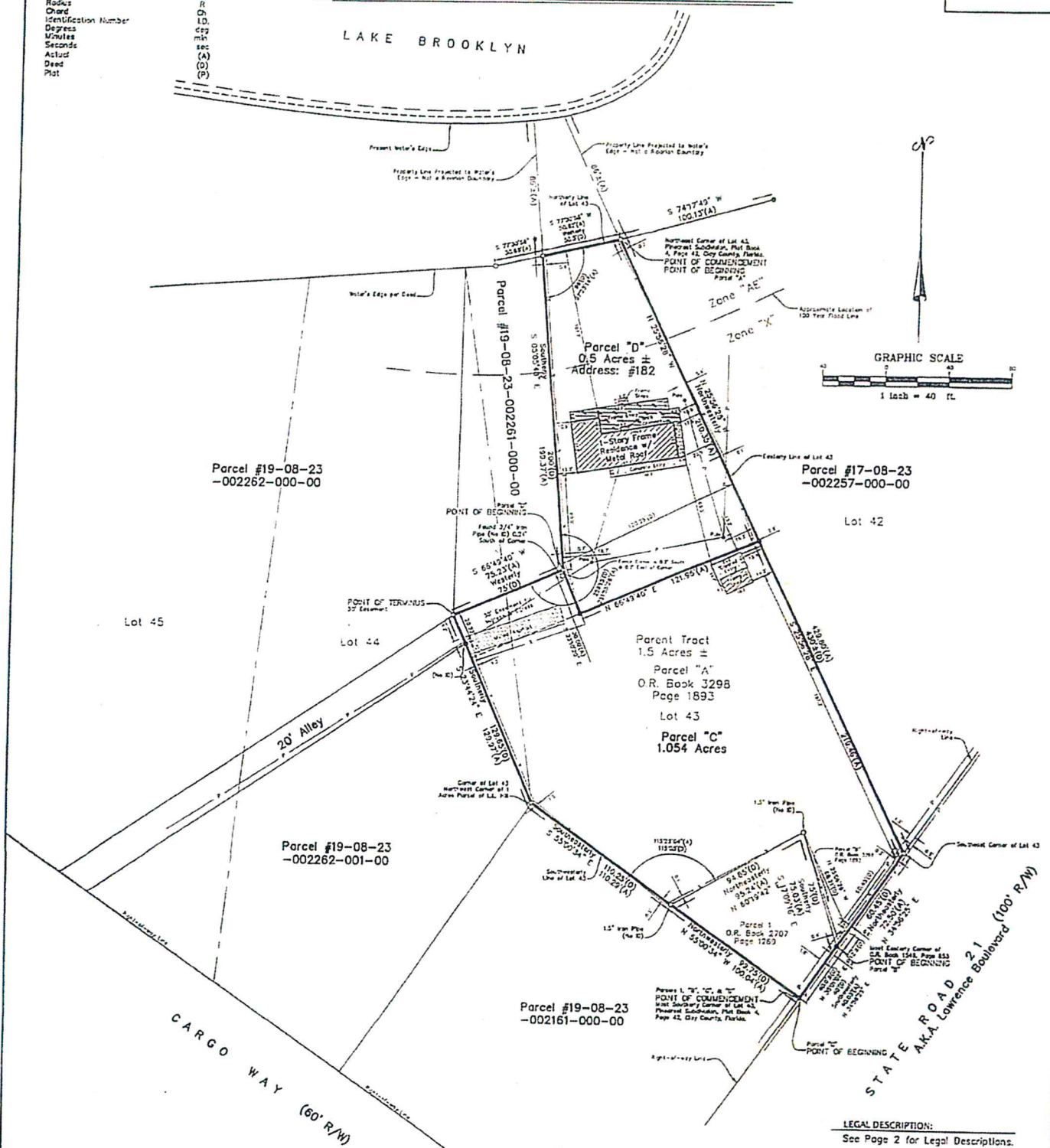
See reverse side for important information

BOUNDARY SURVEY

ABBREVIATION SCHEDULE

Right of Way	R/W
Official Records	O.R.
Central Angle	C.A.
Length	L
Radius	R
Chord	Ch
Identification Number	I.D.
Degrees	deg
Minutes	min
Seconds	sec
Actual	(A)
Dead	(D)
Plot	(P)

LAKE BROOKLYN



LEGAL DESCRIPTION:
See Page 2 for Legal Descriptions.

- - Denotes Found 3/4" Iron Pipe (No ID)
- - Denotes Found Steel Axle
- - Denotes Set 1/2" Iron Rod (#2061)

- - Denotes Iron Corner
- - Denotes Concrete Monument
- - Denotes Power Line & Poles
- - Denotes Fence Line
- X-X- - Denotes Centerline
- - Denotes Not to Scale

SURVEYOR'S CERTIFICATION TO: George Resteo
I hereby certify that this map is a true and correct representation of a survey made by me.

BY: *Joseph G. Knapp* Date of Field Survey: October 4, 2023
JOSEPH G. KNAPP, Registered Land Surveyor, Florida Certificate No. 2051
KNAPP SURVEYING, INC., LB 7627

SURVEYOR'S NOTES:
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2. Unless noted on Underground Installations or Improvements were located on this survey.
3. No Instruments of Record reflecting Easements, Right-of-Ways and/or ownership were furnished to this Surveyor Except as shown.
4. Ordinary High Water Line NOT located on Lake Front Property.
5. Wetlands/Unknowingly Sensitive Lines are NOT located, unless specifically stated.
6. Dimensions from Improvements to Boundaries should not be used to re-establish Boundary Lines or to construct NEW Improvements, without additional information for Boundary control or a RESURVEY.
7. Riparian/Littoral rights not located unless expressly noted by written notation. Lines shown to water lines are for informational purposes.
8. The mean high water line as it may pertain was not located unless shown and specifically stated.

Lands shown hereon is in Flood Insurance Rate Maps, Flood Zones "X & AE", Flood Boundary Lines if any are shown by scale, from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Community Panel Number 120571 0348 E is not field verified and must not be assumed to be correct. Flood information shown must be confirmed by FEMA, by the Community Floodplain Management or by others.
Method of Balancing the Survey Closure was by the Compass Rule.
Error of Closure = 1:54588.
Bearings refer to the Equality of Land Surveyed, being N 25° 36' 28" W, per Deed.

Knapp Surveying, Inc.
Land Surveying and Drafting Services
Voice: (352) 473-3166 Fax: (352) 473-2998
270 Southeast Palmview Avenue
P.O. Box 386, Keystone Heights, Florida 32656
JOB NUMBER: F23-154 LLJ

BOUNDARY SURVEY

LEGAL DESCRIPTION: Parent Tract

A. A part of Lots Forty-Three (43) and Forty-Four (44), Section One (1), PINECREST SUBDIVISION, according to plat thereof recorded in Plat Book 4, Page 42 of the public records of Clay County, Florida, and being more particularly described as follows:

For a Point of Beginning, begin at the Northeast corner of said Lot 43 and run Westerly along the Northerly line of said Lot 43 for a distance of 50.5 feet; thence turn Southerly at an inside angle of 96° for a distance of 200 feet to a point which is 120.25 feet Westerly of the Easterly line of Lot 43; thence turn and run Westerly at an angle of 75°15' for a distance of 75 feet; thence run Southerly for a distance of 129.65 feet to the corner of said Lot 43, which is common to the Northeast corner of a one-acre parcel owned by L.L. Hill; thence run Southerly along the boundary of said Lot 43 for a distance of 110.23 feet; thence turn an inside angle of 115°05' and run Northwesterly for a distance of 91.85 feet; thence run Southerly for a distance of 75 feet to the Northwesterly boundary line of State Road No. 21; thence run Northwesterly along said right-of-way for a distance of 30.45 feet to the Southeast corner of said Lot 43; thence Northwesterly along the Easterly boundary line of said Lot 43 for a distance of 430 feet, more or less, to the Point of Beginning.

B. A parcel of land situated in Lot Forty-Three (43) of Section One (1), PINECREST SUBDIVISION, according to plat thereof recorded in Plat Book 4, on Page 42 of the public records of Clay County, Florida; said parcel being more particularly described as follows:

Commence at the most Southerly corner of Lot 43 as shown on said Plat and run North 35°01'02" East, along the Northwesterly right-of-way line of State Road No. 21, a distance of 40.0 feet more or less to the most Easterly corner of lands described in O.R. Book 1549, on page 253 of the public records and the Point of Beginning; thence continue North 35°01'02" East, along said right-of-way line, 12 feet more or less to an iron rod lying 60.15 feet, as measured along said right-of-way line from the Southeast corner of said Lot 43; thence run North 25°04'26" West, 68.21 feet to an iron pipe at the Northerly most corner of said O.R. Book 1549, page 653; thence run Southwesterly along the Easterly line of said lands, 75 feet more or less to the Point of Beginning.

Parcel 1

A parcel of land situated in Lot Forty-Three (43) of Section one (1), Pincrest Subdivision, according to plat thereof recorded in Plat Book 4, on page 42 of the public records of Clay County, Florida, said parcel being more particularly described as follows:

Commence at the most Southerly Corner of Lot 43 as shown on said Plat and run North 35°01'02" East, along the Northwesterly right-of-way line of State Road No. 21, a distance of 40.0 feet more or less to the most Easterly corner of lands described in O.R. Book 1549, on page 653 of said public records and the Point of Beginning; thence continue North 35°01'02" East, along said right-of-way line, 12 feet more or less to an iron rod lying 60.15 feet, as measured along said right-of-way line from the Southeast corner of said Lot 43; thence run North 25°05'26" West, 68.21 feet to an iron pipe at the Northerly most corner of said O.R. Book 1549, page 653; thence run Southwesterly along the Easterly line of said lands, 75 feet more or less to the Point of Beginning.

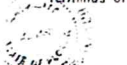
LEGAL DESCRIPTION: Written to Match Survey Parcel "C"

A parcel of land lying in and being a part of Lots 43 and 44, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 2707, Page 1269 and Official Records Book 3298, Page 1893 of the Public Records of said county; said parcel being more particularly described as follows:

For a Point of Beginning, commence at the most Southerly corner of said Lot 43 and run thence (1) North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to the Northwest corner of Parcel 1 as described in a parcel of land as described in O.R. Book 2707, Page 1269; thence continue (2) North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence (3) North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe; run thence (4) North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe; run thence (5) South 23°10'20" East, perpendicular to last call a distance of 30.00 feet to an iron rod; run thence (6) North 65°49'40" East, parallel to call (4) above 121.96 feet to an iron rod on the Easterly line of said Lot 43; run thence (7) South 25°56'28" East, along the Easterly line thereof 219.46 feet to an iron pipe at the Southeast corner of said Lot 43, said corner lying on the Northwesterly right-of-way line of State Road 21; run thence (8) South 34°56'25" East, along the Northwesterly right-of-way line thereof 72.50 feet to an iron rod; thence continue (9) South 34°56'25" West, along said Northwesterly right-of-way line 40.03 feet to the Point of Beginning and to close.

Subject to a 30.00 foot easement for ingress and egress lying in and being a part of Lots 43 and 44, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 3298, Page 1893 of the Public Records of said county; said easement lying 30.00 feet right of the following described line:

Commence at the most Southerly corner of said Lot 43 and run thence North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to an iron pipe at the Northwest corner of Parcel 1 as described in said O.R. Book 2707, Page 1269; thence continue North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe and the Point of Beginning of this line; run thence (4) North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe and the Point of Terminus of this Easement Line.



SURVEYOR'S CERTIFICATION TO:
I hereby certify that this map is a true and correct representation of a survey made by me.

Date of Field Survey: October 4, 2023
JOSEPH G. KNAPP Registered Land Surveyor, Florida Certificate No. 2061
KNAPP SURVEYING, INC., LB 7627

Lands shown herein lie in Flood Insurance Rate Maps, Flood Zones "X" & "AE", Flood Boundary Lines if any are shown by scale, from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Community Panel Number 120571 0345 E is not a verified and must not be assumed to be correct. Flood information shown must be confirmed by FEMA, by the Community Floodplain Management or by others.

Method of Balancing the Survey Closure was by the Compass Rule.
Error of Closure = 1:54298.
Bearings refer to the Easterly of Lands Surveyed, being N 25°56'28" W, per Deed.

SURVEYOR'S NOTES:

1. Unless this map bears the Original Signature and the Raised Seal of a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is NOT VALID.
2. Unless noted no Underground Utilities or Improvements were located on this survey.
3. No Instruments of Record reflecting Easements, Right-of-Ways and/or ownership were furnished to this Surveyor Except as shown.
4. Ordinary High Water like NOT located on Lake Front Property.
5. Wetlands/Environmentally Sensitive Lands are NOT located, unless specifically stated.
6. Dimensions from Improvements to Boundaries should not be used to re-establish Boundary Lines or to construct NEW Improvements, without additional information for Boundary control or a RESURVEY.
7. Riparian/Littoral rights not located unless expressly noted by written notation. Lines shown to water lines are for informational purposes.
8. The mean high water line as it may pertain was not located unless shown and specifically stated.

LEGAL DESCRIPTION: Written to Match Survey Parcel "D"

A parcel of land lying in and being a part of Lot 43, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 3298, Page 1893 of the Public Records of said county; said parcel being more particularly described as follows:

Commence at the most Southerly corner of said Lot 43 and run thence North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to an iron pipe at the Northwest corner of Parcel 1 as described in a parcel of land as described in O.R. Book 2707, Page 1269 of said public records; thence continue North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe; run thence North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe and the Point of Beginning of this description; From the Point of Beginning thence described run thence (1) South 23°10'20" East, perpendicular to last call a distance of 30.00 feet to an iron rod; run thence (2) North 65°49'40" East, 121.96 feet to an iron rod on the Easterly line of said Lot 43; run thence (3) North 25°56'28" West, along the Easterly line thereof 210.35 feet to an iron pipe at the Northeast corner of said Lot 43; run thence (4) South 77°30'58" West, along the Northerly line thereof 50.82 feet to an iron pipe at a Northwest corner of said Parcel "A"; run thence (5) South 05°05'48" East, along the Westerly line thereof 199.37 feet to an iron pipe and the Point of Beginning and to close.

Together with a 30.00 foot easement for ingress and egress lying in and being a part of Lots 43 and 44, Section 1, Pincrest Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 42 of the Public Records of Clay County, Florida and being a part of lands as described in Official Records Book 3298, Page 1893 of the Public Records of said county; said easement lying 30.00 feet right of the following described line:

Commence at the most Southerly corner of said Lot 43 and run thence North 55°00'34" West, along the Southwesterly line thereof 100.04 feet to an iron pipe at the Northwest corner of Parcel 1 as described in said O.R. Book 2707, Page 1269; thence continue North 55°00'34" West, along said Southwesterly line 110.29 feet to an iron pipe on the Westerly line of said Lot 43; run thence North 23°44'24" West, along the Westerly line of Parcel "A" of said lands described in O.R. Book 3298, Page 1893 a distance of 129.97 feet to an iron pipe and the Point of Beginning of this line; run thence (4) North 66°49'40" East, along the Northerly line of last said lands 75.23 feet to an iron pipe and the Point of Terminus of this Easement Line.

- Demotes Iron Corner
- Demotes Concrete Monument
- Demotes Power Line & Poles
- Demotes Fence Line
- Demotes Centerline
- Demotes Not to Scale

Knapp Surveying, Inc.
Land Surveying and Drafting Services
Voice: (352) 473-3166 Fax: (352) 473-2998
270 Southeast Palmello Avenue
P.O. Box 386, Keystone Heights, Florida 32656
JOB NUMBER: F23-154 LLJ



Clay County Property Appraiser's Office



?									
Parcel ID	19-08-23-002260-000-00	Physical Address	N LAWRENCE Blvd Keystone Heights	Land Value	\$16,564	Last 2 Sales			
Acres	0.117	Mailing Address	RESTEA GEORGE L 1609 103RD	Ag Land Value	\$0	Date	10/19/2012	Price	\$23500
Property Class	STORES, 1 STORY		TERRACE NW	Building Value	\$16,130		12/7/2006	\$100	Reason QUAL/DEED EXAMINATION
Taxing District	007		GAINESVILLE, FL 32606	Misc Value	\$0				QUAL/DEED EXAMINATION
				Just Value	\$32,694				Q
				Assessed Value	\$32,694				Q
				Exempt Value	\$0				
				Taxable Value	\$32,694				

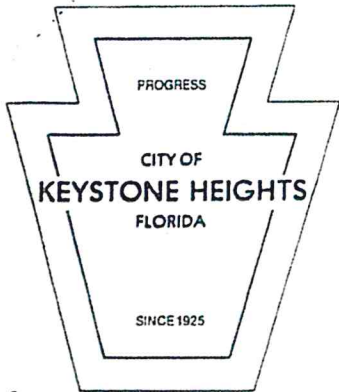
Date created: 10/21/2023
 Last Data Uploaded: 10/27/2023 7:40:15 AM

City of Keystone Heights, Florida

Post Office Box 420

Keystone Heights, Florida 32656

(352) 473-4807



Lake House

July 27, 2004

Dr. George Restea, .M. D.
6542 Triest Avenue
Keystone Heights, Fl 32656

RE: Annexation

Dear Dr. Restea:

After the City Attorney reviewed your request for annexation he had the following concerns: 1) it appears the warranty deed attached to the request contains a parcel number that is different that the area described in the attached tax map and 2) the cover letter contains two parcel numbers and the area described in the tax map outlines one parcel. Please provide clarification on these items.

Please do not hesitate to call with any questions. I will be out of the office this week, returning on August 9.

Sincerely,

A handwritten signature in cursive script that reads 'Karen P. Nelson'.

Karen P. Nelson
City Clerk

Enclosure



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, Florida 32068-3907
Telephone (904) 213-2471
Facsimile (904) 213-2495

*Working together to
protect public health,
conserve our natural
resources, and create
long-term value for
our ratepayers.*

TRANSMITTAL INFORMATION COVER SHEET

Date: December 9, 2011
From: Lynn Valentin
Subject: Recorded Grant of Easement.

COMMENTS:

The enclosed is your copy of the recorded Grant of Easement.

Thank you,

Lynn O. Valentin
Contracts Administrator

LOV
Enclosure

PHYSICIANS CARE PA

132 E. MADISON ST.
STARKE, FL 32091
PH: 904-964-5591
FAX: 904-964-3577

6542 TRIEST AVE
KEYSTONE HIGHTS, FL 32656
PH: 352-473-7288
FAX: 352-473-9365

319 W. CALL STREET
STARKE, FL 32091
PH: 904-964-6500
FAX: 904-964-9170

RE: PARCEL # 19-08-23-002259-001-00
19-08-23-002259-000-00

DEAR CITY OF KEYSTONE,

I WOULD LIKE TO REQUEST A VOLUNTARY ANNEXATION OF THE PROPERTY I RECENTLY PURCHASED INTO THE CITY OF KEYSTONE HIGHTS. THIS PROPERTY IS LOCATED ON HIGHWAY 21. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST, I CAN BE REACHED AT (904) 219-3620.

cell

SINCERELY,



GEORGE L. RESTEA, M.D.

Prepared under the direction of,
Record and return to:
Grady H. Williams, Jr., Esq.
c/o Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068-3907

INSTR # 2011037508
OR BK 3325 Pages 487 - 489
RECORDED 07/25/11 15:27:28
JAMES B. JETT CLERK CIRCUIT COURT
CLAY COUNTY
DOC STMP-D: \$0.70
DEPUTY CLERK HAMPSHIRE E#2

GRANT OF EASEMENT

(Individual)

Parcel No's: 19-08-23-002259-000-00
& 19-08-23-002259-001-00
Project Name: 182 Cargo Way

THIS INDENTURE, made this 13th day of July, A.D. 2011, BETWEEN **GEORGE L. RESTEA**, a married adult, dealing with his separate non-homestead property, hereinafter called **GRANTORS**, whose mailing address is 1609 NW 103rd Terrace, Gainesville, FL 32606, and **CLAY COUNTY UTILITY AUTHORITY**, an independent special district and political subdivision of the State of Florida, existing and created under Chapter 94-491, Laws of Florida, Special Acts of 1994, hereinafter called **GRANTEE**, whose business address is 3176 Old Jennings Road, Middleburg, Florida 32068-3907.

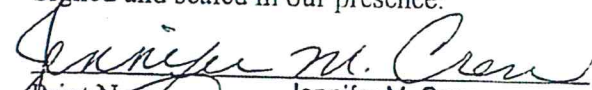
WITNESSETH: That GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the GRANTEE, its successors and assigns forever an unobstructed right-of-way and easement with the right, privilege and authority to said GRANTEE, its successors and assigns, to construct, operate, lay, maintain, improve and/or repair associated equipment for existing and future water, wastewater, and/or reclaimed water utilities, any or all, on, along, over, through, across or under the following described land, situate in Clay County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.


TOGETHER, with the right of said GRANTEE, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. GRANTOR does hereby fully warrant the title to the Grant of Easement described herein, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereto set hand and seal the day and year first above written.

Signed and sealed in our presence:


Print Name Jennifer M. Cron

By:  (Seal)
George L. Restea


Print Name Lori Stewart



STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 13th day of July,
2011, by **GEORGE L. RESTEA**, ~~who is personally known to me~~ or has produced FL D/L,
FL D/L, as identification.

Jennifer M. Cron
Print Name: Jennifer M. Cron
Notary Public in and for the
County and State Aforesaid
My Commission Expires:



Accepted on behalf of the Clay County Utility Authority.

By: [Signature]
Ray O. Avery, Executive Director

Parcel No's.: 19-08-23-002259-000-00
& 19-08-23-002259-001-00

EXHIBIT "A"

An easement for utilities, covering (1) the area seven and one-half feet (7-1/2') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 0' - 8' deep; (2) the area twelve and one-half feet (12-1/2') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 8' - 12' deep; (3) an area fifteen feet (15') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 12' - 15' deep; (4) the area seven and one-half feet (7-1/2') on either side of any water mains located upstream of the downstream side of the potable water meters (including fire hydrants) and upstream of any fire main double detector check valve assemblies; (5) the area seven and one-half feet (7-1/2') on either side of any reclaimed water mains located upstream of the downstream side of any reclaimed water meters; and (6) the area seven and one-half feet (7-1/2') on either side of any associated water, wastewater and/or reclaimed water facilities, all of which are owned and maintained by GRANTEE and are located within the boundary of those lands described and recorded in Official Records Book 2289, page 1502, and Official Records Book 2492, page 1132, of the Public Records of Clay County, Florida, except for any portion of the above described easement that places it under a permanent building.

PHYSICIANS CARE OF KEYSTONE
PH. 352-473-7288
6542 TRIEST AVE.
KEYSTONE HEIGHTS, FL 32656

CAPITAL CITY BANK
1 888-671-0400
WWW.CCBG.COM

8997

63-68631

5/21/2024

PAY TO THE
ORDER OF
City of KeystoneHeights

\$ **1,500.00

One Thousand Five Hundred and 00/100

DOLLARS

City of KeystoneHeights



Amy S. [Signature]

MEMO

081064 / 12-04

PHYSICIANS CARE OF KEYSTONE

8997

City of KeystoneHeights
Date 5/21/2024
Type Bill
Reference

Original Amt. 1,500.00
Balance Due 1,500.00
Discount
Check Amount

Payment 1,500.00
1,500.00

Checking at Capital Ci

1,500.00

5/21/2024
Discount
Balance Due 1,500.00
Original Amt. 1,500.00
Type Bill
Reference
City of KeystoneHeights
Date 5/21/2024
Check Amount

Payment 1,500.00
1,500.00

8997

PHYSICIANS CARE OF KEYSTONE

1,500.00



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Off 352.473.5101 Fax



2024.07.15

To: Planning and Zoning Board

From: City Manager

Re: Change in Land Use

Parcel No. 19-08-23-002259-000-00, 19-08-23-002259-001-00, and
19-08-23-002260-000-00

210 N Lawrence Blvd.

Keystone Heights, FL 32656

Property Information

The City of Keystone Heights has received an application for a change in land use for 210 North Lawrence Boulevard, Keystone Heights, FL 32656, parcel numbers 19-08-23-002259-000-00, 19-08-23-002259-001-00, and 19-08-23-002260-000-00. If approved, this will amend approximately 1.054 acres of real property owned by George L. Restea on the city zoning map.

Shared boundary line includes Family Dollar, Blue Lagoon on the west side of the property, Commercial Central Business land on the east side of the property, residential property on the north side of the property and State Road 21 on the south side of the property.

City of Keystone Heights Code of Ordinances

Section 17-112 of the City's Code of Ordinances states change in use.

- (a) A substantial *change* in *use* of property occurs whenever the essential character or nature of the business activity conducted on a lot *changes*. This occurs when, without the expansion or *change* of a building or permitted outdoor storage area, the following *changes* take place:
- (1) The original *use* was approved as a planned unit development and the relative proportion of space devoted to the individual principal *uses* that comprise the planned unit development *changes* to such an extent that the parking requirements for the planned unit development are altered.
 - (2) The proposed *use* is a permitted *use* within the applicable zoning district and additional parking would be required under the application of the parking requirements of [Section 17-193\(e\)](#) to support the proposed *use* over the prior *use* of the portion of the building occupied by the intended *use*;



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Off 352.473.5101 Fax



- (3) The proposed *use* is a *use* by exception that will require approval by the *land* planning agency prior to being permitted on the property;
- (4) When a *change* in *use* occurs, a site plan shall be required to be submitted to the city for review. The site plan shall be reviewed for any nonconforming situations as well as any code enforcement violations. Where a nonconforming situation exists, [Section 17-93](#) shall apply. The site plan shall identify the following improvements on a scaled drawing at a scale of one inch equals 30 or larger:
 - a. Buildings located on the parcel;
 - b. Landscaping located on the parcel;
 - c. Driveways and parking located on the parcel;
 - d. Permanent signage located on the parcel; and
 - e. All other improvements identified by city staff as necessary to complete a plans review,
- (b) A *change* in a property between unoccupied and occupied status does not necessarily constitute a *change* in *use*. Whether a *change* in *use* occurs shall be determined by comparing the active *uses* of the property without regard to any intervening period, unless the property has remained unoccupied for more than 180 consecutive days.
- (c) A mere *change* in ownership of a business or enterprise or a *change* in the name shall not be regarded as a *change* in *use*.
- (d) The operation of a hot dog cart pursuant to an approved *use* by exception and a valid city business license in the commercial general zoning district shall not constitute a *change* in *use*.

Planning and Zoning Actions

The Planning and Zoning Board is tasked by the Code of Ordinances to review Rezoning application and take one of the following actions.

1. Approve the application as presented
2. Deny the application

The Planning and Zoning Board should take into consideration the impact that such use will have of the surrounding area such as the following:



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Off 352.473.5101 Fax



1. Any noise that may impact surrounding businesses or residential areas

Staff Findings

Based upon the size of the property, if the application is approved, the property would meet the minimum lot size requirements, setbacks and lot standards as required in the City's Code of Ordinances. Additionally, the zoning for the surrounding properties appears to be compatible with the requested application.

CITY OF KEYSTONE HEIGHTS, FLORIDA

ORDINANCE 2024 - 606

BEFORE THE CITY COUNCIL

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEYSTONE HEIGHTS, FLORIDA AMENDING THE CITY ZONING MAP BY AMENDING APPROXIMATELY 1.054 ACRES OF REAL PROPERTY OWNED BY GEORGE L. RESTEA, FROM RESIDENTIAL SINGLE FAMILY (RSF) TO GENERAL COMMERCIAL (CG); PROVIDING FINDINGS BY THE CITY COUNCIL; PROVIDING DIRECTIONS FOR RECORDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the City Council of the City of Keystone Heights, Florida wishes to amend the City of Keystone Heights Zoning Map; and

WHEREAS, the proposed zoning change is for approximately 1.054 acres of real property owned by George L. Restea, which is zoned Residential Single Family (RSF); and

WHEREAS, the corresponding parcel identification number is 19-08-23-002259-000-00, 19-08-23-002259-001-00, and 19-08-23-002260-000-00; and

WHEREAS, a duly advertised public hearing was conducted on Monday, July 15th, 2024, after 6:00 P.M. by the Planning and Zoning Committee of the City of Keystone Heights, Florida; and who provided its recommendations to the City Council of the City of Keystone Heights, Florida; and

WHEREAS, the City Council of the City of Keystone Heights, Florida held a duly advertised public hearing on Monday, August 5th, 2024, after 6:00 P.M. for the purpose of hearing public comments; and

WHEREAS, the City Council of the City of Keystone Heights, Florida held a duly advertised public hearing on Monday, September 9th, 2024, after 6:00 P.M. for the purpose of hearing public comments; and

WHEREAS, the City Council of the City of Keystone Heights, Florida finds that the adoption of this ordinance for the Rezoning, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the City of Keystone Heights Comprehensive Plan and the Land Development Regulations of the City of Keystone Heights Ordinance Code and is in the best interest of the City of Keystone Heights, Florida and its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEYSTONE HEIGHTS, FLORIDA:

Section 1. Adoption and Incorporation of Recitals. The City Council of the City of Keystone Heights, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Property Zoned. The real property described as Parcel “C” in Exhibit “A” is zoned and classified as General Commercial (CG) as defined and classified under the Land Development Regulations, City of Keystone Heights, Florida.

Section 3. Recording of Ordinance. Following approval by the City Council for the City of Keystone Heights, Florida, the City Manager is directed to file the same in the records of the City.

Section 4. Effective Date. This ordinance shall become effective upon its adoption by the City Council.

DULY APPROVED on First Reading this 5TH day of August 2024, by the City Council of the City of Keystone Heights, Florida.

DULY APPROVED AND ADOPTED on Second Reading this 9TH day of September 2024, by the City Council of the City of Keystone Heights, Florida.

**CITY COUNCIL OF
KEYSTONE HEIGHTS, FLORIDA**

Nina Rodenroth, Mayor

ATTEST:

Stephanie Silva, City Clerk

FORM APPROVED:

Rich Komando, City Attorney



City of Keystone Heights
 555 South Lawrence Blvd
 Keystone Heights, Florida 32656
 352.473.4807 Office 352.473.5101 Fax



Rezoning Application

Property Information

Property Address: 210 N Lawrence Blvd Phone: () -

Tax Parcel # 190823000226000000 Zoning Residential Land Use: Residential

Proposed Zoning Commerical-CB Seeking (choose one) Permitted Use or Use by Exception

Property will be used as Commercial Use-One portion of this lot is already zoned commercial. Also Parcels 19082300225900100 and 19082300225900000

Property Owner Information

Property Owner: George Restea

Address: 1609 NW 103rd Terrace City Gainesville

State: FL Zip Code: 32606 Phone: (904) 966-1448

Email: georgelrestea@hotmail.com

Registered Agent

I hereby appoint: Melissa Pellerito as my agent.

Address: 275 S Lawrence Blvd City Keystone Heights

State: FL Zip Code: 32656 Phone: (352) 494-1829

Email: mpelleritorealtor@gmail.com

Attached Documents

- Deed Legal Description Survey Site Plan Other (Please List)

190823-002259-000-00 zoned residential

190823-002260-000-00 zoned commercial - change to commercial CB

190823-002259-001-00 zoned residential-combine with 190823-002260-000-00 (Commerical)



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Office 352.473.5101 Fax



Rezoning Application

Property Information

Property Address: 210 N Lawrence Blvd. Phone: () -

Tax Parcel # 190823.002260.000.00 Zoning Residential Land Use: Residential

Proposed Zoning Commercial/BB Seeking (choose one) Permitted Use or Use by Exception

Property will be used as Commerical Use - To Be Determined - Office/Retail - one portion of this lot is already zoned commercial

also: 190823.002259.001.00 and 190823.002259.000.00

Property Owner Information

Property Owner: George L. Restea

Address: 1609 NW 103rd Terrace City Gainesville

State: FL Zip Code: 32606 Phone: (904) 966 - 1448

Email: georgelrestea@hotmail.com

Registered Agent

I hereby appoint: MeLissa Pellerito as my agent.

Address: 275 S Lawrence Blvd. City Keystone Heights

State: FL Zip Code: 32656 Phone: (352) 494-1829

Email: mpelleritorealtor@gmail.com

Attached Documents

- Deed Legal Description Survey Site Plan Other (Please List)



City of Keystone Heights
 555 South Lawrence Blvd
 Keystone Heights, Florida 32656
 352.473.4807 Office 352.473.5101 Fax



Application Certification

I, hereby, swear to or affirm that I am the owner 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, the requirements in the City of Keystone Heights Code of Ordinances, and Land Development Regulations.

Owner Signature: *George Restea*

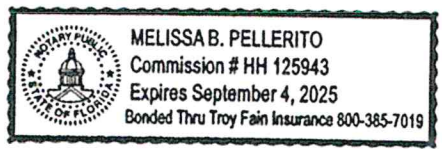
STATE OF FLORIDA
 COUNTY OF Clay

Sworn to (or affirmed) and subscribed before me this 22 day of March, 2024,
 by George Restea

Personally known X Or Produced Identification _____

Type of Identification Produced _____

Melissa B. Pellerito
 (Signature of Notary Public State of Florida)

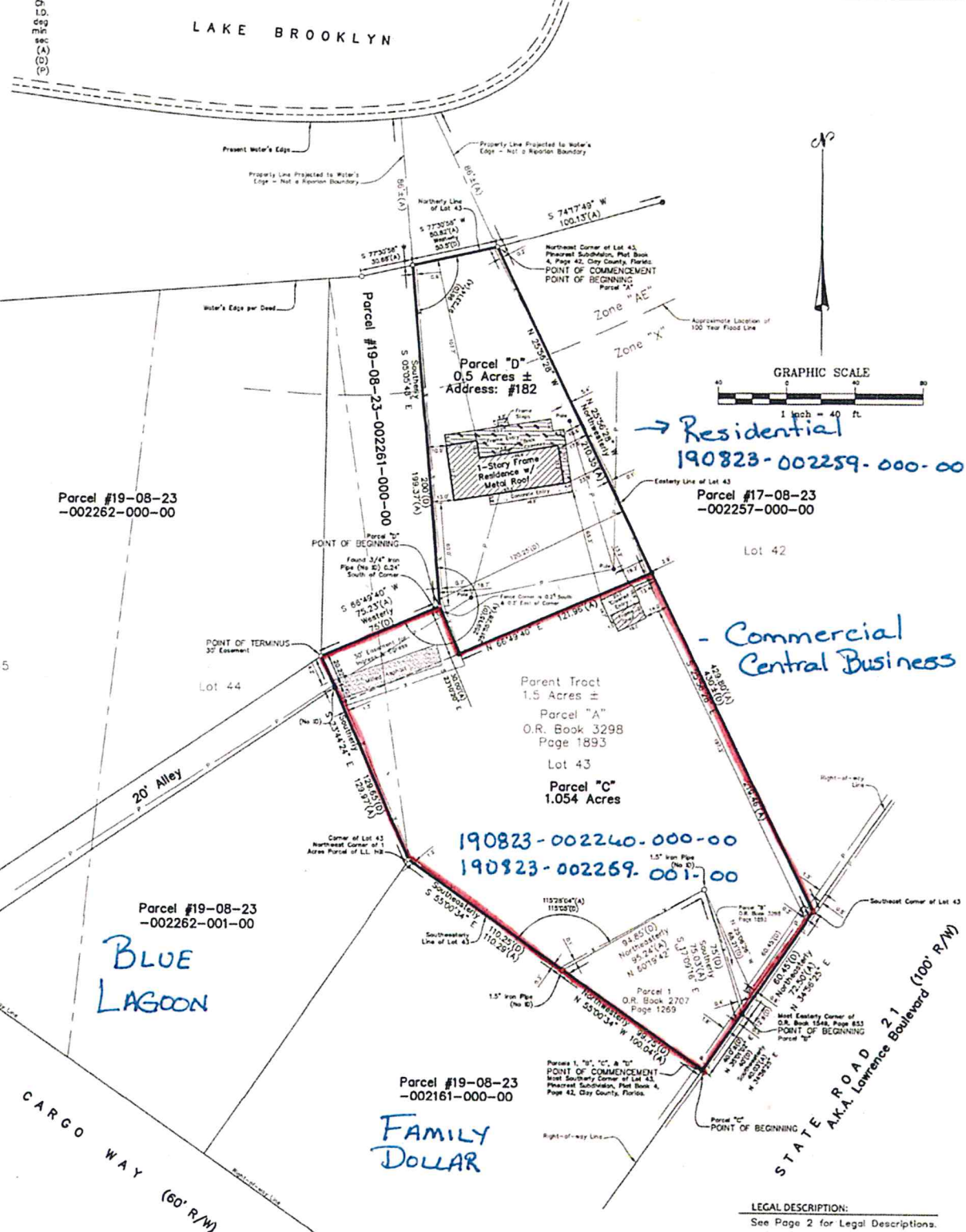


(Print, Type, or Stamp Commissioned Name of Notary Public)

BOUNDARY SURVEY

ABBREVIATION SCHEDULE

Right of Way	R/W
Official Records	O.R.
Central Angle	A
Length	L
Radius	R
Chord	Ch
Identification Number	I.D.
Degrees	deg
Minutes	min
Seconds	sec
Actual	(A)
Deed	(D)
Plot	(P)



SURVEYOR'S CERTIFICATION TO: George Resteo
 I hereby certify that this map is a true and correct representation of a survey made by me.
 BY: Joseph G. Knapp Date of Field Survey: October 4, 2023
 JOSEPH G. KNAPP, Registered Land Surveyor, Florida Certificate No. 2061
 KNAPP SURVEYING, INC., LB 7627

Lands shown hereon lie in Flood Insurance Rate Maps, Flood Zones "X" & "AE", flood boundary lines if any are shown by scale, from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Community Panel Number 120671 0345 E is not field verified and must not be assumed to be correct. Flood information shown must be confirmed by FEMA, by the Community Floodplain Management or by others.

Method of Balancing the Survey Closure was by the Compass Rule.
 Error of Closure = 1.54598"
 Bearings refer to the Easternity of Lands Surveyed, being N 25°56'28" W, per Deed.

SURVEYOR'S NOTES:

- Unless this map bears the Original Signature and the Raised Seal of a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is NOT VALID.
- Unless noted no Underground Installations or Improvements were located on this survey.
- No Instruments of Record reflecting Easements, Right-of-Ways and/or ownership were furnished to this Surveyor Except as shown.
- Ordinary High Water Line NOT located on Lake Front Property.
- Wetlands/Environmentally Sensitive Lands are NOT located, unless specifically stated.
- Dimensions from improvements to Boundaries should not be used to re-establish Boundary Lines or to construct NEW improvements, without additional information for Boundary control or a RESURVEY.
- Riparian/Littoral rights not located unless expressly noted by written notation. Lines shown to water lines are for informational purposes.
- The mean high water line as it may pertain was not located unless shown and specifically stated.

LEGAL DESCRIPTION:
 See Page 2 for Legal Descriptions.

○ - Denotes Found 3/4" Iron Pipe (No ID)
 ■ - Denotes Found Steel Axil
 ● - Denotes Set 1/2" Iron Rod (#2061)

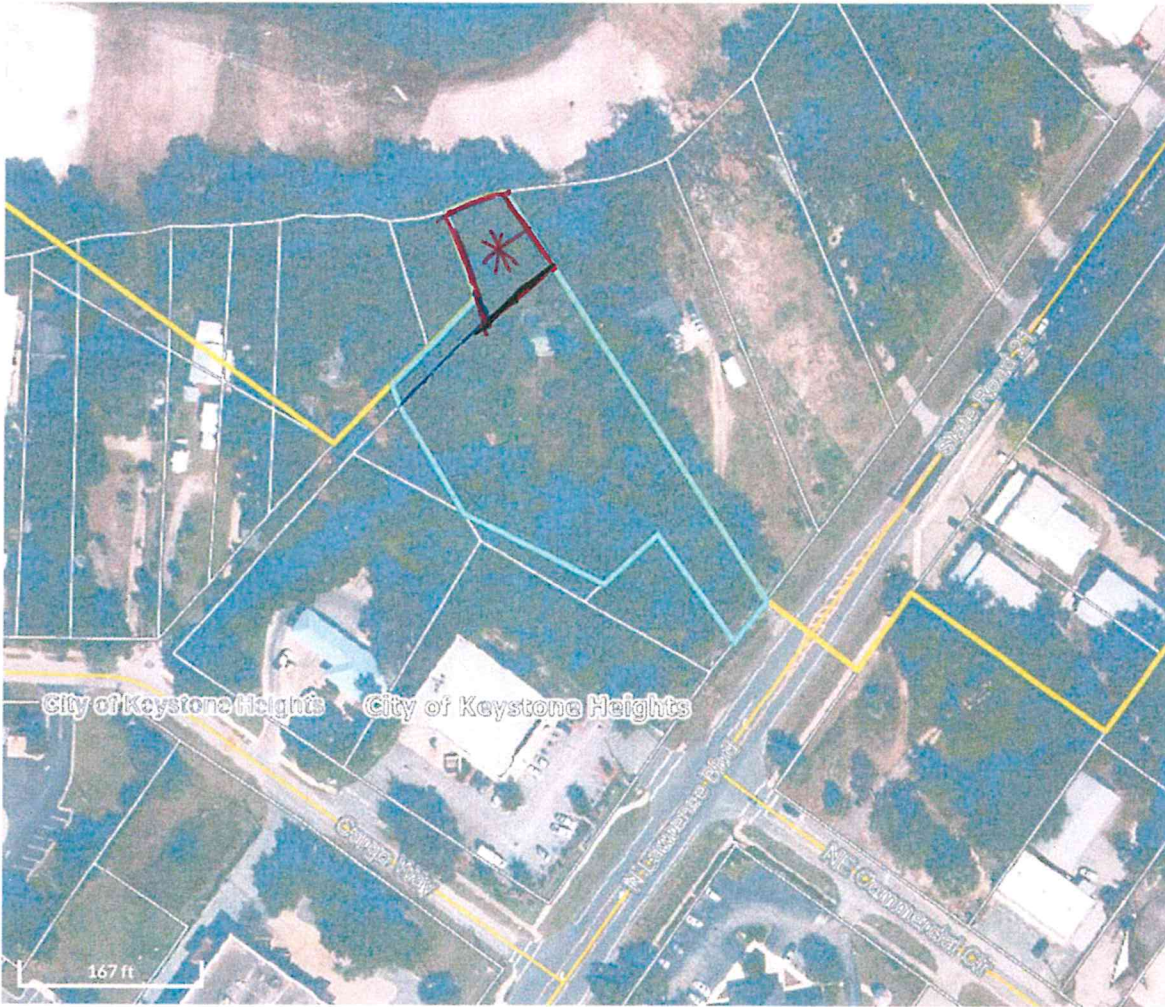
Denotes Iron Corner
 Denotes Concrete Monument
 Denotes Power Line & Poles
 Denotes Fence Line
 Denotes Centerline
 Denotes Not to Scale

KNAPP SURVEYING, INC.
 Land Surveying and Drafting Services
 Voice: (352) 473-3166 Fax: (352) 473-2998
 270 Southeast Palmetto Avenue
 P.O. Box 386, Keystone Heights, Florida 32656
 JOB NUMBER : F23-154 LLJ

Call - 352-478-7100 In morning 9:00

1:00

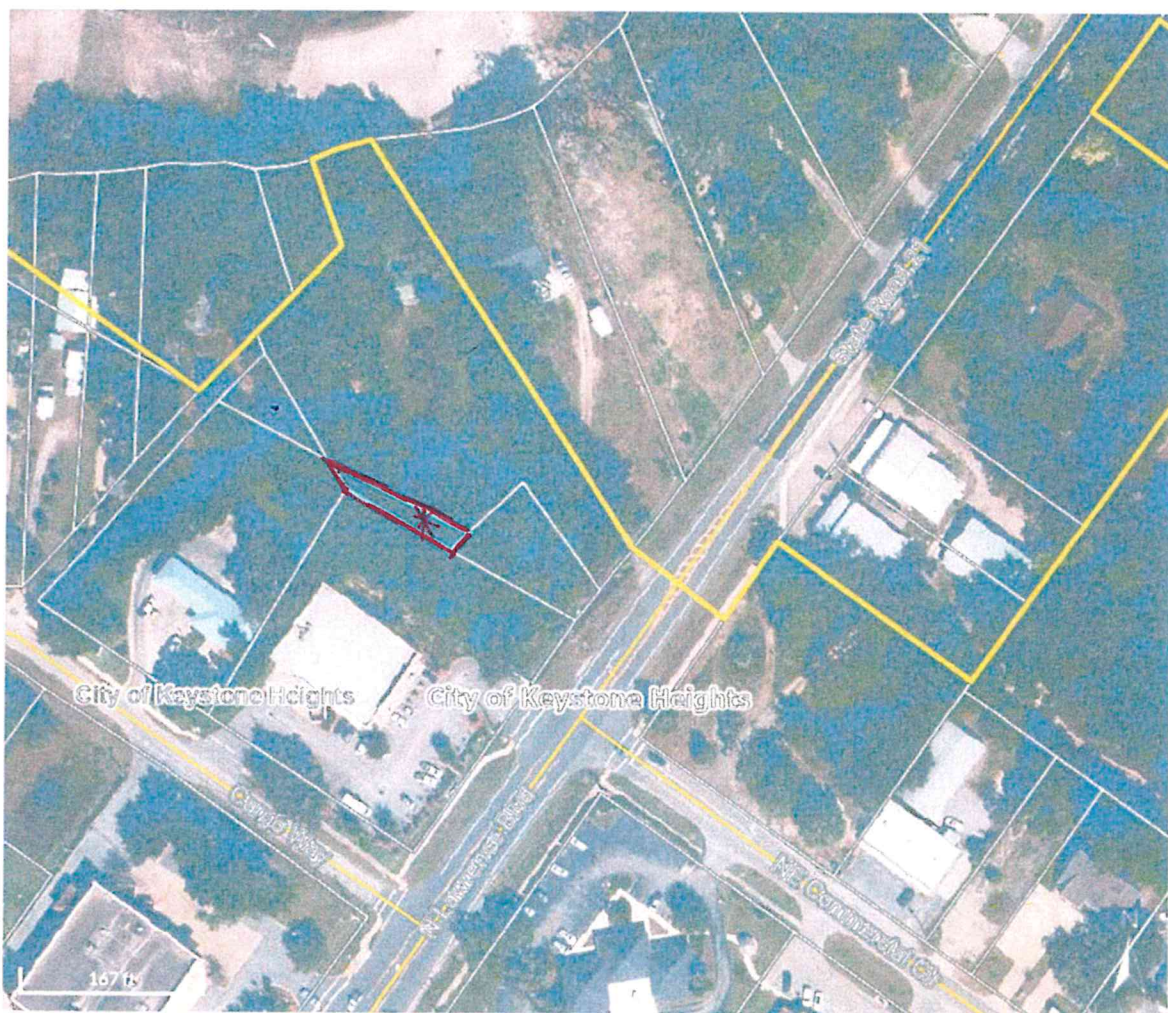
275 S Lawrence Blvd
Suitel



*19-08-23-002259-000-00 .542 Acres

Single Family

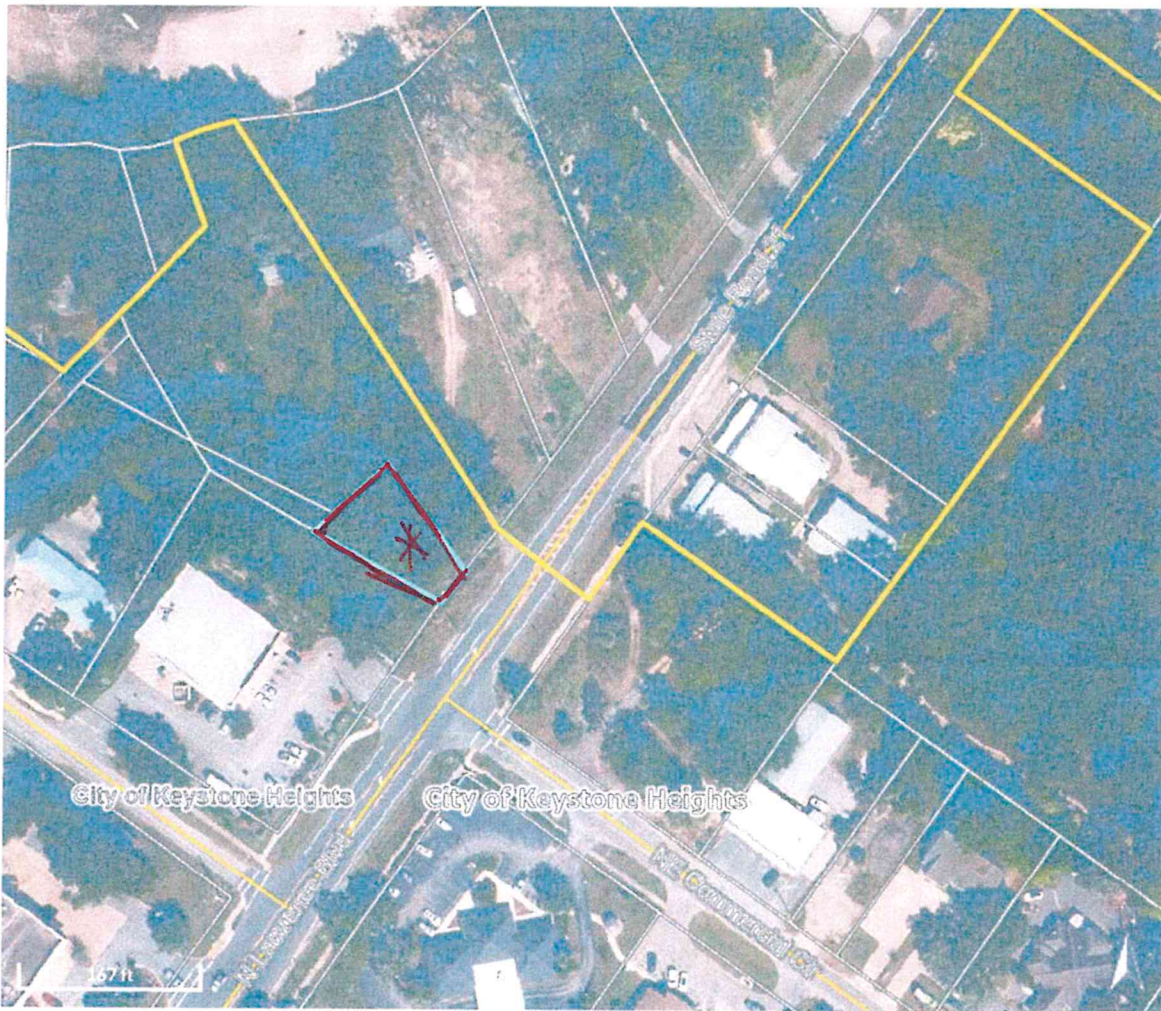
182 Cargo Way



*19-08-23-002259-001-00 .078 Acres

Vacant - Residential

Cargo Way



*19-0823-002260-000-00 .117 Acres
Stores- 1 Story
Lawrence Blvd

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
CLAY COUNTY, FLORIDA 2023 REAL ESTATE

DIANE HUTCHINGS
TAX COLLECTOR
SERVING CLAY COUNTY
PO Box 218
Green Cove Springs, FL 32043
(904) 269-6329

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS
190823-002260-000-00	47109	0 N LAWRENCE Blvd

YEAR	MILL CODE	ESCROW
2023	007	



25659
P3**T127
1 of 1
RESTEA GEORGE L
1609 103RD TERRACE NW
GAINESVILLE, FL 32606-5584

PT OF LOT 43 PINECREST 1 AS REC
O R 3468 PG 936



Main parcel

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	TAXES LEVIED	
C100 CLAY COUNTY BOCC COUNTY SERVICES	5.5471	32,694		32,694	181.36	
FIRE CONTROL MSTU-8	0.5048	32,694		32,694	16.50	
LAW ENFORCEMENT MSTU-4	2.4014	32,694		32,694	78.51	
S200 CLAY COUNTY SCHOOL DISTRICT						
SCHOOL LOCAL EFFORT	3.1560	32,694		32,694	103.18	
SCHOOL CAP OUTLAY	1.5000	32,694		32,694	49.04	
SCHOOL DISCRETIONARY	0.7480	32,694		32,694	24.46	
SCHOOL DISCRETIONARY VOTED	1.0000	32,694		32,694	32.69	
410 KEYSTONE HEIGHTS CRA	4.2901	32,694		32,694	140.26	
300 ST JOHNS RIVER WATER MANAGEMEN	0.1793	32,694		32,694	5.86	
TOTAL MILLAGE:		19.3267	TOTAL AD VALOREM TAXES:		\$631.86	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS:		

COMBINED TAXES & ASSESSMENTS:		
The total in each box already reflects the discount. Please pay only one amount. See reverse side for other instructions	Nov 30, 2023	\$606.59
	Dec 31, 2023	\$612.90
	Jan 31, 2024	\$619.22
	Feb 29, 2024	\$625.54
	Mar 31, 2024	\$631.86

DO NOT WRITE ON THIS PORTION. PLEASE DETACH AND RETURN WITH YOUR PAYMENT.

CLAY COUNTY, FLORIDA 2023 REAL ESTATE

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
190823-002260-000-00	47109	0 N LAWRENCE Blvd	2023	007	

RESTEA GEORGE L
1609 103RD TERRACE NW
GAINESVILLE, FL 32606-5584



PAY ONLINE

YOUR CANCELLED CHECK IS YOUR RECEIPT
PAY IN U.S. FUNDS DRAWN ON A U.S. BANK



PLEASE PAY ONLY ONE AMOUNT	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$606.59	\$612.90	\$619.22	\$625.54	\$631.86

1 00047109 2023 9

See reverse side for important information

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
CLAY COUNTY, FLORIDA 2023 REAL ESTATE**


DIANE HUTCHINGS
 TAX COLLECTOR
 SERVING CLAY COUNTY
 PO Box 218
 Green Cove Springs, FL 32043
 (904) 269-6329

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS
190823-002259-001-00	47108	0 CARGO Way

YEAR	MILL CODE	ESCROW
2023	007	

Prior Year(s) Delinquent Tax Due - Call (904) 269-6329

1369
 P4**T150
 2 of 2
 RESTEA GEORGE & LINDA /PC
 RESTEA LINDA
 1609 103RD TER NW
 GAINESVILLE, FL 32606-5584

PT OF LOT 43 PINECREST 1 (IN
 CITY/CRA)AS REC O R 2289 PG
 1502;2492 PG 1132 & 3298 PG 1893

*Small side additional parcel
 (see map)*

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	TAXES LEVIED
C100 CLAY COUNTY BOCC					
COUNTY SERVICES	5.5471	3,782		3,782	20.98
FIRE CONTROL MSTU-8	0.5048	3,782		3,782	1.91
LAW ENFORCEMENT MSTU-4	2.4014	3,782		3,782	9.08
S200 CLAY COUNTY SCHOOL DISTRICT					
SCHOOL LOCAL EFFORT	3.1560	4,000		4,000	12.62
SCHOOL CAP OUTLAY	1.5000	4,000		4,000	6.00
SCHOOL DISCRETIONARY	0.7480	4,000		4,000	2.99
SCHOOL DISCRETIONARY VOTED	1.0000	4,000		4,000	4.00
410 KEYSTONE HEIGHTS CRA	4.2901	3,782		3,782	16.23
300 ST JOHNS RIVER WATER MANAGEMEN	0.1793	3,782		3,782	0.68
TOTAL MILLAGE:		19.3267	TOTAL AD VALOREM TAXES:		\$74.49

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS:		

COMBINED TAXES & ASSESSMENTS:		
The total in each box already reflects the discount. Please pay only one amount. See reverse side for other instructions	Nov 30, 2023	\$71.51
	Dec 31, 2023	\$72.26
	Jan 31, 2024	\$73.00
	Feb 29, 2024	\$73.75
	Mar 31, 2024	\$74.49

DO NOT WRITE ON THIS PORTION. PLEASE DETACH AND RETURN WITH YOUR PAYMENT.

CLAY COUNTY, FLORIDA 2023 REAL ESTATE

PARCEL NUMBER	ALT KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
190823-002259-001-00	47108	0 CARGO Way	2023	007	

RESTEA GEORGE & LINDA /PC
 RESTEA LINDA
 1609 103RD TER NW
 GAINESVILLE, FL 32606-5584

Prior Year(s) Delinquent Tax Due - Call (904) 269-6329



PAY ONLINE

**YOUR CANCELLED CHECK IS YOUR RECEIPT
 PAY IN U.S. FUNDS DRAWN ON A U.S. BANK**



PLEASE PAY ONLY ONE AMOUNT	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$71.51	\$72.26	\$73.00	\$73.75	\$74.49

Prepared under the direction of,
Record and return to:
Grady H. Williams, Jr., Esq.
c/o Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068-3907

INSTR # 2011037508
OR BK 3325 Pages 487 - 489
RECORDED 07/25/11 15:27:28
JAMES B. JETT CLERK CIRCUIT COURT
CLAY COUNTY
DOC STMP-D: \$0.70
DEPUTY CLERK HAMPSHIRET E#2

GRANT OF EASEMENT

(Individual)

Parcel No's: 19-08-23-002259-000-00
& 19-08-23-002259-001-00
Project Name: 182 Cargo Way

THIS INDENTURE, made this 13th day of July, A.D. 2011, BETWEEN **GEORGE L. RESTEA**, a married adult, dealing with his separate non-homestead property, hereinafter called **GRANTORS**, whose mailing address is 1609 NW 103rd Terrace, Gainesville, FL 32606, and **CLAY COUNTY UTILITY AUTHORITY**, an independent special district and political subdivision of the State of Florida, existing and created under Chapter 94-491, Laws of Florida, Special Acts of 1994, hereinafter called **GRANTEE**, whose business address is 3176 Old Jennings Road, Middleburg, Florida 32068-3907.

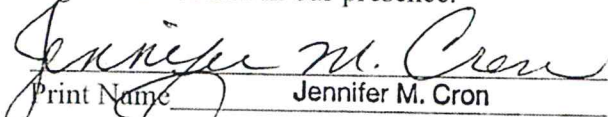
WITNESSETH: That GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the GRANTEE, its successors and assigns forever an unobstructed right-of-way and easement with the right, privilege and authority to said GRANTEE, its successors and assigns, to construct, operate, lay, maintain, improve and/or repair associated equipment for existing and future water, wastewater, and/or reclaimed water utilities, any or all, on, along, over, through, across or under the following described land, situate in Clay County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER, with the right of said GRANTEE, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. GRANTOR does hereby fully warrant the title to the Grant of Easement described herein, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereto set hand and seal the day and year first above written.

Signed and sealed in our presence:


Print Name Jennifer M. Cron

By:  (Seal)
George L. Restea

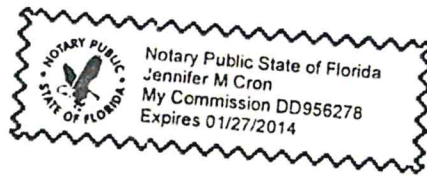

Print Name Lori Stewart



STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 13th day of July,
2011, by **GEORGE L. RESTEA**, ~~who is personally known to me~~ or has produced FL D/L,
FL D/L, as identification.

Jennifer M. Cron
Print Name: Jennifer M. Cron
Notary Public in and for the
County and State Aforesaid
My Commission Expires:



Accepted on behalf of the Clay County Utility Authority.

By: [Signature]
Ray O. Avery, Executive Director

**Parcel No's.: 19-08-23-002259-000-00
& 19-08-23-002259-001-00**

EXHIBIT "A"

An easement for utilities, covering (1) the area seven and one-half feet (7-1/2') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 0' – 8' deep; (2) the area twelve and one-half feet (12-1/2') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 8' – 12' deep; (3) an area fifteen feet (15') on either side of any gravity wastewater mains 8" in size or larger that is terminated by a manhole at each end, which is 12' – 15' deep; (4) the area seven and one-half feet (7-1/2') on either side of any water mains located upstream of the downstream side of the potable water meters (including fire hydrants) and upstream of any fire main double detector check valve assemblies; (5) the area seven and one-half feet (7-1/2') on either side of any reclaimed water mains located upstream of the downstream side of any reclaimed water meters; and (6) the area seven and one-half feet (7-1/2') on either side of any associated water, wastewater and/or reclaimed water facilities, all of which are owned and maintained by GRANTEE and are located within the boundary of those lands described and recorded in Official Records Book 2289, page 1502, and Official Records Book 2492, page 1132, of the Public Records of Clay County, Florida, except for any portion of the above described easement that places it under a permanent building.

BOUNDARY SURVEY

OF
A PORTION OF LOTS 43, 44 & 45 IN "PINECREST SUBDIVISION PART 1"
AS RECORDED IN PLAT BOOK 4 ON PAGE 42;
OF THE PUBLIC RECORDS OF
CLAY COUNTY, FLORIDA.

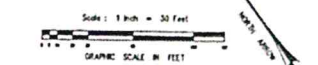
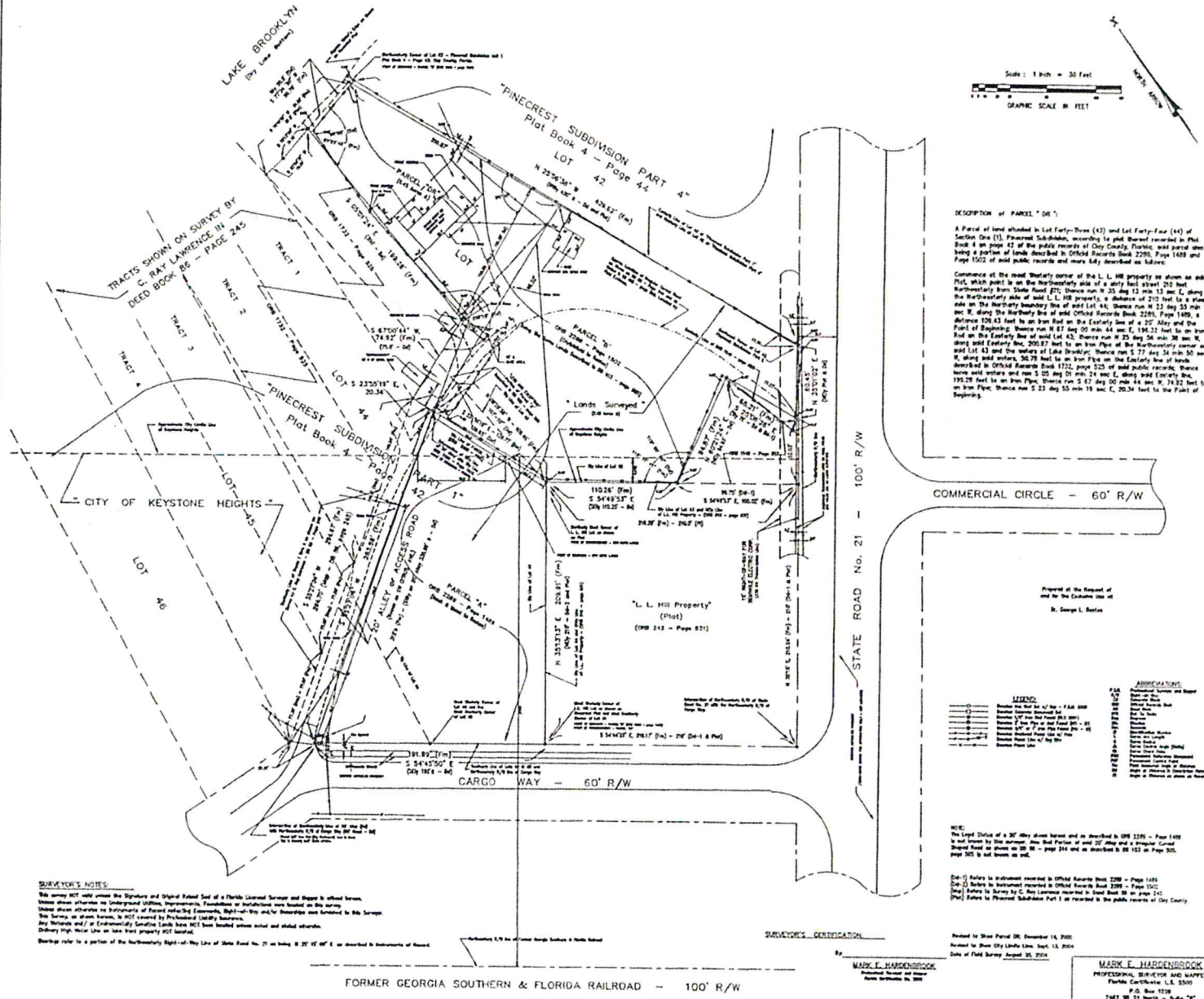
DESCRIPTION OF LANDS SURVEYED:

Parcel "43" (Official Records Book 2299 - page 1486)

A portion of Lots Forty-four (44) and Forty-five (45) of Section One (1), Phoenician Subdivision, according to the plat thereof recorded in Plat Book 4, page 42 of the public records of Clay County, Florida, more fully described as follows:
Commence at the most Westerly corner of the L. L. Hill property, which point is on the Northwesterly side of a sixty foot street 250 feet Northwesterly from State Road #71; thence run Northwesterly along the Northwesterly side of said L. L. Hill property a distance of 210 feet to a steel pipe on the Westerly boundary line of said Lot 43; thence run Northwesterly along the Westerly boundary line of said Lot 43, a distance of 121.85 feet to the corner of said Lot 43; thence run Southwesterly along the boundary of said Lot 43 for a distance of 153.35 feet; thence turn on a bearing angle of 155 degrees 05 minutes and run Northwesterly for a distance of 34.85 feet; thence run Southwesterly along the Northwesterly side of said Lot 43, a distance of 182 feet (more or less) to the Point of Beginning.

Parcel "44" (Official Records Book 2299 - page 1502)

A portion of Lots Forty-three (43) and Forty-four (44) of Section One (1), Phoenician Subdivision, according to the plat thereof recorded in Plat Book 4, page 42 of the public records of Clay County, Florida, and being more particularly described as follows: For a Point of Beginning, begin at the Northeast corner of said Lot 43 and run Westerly along the Northwesterly side of said Lot 43 for a distance of 26.5 feet; thence turn Southwesterly at an inside angle of 90 degrees for a distance of 200 feet to a point which is 132.25 feet Westerly of the Eastern Lot line of Lot 43; thence turn and run Westerly at an angle of 258 degrees 15 minutes for a distance of 75 feet; thence run Southwesterly for a distance of 121.85 feet to the corner of said Lot 43, which is common to the Northwest corner of a one acre parcel owned by L. L. Hill; thence run Southwesterly along the boundary of said Lot 43 for a distance of 153.35 feet; thence turn on a bearing angle of 155 degrees 05 minutes and run Northwesterly for a distance of 34.85 feet; thence run Southwesterly along the Northwesterly side of said Lot 43, a distance of 182 feet (more or less) to the Point of Beginning.



DESCRIPTION OF PARCEL "43"
A Parcel of land bounded in Lot Forty-three (43) and Lot Forty-four (44) of Section One (1), Phoenician Subdivision, according to the plat thereof recorded in Plat Book 4 on page 42 of the public records of Clay County, Florida, and parcel more fully described as follows:
Commence at the most Westerly corner of the L. L. Hill property as shown on said Plat, which point is on the Northwesterly side of a sixty foot street 250 feet Northwesterly from State Road #71; thence run N 25 deg 13 min 13 sec E, along the Northwesterly side of said L. L. Hill property, a distance of 210 feet to a steel pipe on the Westerly boundary line of said Lot 43; thence run N 12 deg 53 min 18 sec W, along the Northwesterly side of said Official Records Book 2299, Page 1486, a distance of 120.43 feet to an iron pipe on the Eastern line of a 20' Alley and the Point of Beginning; thence run N 87 deg 00 min 14 sec E, 136.22 feet to an iron pipe on the Eastern side of said Lot 43; thence run N 25 deg 54 min 38 sec W, along said Eastern line, 200.87 feet to an iron pipe on the Northwesterly corner of said Lot 43 and the western of Lake Brooklyn; thence run S 77 deg 34 min 50 sec W, along said western, 36.78 feet to an iron pipe on the Eastern line of a parcel described in Official Records Book 1732, page 222 of said public records; thence run S 02 deg 21 min 24 sec W, along said Eastern line, 195.75 feet to an iron pipe; thence run S 41 deg 00 min 44 sec W, 74.82 feet to an iron pipe; thence run S 23 deg 53 min 18 sec E, 202.34 feet to the Point of Beginning.

Prepared at the Request of
and for the Commission
By George L. Berlin

SYMBOL	DESCRIPTION
---	Proposed Survey Line
---	Existing Survey Line
---	Property Line
---	Right of Way Line
---	Street Center Line
---	Lot Boundary Line
---	Section Boundary Line
---	County Boundary Line
---	State Boundary Line
---	Water Boundary Line
---	Other Boundary Line

NOTE:
The legal status of a 30' Alley shown herein and as described in Official Records Book 2299 - Page 1486 is not shown by this survey. The 30' Alley and a proposed 60' Street shown as shown on the map - page 214 and as described in 201 163 on Page 305, page 305 is not shown on this map.

(a) - 1) Refer to instrument recorded in Official Records Book 2299 - Page 1486
(b) - 2) Refer to instrument recorded in Official Records Book 2299 - Page 1502
(c) - 3) Refer to Survey by C. Ray Lawrence recorded in Plat Book 88 on page 141
(d) - 4) Refer to Survey Subdivision Part 1 as recorded in the public records of Clay County

Surveyed in Block Parcel 08, December 14, 2000
Recorded in Clay County Public Records, Book 2299, Page 1502
Date of Field Survey August 25, 2004

SURVEYOR'S CERTIFICATION
I, **MARK E. HARGENBROCK**
Professional Surveyor and Mapper
Florida Certificate No. 5506

MARK E. HARGENBROCK
PROFESSIONAL SURVEYOR AND MAPPER
Florida Certificate No. 5506
P.O. Box 1128
7447 SW 21 Street - Suite "B"
Apalachee Heights, Florida 32064
PHONE (904) 475-8111 & (904) 264-1777

SURVEYOR'S NOTES:
This survey was conducted under the supervision and control of the Professional Surveyor and Mapper. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 463, Florida Statutes. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 463, Florida Statutes. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 463, Florida Statutes.

FORMER GEORGIA SOUTHERN & FLORIDA RAILROAD - 100' R/W

CITY OF KEYSTONE HEIGHTS

OFFICIAL RECEIPT

Keystone Heights, Florida

7721

Feb 7 20 24

RECEIVED FROM Dr. Restea

Nine hundred and no/100 DOLLARS \$ 900.00

FOR Reasoning

Amount of Account \$ _____

Amount Paid \$ 900.00

Balance \$ _____

Cash Check

CITY OF KEYSTONE HEIGHTS

THANK YOU

BY WMB

GEORGE L RESTEA
LINDA C RESTEA
1609 NW 103RD TER
GAINESVILLE, FL 32606-5584

LOOK FOR:
3D Hologram foil across top
Heat-reactive circle in upper-right corner

613

63-8419/2670
5932

Feb 7 / 2024
Date

Pay to the order of City of Keystone Heights \$ 900.00
Nine hundred and no/100 Dollars

PNC BANK

PNC Bank, N.A. 001

Reasoning George Restea MP

Security Check

ORDINANCE 2024-607

AN ORDINANCE OF THE CITY OF KEYSTONE HEIGHTS OF CLAY COUNTY, FLORIDA, MAKING A SMALL-SCALE AMENDMENT TO THE CITY OF KEYSTONE HEIGHTS COMPREHENSIVE PLAN BY RECLASSIFYING APPROXIMATELY 1.054 ACRES OF REAL PROPERTY, OWNED BY GEORGE L. RESTEA, FROM RESIDNETIAL SINGLE FAMILY(RSF) TO GENERAL COMMERCIAL (GC) ON THE FUTURE LAND USE MAP; PROVIDING FINDINGS BY THE CITY OF KEYSTONE HEIGHTS CITY COUNCIL; PROVIDING DIRECTION FOR RECORDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan; and

WHEREAS, Section 163.3184, Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and

WHEREAS, the City of Keystone Heights Florida wishes to make a small-scale amendment to its Comprehensive Plan; and

WHEREAS, the proposed small-scale plan amendment is to approximately 1.054 acres of real property owned by George L. Restea; and

WHEREAS, the corresponding parcel is real property identified by the Clay County Property Appraiser Identification Number: 190823-002259-0010-00 and

WHEREAS, a duly advertised public hearing was conducted on September 9, 2024, at 6:00 P.M., or shortly thereafter, by the Land Planning Agency (LPA) of the City of Keystone Heights, Florida; and

WHEREAS, the City of Keystone Heights, Florida considered the recommendations of the LPA at a duly advertised public hearing held on July 15, 2024, at 6:00 P.M., or shortly thereafter; and

WHEREAS, the City of Keystone Heights, Florida considered at a duly advertised public hearing held on August 5, 2024, at 6:00 P.M., or as soon as may be heard thereafter, and approved the plan amendment for the applicant; and

WHEREAS, the City of Keystone Heights, Florida finds that the adoption of this ordinance and the reclassification of real property described herein is consistent with the goals

objectives and policies of the City of Keystone Heights Comprehensive Plan and is in the best interest of Keystone Heights, Florida and its citizens.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Keystone Heights, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The City Council of the City of Keystone Heights, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this ordinance is owned by GEORGE L. RESTEA and identified by the Clay County Property Appraiser Identification Number: 190823-002259-0010-00 and is more particularly described in “Exhibit 1” which is attached hereto and incorporated by reference.

Section 3. Purpose and Authority for Ordinance. This ordinance is adopted for the purpose of reclassifying the future land use designation of the above-referenced parcel of real property from RESIDENTIAL SINGLE FAMILY (RSF) TO GENERAL COMMERCIAL (GC).

Section 4. Reclassification of Property. The City Council of Keystone Heights, Florida reclassifies the parcel of real property described in “Exhibit 1” from RESIDENTIAL SINGLE FAMILY (RSF) TO GENERAL COMMERCIAL (GC) on the Future Land Use Map of the City of Keystone Heights Comprehensive Plan.

Section 5. Effective Date of Ordinance. The effective date of this small-scale comprehensive plan amendment shall be 31 days after adoption by the City Council of Keystone Heights and in accordance with Section 163.3187(5)(B)(2)(c), Florida Statutes.

Section 6. Recording of Ordinance. This ordinance shall be recorded by the Clerk of the City of Keystone Heights of Clay County, Florida in the official records of Clay County.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this 9st day of September 2024.

**CITY COUNCIL OF THE CITY OF
KEYSTONE HEIGHTS, FLORIDA**

NINA RODENROTH, MAYOR

ATTEST:

**STEPHANIE SILVA
CLERK OF COURT**



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Off 352.473.5101 Fax



2024.07.15

To: Planning and Zoning Board

From: City Manager

Re: Rezoning – Residential Single Family to General Commercial Use

Parcel No. 19-08-23-002259-000-00, 19-08-23-002259-001-00, and
19-08-23-002260-000-00

210 N Lawrence Blvd.

Keystone Heights, FL 32656

Property Information

The City of Keystone Heights has received an application for a zoning change from Residential Single Family to General Commercial of 210 North Lawrence Boulevard, Keystone Heights, FL 32656, parcel numbers 19-08-23-002259-000-00, 19-08-23-002259-001-00, and 19-08-23-002260-000-00. If approved, this will amend approximately 1.054 acres of real property owned by George L. Restea on the city zoning map.

Shared boundary line includes Family Dollar, Blue Lagoon on the west side of the property, Commercial Central Business land on the east side of the property, residential property on the north side of the property and State Road 21 on the south side of the property.

City of Keystone Heights Code of Ordinances

Section 15-99 of the City's Code of Ordinances states the intended use of residential districts with both permitted use and uses by exception.

(a) Residential single-family (RSF)

1. These districts are intended to provide for single-family residential use. The districts should ordinarily be buffered from areas of substantial industrial, commercial or business development. The districts should be located so as to have available easy access to major transportation routes and governmental services such as schools, firefighting facilities and water and sewer utilities. This district is intended to implement the goals, objectives and policies of the residential single-family land use category of the city's comprehensive plan.
5. Minimum yard requirements. The minimum yard requirements in these districts are as follows:



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
352.473.4807 Off 352.473.5101 Fax



- c. Side yard: Five feet; provided that the combined side yards shall not be less than 15 feet.

Section 15-51 of the City's Code of Ordinances states the following schedule of fees may be modified by resolution of the council. A receipt showing payment of the applicable fee shall accompany an application prior to consideration thereof.

6. Comprehensive Plan amendment:
Semi-annual\$2,500.00 + \$5.00/acre
Small scale \$1,500.00

Planning and Zoning Actions

The Planning and Zoning Board is tasked by the Code of Ordinances to review Rezoning application and take one of the following actions.

1. Approve the application as presented
2. Deny the application

The Planning and Zoning Board should take into consideration the impact that such use will have of the surrounding area such as the following:

1. Any noise that may impact surrounding businesses or residential areas

Staff Findings

Based upon the size of the property, if the application is approved, the property would meet the minimum lot size requirements, setbacks and lot standards as required in the City's Code of Ordinances. Additionally, the zoning for the surrounding properties appears to be compatible with the requested application.