

JEFFERSON COUNTY, FLORIDA

PLANNING DEPARTMENT

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MEMORANDUM

TO: JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS
FROM: BILL TELLEFSEN, PLANNING OFFICIAL
SUBJECT: LLOYD CROSSING
DATE: FEBRUARY 13, 2017
CC: PARRISH BARWICK, KIRK REAMS, SCOTT SHIRLEY

The Jefferson County Planning Commission has reviewed and recommended the Board approve the proposed subdivision and subsequent development of the properties owned by Eshden Partners LLC at the southwest corner of the intersection of Gamble Road (SR-59) and Interstate 10 (SR-8).

The proposal is to combine the following six properties as a parent tract:

- PIN 16-1N-3E-0000-0011-0000 - 13.6 ac. ± in Interchange Business (IB);
- PIN 16-1N-3E-0000-0031-0000 - 1.26 ac. ± in Ag-3;
- PIN 16-1N-3E-0000-0480-0000 - 116.03 ac. ± in Mixed Use Suburban Residential (MUSR);
- PIN 16-1N-3E-0000-0471-0000 - 24.9 ac. ± (17.3ac.± IB & 7.6 ac.± MUSR);
- PIN 16-1N-3E-0000-0440-0000 - 2.15 ac. ± in MUSR;
- PIN 15-1N-3E-0000-0031-0000 - 0.02 ac. ± in MUSR;

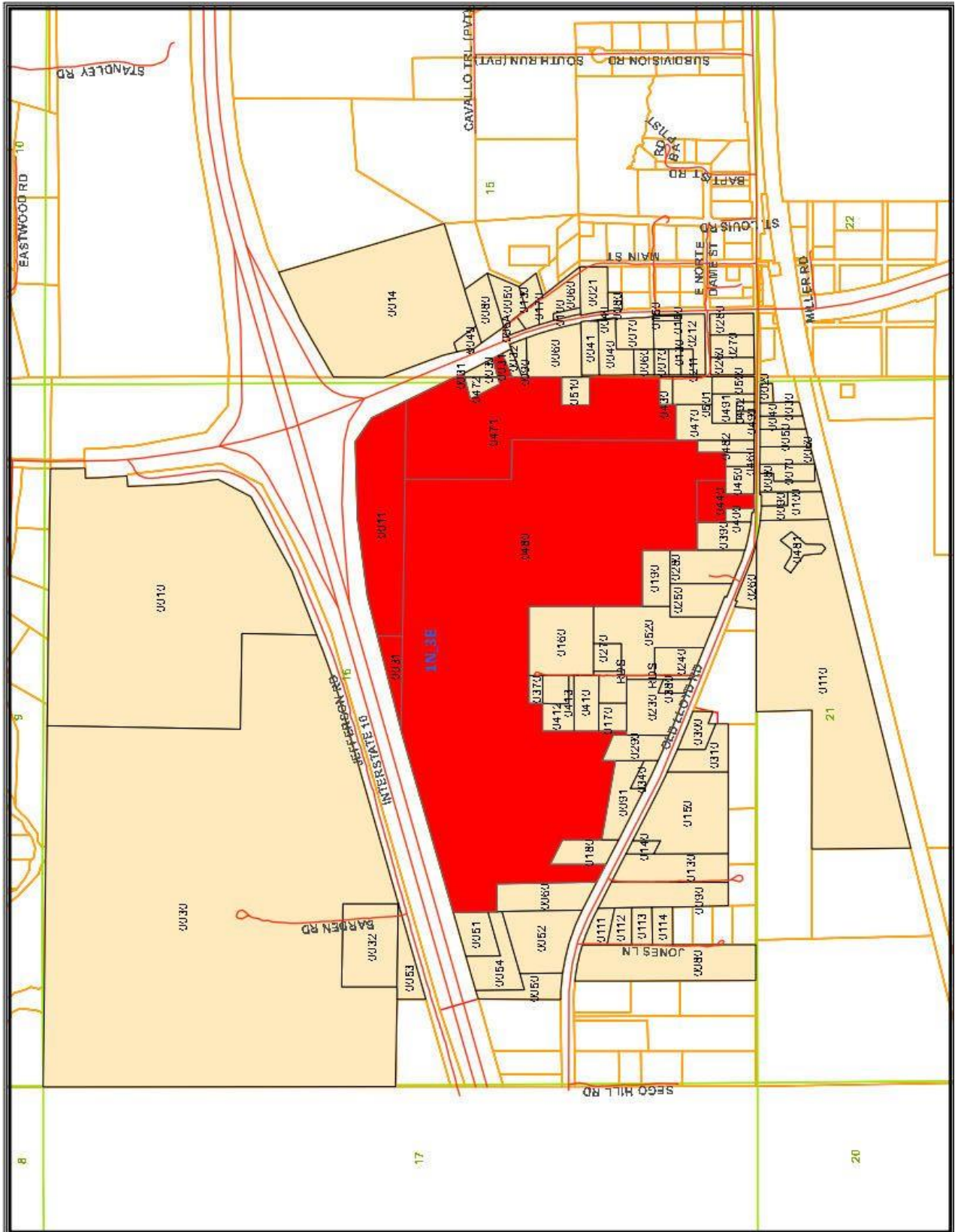
The first attached map indicates the subject properties (shown in red), with the properties shown in tan to indicate properties whose owners received a notice letter.

The subdivision is being submitted to the Board for approval because the roads indicated in Phase 1 of the development will be designed in compliance with the road construction standards for public roads to be dedicated to the county for ownership and maintenance.

The six existing parcels depicted in image 1 will be reconfigured to create the 16 lots in Phase one and the other two parcels will comprise Phases 2 and 3 of the Lloyd Crossing development. The entire plan is essentially comprised of the redevelopment/reconfiguration of the existing properties and facilities owned and operated by the applicant. The Travel Center/Truck Stop is being removed with any contaminated soils being removed/replaced and new construction is planned to include a new motel, a redesigned travel center oriented towards car and RV services, with less emphasis on servicing large, long-haul trucks, and one or more restaurants. All of the lots in this Phase are proposed to be for commercial or other permitted non-residential uses and the site plans for those uses will be individually reviewed and approved as required in the LDC.

The subdivision and uses lots in the Phases will be reviewed individually as appropriate in the future.

LLOYD CROSSING – ESHDEN PROPERTIES LLC



Proposed Development indicated in red – Notified owners in tan.

FUTURE LAND USE DISTRICTS

