

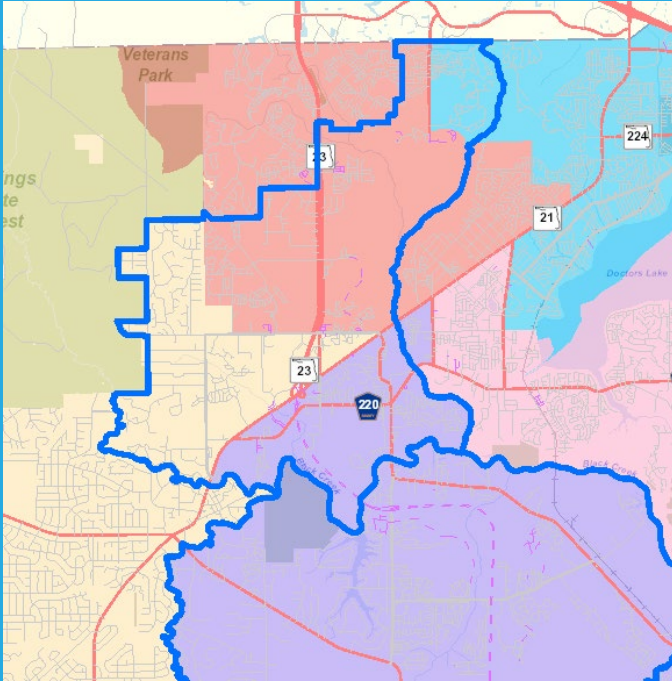
Attachment
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COMP-26-0012

Text Amendment to the 2045 Comprehensive Plan
Future Land Use Element
COMP 26-0012

Board of County Commissioners
June 9, 2026

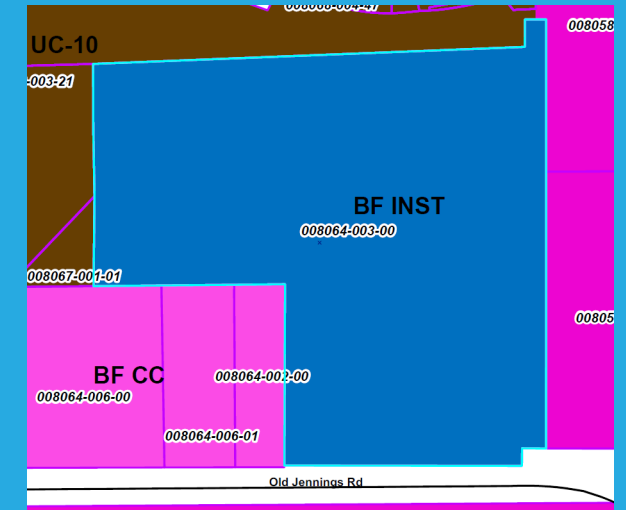
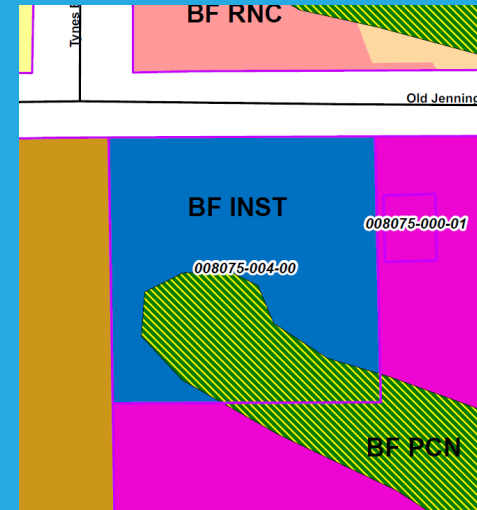
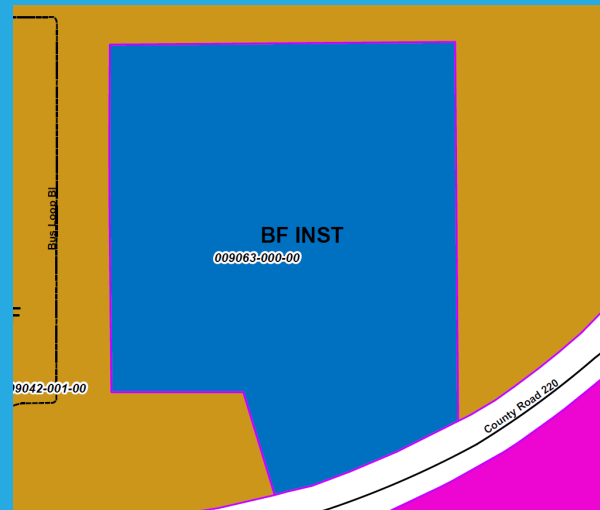


Application Information



This is a staff-initiated amendment to create the Branan Field Institutional land use (BF INST) description to support the currently mapped parcels and to allow for future designation as needed.

Adopted in 2003, there are three parcels currently mapped as BF INST:



Proposed Amendment

Amend BF FLU Policy 1.4.1 as follows:

BF FLU Policy 1.4.1

In order to implement the urban form identified by the Branan Field Master Plan, the Master Plan shall include the following land use categories: BF Activity Center (BF AC), BF Community Center (BF CC), BF Master Planned Community (BF MPC), BF Rural Suburb (BF RS), BF Rural Activity Center (BF RAC), BF Community Park (BF CP), Primary Conservation Network (BF PCN), BF Mixed Use (BF MU), ~~and BF Rural Neighborhood Center (BF RNC)~~ and BF Institutional (BF INST). The location and mix of development shall be consistent with the Master Plan Land Use Map.

Proposed Amendment

BF FLU Policy 1.4.11

BF Institutional (BF INST)

The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).

The maximum floor area ratio for development within BF Institutional shall not exceed 50%. Development shall be further governed by standards adopted in the Branan Field Master Plan.

Proposed BF Institutional Land Use

The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).

Institutional Land Use - FLU POLICY 1.4.2

Institutional/Public-Semi Public Designations are community infrastructure and shall be considered a consistent use within all land use categories except Conservation and Mining, subject to applicable provisions of the Plan and the Clay County Land Development Regulations.

Sites of Institutional/Public-Semi Public Designations shall be depicted on the *Institutional/Public-Semi Public Designations Location Map* of the *Future Land Use Map Series* which shall be updated annually to depict new Institutional/Semi Public Designations.

It includes libraries, museums, police and fire stations, corrections facilities, publicly owned facilities, schools, daycare facilities, worship and related facilities, parks, recreation facilities, cemeteries, communication towers, outdoor entertainment, water, sewer and electric facilities, solid waste management facilities, public health facilities, and group living facilities. Institutional/Public-Semi Public Designations shall not include retail commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public uses.

Recommendations

COMP 26-0012

Staff recommends the transmittal of COMP 26-0012 to address the missing Branan Field Land Use category description.

The Planning Commission voted 6-0 to recommend approval of COMP 26-0012.

The OakLeaf Branan-Ridge CAC reviewed this item at their June 1, 2026 meeting and voted 6-0 to recommend approval.