



Staff Report Land Development Code Text Amendment

ZON 24-0006

Copies of the submitted application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street, Green Cove Springs, FL 32043

Owner / Applicant Information:

Owner: Aileron Investment Management, LLC and Brightwork Real Estate **Parcel ID:** 006794-000-00 & 006794-003-00

Agent: Mark W. Shelton, AICP

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Email: Mark.Shelton@kimley-horn.com

Company: Kimley-Horn and Associates, Inc.

Address: 12740 Gran Bay Parkway West, Suite 2350
Jacksonville, FL 32258

Introduction:

This application is a proposed text amendment to Article III to add “Carwash in conjunction with a convenience store that includes gas pumps” as a Conditional Use in the Branan Field Community Center District (BF CC).

Summary of Proposed Changes:

The applicant has applied to amend Article III, Section 3-5(p) to add carwash in conjunction with a convenience store that includes gas pumps in the BF CC zoning district as a Conditional Use;

(p) Carwash in conjunction with a convenience store that includes gas pumps. Allowed in the BFCC Zoning District subject to the following additional criteria:

(1) Limitation on Use: The hours of operation for a carwash shall be no earlier than 7:30am and no later than 9:00pm.

(2) Limitation on Location: Shall not be located directly adjacent to residential zoning or a residential use. “Directly adjacent” is defined as sharing a lot line.

(3) Screening: Shall meet the landscape standards as specified in Section 3-33A.III.5.b.vi. Service areas that are not inside an enclosed building shall be screened through similar means.

(i) Right-of-way buffers for these uses shall be ten feet in width. Landscaping within the buffer shall conform to Article VI, Section 6.6.

(4) Shall meet the following additional design requirements:

(i) The combined convenience store and carwash buildings shall not exceed 10,000 square feet.

(ii) There shall be no more than eight (8) gasoline pump islands, and each island shall have no more than two (2) gas pumps (paired).

(iii) The building shall orient to the primary street frontage.

(5) Lighting levels on gas station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the business and shall meet Section 3-33A.I.8.k.

(6) If fueling canopy is over the Vehicle Use Area (VUA) interior landscape island spacing may exceed 100 feet up to 125%.

and amending Section 3-33a.III.3.b.ix of the Branan Field Land Development Regulations, to add the Conditional Use of carwash in conjunction with a convenience store that includes gas pumps in the Branan Field Community Center:

ix. Carwash in conjunction with a convenience store that includes gas pumps.

Definitions:

A Conditional Use is allowed after the applicant has met the requirements outlined above, the use must also fully comply with all of the Branan Field Community Center district regulations summarized below:

Branan Field Community Center District Summary:

The BF Community Center land use category is characterized by a variety of community-scaled residential, restaurant, office and commercial facilities (including grocery store, but excluding “big box” uses) intended to generally serve a population of 25,000. BF Community Centers are 30 to 50 acres in size and located at the intersections of major collector and/or arterial roads. BF Community Centers are intended to be a minimum of 800 feet in depth and grouped so as not to encourage strip development patterns.

It is the County’s intent to encourage a mix of uses within the BF Community Center to serve the surrounding residential community. The mixture of uses indicated in the following table are to be applied to the entire BF Community Center, not individual parcels.

The quantification of uses within the Community Center land use designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office	10%	35%
Commercial/Retail	20%	60%
Residential	10%	25%
Public Parks and Open Space	2%	No Max

The intent of the Branan Field Master Plan is to develop a pedestrian-friendly and walkable community. The

strip shopping centers of other corridors in the County are geared to the automobile. These regulations promote a different approach to our commercial centers, reflecting the historical “Main Street” of the Southeastern United States. Walkable shopping areas will create destinations where people can walk to shopping areas from their homes, or park their cars and leave them behind while visiting different shops or workplaces. Branan Field commercial areas will be destinations, with attractive, tree-lined streets with shops and offices, with wide sidewalks and street life, while also having convenient parking and vehicular access.

Density Requirements. The maximum floor area ratio (FAR) for each nonresidential development within the BF Community Center classification shall not exceed 80%, with an average not to exceed 40%.

Staff Review and Analysis:

The intent of this BF Community Center is to provide compatibility with the existing and planned residential development, while allowing a “Main Street” form of development to occur. The Land Development Regulations include provisions to address development within the Community Center including regulations on the scale of the development, build-to lines, and specialized access and parking requirements to prevent highway strip development. (FLU POLICY 1.4.7)

Analysis:

1. **Economic Impact:** Introducing Carwash in conjunction with a convenience store that includes gas pumps as a conditional use in the BF CC district could stimulate economic growth by offering employment opportunities for residents. Additionally, the carwash component will provide a specialized service, attracting both local residents and pass-through traffic, which can stimulate further economic activity in the BF CC.
2. **Land Use Compatibility:** Any proposed convenience store with carwash and gas pumps will have design standards compatible with the surrounding residential and commercial developments within the BF CC. The development will adhere to the “Main Street” form, ensuring that the scale, build-to lines, and architectural style are in harmony with existing structures. The Land Development Regulations (LDRs) will be strictly followed to maintain the district’s aesthetic and functional integrity, to prevent the onset of highway strip style development. Landscaping and buffer zones will be incorporated to mitigate any potential adverse visual or noise impacts on adjacent residential areas.
3. **Infrastructure and Services:** The BF CC is equipped with adequate infrastructure and services to support new development. The existing road network is capable of handling additional traffic generated by new development. Specific access and parking requirements stipulated in the LDRs will prevent congestion. Public utilities, including water, sewer, and electricity, are readily available and have sufficient capacity to accommodate the increased demand. Additionally, any new development will incorporate stormwater management practices to prevent any negative impact on the local drainage systems.
4. **Consistency with Comprehensive Plan:** The proposed zoning change is consistent with the goals and policies of the comprehensive plan, particularly FLU Policy 1.4.7, which emphasizes the need

for compatibility with residential development and the promotion of a "Main Street" form of development. Carwash in conjunction with a convenient store and gas pumps align with the community's vision of fostering mixed-use developments that enhance the quality of life for residents while supporting sustainability.

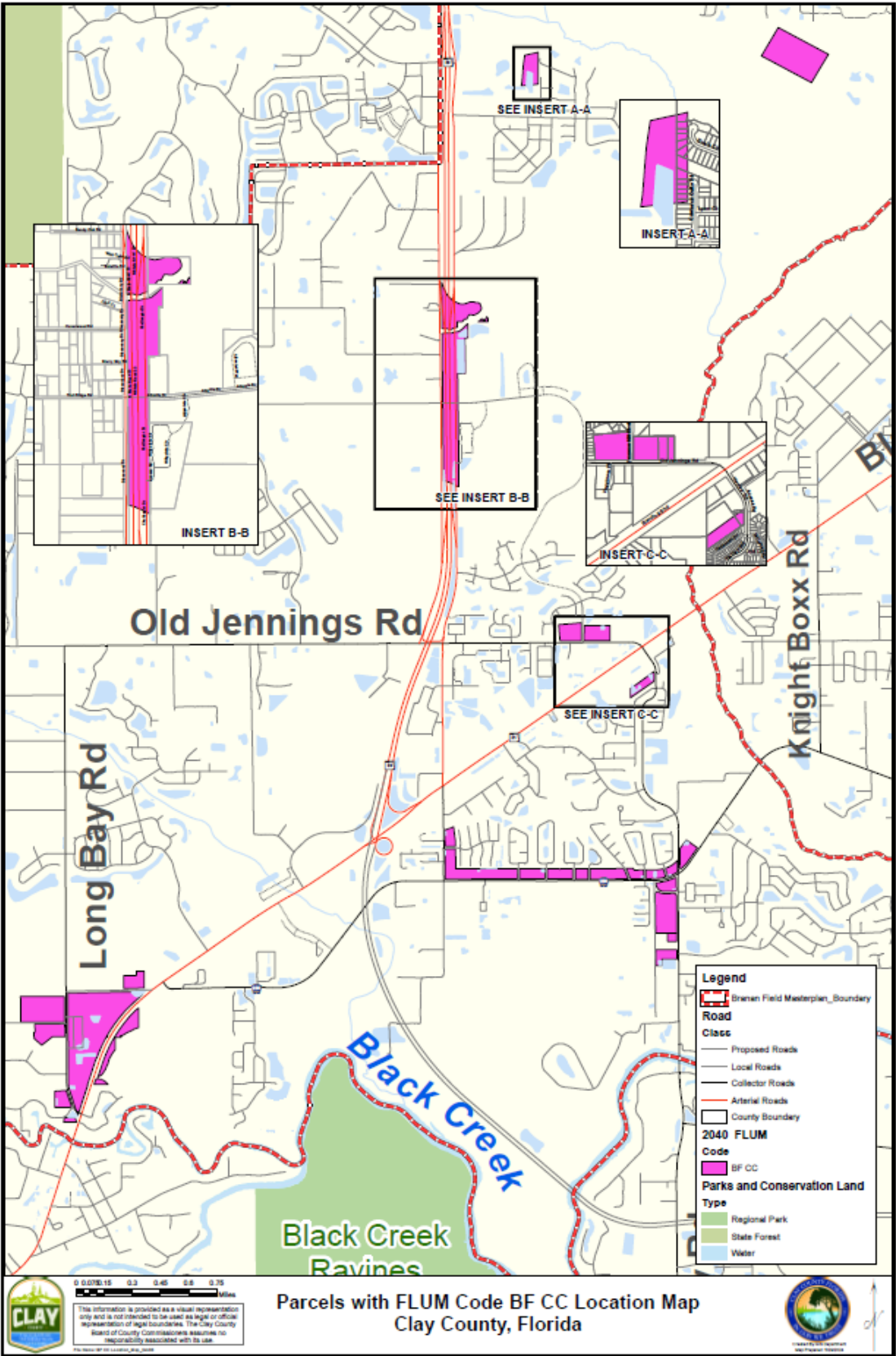
Upon review, staff identified limited opportunities for the inclusion of a carwash in the Branan Field master planned area, with such uses currently permitted only in the Branan Field Mixed Use district. This finding prompted a thorough examination of how to integrate the carwash use into the Branan Field area while remaining consistent with the intent of the Master Planned area. In collaboration with the applicant, staff determined that the proposed limitations on hours of operation, location and building size, as well as, specific landscape, lighting and design standards ensure compatibility with the community's needs while maintaining the BF CC's aesthetic and functional integrity. The proposed text amendment aligns with the objectives of the Master Planned area, ensuring compatibility and addressing the service needs of the community.

The addition of the "carwash" only when in conjunction with convenience store and gas pumps within the Branan Field Community Center District is poised to provide economic benefits, demonstrate land use compatibility, efficiently utilize existing infrastructure, and align with the comprehensive plan. Approval of this "Conditional Use" will support the district's development objectives while maintaining the intended balance between residential harmony and commercial vitality.

Recommendation:

Staff recommends approval of ZON 24-0006 a proposed text amendment to Article III to add "Carwash in conjunction with a convenience store that includes gas pumps" as a Conditional Use in the Branan Field Community Center District (BF CC).

BF CC Zoning Districts



Sec. 3-5. CONDITIONAL USES

The conditions identified herein apply only if not otherwise specified in the LDR Zoning Code. An Applicant proposing a conditional use shall be required to present evidence of compliance with the applicable conditions required for the proposed use through a site plan and written statement which shall be administratively verified by the Director of Planning and Zoning, or his or her designee.

Certain conditional uses, as identified therein, shall also require a public hearing before the Local Planning Agency (LPA) as well as a public hearing before and the approval of the Board. The process and public notification requirements for such proposed conditional uses shall be the same as that for a rezoning request. See Article XII, Sec. 12-8.

The LPA and the Board shall consider the compatibility of the proposed conditional use by considering the following:

- Whether the proposed use is compatible with surrounding land uses;
- Whether the proposed use would materially degrade the quality of surrounding roadways; and
- Whether the proposed use would adversely affect the health, safety and welfare of the citizens of Clay County.

(a) *Animal Clinics.* (Amended 3/23/96 Ord. 96-18)

- (1) The use shall be totally enclosed in a soundproof structure constructed in accordance with the Clay County Building Code, as amended.
- (2) There shall be no outside runs.
- (3) No on-site disposal of animal parts or remains shall be permitted, and all such parts and remains shall be handled while on-site and transported off-site in accordance with the minimum requirements established by the State of Florida.
- (4) All x-ray examination rooms shall be shielded for leakage, such shielding to meet the minimum requirements established by the State of Florida.
- (5) The lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed, if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

(b) *Animal Control Facilities.* (Rev. 02/24/09)

- (1) *Limitation of Size.* Such facilities are permitted on tracts of land not less than five acres.
- (2) *Setback.* No building or structure shall be closer than 500 feet from any property line with the exception of cages utilized for after-hour drop-offs. Structures utilized for after-hour drop-offs must be emptied every morning.
- (3) *Runs-Kennels.* No outside pens or runs shall be permitted closer than 350 feet to any residentially zoned property. Runs shall be hard surfaced or grassed with drains

provided every ten feet and connected to an approved sanitary facility. Outside runs may be utilized from the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday and Sunday. On Saturday, outside runs may be utilized from 7:00 a.m. to 3:00 p.m.

- (4) *Examination Rooms.* All x-ray examination rooms shall be shielded for leakage. Such shielding shall meet the minimum requirements established by the State of Florida.
 - (5) *Lighting.* Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed, if such source of illumination would be visible from a residentially zoned district.
 - (6) *Limitation of Use.* No on-site disposal of animal parts or remains shall be permitted, and all such parts and remains shall be handled while on-site and transported off-site in accordance with the minimum required by the state of Florida.
 - (7) *Sound.* The noise from the facility shall be attenuated from residential areas.
- (c) *Accessory Dwelling Unit (ADU).* Accessory dwelling units will be allowed within the PUD , AG, AR, AR-1, AR-2, RA, RB, and RE Zoning District subject to the following criteria:
- (1) ADUs are allowed only on parcels conforming to the zoning and land use requirements of Clay County. ADUs are not permitted on lots created through the Heirs or Homestead provisions or on lots containing a Mobile Home for Medical Hardship or a Dwelling Unit with Kitchen Addition as defined in the Conditional Uses section of this Code.
 - (2) Not more than one ADU shall be permitted for each single family dwelling in the zoning districts where allowed. The ADU may be in the form of a separate and detached unit or as an apartment over a garage. In either case, the ADU shall be subordinate to the principal building as to location, height, square footage and building coverage.
 - (3) An ADU shall not be permitted before construction of the principal building has commenced or a lawful principal use is established.
 - (4) ADUs are permitted only if the owner occupies the primary residence and only if the primary residence is homesteaded. The ADU cannot be sold separately from the primary residence.
 - (5) The establishment of a new ADU shall only be allowed if the lot area of the principal building is at least 15,000 square feet. A lot containing an ADU shall not be subdivided to separate the ADU from the principal use.
 - (6) The design of the ADU shall be uniform in appearance to the primary residence. The floor area shall be no less than 375 square feet and no greater than 40 percent of the primary building's gross floor area or 1250 square feet, whichever is less. Maximum lot coverage for all buildings may not exceed 35%.

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- (7) Where an ADU is proposed at a second story level, all exterior doorways and outdoor living areas such as porches or balconies, shall be oriented toward the interior of the property.
 - (8) One off-street parking space is required for each ADU, in addition to the parking required for the primary residence.
 - (9) The ADU shall comply with the requirements of any applicable housing or building codes.

Application submittals shall include a written statement to include a description of the ADU's exterior material and a site plan showing building placement, size, and setbacks. (Rev. 05/26/09, 06/22/10)

- (d) *Adult Arcade Amusement Centers.* Allowed in the BB-5 Zoning District subject to the following:
 - (1) Must be located on the premises of a facility that is licensed by the State of Florida pursuant to Ch. 550, Florida Statutes, and
 - (2) Must comply with the provisions of Ordinance 2011-2.
- (e) *Apiculture (Hobbyist).* An ancillary use of agricultural and residentially zoned properties which is composed of the raising and care of honey bees maintained in movable-frame hives. (Amended 2/25/97 - Ord. (97- 11)
 - (1) On a lot size of 7,500 square feet or less, no more than two hives (colonies of bees) will be permitted. On a lot size of 15,000 square feet or less, no more than five hives (colonies of bees) will be permitted. On lots larger than 15,000 square feet additional hives will be permitted on the basis of one (1) for each 5,000 square feet in excess of 15,000 square feet.
 - (2) All hives must be located twenty feet from any property line.
 - (3) All sites shall be buffered from adjacent properties with a six foot opaque fence.
 - (4) The site must be licensed by the Department of Agriculture and Consumer Services (DACS).
 - (5) The hives (colonies) of bees may not be manipulated between the hours of sunset and sunrise unless the hives are being moved to or from another location.
 - (6) A site plan must be submitted which contains the following information:
 - (i) The location of all hives and existing structures>
 - (ii) The location and height of all buffers.
 - (iii) A description of the facility outlining the intended method of operation.

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- (f) *Auctions.*
- (1) A parking ratio of one space per 300 square feet of floor area ratio is required.
 - (2) Shared parking of adjacent off-peak uses may be utilized to meet minimum parking requirements.
 - (3) Agreements from adjacent owners allowing the use of shared parking must be obtained and submitted prior to approval. *Rev. 04/22/08*
- (g) *Aviculture (Commercial).* The raising, breeding, and/or selling of exotic birds, excluding poultry, for commercial purposes.
- (1) The minimum lot size shall be five (5) acres.
 - (2) There shall be a fifty (50) foot vegetative buffer between the site and contiguous properties.
 - (3) The site must have direct access to a county or state-maintained road.
 - (4) No building or cage shall be located closer to the property line than one hundred (100) feet.
 - (5) Must have owner or caretaker residing on-site.
 - (6) The site must be licensed by the State Game and Fresh Water Fish Commission.
 - (7) A site plan must be submitted which contains the following information:
 - (i) The location, height and intended use of all existing and proposed structures.
 - (ii) The location, nature and height of buffers, landscaping and other security and noise alleviation structures.
 - (iii) A description of the facility outlining the intended method of operation, including the number, types and characteristics of the birds.
- (h) *Aviculture (Hobbyist).* An ancillary use of agricultural and residentially zoned properties which is composed of the keeping, raising, and/or breeding of exotic birds, excluding poultry, for personal enjoyment. This definition is intended to encompass aviculture activities which result in an occasional sale and/or exchange of birds.
- (1) No building or cage shall be located closer to the property line than twenty-five (25) feet.
 - (2) The site must be licensed by the State Game and Fresh Water Fish Commission.
 - (3) Not more than two (2) pairs of birds over five hundred (500) grams in weight shall be

located in structures other than the primary residence.

- (4) No sale of feed or aviary products.
- (5) Gross sales receipts cannot exceed two thousand five hundred (\$2,500.00) annually.

(i) *Bed and Breakfast Inns.*

- (1) A resident owner or operator must reside on-site at all times.
- (2) Off-street parking shall be provided at the rate of two (2) spaces for the resident owner or operator and one (1) space for each occupancy or rental unit.
- (3) Signage shall be limited to one (1) sign of not larger than six (6) square feet, inclusive of face and frame, logos, pictures, and the like, per street frontage. No sign shall exceed a maximum height of twelve (12) feet as measured to the highest projection of the sign or support. All other provisions of the Clay County Sign Ordinance shall apply.
- (4) The exterior architectural style and appearance of all buildings and structures, including signs, shall be compatible with the generally established theme of the surrounding neighborhood.
- (5) All applicable regulations of the various health, building, and fire codes shall be met prior to the issuance of any building permits.

(j) *Bird Sanctuaries and Rehabilitation Centers.*

- (1) The minimum lot size shall be seven (7) acres.
- (2) There shall be a fifty (50) foot vegetative buffer from bird sanctuaries and rehabilitation centers to contiguous properties.
- (3) The site must be licensed by the State.
- (4) Rehabilitation centers must have owner or caretaker residing on-site.

(k) *BMX Track (Bicycle Motocross; Non-motorized).*

- (1) *Limitations of Size.* Such facilities are permitted on tracts of land of not less than five (5) acres under unity of lease of title by the person operating such facility.
- (2) *Limitation of Use.* Such facilities are limited to the racing of non-motorized bikes.
- (3) *Lighting.* Ground and building lighting shall be confined to the property and shall not cast direct light on adjacent properties. The maximum height of a light pole shall be thirty (30) feet.
- (4) *Setback.* No building, structure or track shall be closer than fifty (50) feet from any property line.

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- (5) *Signage.* Shall be limited to one (1) sign of not larger than six (6) square feet, inclusive of face and frame, logos, pictures, and the like, per street frontage. No sign shall exceed a maximum height of twelve (12) feet as measured to the highest projection of the sign or support. All other provisions of the Clay County Sign Ordinance shall apply.
 - (6) *Performance Standards.* The operation of these facilities shall conform to all rules and regulations of all governmental agencies having appropriate jurisdiction.
 - (7) *Fencing and Screening.* Where deemed necessary to protect the general public, safety fences of up to a height of six (6) feet may be required. A landscape screen of at least 75 percent opaqueness to protect neighboring property from potential loss of or diminishment of land value or use may also be required.
 - (8) A site plan must be submitted which contains the following:
 - (i) Map of proposed location and vicinity.
 - (ii) The location of all attractions and structures and time of operation.
 - (iii) Off-street parking and buffering.
 - (9) If said site is located on publicly owned property, access thereto shall be from a paved road. (Ord. 00-50 – amended 9/26/00) (Ord. 02-43 – amended 8/02)
- (1) *Borrow Pits.*
- (1) A permit to operate a Borrow Pit shall be submitted and approved by the Planning and Zoning Division, which will provide for a ~~one~~ five year operational period, renewable upon request. The permit fee and all inspection fees are required prior to the issuance of the permit and any renewal.
 - (2) Full compliance with the Applicant's NPDES Construction Generic Permit (CGP) is also required throughout the operational period of the County's permit.
 - (3) Borrow Pits are only authorized within the AG and AR zoning districts on parcels a minimum of 10 acres and may only comprise 25% of the property. With Board approval, a Borrow Pit may be comprised of up to 50% of the property if it is deemed compatible with neighboring properties.
 - (4) Any portion of a Borrow Pit visible from the public right-of-way or nearest residential use shall be screened with dense landscaping to achieve at least 75% opacity. The landscape buffer shall be no less than 10 feet in width at any given point and shall be placed outside the required fence perimeter to achieve maximum dust and noise reduction and visible shielding. Earthen berms with a minimum height of 3 feet can be placed within this buffer area.
 - (5) Borrow Pits are limited in operation from 5:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. Operation outside of these hours is

permitted with written documentation of emergency need.

- (6) Excavation shall be performed in a manner that the sides of the pit shall slope at no greater than a 2 to 1 slope from the surrounding ground surface, throughout the Borrow Pit, and where the Borrow Pit will be filled with water, it shall then slope no greater than a 4 to 1 slope from the water's edge to a depth of 8 feet and not greater than a 2 to 1 slope thereafter.
- (7) Borrow Pits shall be located so that no one point of the edge shall be closer than 75 feet to any part of the underground and/or above ground, septic tank system.
- (8) The edge of a Borrow Pit shall be located at all points at least 30 feet or the horizontal distance of a 2 to 1 slope from natural ground to the proposed bottom of the borrow pit, whichever is greater, to any right-of-way, easement, access point or property line.
- (9) Borrow Pits shall not encroach into or be located in a jurisdictional wetland area as defined by the Army Corps of Engineers, Florida Department of Environmental Protection or the St. Johns River Water Management District, hereafter called Agencies. The Applicant shall be responsible for contacting the applicable Agencies in order to determine if the site is within jurisdictional lands. Copies of these Agencies' permits shall be provided prior to issuance of a Borrow Pit permit. Where permits are not required by the Agencies, documentation indicating such shall be provided from the Agency prior to issuance of a Borrow Pit permit.
- (10) Borrow Pit sites with access from a roadway other than an Arterial, Major or Minor Collector road shall require a road maintenance agreement approved by the Board.
- (11) The construction entrance to a Borrow Pit site shall have a driveway per County standards, a washdown pit, and a rock tracking bed, at a minimum, to prevent tracking of materials onto the County's roadways. A construction entrance onto a paved roadway shall additionally require a paved driveway composed of asphaltic concrete or millings, as shown in Exhibits 1-3. A repeat violation of maintaining the construction entrance can result in the permit being revoked.
- (12) Excavation may not include any type of processing, manufacturing or other activity that converts the natural earth materials into a product.
- (13) In no event shall a Borrow Pit exceed the maximum depth fixed by the permit.
- (14) Prior to Excavation, the Applicant shall cause to be constructed and maintained on the land to contain a Borrow Pit a substantial fence which encloses the borrow pit and includes locking gates not less than 6 feet in height at all points of access to the Borrow Pit. Durable warning signs shall be posted thereon not more than 200 feet apart bearing the words DANGER and NO TRESPASSING in letters not less than 6 inches in height, which shall be maintained by the Applicant so as to be clearly legible. The Applicant shall cause the fence to be maintained for the entire existence of the Borrow Pit.
- (15) Submittal requirements:

All of the following items shall be submitted in order to begin the permit review process:

- (i) Completed permit application.
- (ii) Construction plan set, signed and sealed by a Florida Registered Professional Engineer, containing the following items:
 - a. One copy of stormwater calculations which may be in electronic form in PDF format with electronic seal.
 - b. Three copies of construction plans including site and landscape plan, no smaller than 11" x 17" and no larger than 24" x 36" and one copy in electronic form in PDF format with electronic seal. The construction plans should show at a minimum the following:
 - 1. Property boundary
 - 2. State and Federal jurisdictional wetland line, associated upland buffer, and 50' dry land excavation setback
 - 3. Existing and proposed contours
 - 4. A typical cross-section
 - 5. Existing and proposed surface water drainage patterns
 - 6. Erosion and sediment control measures, dewatering method and location
 - 7. Plans for any dewatering activities which discharge water off-site
 - 8. Access to the project including haul routes to nearest Arterial, Major or Minor Collector
 - 9. Hours of operation
 - 10. Fence detail
 - 11. Cross section of roads and roadway connections
 - 12. The landscape buffer
 - 13. Distance to any well or septic system
 - 14. All protection barriers and limits of clearing.
- (iii) The following maps shown with project boundaries overlaid:
 - a. One copy of vicinity map (may be on plan set)
 - b. One copy of map depicting vegetative cover based on the Florida Cooperative Land Cover Map.
- (iv) Road maintenance agreement, if required.
- (v) Statement of the intended use of the land following the borrow pit activity.
- (vi) All appropriate permits, or documentation indicating permits are not required, from the following agencies:
 - a. St. Johns River Water Management District

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- b. Florida Department of Transportation
 - c. Florida Department of Environmental Protection
 - d. U.S. Army Corps of Engineers
- (16) Following receipt of all these submittal requirements, a meeting shall be scheduled with the Development Review Committee (DRC) to discuss the submittals. The DRC shall review the application and other submittals and provide comments.
- (17) The County Engineer, or his or her designee, shall conduct annual inspections to monitor compliance with the County's permit, the Applicant's NPDES permit, and any other County requirements.
- (18) Upon completion of the Borrow Pit activity, a Registered Professional Engineer shall submit As-Builts to the County Engineer.
- (m) Carwash in conjunction with a convenience store that includes gas pumps. Allowed in the BF CC Zoning District subject to the following additional criteria:
- (1) Limitation on Use: The hours of operation for a carwash shall be no earlier than 7:30am and no later than 9:00pm.
 - (2) Limitation on Location: Shall not be located directly adjacent to residential zoning or a residential use. "Directly adjacent" is defined as sharing a lot line.
 - (3) Screening: Shall meet the landscape standards as specified in Section 3-33A.III.5.b.vi. Service areas that are not inside an enclosed building shall be screened through similar means.
 - (i) Right-of-way buffers for these uses shall be ten feet in width. Landscaping within the buffer shall conform to Article VI, Section 6.6.
 - (4) Shall meet the following additional design requirements:
 - (i) The combined convenience store and car wash shall not exceed 10,000 square feet.
 - (ii) There shall be no more than eight (8) gasoline pump islands, and each island shall have no more than two (2) gas pumps (paired).
 - (iii) The building shall orient to the primary street frontage.
 - (5) Lighting: Lighting levels on gas station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the business and shall meet Section 3-33A.I.8.k.
 - (6) If fueling canopy is over the Vehicle Use Area (VUA) interior landscape island spacing may exceed 100 feet, up to 125%.

vii. Pedestrian Walkways. All uses shall be connected by pedestrian walkways.

viii. Rooflines. Rooflines of structures including gas pump islands must be pitched or gabled at a minimum 4:12 slope. Flat roofs must include parapet walls, partial roofs, awnings or mid-façade sloping roofs.

ix. Exterior Walls. Exterior walls shall be constructed of stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

x. Architectural Style. Structures shall utilize elements associated with vernacular style architecture of the southeastern United States including roof overhangs and front porches.

3. ***BF Community Center (BF CC)***. The BF Community Center land use category is characterized by a variety of community-scaled residential, restaurant, office and commercial facilities (including grocery store, but excluding “big box” uses) intended to generally serve a population of 25,000. BF Community Centers are 30 to 50 acres in size and located at the intersections of major collector and/or arterial roads. BF Community Centers are intended to be a minimum of 800 feet in depth and grouped so as not to encourage strip development patterns. A maximum of twenty percent of each BF Community Center may be developed to support multi-family residential use at a density of eight to 16 units per acre.

It is the County’s intent to encourage a mix of uses within the BF Community Center to serve the surrounding residential community. The mixture of uses indicated in the following table are to be applied to the entire BF Community Center, not individual parcels.

The quantification of uses within the Community Center land use designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
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Office	10%	35%
Commercial/Retail	20%	60%
Residential	10%	25%
Public Parks and Open Space	2%	No Max

The intent of the Branan Field Master Plan is to develop a pedestrian-friendly and walkable community. The strip shopping centers of other corridors in the County are geared to the automobile. These regulations promote a different approach to our commercial centers, reflecting the historical "Main Street" of the Southeastern United States. Walkable shopping areas will create destinations where people can walk to shopping areas from their homes, or park their cars and leave them behind while visiting different shops or workplaces. Branan Field commercial areas will be destinations, with attractive, tree-lined streets with shops and offices, with wide sidewalks and street life, while also having convenient parking and vehicular access.

a. Uses Permitted by Right.

- i. All uses allowed in Neighborhood Centers, with a single use not occupying more than 100,000 square feet.
- ii. Banks and financial institution with drive-in facilities; drive in restaurants; the sale of gasoline without garage or car repair.
- iii. Retail sales of beer and wine at establishments commonly known as convenience stores only pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation, for off-premises consumption only.
- iv. Places of worship, day care centers and private schools, not to exceed 100,000 square feet in size.
- v. Multifamily residential uses at eight to sixteen units per acre. Residential development within the BF Community Center must conform to the Activity Center Residential Design Requirements.

vi. Professional and medical offices.

vii. Plant nurseries.

viii. Funeral homes, cemeteries, mausoleums and crematoriums.

ix. Public and/or Private Utility Sites.

b. Conditional Uses. The following uses are permitted in the BF Community Center District subject to conditions provided in Section 20.3.5 of the Zoning Code.

i. Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code, provided that said towers are 200 feet from adjacent residentially zoned property.

iii. Microwave towers.

iv. Sales from vehicles.

v. Seasonal outdoor sales.

vi. Temporary structures or buildings (excluding mobile homes).

vii. Hospitals or hospital satellite facilities; and single-practice clinics, provided that said uses are located on a roadway classified as a minor arterial or above.

viii. Medical Marijuana Treatment Center Dispensing Facility

ix. Carwash in conjunction with a convenience store that includes gas pumps.

c. Uses Not Permitted.

i. Any use not allowed in a. or b. above.

d. Density requirements. The maximum floor area ratio (FAR) for each nonresidential development within the BF Community Center classification shall not exceed 80%, with an average not to exceed 40 percent.

4. BF Activity Center (BF AC). BF Activity Centers are planned to accommodate a range of activities from employment-based office and light industrial activities to commercial services, recreational facilities, and housing. Design shall emphasize walkability and strategic landscaping to create a human-scale, attractive built environment. These areas shall be high-intensity, design-unified areas containing a concentration of different urban functions and housing. The concentration of uses will provide the opportunity for the efficient provision of public facilities and will minimize the need to provide buffers for incompatible uses.

BF Activity Centers may be designated to serve many different property owners, but will function in a manner to share facilities and services to reduce inefficiency and redundancy. These districts shall provide a high development quality that emphasizes pleasant, convenient, and satisfying work conditions, along with amenities such as recreational areas, restaurants, retail services, and convenient locations relative to residential areas.

BF Activity Centers are generally designed to serve a regional population of at least 75,000. A maximum of fifteen percent of each BF Activity Center may be developed to support multi-family residential uses at a density of 8 to 20 units per acre.

The quantification of uses within the BF Activity Center land use designation shall be consistent with the following:

	Minimum	Maximum
Land Use	Required	Permitted
Office and/or Light Industrial	10%	80%
Commercial/Retail	2%	65%
Residential	10%	15%
Public & Civic	5%	20%