

Attachment
“C”
PUD-26-0004

Rezoning Application:
PUD 26-0004

Board of County Commissioners
June 9, 2026



Application Information

Applicant: First Coast Energy, LLP
Jason Gabriel (Burr & Forman, LLP) Agent

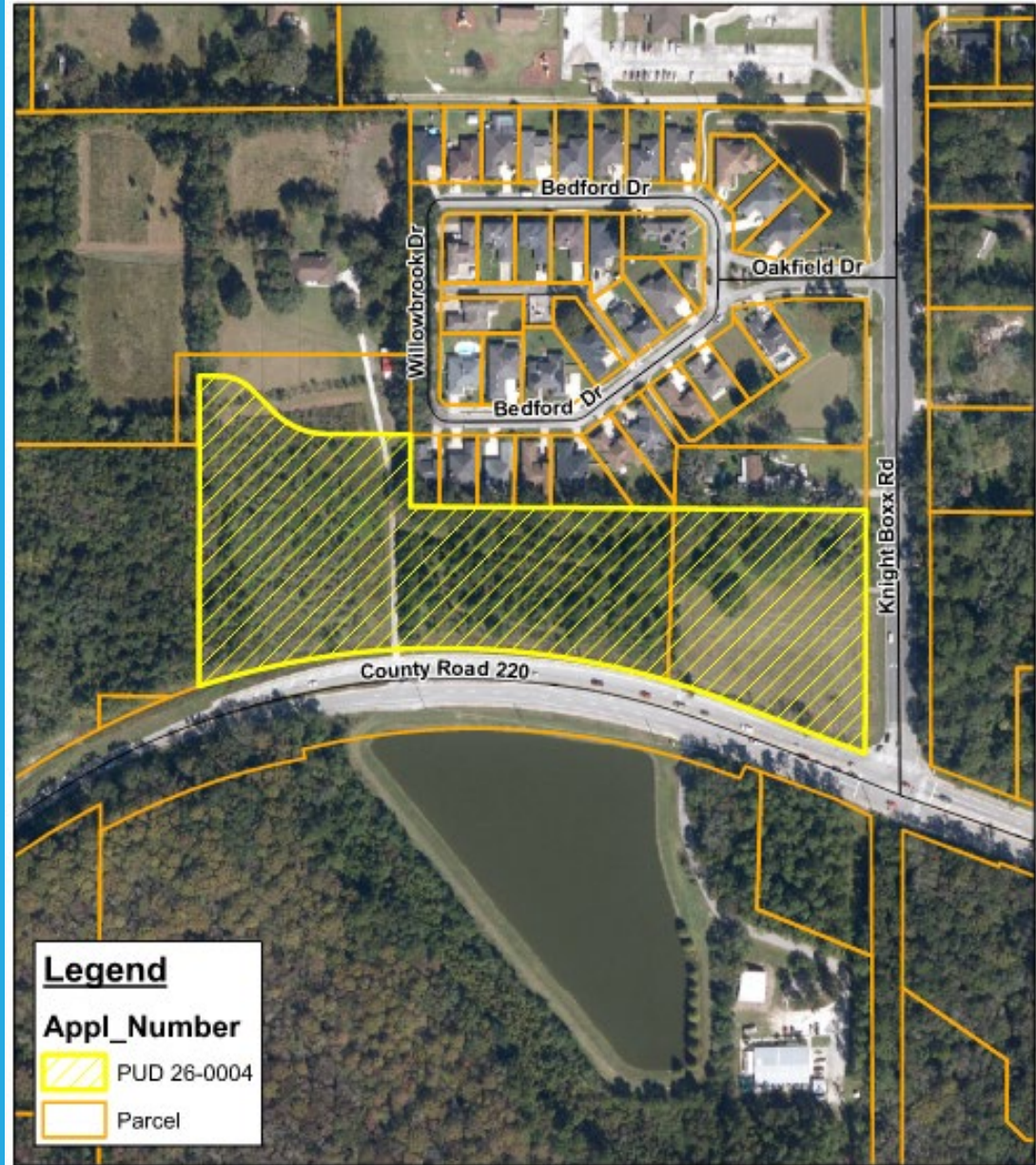
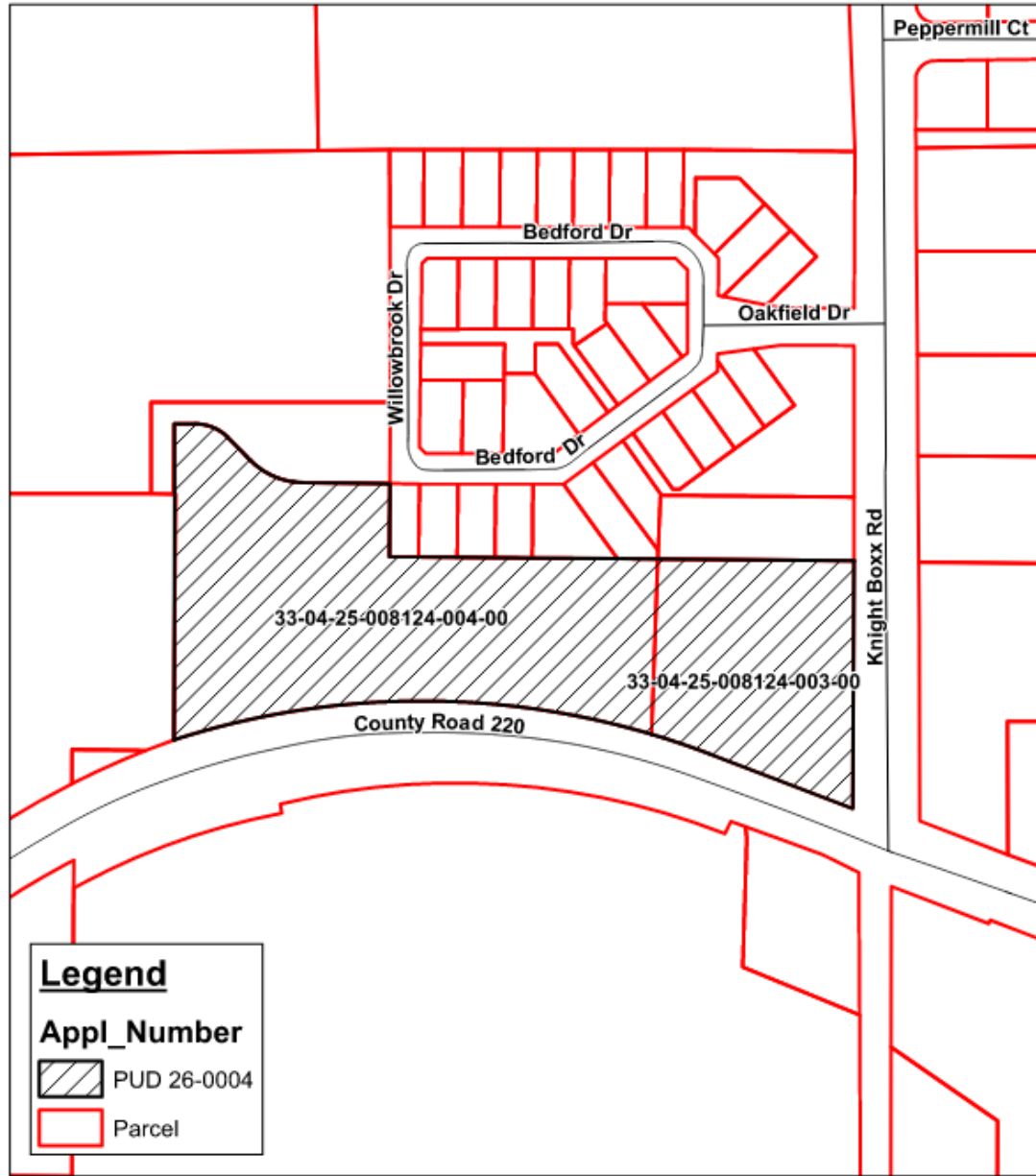
Location: 240 Knight Boxx Road



Planning District: OakLeaf Branan-Ridge

Commission District: 5 Commissioner Burke

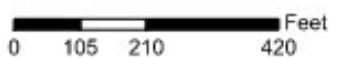
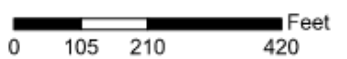
Parcels: 33-04-25-008124-003-00 and 33-04-25-008124-004-00

- ZON 26-0004, requesting BB-2, was presented in April and received a 3-2 vote to recommend approval by the Planning Commission.
- At the Board Meeting, after discussion of a site plan and how to memorialize added features, it was decided that the applicant would bring the item back as a PUD.
- PUD 26-0004 seeks to rezone approximately 8.36 acres from AR (Agricultural/Residential) to PCD (Planned Commercial Development District).
- In 2003, the FLU was amended to Commercial via Ord. 2003-59.
- Proposed use would be a Daily's Convenience Store with gas station pumps and car wash and the westernmost portion to remain open space/proposed pond area.



Legend
Appl_Number
 PUD 26-0004
 Parcel

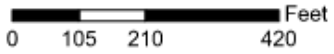
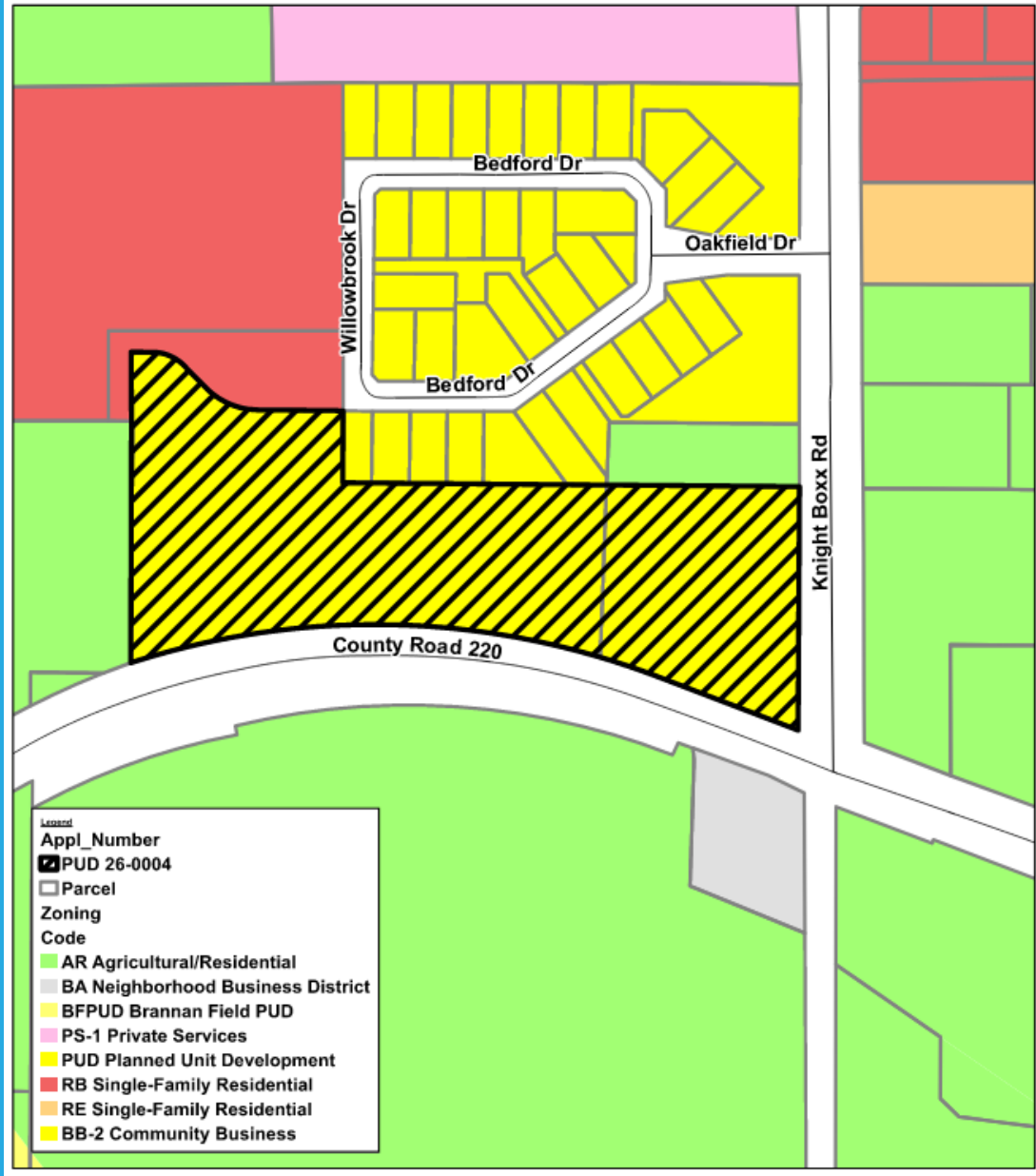
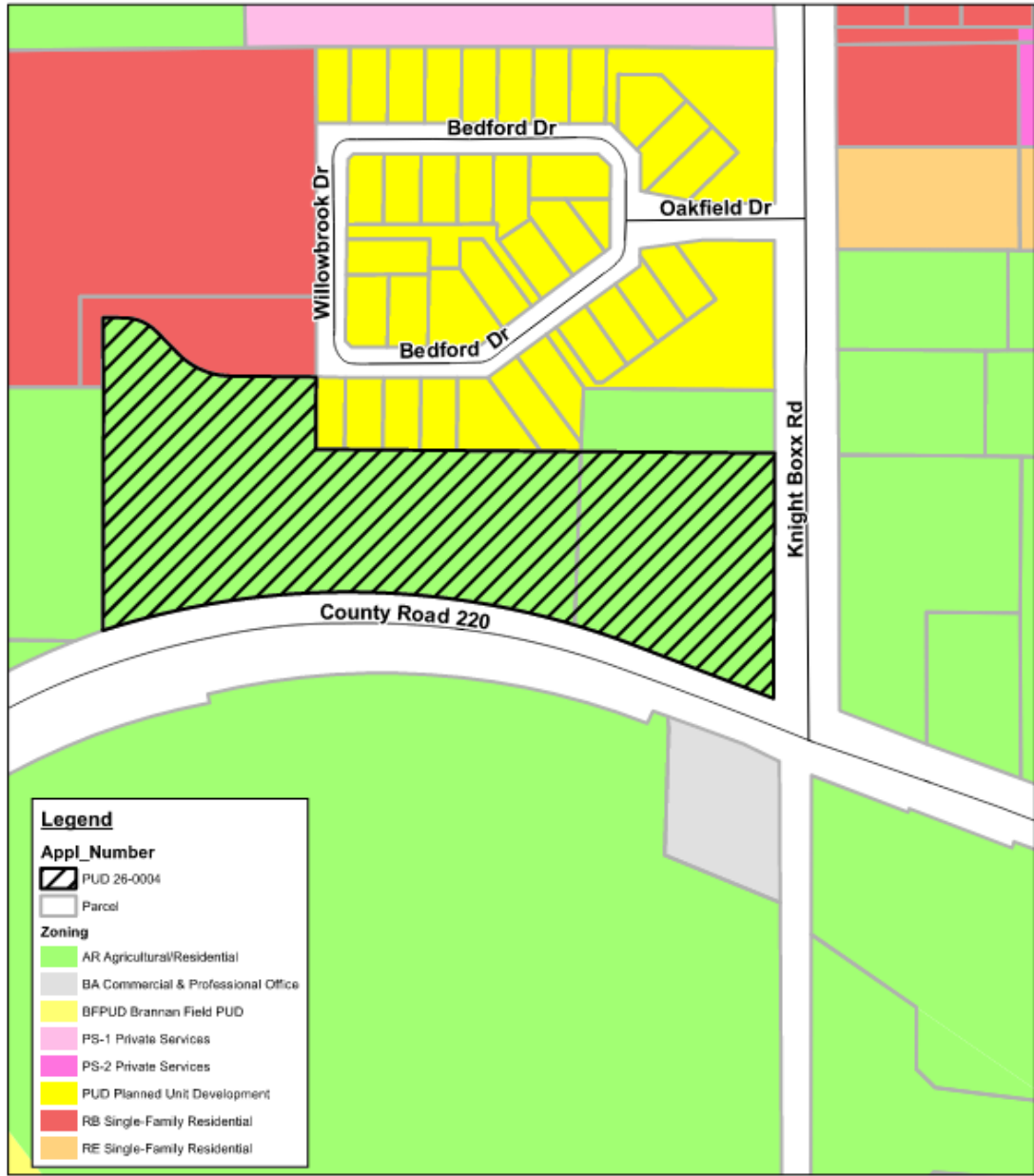
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Appl_Number
 PUD 26-0004
 Parcel



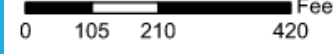
Rezoning: PUD 26-0004
 Parcel Map

Rezoning: PUD 26-0004
 from AR to PCD



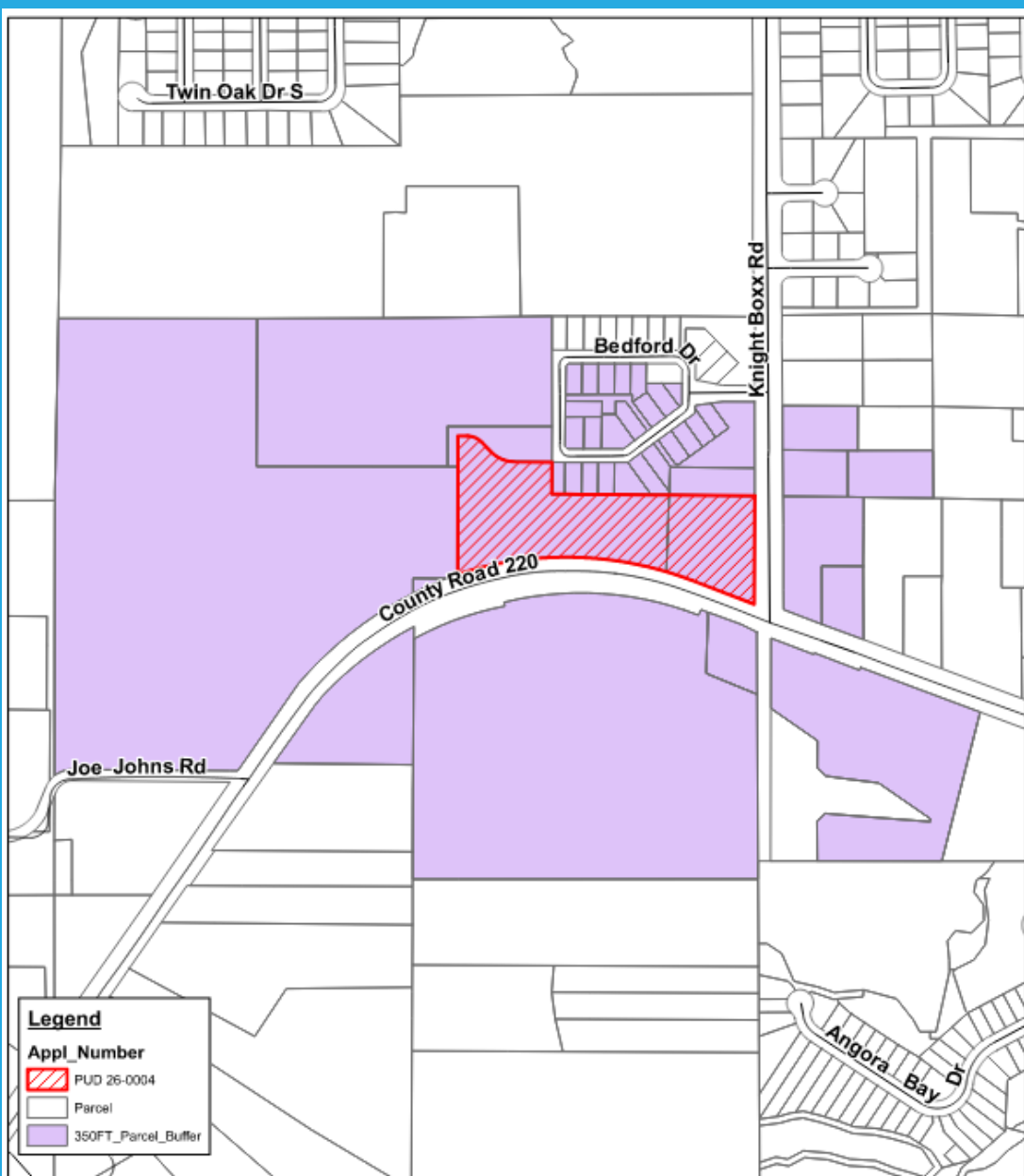


Existing Zoning
 Rezoning: PUD 26-0004
 from AR to PCD

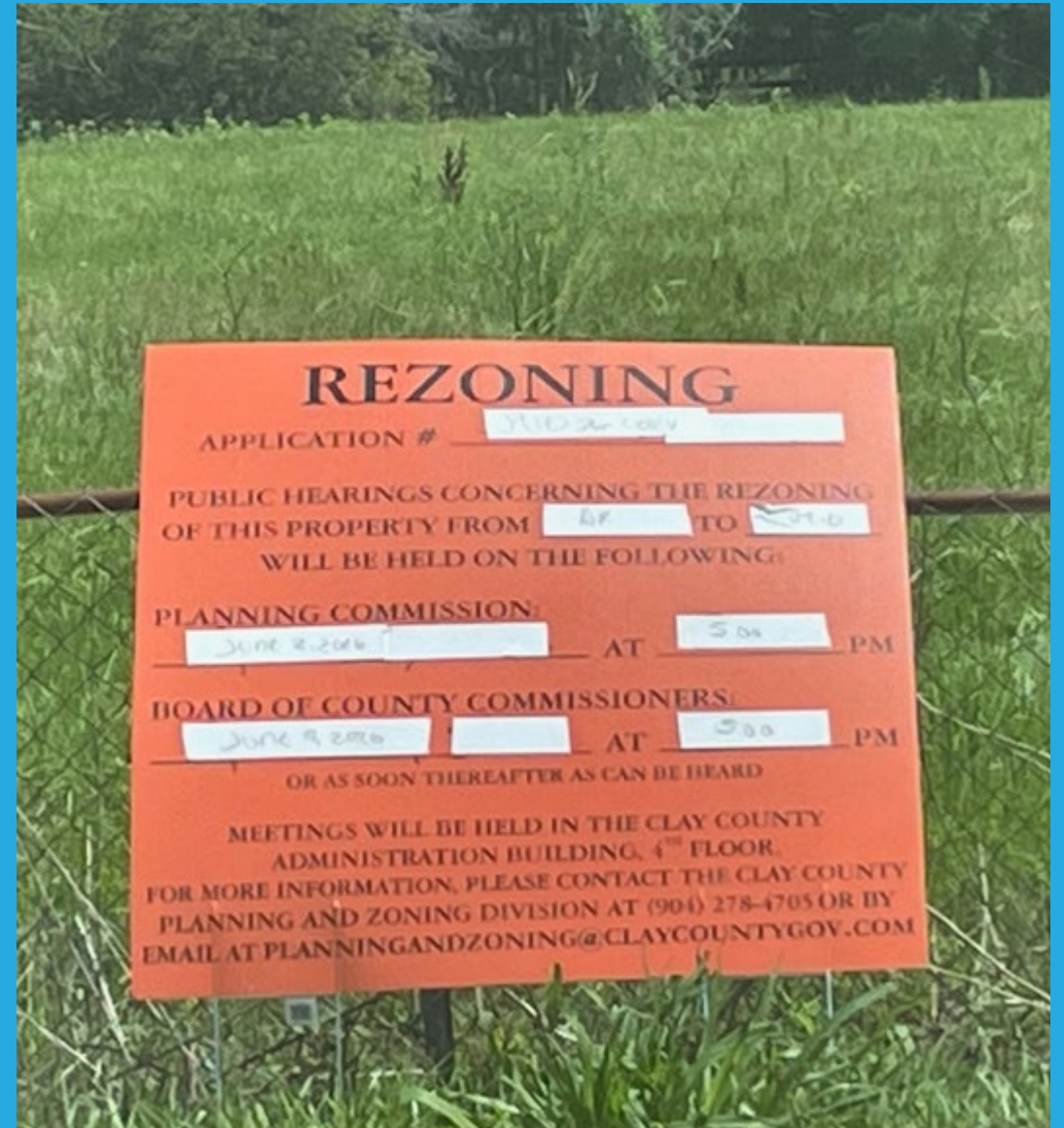


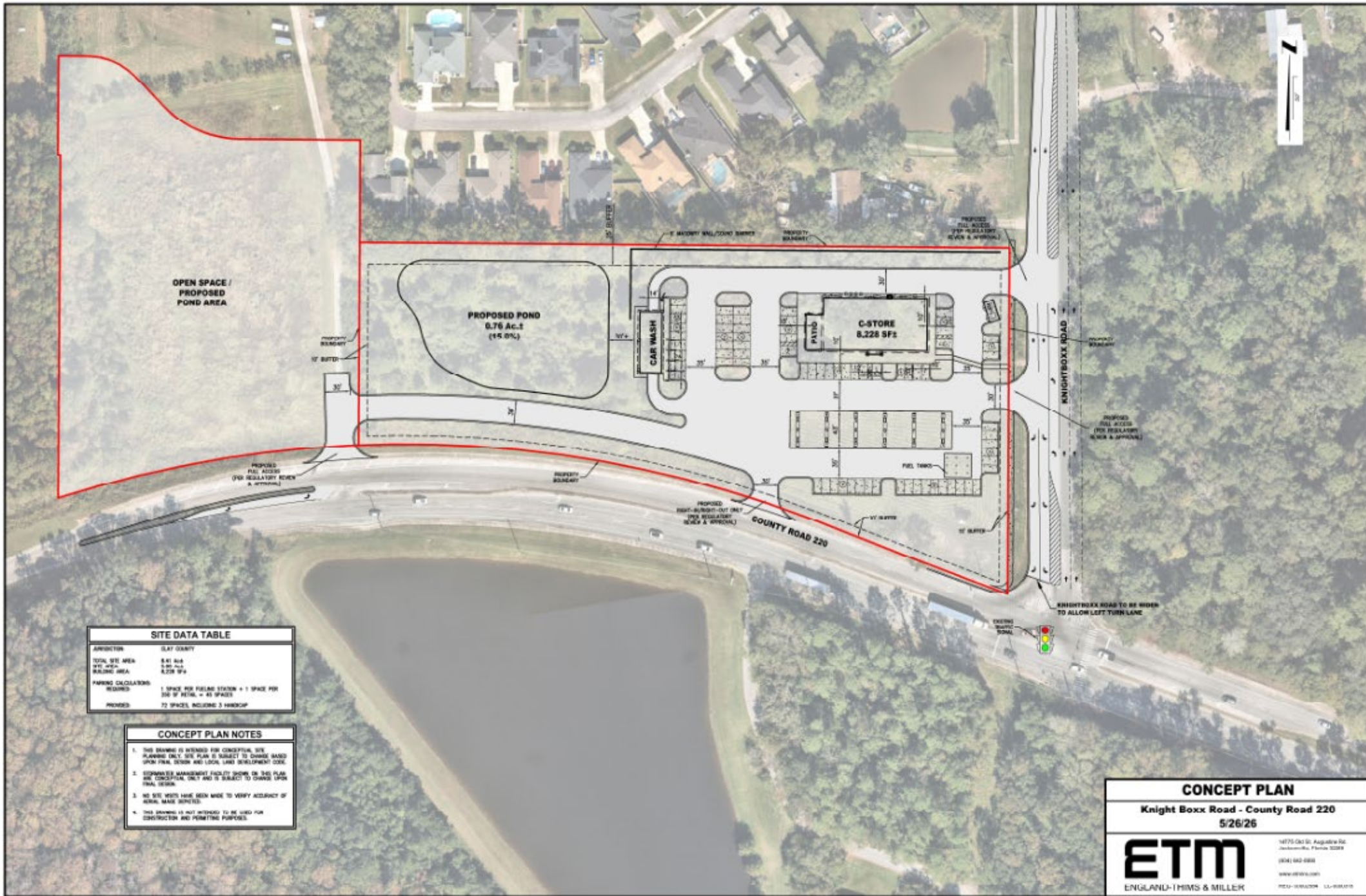
Proposed Zoning
 Rezoning: PUD 26-0004
 from AR to PCD





350' Parcel Notifications Map
 PUD 26-0004





SITE DATA TABLE	
APPLICATOR	SLAY COUNTY
TOTAL SITE AREA	8.41 AC ±
NET ACRES	2.95 AC ±
BUILDING AREA	8,228 SF ±
PARKING CALCULATIONS	
REQUIRED	1 SPACE FOR FUELING STATION + 1 SPACE PER 300 SF RETAIL = 45 SPACES
PROVIDED	72 SPACES, INCLUDING 3 HANDICAP

- CONCEPT PLAN NOTES**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. THE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
 2. ENVIRONMENTAL MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
 3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL BASE DRAWINGS.
 4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

CONCEPT PLAN
Knight Boxx Road - County Road 220
5/26/26

ETM
 ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd
 Jacksonville, Florida 32218
 (904) 642-6888
 www.etmllc.com
 REG-100042094 LL-0000110

PLOTTED: May 26, 2026 - 3:51 PM, BY: [Name]

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) (Neighborhood Business District - BA).
- 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).

Prohibited Uses:

- 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.

PCD Standards:

- Lighting to meet .5 footcandle at property line; full cutoff fixture to direct lighting downward.
- 8' masonry wall to be located along the northern edge of property; all other will meet County requirements in Article VI.
- No materials, garbage containers or refuse to be within 30' of adjacent residential.
- Substantive revisions to the PCD will require going through the rezoning process.

Recommendations

PUD 26-0004:

Staff finds that the criteria for the Rezoning application have been met and recommends approval of PUD 26-0004.

On June 2, 2026, the Planning Commission voted 6-0 to recommend approval of PUD 26-0004.

On June 1, 2026, the OakLeaf Branan-Ridge CAC voted 6-0 to recommend approval of this application. They further offered the recommendation that the proposed wall include sound buffering (for example by filling the voids in blocks).