

**BRADFORD COUNTY PLANNING AND ZONING BOARD  
REGULAR MEETING  
BRADFORD COUNTY COURTHOUSE, NORTH WING  
945 NORTH TEMPLE AVENUE  
STARKE, FLORIDA**

**A G E N D A**

**Thursday October 17<sup>th</sup>, 2024**

**6:00 p.m.**

1. Call to Order

2. **Old Business:**

Consider Approval or Correction to the minutes from the following previous meetings;

a) Planning and Zoning Board meeting held on August 15<sup>th</sup>, 2024.

3. **New Business:**

**S240820A**, by Keystone Heights RV Resort, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the Board of County Commissioners that the land use classification be changed from AGRICULTURE-2 (less than or equal to 1 dwelling unit per 5 acres, except as provided for in Policy I.2.2) to RESIDENTIAL MEDIUM (less than or equal to 8 dwelling units per acre) on property described, as follows:

A parcel of land lying in Section 11, Township 8 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 11; thence North 00°34'50" West 2,696.34 feet, along the Westerly boundary of said Section 11; thence North 88°09'52" East 357.33 feet to the Point of Beginning; thence continue North 88°09'52" East 1,494.61 feet; thence South 00°00'00" East 427.02 feet; thence South 66°08'22" West 650.69 feet; thence South 71°16'28" West 858.95 feet; thence North 05°18'25" West 922.06 feet to the Point of Beginning.

Containing 23.27 acres, more or less.

**Z 24-07**, by Keystone Heights RV Resort, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be changed from AGRICULTURAL-2 (A-2) to RESIDENTIAL, MOBILE HOME-PARK (RMH-P) on property described, as follows:

A parcel of land lying in Section 11, Township 8 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 11; thence North 00°34'50" West 2,696.34 feet, along the Westerly boundary of said Section 11; thence North 88°09'52" East 357.33 feet to the Point of Beginning; thence continue North 88°09'52" East 1,494.61 feet; thence South 00°00'00" East 427.02 feet; thence South 66°08'22"

West 650.69 feet; thence South 71°16'28" West 858.95 feet; thence North 05°18'25" West 922.06 feet to the Point of Beginning.

Containing 23.27 acres, more or less.

**S240828A**, by Lizeth Hernandez, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the Board of County Commissioners that the land use classification be changed from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to COMMERCIAL on property described, as follows:

A parcel of land lying in Section 26, Township 5 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the intersection of the Southerly boundary of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Southwest 1/4 of said Section 26 with the Westerly right-of-way line of the CSX Railroad; thence North 16°33'25" East 344.78 feet, along Westerly right-of-way line of the CSX Railroad to the Northerly boundary of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Southwest 1/4 of said Section 26 for the Point of Beginning; thence North 60°51'47" West 352.89 feet to the Easterly right-of-way line of U.S. Highway 301(State Road 200); thence North 31°08'40" East 100.00 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200) to the beginning of a curve concave to the Northwest and having a radius of 11,514.16 feet; thence Northeasterly, along said Easterly boundary and along the arc of said curve, 526.72 feet as measured along a chord having a bearing of North 29°48'53" East; thence South 63°07'18" East 201.70 feet to the Westerly right-of-way line of the CSX Railroad; thence South 16°33'25" West 650.18 feet, along the Westerly right-of-way line of the CSX Railroad to the Point of Beginning.

Containing 4.02 acres, more or less.

**Z 24-08**, by Lizeth Hernandez, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be changed from RURAL RESIDENTIAL (RR) to COMMERCIAL, INTENSIVE (CI) on property described, as follows:

A parcel of land lying in Section 26, Township 5 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the intersection of the Southerly boundary of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Southwest 1/4 of said Section 26 with the Westerly right-of-way line of the CSX Railroad; thence North 16°33'25" East 344.78 feet, along Westerly right-of-way line of the CSX Railroad to the Northerly boundary of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Southwest 1/4 of said Section 26 for the Point of Beginning; thence North 60°51'47" West 352.89 feet to the Easterly right-of-way line of U.S. Highway 301(State Road 200); thence North 31°08'40" East 100.00 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200) to the beginning of a curve concave to the Northwest and having a radius of 11,514.16 feet; thence Northeasterly, along said Easterly boundary and along the arc of said curve, 526.72 feet as measured along a chord having a bearing of North 29°48'53" East; thence South 63°07'18" East 201.70 feet to the Westerly right-of-way line of the CSX Railroad; thence South 16°33'25" West 650.18 feet, along the Westerly right-of-way line of the CSX Railroad to the Point of Beginning.

Containing 4.02 acres, more or less.

**S240913A**, by Hassane Boubacar, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the Board of County Commissioners that the land use classification be changed from AGRICULTURE-2 (less than or equal to 1 dwelling unit per 5 acres, except as provided for in Policy I.2.2) to COMMERCIAL on property described, as follows:

A parcel of land lying in Section 3, Township 6 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 3; thence South 38°52'00" East 350.10 feet for the Point of Beginning; thence South 77°57'06" East 309.55 feet to the Westerly right-of-way of U.S. Highway 301 (State Road 200); thence South 16°05'08" West 144.18 feet, along the Westerly right-of-way of said U.S. Highway 301 (State Road 200); thence North 77°57'06" West 296.19 feet; thence North 10°46'13" East 143.86 feet to the Point of Beginning.

Containing 1.00 acre, more or less.

**Z 24-09**, by Hassane Boubacar, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be changed from AGRICULTURAL-2 (A-2) to COMMERCIAL, INTENSIVE (CI) on property described, as follows:

A parcel of land lying in Section 3, Township 6 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 3; thence South 38°52'00" East 350.10 feet for the Point of Beginning; thence South 77°57'06" East 309.55 feet to the Westerly right-of-way of U.S. Highway 301 (State Road 200); thence South 16°05'08" West 144.18 feet, along the Westerly right-of-way of said U.S. Highway 301 (State Road 200); thence North 77°57'06" West 296.19 feet; thence North 10°46'13" East 143.86 feet to the Point of Beginning.

Containing 1.00 acre, more or less.