

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY (TAX PARCEL IDENTIFICATION # 05-06-26-015238-000-00), TOTALING 20.69 ACRES, FROM ITS PRESENT ZONING CLASSIFICATIONS OF AG (AGRICULTURAL DISTRICT) AND AR (AGRICULTURAL/RESIDENTIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Application PUD-1023-00015, submitted by 1679 Shedd Road Development, LLC, seeks to rezone certain real property (tax parcel identification # 05-06-26-015238-000-00) (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from AG (Agricultural District) and AR (Agricultural/Residential District) to PUD (Planned Unit Development), subject to the conditions outlined in the Written Statement attached as Exhibit “B-1” and the Site Plan attached as Exhibit “B-2”.

Section 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

Section 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 5. This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP-1023-00015 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Chairman

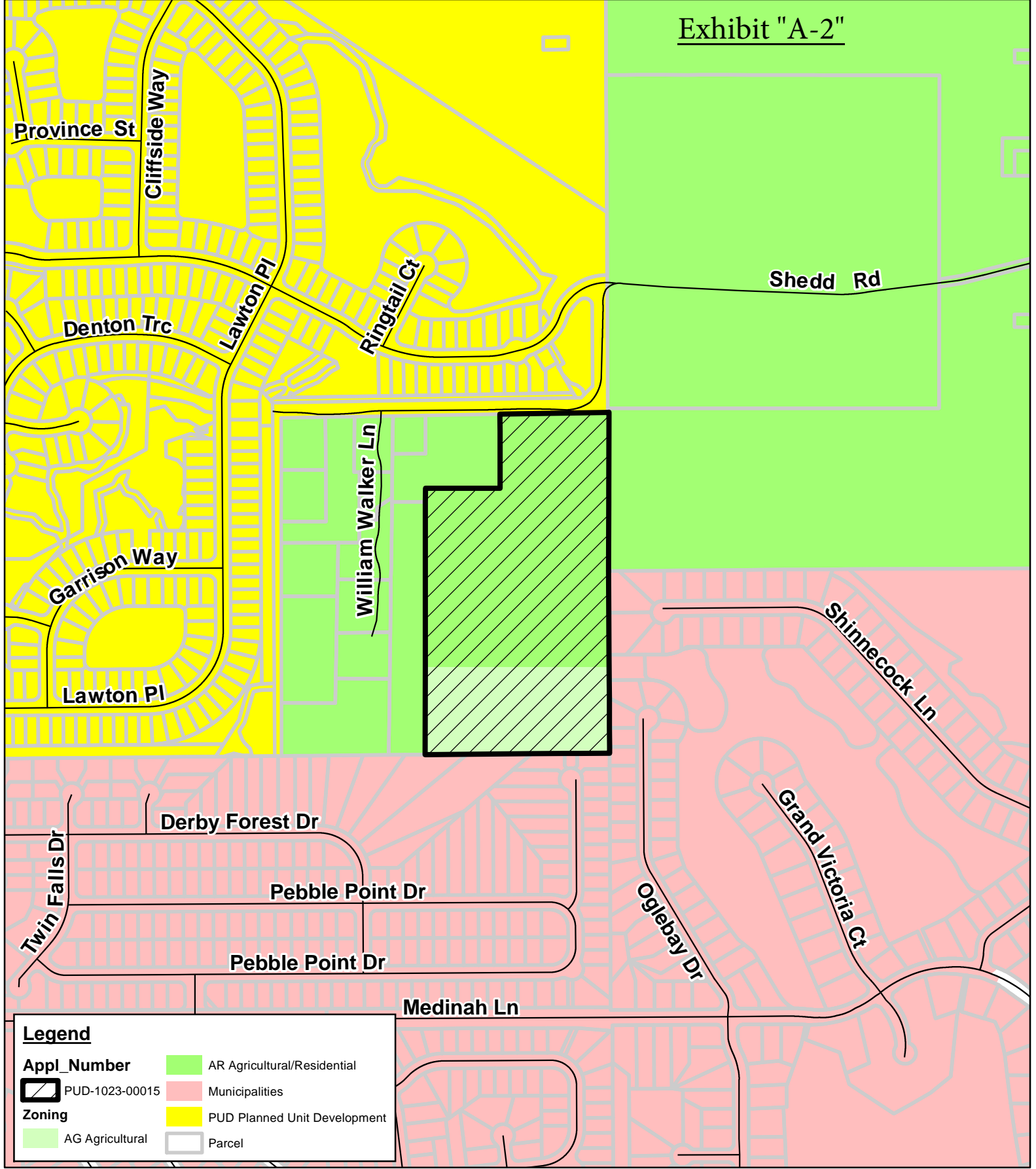
ATTEST:

By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

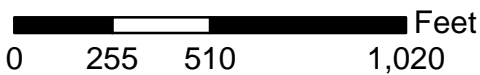
Exhibit "A-1"

Legal Description – Attachment A-3

Exhibit "A-2"



**Rezoning: PUD-0923-00014
from AR / AG to PUD
Existing Map**





**Department of Economic and Development Services
Planning & Zoning Division**

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



PUD / PCD / PID WRITTEN STATEMENT EXHIBIT "B"

Name of Development:		Net Acres:
Parcel ID #:		Wetland Acres:
Total Number of Dwelling Units Proposed:		Total Acres:
Total Amount of Open Space:	Total Amount of Recreation:	Total Active Recreation:
Phase Schedule for Construction:		
Permitted Uses:		
Conditional Uses:		
Permitted Accessory Uses and Structures:		
Restrictions of Uses:		

Design Guidelines

A. Lot Requirements

Minimum Lot Area:	Minimum Lot Width at Bldg. Line:	Minimum Lot Depth:
Maximum Lot Coverage:	Maximum Rear Lot Coverage:	Maximum Bldg. Height:
Minimum Front Setback:	Minimum Side Setback:	Minimum Rear Setback:
Minimum Front Setback Intersecting Street: 20'	Minimum Setback for Accessory Structures:	
Minimum Living Area:		

B. Ingress, Egress, and Circulation

Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Article VIII of the Land Development Code & the Branan Field & Lake Asbury Master Plans.

Vehicular Access: Vehicular access to the property shall be by way of _____ Substantially as shown in the site plan. The final location of all access points is subject to the review of the Engineering/Public Works Department.

Non-motorized Access: Non-motorized access shall be provided by sidewalks and pedestrian/bicycle paths installed in accordance with Article VIII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

C. Signs

Signs shall be permitted separately from development plans and shall meet the requirements of the Article VII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

D. Landscaping

Flexibility in meeting the landscape requirements of Article VI of the Land Development Code and the Branan Field and Lake Asbury Master Plans is permitted for Planned Developments provided the outcome meets or exceeds the requirements of the Code. Indicate below what alternative landscaping will be provided or leave blank if the development will comply with the Code requirements.

Shade Cover Points:	
Vehicle Use Area Landscaping:	
Street Trees:	
Right-of-way Buffers for Subdivision Development	
Perimeter Buffers:	
Branan Field/Lake Asbury Non-Residential Standards	

E. Recreation and Open Space:

Recreation for residential, non-residential and open space shall meet the minimum requirements of Article III of the Land Development Code.

F. Utilities

Water Provided By:

Sanitary Sewer Provided By:

Reuse Irrigation Provided By:

Electric Provided By:

Gas Provided By:

G. Wetlands

Wetlands will be delineated and permitted according to local, state, and federal requirements.

H. Vegetation

The following natural communities are present on the development site according to the County’s Vegetation Map (Check all that apply)

- | | | | |
|-------------------|-----------------|-------------------|---------------|
| Scrub | Sandhill | Scrubby Flatwoods | Xeric Hammock |
| Upland Coniferous | Mesic Flatwoods | Wet Flatwoods | |

The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.

All proposed developments in the Lake Asbury Master Plan area are required to submit an environmental assessment in accordance with LA FLP 1.2.4 of the 2040 Comprehensive Plan at the time of development review and prior to any land clearing or disturbance.

I. Contact Information

Owner / Agent Name:

Owner / Agent Address:

City: State: Zip Code:

Owner / Agent Phone:

Owner / Agent Email:

Exhibit "B-1"

Written Statement Addendum

Sherwood Springs (PUD)

Type of Development: Single Family Residential

Owner: 1679 Shedd Road Development, LLC
35 Fox Water Trail
St. Augustine, FL 32086

Agent: Mark Scruby
Senior Counsel
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Existing Land Use: Rural Residential (RR)

Proposed Land Use: Rural Fringe (RF)

Existing Zoning: Agricultural (AG) & Agricultural/Residential (AR)

Proposed Rezoning: Agricultural (AG) & Agricultural/Residential (AR) to Planned Unit Development (PUD)

Surrounding Land Uses: North – Rural Residential & Rural Fringe
East – Rural Residential & Neighborhood (Green Cove Springs)
South – Neighborhood (Green Cove Springs)
West – Rural Residential

Surrounding Zoning: North – Willow Springs – Phase 1 PUD & Agricultural/Residential (AR)
East – Single Family Residential PUD (Green Cove Springs) & Agricultural/Residential (AR)
South – Single Family Residential PUD (Green Cove Springs)
West – Agricultural/Residential (AR)

Acreage: 20.69

Wetlands: Using the U.S. Fish & Wildlife Service, National Wetlands Inventory wetlands mapper (2017), the Property contains approximately 1.63 wetlands acres with the classification code Freshwater Forested/Shrub Wetland PFO1/2F, as shown on the map attached as Addendum 1. The area involved is a drain that

will be filled and mitigated off site through a permit with the SJRWMD.

Vegetation: Most of the Property is in pastureland.

Drainage: The Property slopes gently from the southwest to the northeast from a high elevation of approximately 60 feet to a low elevation of approximately 40 feet. Drainage flows accordingly.

Soils: The following soils are located within the Property according to the Natural Resources Conservation Service current data:

Unit Name	Acres
Hurricane fine sand, 0 to 5 percent slopes	12.2
Sapelo fine sand	0.7
Leon fine sand, 0 to 2 percent slopes	4.3
Osier fine sand, occasionally flooded	3.9
Total	21.0

Flood Zone: None of the Property lies within any designated flood zone or flood plain. Development of the Property will comply with the County's Floodplain Management Regulations.

Planning Principles

Along its south and the southerly portion of its east line the Property is bounded by residential subdivisions located in the City of Green Cove Springs. On its Future Land Use Map, the City's land use designation for these subdivisions is Neighborhood (NBD), and they are zoned PUD. Regarding the Neighborhood (NBD) land use designation, the City's Future Land Use Element provides as follows:

[The NBD Future Land Use Category] is intended to accommodate primarily low-to-medium density residential uses. Support/secondary uses include professional offices, and public/semi-public facilities.

- i. Density Range: Up to 12 dwelling units (du) per (/) acre (ac)
- ii. Maximum Intensity: 0.2 Floor Area Ratio (FAR)

The northerly portion of the Property's east boundary is adjacent to part of a sprawling and undeveloped 169+ acre parcel of land with a Rural Residential (RR) land use designation. The Property's west boundary is adjacent to a small 19.80 acre subdivision (the 19.80 Acre Subdivision) comprising some 14 parcels of various shapes and sizes, the largest being 3.16 acres and the smallest 0.45 acres, with an average size of 1.41 acres. The 19.80 Acre

Subdivision's land use is also Rural Residential (RR), and it is zoned Agricultural Residential (AR). The westerly boundary of the 19.80 Acre Subdivision is adjacent to the recently developed Willow Springs – Phase 3 residential subdivision, which has a land use designation of Rural Fringe (RF), is zoned PUD and features 106 lots with a minimum size of 6,000 SF and a minimum width of 50 feet. Covering 33.91 acres, the density of Willow Springs – Phase 3 is 3.126 units per acre. The Property's north boundary is adjacent to Shedd Road. Across Shedd Road is the recently developed Willow Springs – Phase 1 residential subdivision, which has a land use designation of Rural Fringe (RF), is zoned PUD and features 150 lots with a minimum size of 6,000 SF and a minimum width of 50 feet. Covering 63.54 acres, the density of Willow Springs – Phase 1 is 2.361 units per acre, but a substantial portion of the subdivision contains several tracts of unspecified sizes labeled "Wetlands" and "Upland Preservation & Conservation," having the effect of raising the net density.

The Property is adjacent on two sides (south and east) to the Green Cove Springs municipal boundary. The development within the City along this boundary has a Neighborhood land use classification in the City's Comprehensive Plan which allows a density of up to 12 units per acre. The two platted subdivisions along the south line of the Property, Magnolia West Unit Three and Magnolia West Unit Four, have a combined density of 3.82 units per acre (232 total lots spread over 60.73 total acres). The two platted subdivisions along the southerly portion of the east line of the Property, Magnolia Point Golf & Country Club Phase VII – A and Magnolia Point Golf & Country Club Phase VII – B, have a combined density of 3.05 units per acre (96 total lots spread over 31.47 total acres).

As the section of Shedd Road extending west from the northwest corner of the Property has been closed for the development of Willow Springs – Phase 3, access to the Property will be from County Road 315 east along Willow Springs Drive as it traverses Willow Springs – Phase 1 to its intersection with Shedd Road, then south and west along the Shedd Road to the Property. The intersection of County Road 315 and Willow Springs Drive is approximately 1,300 feet from the planned First Coast Connector as shown on the vicinity map attached as Exhibit B.

County Road 315 is a major east-west and north-south collector road within the Green Cove Springs Planning District (the GCS PD) that connects US 17 to SR 16. As mentioned above, the Property is also proximate to the First Coast Connector, a future minor arterial road that will connect US 17 to the First Coast Expressway (the FCE). Approximately 3 miles to the west, the FDOT is constructing the FCE, an interstate toll road that ultimately will connect I-10 in Jacksonville to I-95 in St Johns County. The FCE within Clay County is scheduled to open to traffic in 2024. The County has funded the construction of the First Coast Connector, which is also scheduled to open to traffic in 2024.

Land Use Consistency

Accompanying this PUD rezoning application is a proposed amendment to the Comprehensive Plan Future Land Use Map redesignating the Property from Rural Residential to Rural Fringe. The Property is located within the Urban Service Area and as Rural Fringe may be developed at a maximum of 3 dwelling units per net acre, based on the point system established in Future

Land Use Element Policy 1.4.5. As outlined below, the Property is located so as to obtain 105 points, exceeding the minimum 80 points required:

Proximity to Fire protection	20 Points
Proximity to EMS	20 Points
Access to a Collector Road	5 Points
Central Water & Sewer	50 Points
Proximity to School	10 Points
Additional Open Space	0 Points
Proximity to Mass Transit	0 Points
Total	105 Points

Proposed Development

The proposed PUD will consist of 62 residential lots with a minimum size of 6,000 SF and a minimum width of 50 feet. These minimums match those of the 150 lots in Willow Springs – Phase 1 on the north side of the Property, and the 106 lots in Willow Springs – Phase 3, which lies some 660 feet to the west of the Property on the other side of the 19.80 Acre Subdivision. At 20.69 acres, the proposed 62 lots on the Property produce a density of 2.9966 units per acre. This compares favorably to the densities of the subdivisions within the City of Green Cove Springs adjacent to the Property.

1. Perimeter Buffer

A landscaped twenty-five foot perimeter buffer will surround the Property.

2. Access

Access to development on the Property will be from County Road 315 at its intersection with Willow Springs Drive, then east on Willow Springs Drive to its easterly limit, the south and west on Shedd Road.

3. Uses

(a) Permitted Uses:

Single-family dwellings, including the accessory uses and buildings, subject to the following:

- (i) No accessory structure shall exceed the height of the primary structure.
- (ii) No accessory structure or use may be constructed or established on any lot prior to the issuance of a building permit for the principal structure. Accessory structures are prohibited within the side and front yards.

- (iii) Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.
 - (iv) Satellite dish receivers for individual use.
 - (v) The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
- (b) Conditional Uses:

The following conditional uses are permitted subject to the conditions specified in Section 20.3-5 of the Zoning Code.

- (i) Home occupations.
- (ii) Swimming pools.
- (iii) Temporary structures or buildings.
- (iv) Fences.
- (v) Public and/or private sewer facilities.
- (vi) Aviculture (Hobbyist).
- (vii) Apiculture (Hobbyist).
- (viii) Dwelling unit with kitchen addition for parent, grandparent or child.
- (x) Recreational Vehicle parking for temporary use.
- (xi) Residential Group Homes of six or fewer individuals.
- (xii) Accessory Dwelling Units.
- (xiii) Portable Storage Structures.
- (xiv) Chickens, Backyard Residential.

4. Development Standards:

Minimum Lot Area	6,000 SF
Minimum Lot Width	50 feet
Minimum Lot Width at	50 feet

Building Line	
Minimum Lot Depth	120 feet
Minimum Living Area	1,800 SF

Setbacks:

Front	20 feet
Side	5 feet
Side Abutting Street	10 feet
Rear	10 feet
Accessory Structures	5 feet

5. Development Schedule:

Development of the Property will not be phased. Construction is anticipated to commence within 3 years of PUD approval. An application for Final Development Plan must be submitted within thirty months of approval of this PUD (provided there are no appeals or ongoing litigation).

6. Open Space:

6.93 acres, including 1.86 acres of landscaped perimeter buffer and 3.66 acres of recreation.

7. Parking Requirements:

The parking requirements for this development shall be consistent with the requirements of Article VIII of the Land Development Code and the Brananfield and Lake Asbury Master Plans.

8. Signs:

Signs shall be permitted separately from development plans and shall meet the requirements of the Article VII of the Land Development Code and the Brananfield and Lake Asbury Master Plans.

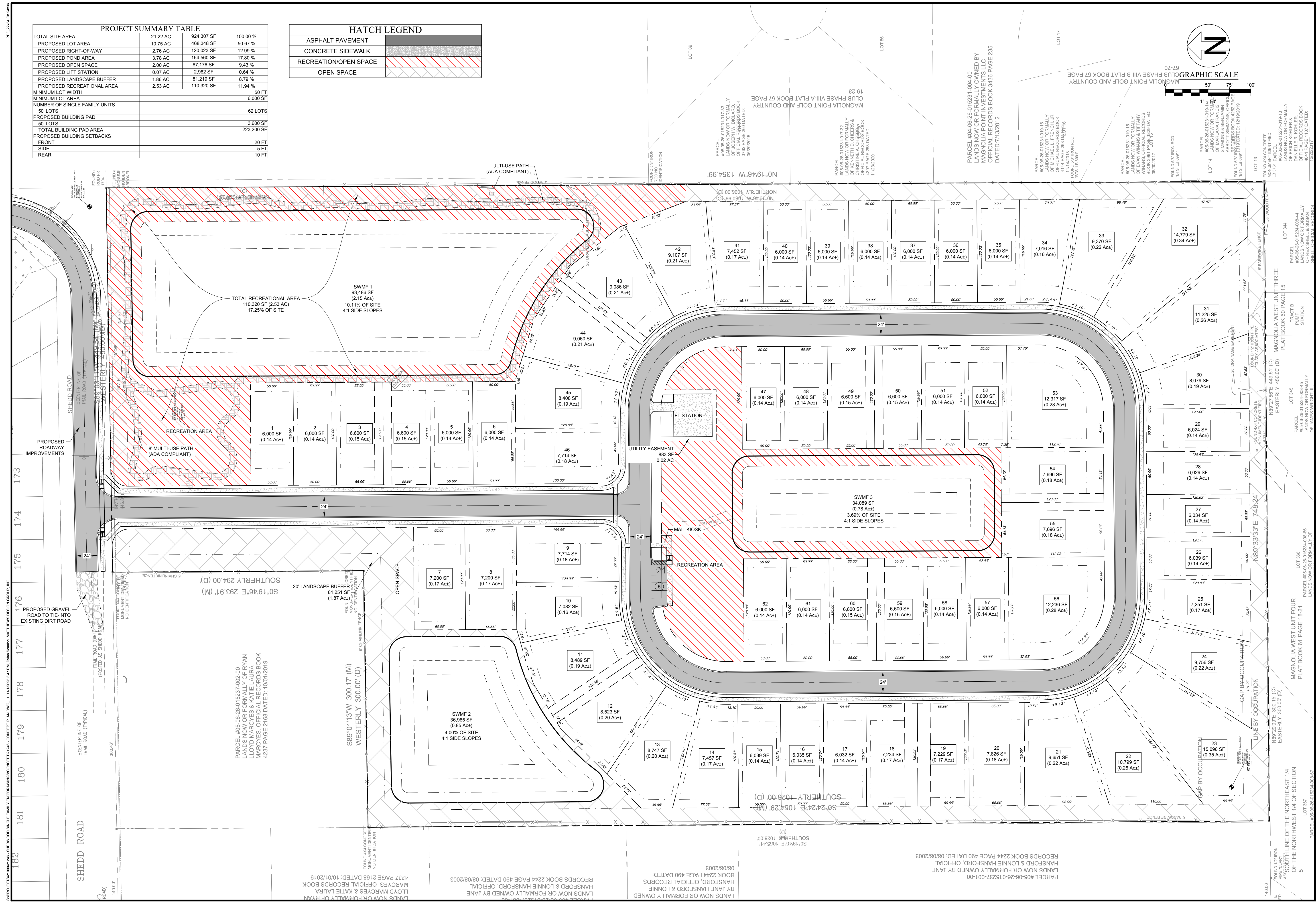
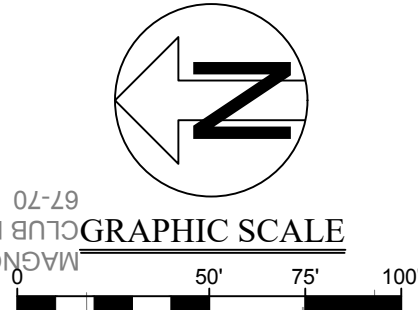
9. Landscaping:

The development will comply with the landscape requirements of Article VI of the Land Development Code and the Brananfield and Lake Asbury Master Plans.

Exhibit "B-2"

PROJECT SUMMARY TABLE			
TOTAL SITE AREA	21.22 AC	924,307 SF	100.00 %
PROPOSED LOT AREA	10.75 AC	468,348 SF	50.87 %
PROPOSED RIGHT-OF-WAY	2.78 AC	120,023 SF	12.99 %
PROPOSED POND AREA	3.78 AC	164,560 SF	17.80 %
PROPOSED OPEN SPACE	2.00 AC	87,176 SF	9.43 %
PROPOSED LIFT STATION	0.07 AC	2,982 SF	0.64 %
PROPOSED LANDSCAPE BUFFER	1.86 AC	81,219 SF	8.79 %
PROPOSED RECREATIONAL AREA	2.53 AC	110,320 SF	11.94 %
MINIMUM LOT WIDTH			50 FT
MINIMUM LOT AREA			6,000 SF
NUMBER OF SINGLE FAMILY UNITS			62 LOTS
50' LOTS			62 LOTS
PROPOSED BUILDING PAD			3,600 SF
TOTAL BUILDING PAD AREA			223,200 SF
PROPOSED BUILDING SETBACKS			
FRONT			20 FT
SIDE			5 FT
REAR			10 FT

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	
RECREATION/OPEN SPACE	
OPEN SPACE	

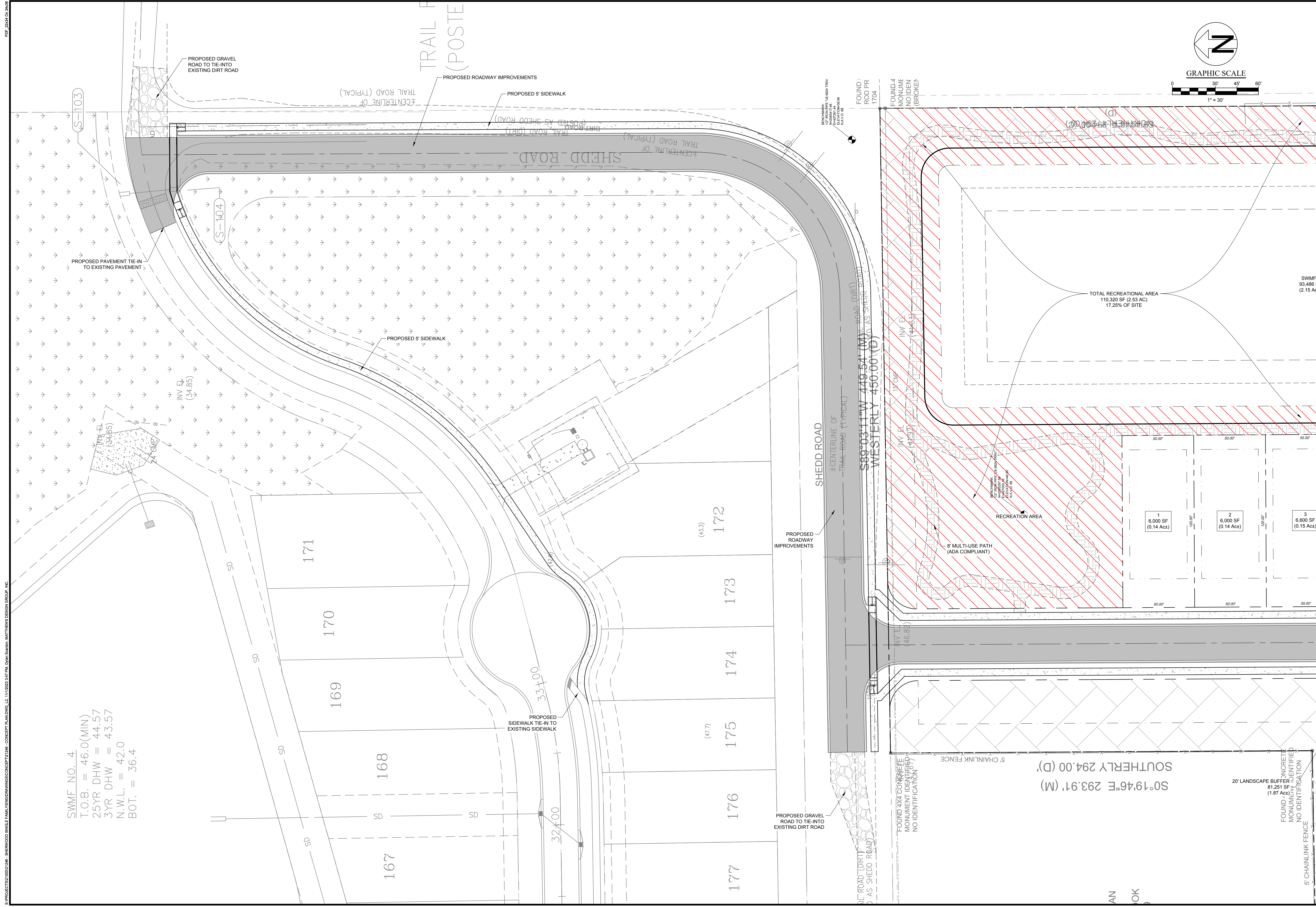


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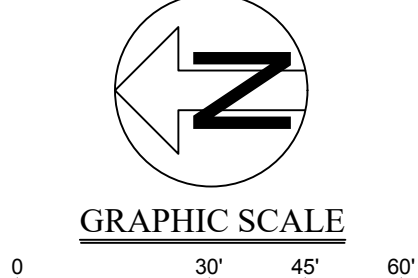
MATTHEWS | BCCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGNC.COM

CONCEPT PLAN - ONSITE
 SHERWOOD SPRINGS
 CLAY COUNTY, FLORIDA
 PREPARED FOR
 ALLEN SHERWOOD

Exhibit "B-2"



SWMF NO. 4
 T.O.B. = 46.0 (MIN)
 2.5YR DHW = 44.57
 3YR DHW = 43.57
 N.W.L. = 42.0
 BOT. = 36.4



NO.	DATE	DESCRIPTION

DESIGNED BY	DTS	DATE

CONCEPT PLAN - OFFSITE	
SHERWOOD SPRINGS	
CLAY COUNTY, FLORIDA	
PREPARED FOR	
ALLEN SHERWOOD	

MATTHEWS | **BCCM**
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGING.COM

NO.	DATE	DESCRIPTION