

**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 June 20th, 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 April 18th, 2024.

3. **New Business:**

S240502A, an application by Peter Scerbo, as agent for Timber Ranch FL, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification from AGRICULTURE-2 (less than or equal to dwelling 1 unit per 5 acre, except as provided for in Policy I.2.2) to COMMERCIAL on property described, as follows:

A parcel of land lying in Section 12, Township 5 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 12; thence North 88°20'29" East 63.18 feet, along the South line of said Section 12 to the Easterly right-of-way line of U.S. Highway 301 (State Road 200); thence North 01°54'57" West 296.75 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200) to the Point of Curvature of a curve to the right, and to the Point of Beginning; thence Northerly, continuing along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200), a distance of 1,043.68 feet as measured, along the arc of a curve concave Easterly and having a radius of 5674.58 feet, said arc being subtended by a chord having a bearing of North 03°21'12" East and a distance of 1,042.21 feet, to the Southerly right-of-way line of Northeast 247th Street; thence North 88°35'24" East 127.26 feet, along the Southerly right-of-way line of said NE 247th Street; thence South 20°39'30" East 1,298.32 feet; thence North 75°09'18" West 668.54 feet to the Point of Beginning.

Containing 10.01 acres, more or less.

Z 24-04, an application by Peter Scerbo, as agent for Timber Ranch FL, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AGRICULTURAL-2 (A-2) to COMMERCIAL, INTENSIVE (CI) on property described, as follows:

A parcel of land lying in Section 12, Township 5 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 12; thence North 88°20'29" East 63.18 feet, along the South line of said Section 12 to the Easterly right-of-way line of U.S. Highway 301 (State Road 200); thence North 01°54'57" West 296.75 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200) to the Point of

Curvature of a curve to the right, and to the Point of Beginning; thence Northerly, continuing along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200), a distance of 1,043.68 feet as measured, along the arc of a curve concave Easterly and having a radius of 5674.58 feet, said arc being subtended by a chord having a bearing of North 03°21'12" East and a distance of 1,042.21 feet, to the Southerly right-of-way line of Northeast 247th Street; thence North 88°35'24" East 127.26 feet, along the Southerly right-of-way line of said NE 247th Street; thence South 20°39'30" East 1,298.32 feet; thence North 75°09'18" West 668.54 feet to the Point of Beginning.

Containing 10.01 acres, more or less.

S240502B, an application by Peter Scerbo, as agent for Timber Ranch FL, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification from AGRICULTURE-2 (less than or equal to dwelling 1 unit per 5 acre, except as provided for in Policy I.2.2) to COMMERCIAL on property described, as follows:

A parcel of land lying in Sections 12 and 13, Township 5 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 12; thence North 88°20'29" East 63.18 feet, along the South line of said Section 12 to the Easterly right-of-way line of U.S. Highway 301 (State Road 200) and the Point of Beginning; thence North 01°54'57" West 296.75 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200); thence South 75°09'18" East 668.54 feet; thence South 44°48'49" East 607.57 feet to the Westerly right-of-way line of CSX Transportation, Inc. Railroad right-of-way; thence South 88°21'17" West 1,053.72 feet to the Easterly right-of-way line of said U.S. Highway 301 (State Road 200); thence North 01°54'57" West 336.16 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200) to the Point of Beginning.

Containing 10.01 acres, more or less.

Z 24-05, an application by Peter Scerbo, as agent for Timber Ranch FL, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from AGRICULTURAL-2 (A-2) and INDUSTRIAL (I) to COMMERCIAL, INTENSIVE (CI) on property described, as

A parcel of land lying in Sections 12 and 13, Township 5 South, Range 22 East, Bradford County, Florida. Being more particularly described as follows: Commence at the Southwest corner of said Section 12; thence North 88°20'29" East 63.18 feet, along the South line of said Section 12 to the Easterly right-of-way line of U.S. Highway 301 (State Road 200) and the Point of Beginning; thence North 01°54'57" West 296.75 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200); thence South 75°09'18" East 668.54 feet; thence South 44°48'49" East 607.57 feet to the Westerly right-of-way line of CSX Transportation, Inc. Railroad right-of-way; thence South 88°21'17" West 1,053.72 feet to the Easterly right-of-way line of said U.S. Highway 301 (State Road 200); thence North 01°54'57" West 336.16 feet, along the Easterly right-of-way line of said U.S. Highway 301 (State Road 200) to the Point of Beginning.

Containing 10.01 acres, more or less.

4. Close