

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 A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .90 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD) TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application PUD 26-0003, seeks to rezone certain real property totaling approximately .90 acres (tax parcel identification # 35-04-25-008223-010-00) (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 Planned Commercial Development District (PCD) to Planned Commercial Development District (PCD), 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 as provided by law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of June, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Chairman

ATTEST:

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

Exhibit "A-1"

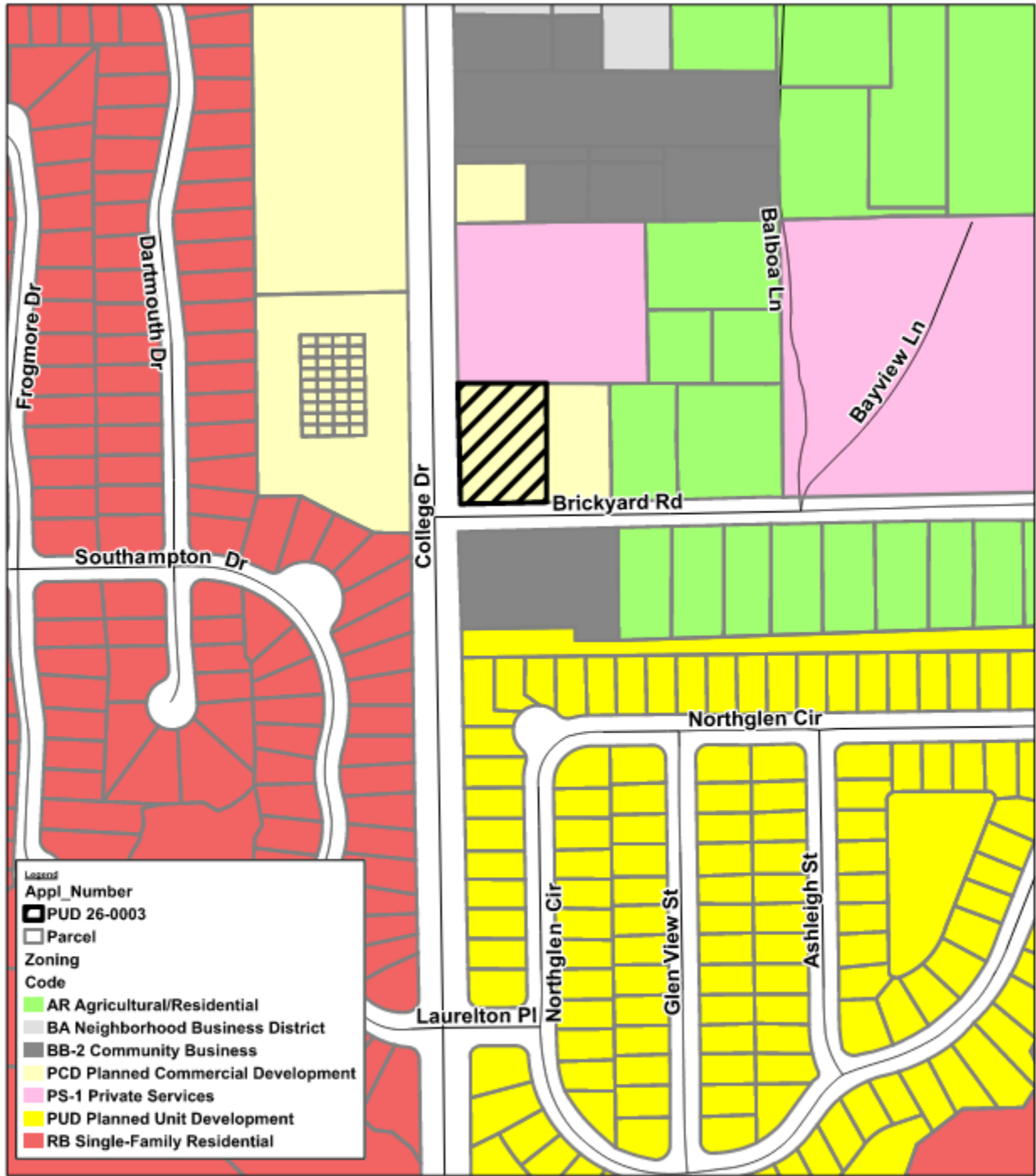
2026-0417-1

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 00°44'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.02 FEET; THENCE NORTH 89°23'57" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.38 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

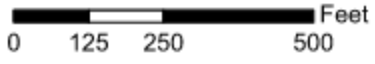
SAID PARCEL CONTAINING 0.90 ACRES OR 39,314 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"



Legend

- Appi_Number
- PUD 26-0003
- Parcel
- Zoning
- Code
- AR Agricultural/Residential
- BA Neighborhood Business District
- BB-2 Community Business
- PCD Planned Commercial Development
- PS-1 Private Services
- PUD Planned Unit Development
- RB Single-Family Residential



**Proposed Zoning
Rezoning: PUD 26-0003
from PCD to PCD**



Exhibit "B-1"

Planned Commercial Development Written
Description College Drive Office

Owner Contact Information: **David Winter**
1633 Farm Way Suite 504
Middleburg, FL 32068
Office.adw1@gmail.com
Phone (904) 591-0171

Parcel Identification Number: 35-04-25-008223-010-00

Existing Land Use: Commercial

Proposed Land Use: Commercial

Existing Zoning: Planned Commercial Development (PCD)

Proposed Zoning: Planned Commercial Development (PCD) – Amend -

Surrounding Land Use: North -
Commercial South
- Commercial East
- Urban Core 10
West -
Commercial

Surrounding Zoning: North – PS-1 (Private Services)
South – BB-2 (Community
Business) East - A R
(Agricultural/Residential)
West - PCD (Planned Commercial Development)

Existing Site Description:

Acreage: Approximately 1.44

acres The site is currently vacant.

Proposed Development:

Permitted Uses:

The applicant proposes to rezone approximately 0.9 acres of property located at the corner of College Drive and Brickyard Road, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from PCD to PCD - Amended. The PCD rezoning will permit the parcel to be developed for office use.

Office portion of the project will consist of maximum of 3,500 sf of office use which may include contractor’s office or professional and business office uses. Outdoor storage is prohibited.

Development and Design Criteria:

The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

Setbacks:

- Minimum building setback from College Drive – 25 feet
- Minimum building setback from Brickyard Road – 15 feet
- Minimum rear setback (property line opposite College Drive) 25 feet
- Minimum side setback (property line opposite Brickyard Road) 15 feet

Signage:

Signs shall be permitted on College Drive and Brickyard Road consistent with the Sign Regulations of Clay County, Florida. In addition to permitted signage, an outdoor display, if approved by the Planning and Zoning Director as to size, lighting, location and content.

Parking:

Contractors Office – 1 space per 300 sf of office;

Landscaping:

Landscaping shall be provided consistent with the required tree and shrub planting of Article VI, Tree Protection & Landscape Standards, of the County Land Development Code, subject to the following:

Perimeter Buffers:

- a) North: approx. fifteen (15) feet.
- b) South: approx. ten (10) feet.
- c) East: approx. fifteen (15) feet.
- d) West: approx. ten (10) feet.

Access:

The location of the access point shown on the Site Plan is schematic and may be subject to realignment and relocation prior to development. The location and design of the access point

will be subject to the review and approval of the County Chief Engineer.

Number of Buildings Proposed:

One (1) proposed buildings not exceeding 3,500 square feet in total.

Building Height:

Max height of thirty-five (35) feet

Lighting:

Development will comply with the lighting requirements adopted in the Lake Asbury Master Plan Land Development Regulations in effect as of the date of this written description.

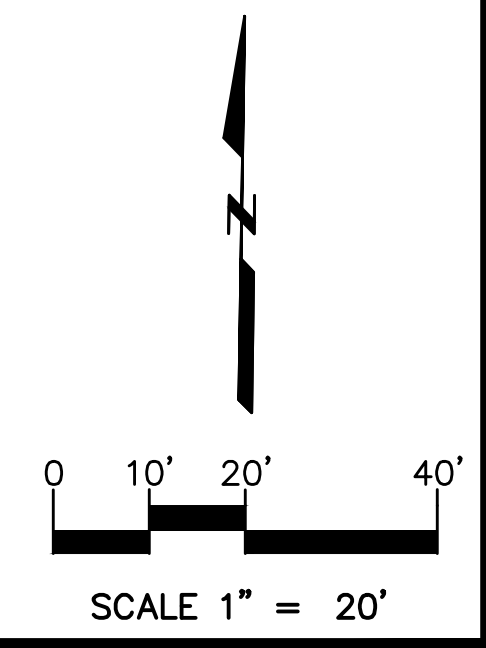
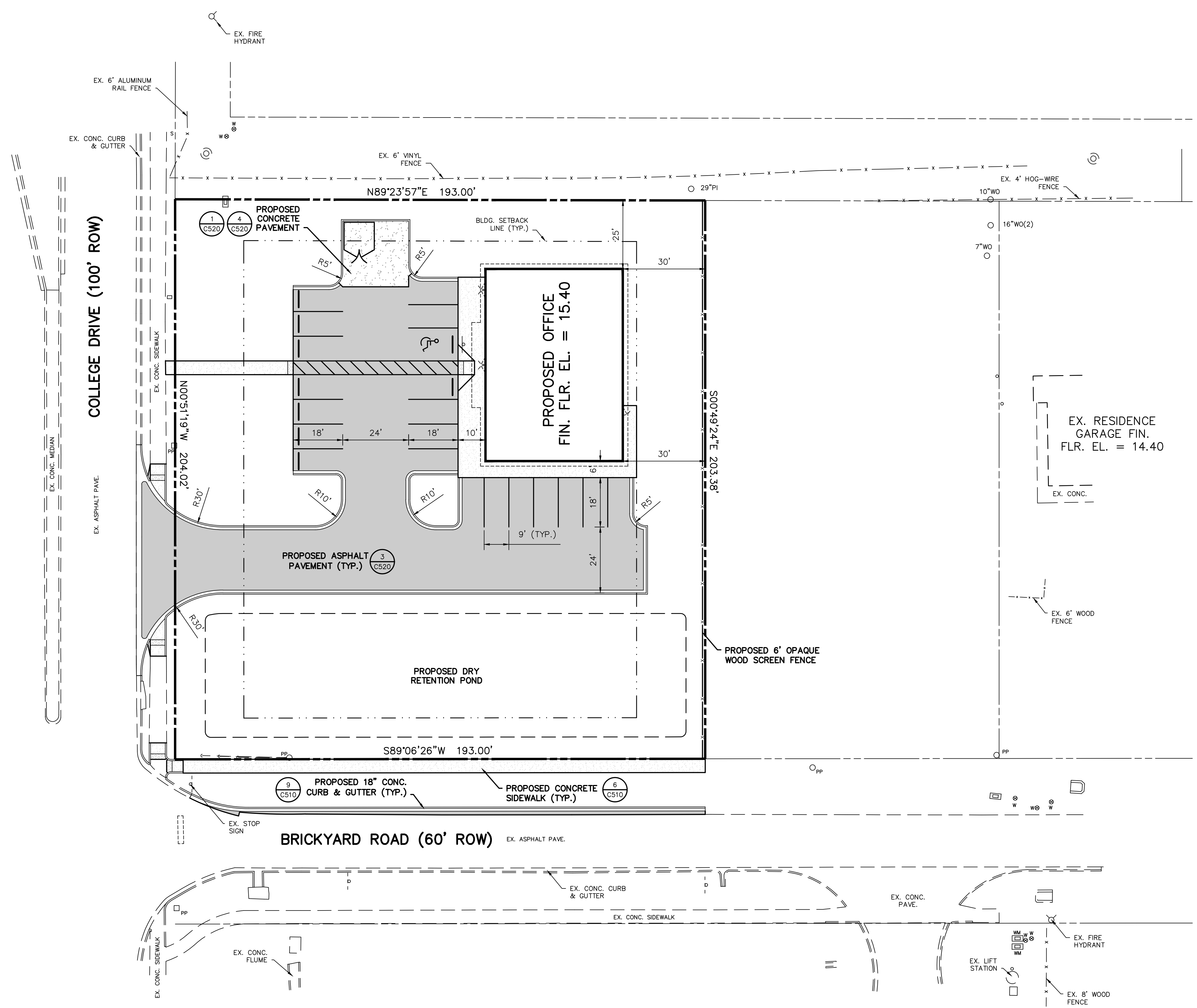
Exhibit "B-2"

STATISTICAL SUMMARY

PARCEL ID - 35-04-25-008223-010-00
 PARCEL AREA - 39,3147 SF (0.90 AC)
 EXISTING ZONING - PCD
 PROPOSED CONTRACTOR'S OFFICE - 3,500 SF (9% FAR)
 PARKING REQUIRED - 1/300 SF OFFICE = 12 SPACES
 PARKING PROVIDED - 21 SPACES
 PROPOSED IMPERVIOUS AREA - 15,859 SF (40% ISR)

ADW CONSTRUCTION
PROPOSED OFFICE AND RETAIL DEVELOPMENT
 109 BRICKYARD ROAD, MIDDLEBURG, FL 32068

SITE GEOMETRY PLAN



REV.	DATE	BY	DESCRIPTION
0	8-29-23	MJP	CONSTRUCTION ISSUE
1	9-13-23	MJP	REVISED PERMIT ISSUE
2	9-20-23	MJP	REVISED PERMIT ISSUE
3	9-20-23	MJP	PRICING ISSUE
4	9-22-23	MJP	PERMIT ISSUE
5	11-16-23	MJP	PERMIT ISSUE

JOB NO. **23ENG021**
 DRAWN: **MJP**
 CHECKED: **MJP**
 SCALE: **1" = 20'**
C200
 DRAWING NO.