

CLAY COUNTY, FLORIDA
UNINCORPORATED AREA

PCD WRITTEN DESCRIPTION

**Daily's Convenience Store & Commercial PCD
Planned Commercial Development District**

240 Knight Boxx Road, Middleburg, Florida

Application No. ZON 26-0004

Owner:	First Coast Energy LLP
Agent / Applicant Representative:	Jason Gabriel, Esq. Burr & Forman LLP 50 N. Laura Street, Suite 3000 Jacksonville, FL 32202
Parcel ID(s):	33-04-25-008124-003-00 (2.54 acres) 33-04-25-008124-004-00 (5.826 acres)
Site Address:	240 Knight Boxx Road, Middleburg, Florida
General Location:	At the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida
Acreage:	±8.37 Acres
Commission District:	District 5 (Commissioner Burke)
Planning District:	OakLeaf Branan-Ridge
Current Zoning:	AR – Agricultural Residential District
Proposed Zoning:	PCD – Planned Commercial Development District
Future Land Use:	Commercial
Application Type:	Rezoning – PCD (new application which replaces the original BB-2 rezoning request under ZON 26-0004)

Prepared: May 2026

I. SUMMARY DESCRIPTION OF THE PROPERTY

Application No.:	Previously under ZON 26-0004
Parcel ID(s):	33-04-25-008124-003-00 (2.54 acres) 33-04-25-008124-004-00 (5.826 acres)
Site Address:	240 Knight Boxx Road, Middleburg, Florida
General Location:	At the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida
Owner of Record:	First Coast Energy LLP
Applicant’s Agent:	Jason Gabriel, Esq., Burr & Forman LLP
Current Land Use Designation:	Commercial
Proposed Land Use Designation:	Commercial (no change required)
Current Zoning District:	AR – Agricultural Residential District
Proposed Zoning District:	PCD – Planned Commercial Development District
Total Site Area:	±8.37 Acres
Commission District:	District 5 (Commissioner Burke)
Planning District:	OakLeaf Branan-Ridge

II. SUMMARY AND PURPOSE OF THE PCD – COMPREHENSIVE PLAN CONSISTENCY

First Coast Energy LLP (the “Applicant”), the owner of record and parent company of Daily’s, proposes to rezone approximately 8.37 acres of vacant land located at 240 Knight Boxx Road, Middleburg, Clay County, Florida (the “Property”), from AR (Agricultural Residential District) to PCD – Planned Commercial District. The Property is more particularly described in the legal description attached hereto as Exhibit “A.” The Applicant is represented by Jason Gabriel, Esq. of Burr & Forman LLP.

The Property is located off County Road 220, south of Old Jennings Road, at the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida, in the Middleburg area. It is currently vacant land with a Future Land Use designation of Commercial.

This PCD Written Description is submitted in lieu of the conventional rezoning to BB-2 (Community Business District) that was originally requested under Application ZON 26-0004. The Applicant elects the PCD zoning classification to secure a project-specific, customized set of development standards tailored to a proposed Daily’s Convenience Store with six (6) islands containing two (2) pumps each, providing twenty-four (24) fueling positions, a car wash, and associated commercial uses, while maintaining development standards that are substantively consistent with — and no less restrictive

than — the Clay County BB-2 Community Business District standards set forth in Section 3-26.1 of the Clay County Land Development Code (LDC).

The proposed PCD is consistent with the Commercial Future Land Use designation applicable to the Property, as well as the Goals, Objectives, and Policies of the Clay County Comprehensive Plan. The daily convenience and motor fuel use contemplated by this PCD is a permitted use under the BB-2 zoning district (convenience store with a car wash, and the sale of gasoline — Sec. 3-26.1(b)(2)) and is therefore fully consistent with the applicable Commercial land use designation. No Comprehensive Plan amendment is required.

The PCD approach provides Clay County with a transparent, enforceable, and site-specific framework that incorporates best practices in site design, landscaping, lighting, and operational controls for motor fuel facilities and car wash operations, thereby promoting compatibility with surrounding uses and protecting the public health, safety, and general welfare of the Middleburg community.

III. DESCRIPTION OF DEVELOPMENT

The development of the Property will be consistent with and in accordance with the terms of the BB-2 Community Business District (Sec. 3-26.1 of the Clay County LDC) with the following project-specific standards, additions, modifications, and exceptions as set forth herein. Where this Written Description is silent, the standards of the BB-2 District and all other applicable provisions of the Clay County LDC shall govern.

A. PCD Conceptual Site Plan

A PCD Conceptual Site Plan is attached hereto as Exhibit “B” (the “Site Plan”). The Site Plan depicts the general layout of the proposed development, including the primary building location, motor fuel canopy area, car wash structure, vehicular circulation, access points, parking areas, stormwater management, and landscape buffer locations. The configuration shown on the Site Plan is conceptual. Revisions to the Site Plan, including internal circulation, stormwater facility location and design, and other development features, may be required as the project proceeds through final engineering and DRC site plan review, subject to the review and approval of the Development Review Committee (DRC) in accordance with Sec. 3-26.1(a) of the Clay County LDC.

This Site Plan contains the following features that have been incorporated at the request of the Board of County Commission and that shall be included in the development of the Property: (i) a minimum 25 foot wide vegetative buffer along the entirety of the northern edge of the Property as set forth in the Site Plan; and (ii) an eight (8) foot high masonry wall/sound barrier that begins near the carwash and extends along the northern boundary to the eastern portion of the Property, to be constructed within the 25 foot wide vegetative buffer, as set forth in the Site Plan.

B. Permitted Uses and Structures

The following uses and structures shall be permitted within the PCD:

1. Primary Permitted Uses

- Commercial uses including all commercial sales and services associated with a convenience store with the sale of gasoline (inclusive of the retail sale and service of convenience store goods, food, beverages, tobacco products, automotive supplies, and similar convenience store merchandise).
- All uses permitted in Sec. 3-24(c), Land Development Code.
- Retail sales of beer and wine at establishments commonly known as convenience stores, pursuant to Florida Department of Business Regulations (Division of Alcoholic Beverages and Tobacco) for off-premises consumption.
- Motor Fuel Sales – dispensing of gasoline and diesel fuel through self-service fuel pumps located under a fuel canopy structure, configured with six (6) islands containing two (2) pumps each, providing twenty-four (24) fueling positions.
- Car Wash Facilities – automated or tunnel-style car wash facility, including associated vacuum stations, equipment rooms, and customer waiting/staging areas.
- Lottery ticket sales and ATM/financial kiosks as accessory uses within the convenience store.
- Food service and/or quick-service prepared food sales within the convenience store building (no separate drive-through for food service unless otherwise approved through DRC site plan review).
- Grocery store; drug store; fruit and vegetables (inside building); hardware store; retail meat markets.
- Outdoor customer seating / patio (no amplified music outdoors).

2. Associated and Accessory Commercial Uses

- Retail stores offering general merchandise, personal services, or similar neighborhood-serving commercial uses, consistent with uses permitted in the BB-2 district under Sec. 3-26(b)(1).
- Office uses ancillary to the primary commercial operation.
- Outdoor display of seasonal merchandise (e.g., propane exchange, ice, firewood) immediately adjacent to the principal building entrance.
- Motor vehicle-related accessory sales (e.g., windshield fluid, motor oil, automotive accessories) limited to interior sales within the convenience store building.
- Storage and utility structures accessory to the principal uses.
- Stormwater management facilities, drainage improvements, and infrastructure as required by applicable regulatory agencies.
- Essential services including water, sewer, gas, telephone, cable, electric, and telecommunications, meeting the applicable standards of the Clay County LDC.
- Signage in accordance with Section V of this Written Description.

3. Uses Not Permitted

The following uses are expressly prohibited within this PCD:

- Adult entertainment establishments and sexually oriented businesses.

- Mini-warehouses or self-storage facilities.
- Land Clearing Debris Disposal Facilities.
- Motor vehicle sales, rental, or repair (except minor automotive accessory sales conducted entirely inside the convenience store building).
- Any use which creates obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration, or light detrimental to surrounding properties or the health and welfare of area residents.
- Any use not specifically permitted or reasonably accessory to a use permitted above.

C. Lot and Building Development Standards

The principal building(s), accessory structures, fuel canopy, car wash structure, and all other uses within the PCD shall comply with the following minimum development standards, which are substantively consistent with the BB-2 District standards of Sec. 3-26.1(e). This is in addition to the required items set forth in Section III.A above:

Development Standard	PCD Requirement
Minimum Front Yard Setback	25 feet from front property line (consistent with Sec. 3-26.1(e)(3) and Sec. 19, Subsection 4, Ord. 82-45, as amended)
Minimum Side Yard Setback – Adjacent to Business District	15 feet minimum; may be reduced to the side lot line if building is constructed in conformance with applicable Building Code requirements
Minimum Side Yard Setback – Adjacent to Residential or Agricultural District	25 feet from side property line
Minimum Rear Yard Setback	20 feet from rear property line; 25 feet when adjacent to single-family or multi-family residential uses
Setback from Ordinary High Water Line / Mean High Water Line	50 feet minimum; 100 feet for Aquatic Preserves or Outstanding Florida Waters
Fuel Canopy Setback	Canopy columns shall meet the minimum front, side, and rear setbacks applicable to principal structures as set forth above; canopy roof overhang shall maintain a minimum setback of 10 feet from all property lines
Car Wash Structure Setback	Subject to the same minimum setbacks as the principal building as set forth above
Maximum FAR (Floor Area Ratio)	40% (consistent with Sec. 3-26.1(e)(7))
Maximum Building Height	35 feet, not to exceed 2 stories for the principal convenience store building; fuel canopy height not to exceed 20 feet measured from finished grade to the underside of the canopy roof
Minimum Distance from Refuse/Materials to Residential/Agricultural District Line	30 feet (consistent with Sec. 3-26.1(e)(5))

Development Standard	PCD Requirement
Refuse Containers	Containerized and fully screened/enclosed so as not to be readily visible from public rights-of-way or adjacent properties

D. Motor Fuel Sales and Car Wash – Specific Operational Standards

In addition to the development standards set forth in Section III.C above, the following operational and design standards shall apply to the motor fuel sales and car wash components of this PCD:

1. Motor Fuel Sales / Fuel Canopy

- Motor fuel pumps and the fuel canopy shall be located at a minimum distance from all property lines as set forth in Section III.C above.
- Fuel pump islands shall be oriented so that vehicle queuing does not block or impede access driveways, internal circulation aisles, or parking areas.
- Underground storage tanks (USTs) shall be installed and maintained in accordance with all applicable Florida Department of Environmental Protection (FDEP) rules and regulations, and all applicable federal Environmental Protection Agency (EPA) requirements.
- Canopy lighting shall be full-cutoff or fully-shielded fixtures directed downward to minimize light spillage to adjacent properties and rights-of-way, consistent with Section III.F below.
- Fuel canopy fascia signage shall be incorporated into the overall PCD sign plan and shall comply with the signage standards set forth in Section V of this Written Description.
- Emergency shutoff controls shall be provided in a readily accessible location and shall comply with applicable fire codes and FDEP requirements.

2. Car Wash

- The car wash shall be a fully enclosed, automated or tunnel-type structure. Open-air car wash bays are not permitted.
- The car wash structure shall be located and oriented to direct vehicle stacking lanes away from adjacent public rights-of-way to the maximum extent practicable.
- Car wash equipment, mechanical systems, and dryers shall comply with all applicable noise standards and shall not create sound audible off-site at a level exceeding applicable County noise regulations.
- No outside amplification of sound shall be permitted which can be heard off-site, consistent with Sec. 3-26.1(e)(8).
- All runoff shall be captured, recycled, or treated in accordance with applicable FDEP and St. Johns River Water Management District (SJRWMD) requirements prior to discharge.
- Vacuum stations, if provided, shall be located within the interior of the site, screened from adjacent residential uses where applicable, and operated in compliance with applicable noise standards.

E. Off-Street Parking and Loading

- Off-street parking shall be provided as set forth in the Site Plan, and otherwise, in accordance with Section 8-12 of the Clay County LDC, as applicable to the uses within the PCD.
- Parking areas shall be paved with asphalt, concrete, or an equivalent approved surface, and shall comply with applicable stormwater management requirements.
- Accessible parking spaces shall be provided in accordance with the Americans with Disabilities Act (ADA) and the Florida Accessibility Code for Building Construction.
- Loading areas shall be provided for deliveries to the convenience store and shall be located so as not to obstruct internal circulation or access drives.

F. Lighting

- All exterior artificial lighting, including under-canopy lighting at the fuel pump area, parking lot lighting, building-mounted lighting, and security lighting, shall use full-cutoff or dark-sky-compliant fixtures that direct light downward and prevent off-site glare.
- Lighting shall be directed away from all adjacent residential and agricultural districts, consistent with Sec. 3-26.1(e)(6) of the Clay County LDC.
- The maximum illumination at any property line adjacent to a residentially zoned parcel shall not exceed 0.5 foot-candles, as measured at the property line.
- Fuel canopy lighting shall achieve adequate illumination levels for safety and security while avoiding excessive brightness or sky glow inconsistent with surrounding land uses.
- A photometric plan shall be submitted for DRC review as part of the site plan application.

G. Landscaping, Tree Preservation, and Visual Buffers

- Landscaping and tree preservation shall be as provided in the Site Plan, and otherwise, in accordance with Article VI of the Clay County Land Development Code (Tree Protection and Landscaping Standards), as applicable.
- Where the PUD property is adjacent to lands within a residential land use category, perimeter buffers shall be provided in accordance with the Article VI Perimeter Buffer Standards of the Clay County LDC. Where commercial development is adjacent to residential uses (“B” type buffer), the required buffer shall include: a minimum twenty (20) foot wide landscaped buffer area; a minimum six (6) foot high visual barrier (which may consist of a fence, shrubs, wall, berm, or any combination thereof); and evergreen tree planting at a spacing of thirty (30) feet on center. As depicted on the Site Plan, the northern edge of the Property adjacent to residential uses shall be buffered by a minimum twenty-five (25) foot wide buffer with an eight (8) foot masonry wall, which exceeds the minimum Article VI requirements.
- No materials, garbage containers, or refuse shall be located nearer than thirty (30) feet to any adjacent residential or agricultural zoning district, consistent with Sec. 3-26.1(e)(5).
- Landscape islands shall be incorporated into the parking lot design in accordance with applicable LDC requirements.
- The car wash and fuel canopy shall be incorporated into the overall landscape plan to minimize visual impacts from public rights-of-way.

H. Access, Traffic Circulation, and Transportation

- Access to the Property shall be as shown on Site Plan from the referenced County Roads (Knight Boxx Road and CR-220), and shall be subject to approval by the Clay County Public Works Department and, if applicable, the Florida Department of Transportation (FDOT).
- The number and location of access points shall minimize conflicts between motor fuel customers, car wash vehicles, and general parking lot traffic, and shall be subject to DRC review and approval.
- Internal circulation shall provide clear and separated ingress and egress pathways, with designated vehicle stacking lanes for the car wash that do not conflict with other on-site traffic movements.
- Sidewalks shall be as provided in the Site Plan.

I. Utilities and Environmental

- The Property shall be served by central water and sanitary sewer in accordance with applicable Clay County utility requirements and FDEP standards.
- Stormwater management shall be designed and constructed in conformance with the requirements of the Clay County LDC, the SJRWMD Environmental Resource Permit (ERP) program, and any other applicable regulatory requirements.
- All underground storage tanks and fuel management systems shall comply with FDEP Chapter 62-761 and 62-762, F.A.C., and applicable federal EPA regulations.
- Best management practices (BMPs) for motor fuel facilities and car wash operations, including spill containment and secondary containment measures, shall be incorporated into the site design in accordance with applicable regulatory requirements.

IV. SITE PLAN REVIEW

Prior to the issuance of any building permit for any structure or use within this PCD, a site plan shall be submitted to the Clay County Development Review Committee (DRC) for review and approval, consistent with the requirements of Sec. 3-26.1(a) of the Clay County LDC and all applicable provisions of the Clay County Land Development Code.

The site plan submittal shall include, at a minimum:

1. Detailed site plan depicting: building footprints and dimensions; fuel canopy location, dimensions, and column locations; car wash structure location and dimensions; parking layout and counts; drive aisles and vehicular circulation; stacking lanes for car wash; access driveways; refuse enclosure location; and all setbacks from property lines.
2. Landscape plan consistent with the Site Plan and to the extent applicable, Article VI of the Clay County LDC and the buffer standards set forth in Section III.G of this Written Description.
3. Photometric (lighting) plan demonstrating compliance with Section III.F of this Written Description.
4. Sign plan consistent with Section V of this Written Description.
5. Stormwater management plan for review by Clay County Public Works and/or SJRWMD.
6. Utility plan indicating connection to central water and sewer.
7. Traffic information, if required by Clay County or FDOT.

8. Underground storage tank registration and FDEP permit documentation, if available at time of DRC submittal.

V. SIGNAGE

All signage within the PCD shall comply with the Clay County LDC sign regulations applicable to commercial uses, unless modified herein. The following specific standards shall apply:

- One (1) ground/monument sign shall be permitted at each street frontage access point, subject to the height, area, and setback limitations of the applicable Clay County sign regulations for commercial zoning districts.
- The fuel canopy fascia may incorporate brand identification signage (Daily's brand name, logo, and/or motor fuel pricing) on the canopy fascia panels, provided the total canopy fascia sign area does not exceed the limits established by the applicable Clay County sign code for the site.
- Building wall signage shall be permitted on the convenience store building in accordance with the applicable Clay County sign regulations.
- Price signs for motor fuel shall comply with applicable Florida Statutes and Clay County sign regulations.
- Directional signs for vehicle circulation (e.g., "Enter," "Exit," "Car Wash Entrance") shall be permitted and shall not count toward the maximum sign area, subject to a maximum height of 4 feet and maximum sign face area of 6 square feet per sign.
- Temporary signs, banners, or pennants shall be displayed in accordance with the Clay County LDC.

VI. GENERAL CONDITIONS AND MISCELLANEOUS PROVISIONS

A. LDC Compliance

Except as expressly modified by this Written Description, all applicable provisions of the Clay County Land Development Code, the Clay County Code of Ordinances, and applicable state and federal regulations shall govern the development and operation of uses within this PCD.

B. Sound / Noise

No outside amplification of sound shall be permitted which can be heard off-site, consistent with Sec. 3-26.1(e)(8) of the Clay County LDC. Car wash dryer equipment, vacuum stations, and any outdoor audio systems shall comply with applicable County noise ordinances.

C. Uses Not Permitted

Any use not expressly listed as permitted in Section III.B of this Written Description is not permitted within this PCD. Any proposed unlisted use shall be subject to the unlisted use determination process set forth in the Clay County LDC.

D. Amendments

Substantive amendments to this PCD Written Description shall require Board of County Commissioner approval through the rezoning process. Minor amendments, adjustments to site plan details, and other non-substantive modifications may be approved by the DRC or Clay County Planning Director in accordance with the Clay County LDC.

E. Exhibits

The following exhibits are incorporated into and made a part of this PCD Written Description:

- Exhibit “A” – Legal Description of the Property
- Exhibit “B” – PCD Site Plan

F. PCD Time Limitations

The time limitations set forth in Sec. 3-33(f) shall not apply to this specific PCD Zoning District. Accordingly, this PCD shall not have any time limitation or expiration of, or to, the uses or rights set forth herein.