



PLANNING COMMISSION MEETING

July 1, 2025

5:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

Pledge of Allegiance

Call to Order

1. **Approval of Minutes**

Planning Commission Meeting Minutes June 3, 2025.

Public Comment

Public Hearings

1. Public Hearing to consider COMP 25-0002 and PUD 25-0001 (District 3, Renninger) (D. Selig)
 - A. COMP 25-0002
This application is a FLUM Amendment to change 3.54 acres from Urban Core 10 (UC-10) to Industrial (IND).
 - B. PUD 25-0001
This application is a rezoning to change from Private Services 1 (PS-1) to Planned Industrial Development District (PID).
2. Public Hearing to consider COMP 25-0004 (District 5, Comm Burke) (D. Selig)
This application is a FLUM amendment to change a portion of one parcel from Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC).

Staff is requesting this item be continued to August 5, 2025.
3. Public Hearing to consider COMP 25-0006 and ZON 25-0005 (District 4, Comm. Condon) (J. Bryla)
THESE ITEMS HAVE BEEN WITHDRAWN.

A. COMP 25-0006
This application is a FLUM Amendment to change 16.34 acres from Rural Residential (RR) to Urban Core 10 (UC-10).
B. ZON 25-0005
This application is a Rezoning to change from Agricultural/Residential (AR) to Multi-Family Residential District (RD-2).
4. Public Hearing to consider ZON 25-0013 (Art. XII) (D. Selig)
This application is a proposed text amendment to Article XII. Three of the four section changes are proposed in order to update certain operating procedures for the Clay County Citizen Advisory Committees (CAC's). The fourth change is to correct the

omission of a word that happened in error.

5. Public Hearing to consider COMP 25-0011 and ZON 25-0014 (Saratoga) (District 5, Comm. Burke) (D. Selig)

A. COMP 25-0011

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway right-of-way owned by Clay County. This is a transfer of LA VC and LA MPC from one location to another under the same project.

B. ZON 25-0014

This application will match the FLU change above, but will apply to the zoning designations of those same portions of the parcels.

Presentations

Old Business/New Business

1. June 3rd Planning Commission Item Outcome

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, July 1 5:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes June 3, 2025.	Backup Material	6/26/2025	Planning_Commission_Meeting_Minutes_and_Attachments_June_3__2025.ADA.pdf



PLANNING COMMISSION MEETING MINUTES

June 3, 2025

5:00 PM

Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043

Pledge of Allegiance

Commissioner Howard "Bo" Norton led the Pledge of Allegiance.

Call to Order

Present:

Commissioner Pete Davis, Chairman
Commissioner Howard "Bo" Norton, Vice-Chairman
Commissioner Mary Bridgman
Commissioner Michael Bourré
Commissioner Ralph Puckhaber
Commissioner Bill Garrison
School Board Representative Paul Bement

Absent:

Commissioner Joe Anzalone
Camp Blanding Representative Sam Tozer

Staff Present:

County Attorney Courtney Grimm
Assistant County Attorney Jamie Hovda
Director of Planning and Zoning Beth Carson
Zoning Chief Jenni Bryla
Economic and Development Services Coordinator Kellie Henry

Chairman Pete Davis called the meeting to order at 5:03 pm.

Chairman Pete Davis recognized county staff members, introduced the new Senior Planner, Ms. Bernadette Fisher, thanked Deputy Schoonover and Deputy Sidders for providing security, and introduced the Board members.

1. Approval of Minutes

Planning Commission Meeting Minutes May 6, 2025.

Commissioner Bo Norton made a motion for approval of the May 6, 2025, Planning Commission Meeting minutes, seconded by Commissioner Michael Bourré, which carried 7-0.

Public Comment

Chairman Pete Davis opened the floor for public comment at 5:06 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 5:06 pm.

Before commencing the public hearings, all those wishing to speak were sworn in.

Chairman Pete Davis noted that item five (5) would be heard first at tonight's meeting.

Public Hearings

1. Public Hearing to consider COMP 25-0004 (District 5, Comm Burke) (D. Selig)
The staff is requesting a continuance to the July 1, 2025 Planning Commission Meeting.

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/planning commission/June 3, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/planning%20commission/June%203,%202025), beginning at 17:23 and ending at 21:14. Below is a summary of the discussion and the vote for this agenda item.

Beth Carson, Director of Planning and Zoning, addressed the Board to provide the details and information to request a continuance for COMP-25-0004 until the July 1, 2025, Planning Commission meeting.

Chairman Pete Davis opened the floor for the public hearing at 5:19 pm.

Thomas Bauer, 3316 Wilderness Circle, Middleburg, Florida, addressed the Commission to express his concerns regarding the placement of signs notifying the community of the public hearings and requested changes.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:21 pm.

Commissioner Ralph Puckhaber made a motion for approval of the requested continuance until the July 1, 2025, Planning Commission meeting, seconded by Commissioner Bo Norton, which carried 5-0.

2. Public Hearing to consider ZON 25-0015 (waste control) (D. Selig)
This application is a Staff initiated amendment to the Land Development Code amending Article II and Article VIII related to waste control regulations.

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/planning commission/June 3, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/planning%20commission/June%203,%202025), beginning at 21:26 and ending at 25:23. Below is a summary of the discussion and the vote for this agenda item.

Beth Carson, Director of Planning and Zoning, presented a PowerPoint

presentation to provide details and information for the public hearing to consider ZON-25-0015, as indicated above. See Attachment A.

There were questions and discussions regarding concrete washout standards/guidelines.

Chairman Pete Davis opened the floor for the public hearing at 5:37 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:37 pm.

Commissioner Michael Bourré made a motion for approval of ZON-25-0015, seconded by Commissioner Ralph Puckhaber, which carried 6-0.

3. First Public Hearing to consider ZON 25-0008 (J. Bryla)

This application is a Staff initiated amendment to the Land Development Code amending regulations in Article III Sec. 3-35(b),(g),(2),(7),(10)(v) for non-motorized boat ramps in PO-2 zoning districts

Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/planning-commission/June 3, 2025, beginning at 25:30 and ending at 44:41](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/planning-commission/June-3,-2025,-beginning-at-25:30-and-ending-at-44:41). Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider ZON-25-0008, as indicated above. See Attachment B.

There were questions and discussions regarding a minimum frontage/width requirement, clarification of the requested change/relation to the rezoning, minimum lot area for a boat ramp, public access to waterways, possibly continuing item 3, uses, and non-motorized vs. motorized vessels.

Chairman Pete Davis opened the floor for the public hearing at 5:37 pm.

James Champion, 4051 Hall and Boree Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Cassandra Rice, 2990 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Don Renshaw, 2994 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Kathryn Padgett, 3007 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:41 pm.

Commissioner Michael Bourré made a motion for approval to continue ZON-25-0008 as discussed, seconded by Commissioner Ralph Puckhaber. There were more comments to clarify the concerns of the Commission; the motion carried 6-0.

Following all discussions, Commissioner Bourré noted the differences in items 3 and 4.

4. Public Hearing to Consider ZON 25-0009 (District 5, Comm Burke) (J. Bryla)
An application to change the current zoning of 5.34 acres from Lake Asbury Rural Community (LA-RC) to Public Ownership (PO-2)

Item Four (4) can be seen at www.claycountygov.com/government/clay-county-tv-and-video archive/planning commission/June 3, 2025, beginning at 44:45 and ending at 1:40:55. Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, addressed the Commission to request a continuance for ZON-25-0009 and submitted a written objection from Mr. Renshaw, who is in attendance.

Chairman Pete Davis opened the floor for the public hearing at 5:48 pm.

Marty Moore, 3058 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Steven Johnson, 3051 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Julian Rock, 2986 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Edna Beddingfield, 3046 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Sharon Frisbee, 2976 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Don Renshaw, 2994 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Kathryn Padgett, 3007 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Cassandra Rice, 2990 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

James Champion, 4051 Hall Boree Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Erica Lade, representing her grandparents at 2966 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

James Hutchinson, 2985 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Kayla Gilmore, 3058 Black Creek Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Randy Mills, 3046 Black Creek Drive; Peggy Hutchinson, 2985 Black Creek Drive; Patricia Rock, 2968 Black Creek Drive, and Robert Kessler, 3077 Black Creek Drive, Middleburg, Florida, all submitted cards indicating their opposition to the requested change, but waiving the right to speak during the hearing.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 6:27 pm.

Commissioner Ralph Puckhaber made a motion for approval of the requested continuance until the August 8, 2025, Planning Commission meeting, seconded by Commissioner Bill Garrison. Following more comments and discussions from the Commission to express their concerns, suggested uses, and address concerns raised during the public hearing, the motion carried 6-0.

5. Public Hearing to consider COMP 25-0009 and ZON 25-0010 (District 5, Comm Burke) (J. Bryla)

A. COMP 25-0009

This application is a FLUM Amendment to change 10.01 acres from Rural Residential (RR) to Urban Core 10 (UC-10).

B. ZON 25-0010

This application is a Rezoning to change from Agricultural Residential (AR) to Multi-family Residential District (RD).

Item Five (5) can be seen at www.claycountygov.com/government/clay-county-tv-and-video/archive/planning-commission/June-3-2025, beginning at 8:43 and ending at 16:23. Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, noted that the applicant's agent was present to request a continuance.

Colin Groff, Black Creek Engineering, Agent for the Applicant, addressed the Commission to provide information for a requested continuance.

Chairman Pete Davis opened the floor for the public hearing at 5:11 pm.

Mark Henson, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Donna Gunn, 1976 Traceland Avenue, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:16 pm.

Following comments to clarify the date for continuance, Commissioner Ralph Puckhaber made for approval of the requested continuance until August 5, 2025, seconded by Commissioner Mary Bridgman, which carried 5-0.

6. Public Hearing to consider COMP 25-0010 and ZON 25-0007 (District 5, Comm Burke) (Jenni Bryla)

A. COMP 25-0010

This application is a FLUM Amendment to change 13.86+/-acres from Agricultural (AG) to Rural Residential (RR)

B. ZON 25-0007

This application is a Rezoning to change from Agricultural (AG) to Agricultural Residential (AR)

Item Six (6) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/planning-commission/June 3, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/planning-commission/June-3,-2025), beginning at 1:41:34 and ending at . Below is a summary of the discussion and the vote for this agenda item.

Chairman Pete Davis reminded the Commission that the deadline to file their financial disclosures online is July 1, 2025, and then called a recess at 6:43 pm and reconvened at 6:48 pm.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider COMP-25-0010 and ZON-25-0007, as indicated above. See Attachment C.

Danielle Kitchens, the real estate agent for the applicant, addressed the Commission to provide details and information on the requested change and provided documents for reference. See Attachment D.

Chairman Pete Davis opened the floor for the public hearing at 6:58 pm.

Melissa Fleming, 1720 Hagans Ridge Court, Green Cove Springs, Florida, addressed the Commission to express concerns with the requested change.

John Fleming, 1720 Hagans Ridge Court, Green Cove Springs, Florida, addressed the Commission to express concerns with the requested change.

Catherine Galinovsky, 4082 Rich Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Teresa Patterson, 4082 Rich Road, Green Cove Springs, Florida, submitted a card indicating her opposition to the requested change, but waiving the right to speak during

the hearing.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 7:07 pm.

Ms. Kitchens addressed concerns raised during the public hearing.

The Commission and staff had questions and discussions regarding land uses, zoning, density, regulations for subdivisions/clustered subdivisions, requirements for open space - buffers - landscaping, and qualification/criteria for sprawl.

Commissioner Ralph Puckhaber made a motion for approval of COMP-25-0010 seconded by Commissioner Michael Bourré, which carried 5-1, with Commissioner Bo Norton in opposition.

Commissioner Ralph Puckhaber made a motion for approval of ZON-25-0007, seconded by Commissioner Michael Bourré, which carried 5-1, with Commissioner Bo Norton in opposition.

Presentations

There were no presentations.

Old Business/New Business

There was no Old/New Business.

Public Comment

Chairman Pete Davis opened the floor for public comment at 7:17 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 7:17 pm.

Adjournment

Chairman Pete Davis mentioned the next meeting would be held on July 1, 2025, and hearing no further business, adjourned the meeting at 7:17 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
ZON-25-0015



PLANNING COMMISSION

ZON 25-0015

Public Hearing

June 3, 2025

BCC Hearing June 24, 2025 @ 5:00 pm

PROPOSED AMENDMENT

- Sec. 8-16(2)(k)

(k) Waste Control – Waste generated on-site, including but not limited to discarded building material, concrete truck wash-out, chemicals, litter, and sanitary waste must be store, secured, or otherwise controlled to the maximum extent practicable to prevent adverse impacts to water quality.

- Other revisions to Articles II and VIII to add the term ‘waste control’

RECOMMENDATION

Staff recommends approval of ZON 25-0015.

Attachment
“B”
ZON-25-0009

Land Development Code Change Application:

ZON 25-0008

Planning Commission

June 3, 2025

Board of County Commissioners

June 24, 2025



Application Information

Applicant: Staff Initiated

Location: The change to the Land Development Code is the result of the County being able to acquire a repetitive loss property through a FEMA grant.

Countywide

Rezoning Application ZON 25-0009 will follow this application.

ZON 25-0008 proposed changes

The following amendments to Sec. 3-35(b) are proposed to include the specific type of vessels that can access the boat ramps:

(b) *Permitted Uses.* Public Parks and Recreation Facilities including but not limited to the following:

(1) Boat Ramps (motorized and non-motorized)

(g) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.

(1) Frontage. The minimum required frontage on a public street to be used for the primary point of access shall be fifty ~~one hundred (100)~~ 50 feet.

(7) Fencing and Screening. Where deemed necessary by the Board of County Commissioners to protect the general public safety fences up to a height of ten (10) feet may be required. The Commission may also require a landscape screen of at least seventy-five (75) percent opacity to protect neighboring property from potential loss of use or diminishment of land value or use.

(10) Parking and Loading. All uses authorized herein shall be subject to the procedural requirements of the Off-Street Parking and Loading regulations of Article 8 (except as modified below), and can be grass stabilized or hard surfaced:

(v) Non-motorized boat ramps. Five (5) spaces.

This amendment is necessary in order to accommodate the repetitive loss site's limited physical characteristics. The site is large enough to accommodate non-motorized boats the ability to launch from the site. The site has approximately 5.3 acres and roughly 400 hundred feet of shoreline on Black Creek

- One of the changes to the code that is necessary is that the public road frontage needs to be reduced to 50' to accommodate the distance that this particular property contains along Black Creek Drive.

Project Description

Applicant is requesting a public boardwalk and kayak launch.

Recommendations

The Lake Asbury Community Advisory Committee heard the item on May 8, 2025, and provided a recommendation of approval 9-0.

ZON 25-0009

Staff finds that the criteria for the PO-2 Zoning district were met and therefore Staff recommends approval of the request for ZON 25-0009

Attachment
“C”
COMP-25-0010
ZON-25-007

Small Scale Comprehensive Plan Future Land Use Map

Amendment:

COMP 25-0010

Rezoning Application:

ZON 25-0007

Planning Commission

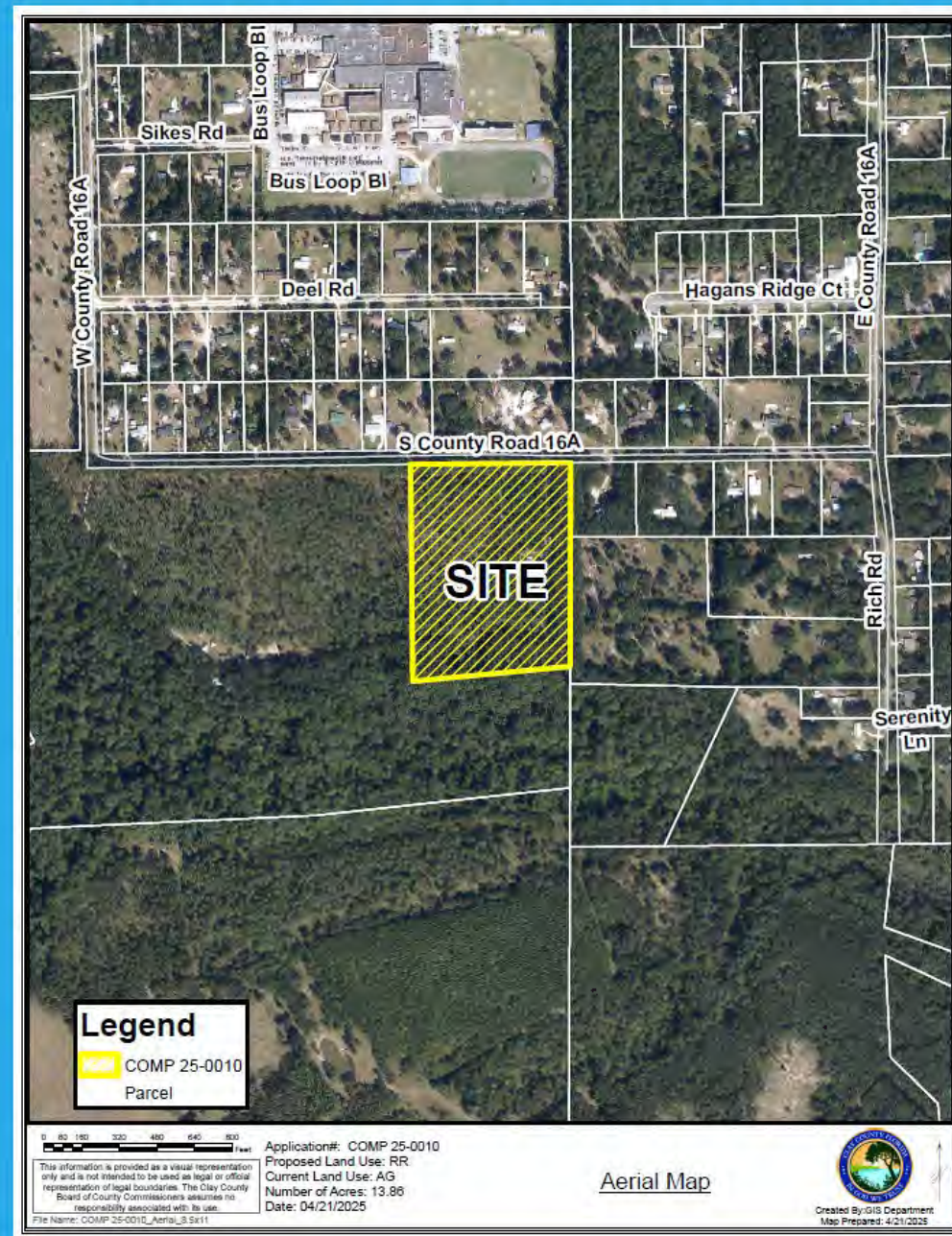
June 3, 2025

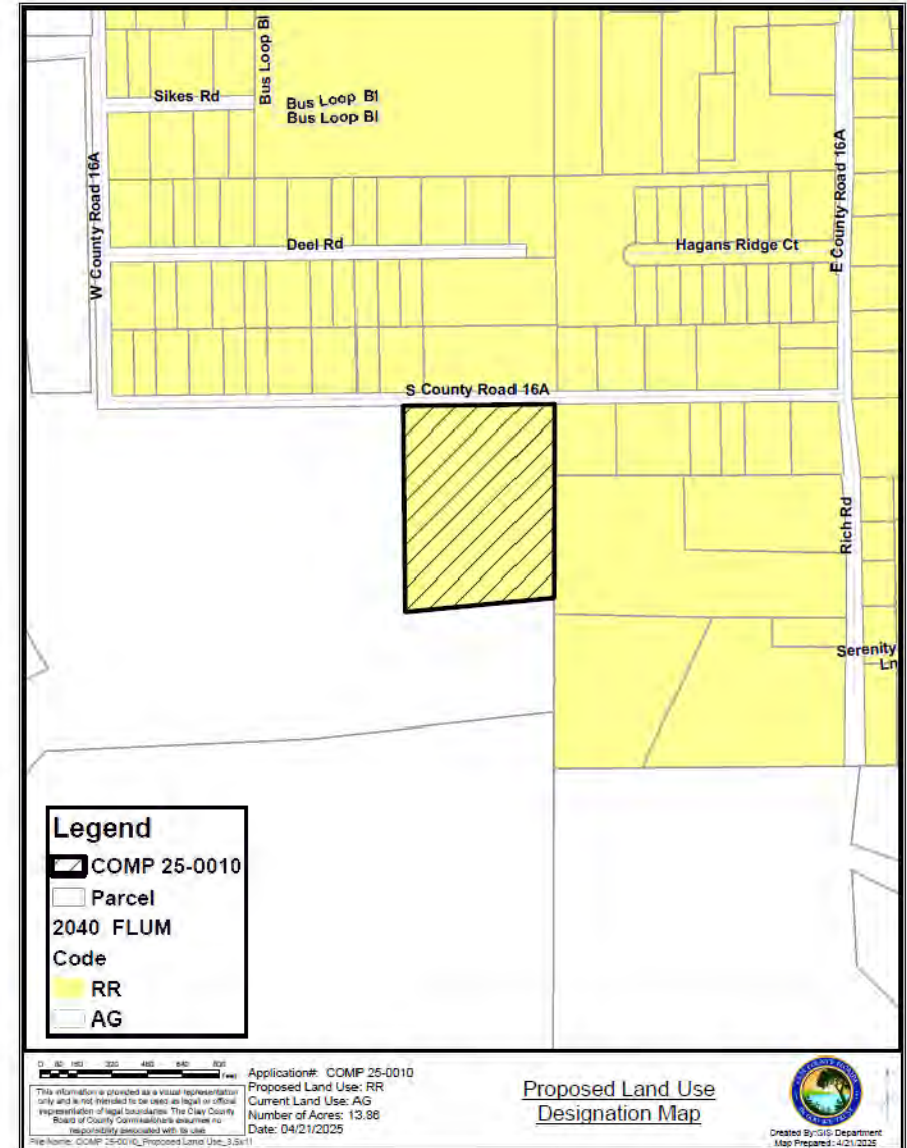
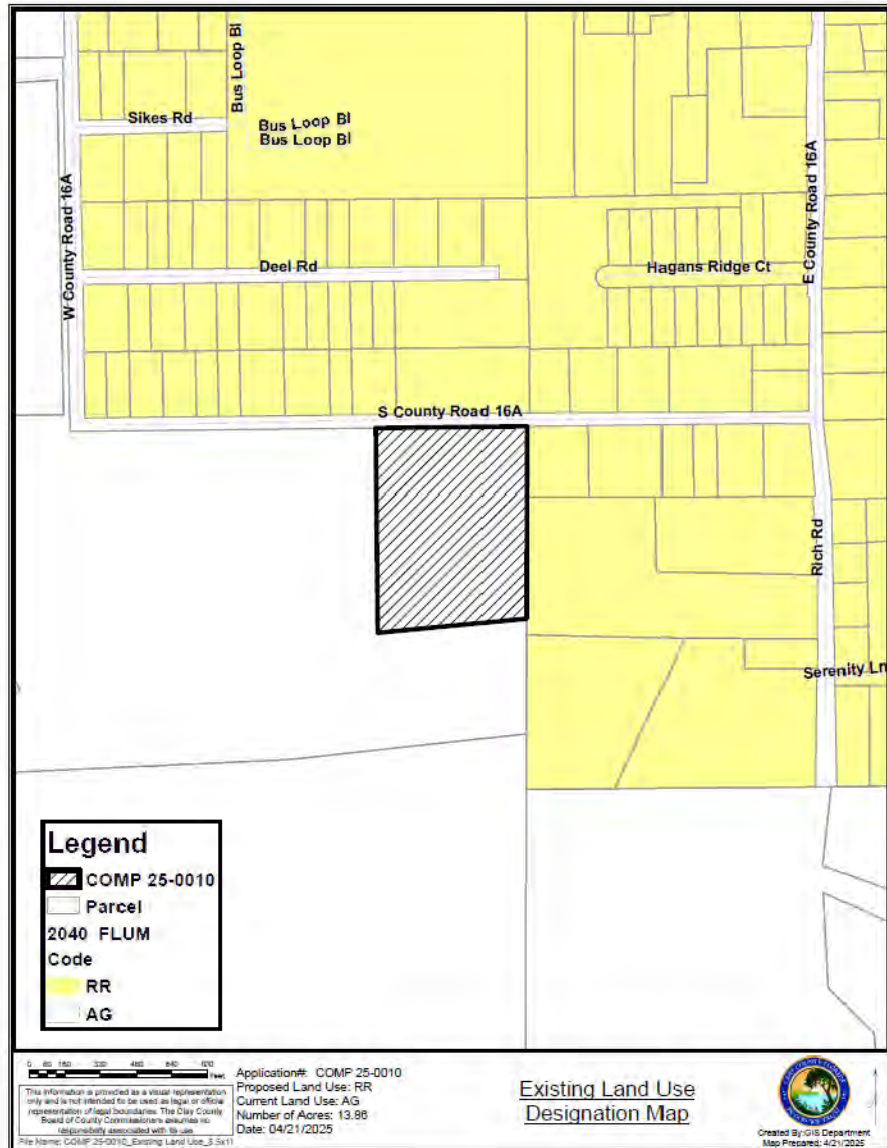


Application Information

Applicant: Sheryl Gustafson
Location: 2005 S CR 16-A
Planning District: The Springs
Commission District: 5 Commissioner Burke
Parcel: 16-06-26-015574-001-02
Acreage: 13.86_±

- COMP 25-0010 would change the Future Land Use designation of one parcel from Agriculture(AG) to Rural Residential (RR)
- The companion rezoning application (ZON 25-0007) would change the property from AG to AR, will go in concert with the Land Use application



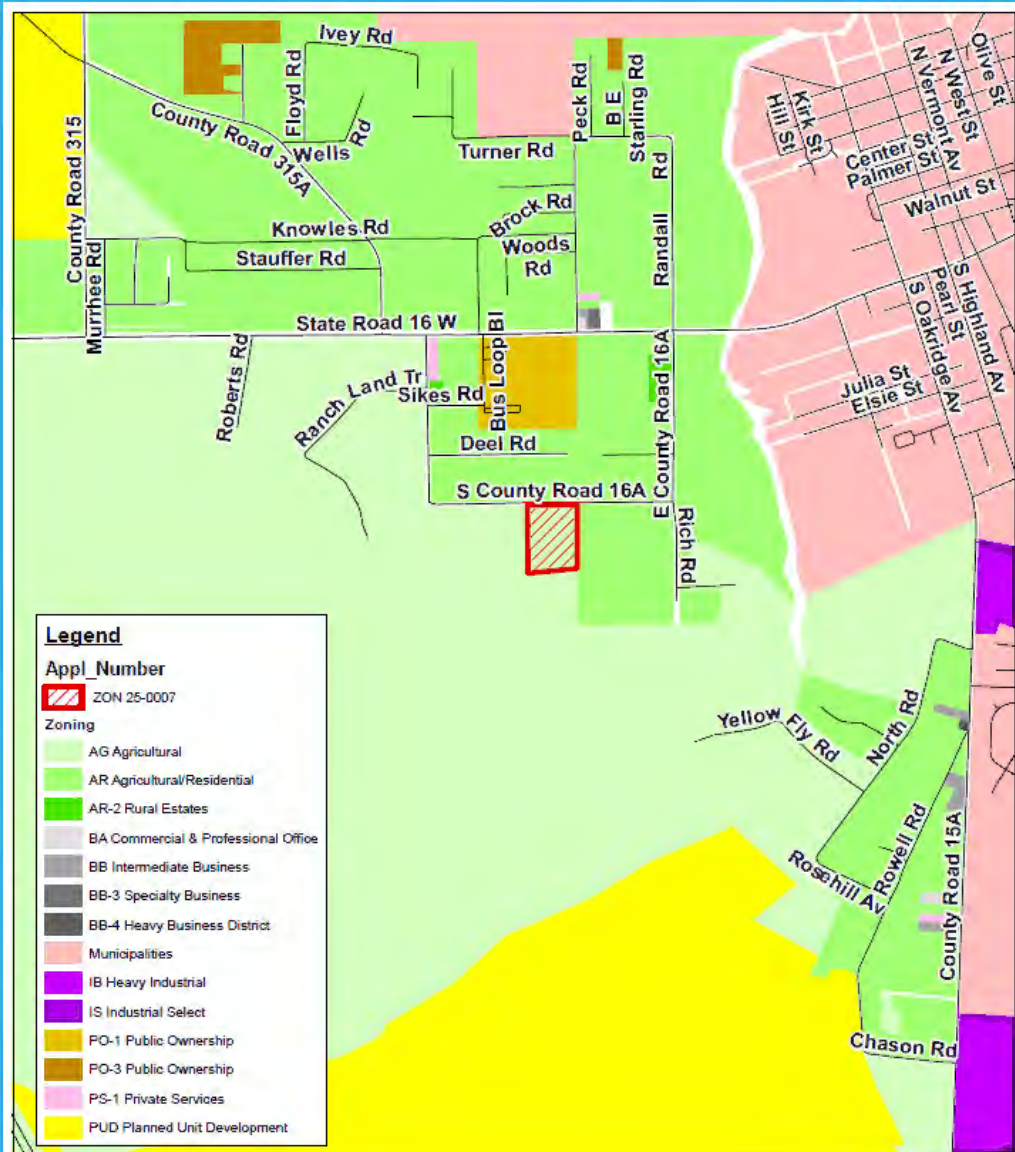


COMP changes proposed for 13.86+/- acre parcel

Proposing a possible 13 detached single-family units.

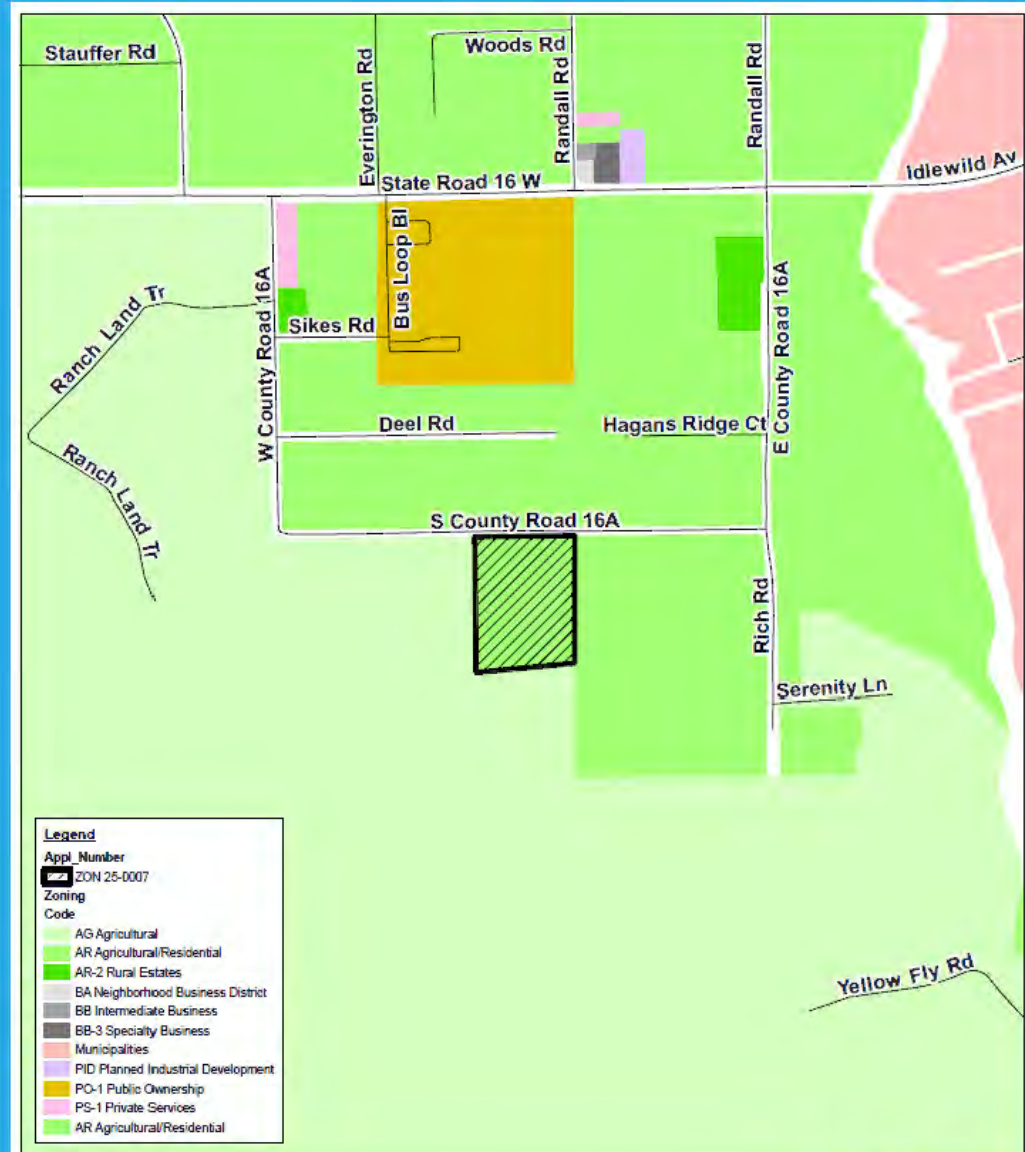
Current Land Use of AG (Agriculture) to RR (Rural Residential) which could accommodate up to 1 unit to the acre.

- Rural Residential Land Use can accommodate with points 1 unit to the acre.
- Article 3 Sec. 3-13 (e),(2)(ii) allows for up to 1 unit per acre in the AR zone with Rural Residential land use. The proposed development could be up to 1 unit to the acre, with points.
- The proposed Land Use change is consistent with the surrounding land use to the north and east.



0 850 1,700 3,400 Feet

Existing Zoning
 Rezoning: ZON 25-0007
 from AG to AR



0 425 850 1,700 Feet

Proposed Zoning
 Rezoning: ZON 25-0007
 from AG to AR

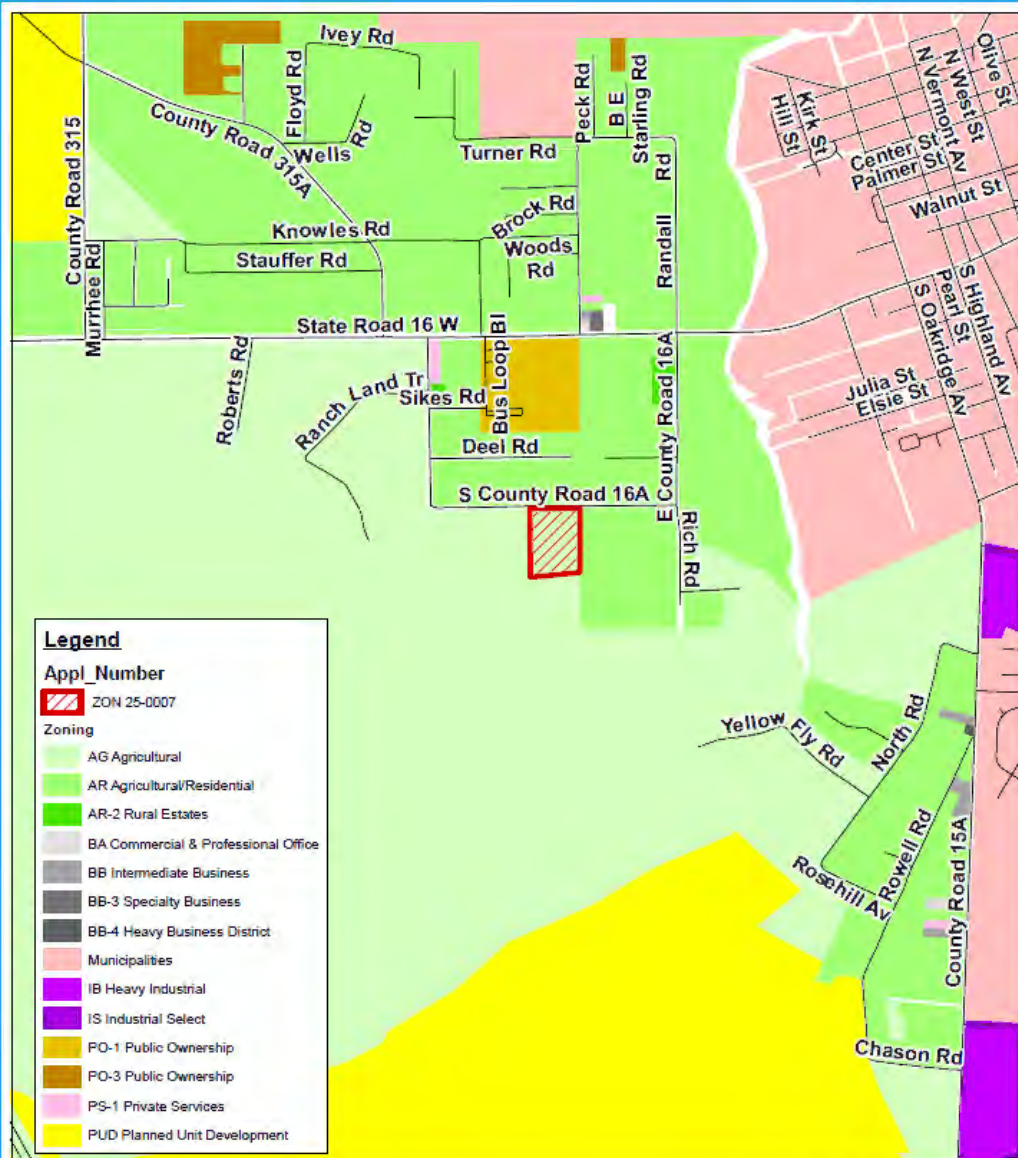


ZON changes proposed for 13.86+/- acre parcel

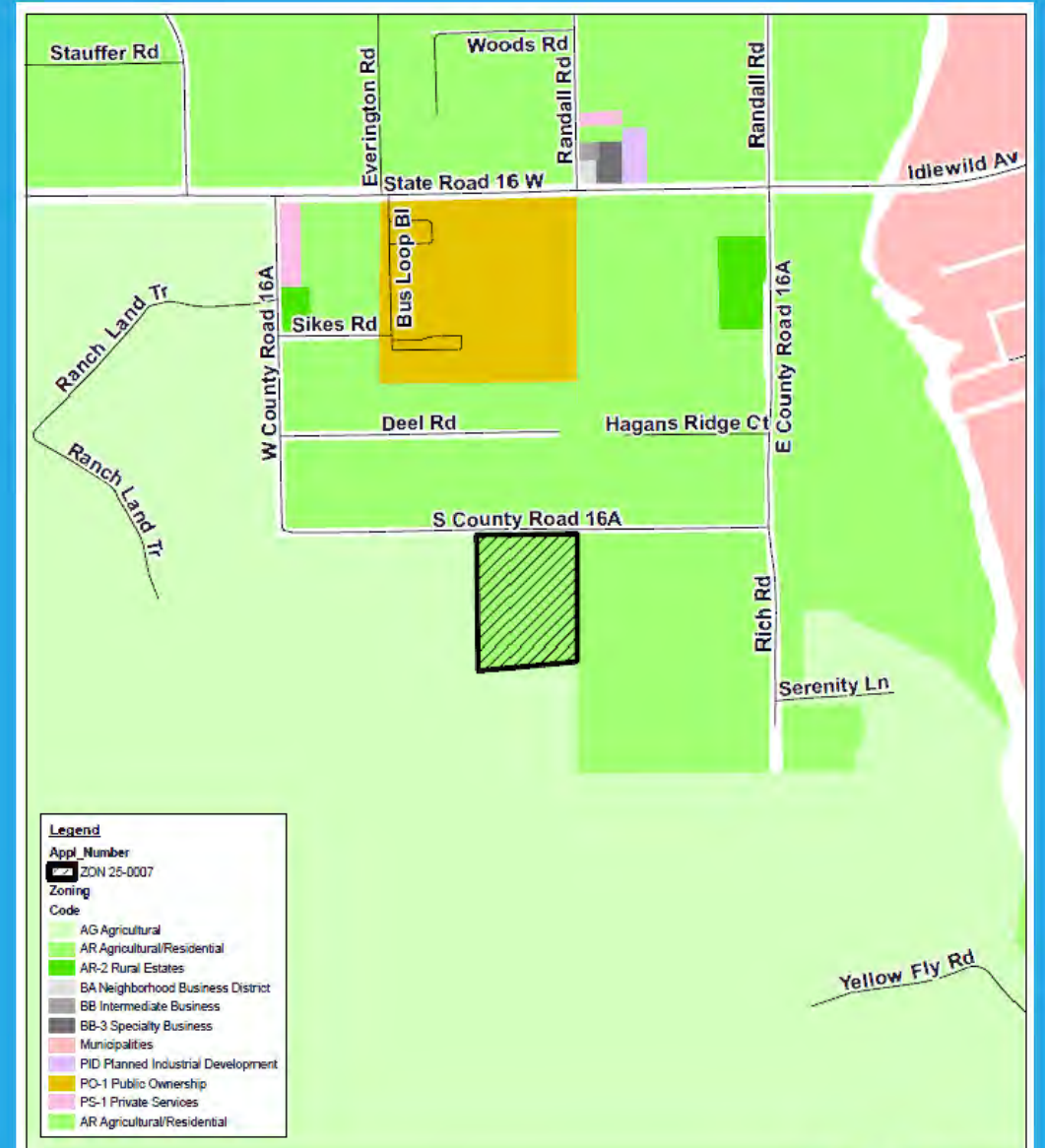
Proposing 13 detached single-family lots.

Current zoning of AG (Agricultural) to AR (Agricultural/Residential)

- Clay Utilities would provide sewer & water service.
- The parcel is within the Urban Service Boundary and has schools and emergency facilities within 3 miles of the site.
- Staff analyzed the request against the eight criteria found in Section 12-9(3) and has found the request consistent with the intent of the Land Development Code.



Existing Zoning
Rezoning: ZON 25-0007
from AG to AR



Proposed Zoning
Rezoning: ZON 25-0007
from AG to AR



Criteria for sprawl

As required by FS 163.3177(6)(a)9.b., all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative impacts are not promoted. These criteria show that Sprawl is present.

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
6. Fails to maximize use of existing public facilities and services.
7. Fails to maximize use of future public facilities and services.
8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
9. Fails to provide a clear separation between rural and urban uses.
10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
11. Fails to encourage a functional mix of uses.
12. Results in poor accessibility among linked or related land uses.
13. Results in the loss of significant amounts of functional open space.

Criteria for sprawl

As required by FS 163.3177(6)(a)9.b., all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative impacts are not promoted. The following criteria in the Statute says that if the project can meet four of the following it will be determined not to be sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. **Staff Finding 1:** *The request is locating in an area that has consistent land use and density and close to existing infrastructure, therefore does not have an adverse impact on lands outside of the area.*
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. **Staff Finding 2:** *The request is well within reach of existing public services and within the Urban Service Boundary.*
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
4. Promotes conservation of water and energy. **Staff Finding 4:** *The plan should result in the conservation of water and energy as the proposed development is locating next to a similar development pattern.*
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs. **Staff Finding 7:** *The plan should result in the preservation of existing natural lands and provides for the expansion of the existing pattern of development in the area, thereby providing more land for agricultural and recreational purposes.*
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Project Description

Applicant is requesting up to a 13-lot detached single-family subdivision for a density of approximately 1 units per net acre.

Recommendations

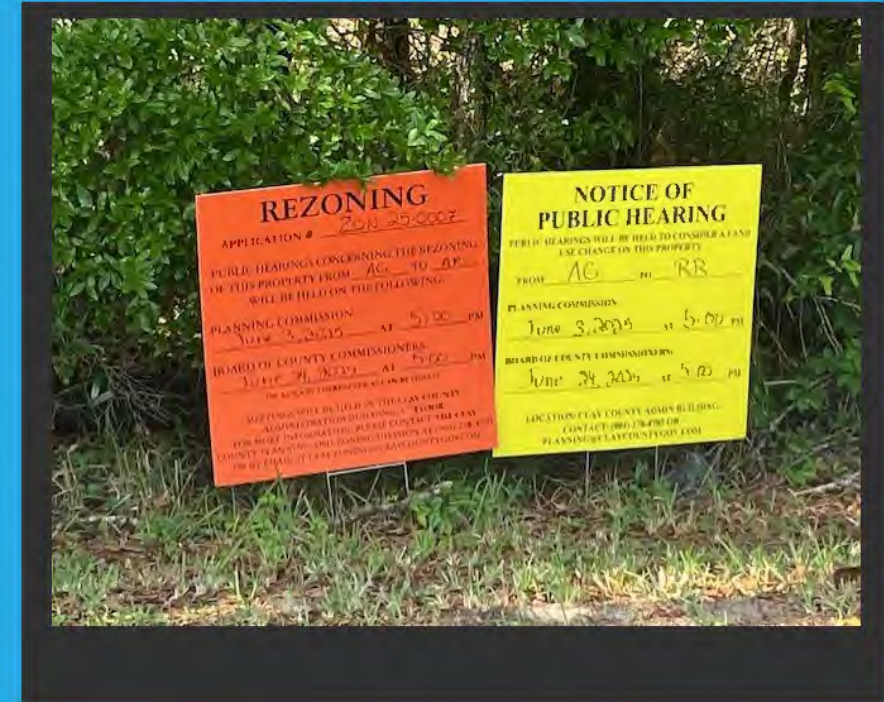
The Springs Citizen Advisory Committee heard both items at their meeting on May 14, 2025 and provided a recommendation of **approval 6-0**.

COMP 25-0010

Staff has determined through the analysis found in the Staff Report that the criteria for RR Land Use has been met in the application and therefore Staff recommends approval of the request.

ZON 25-0007

Staff has determined through the analysis found in the Staff Report that the criteria for AR zoning has been met and the request is consistent with the intent of the LDC, and therefore Staff recommends approval of the request.



Questions?

Attachment
“D”
COMP-25-0010
ZON-25-0007
Applicants Info

2005 S COUNTY RD 16A GREEN COVE SPRINGS FL

a) Consideration of COMP 25-0010 (District 5, Comm Burke) (J. Bryla)

to change the Future Land Use for a single parcel of land (tax parcel identification # 16-06-26-015574-001-02), totaling approximately 13.86+/- acres, from AG (Agricultural) to RR (Rural Residential).

b) Consideration of ZON 25-0007 (District 5, Comm Burke) (J. Bryla)

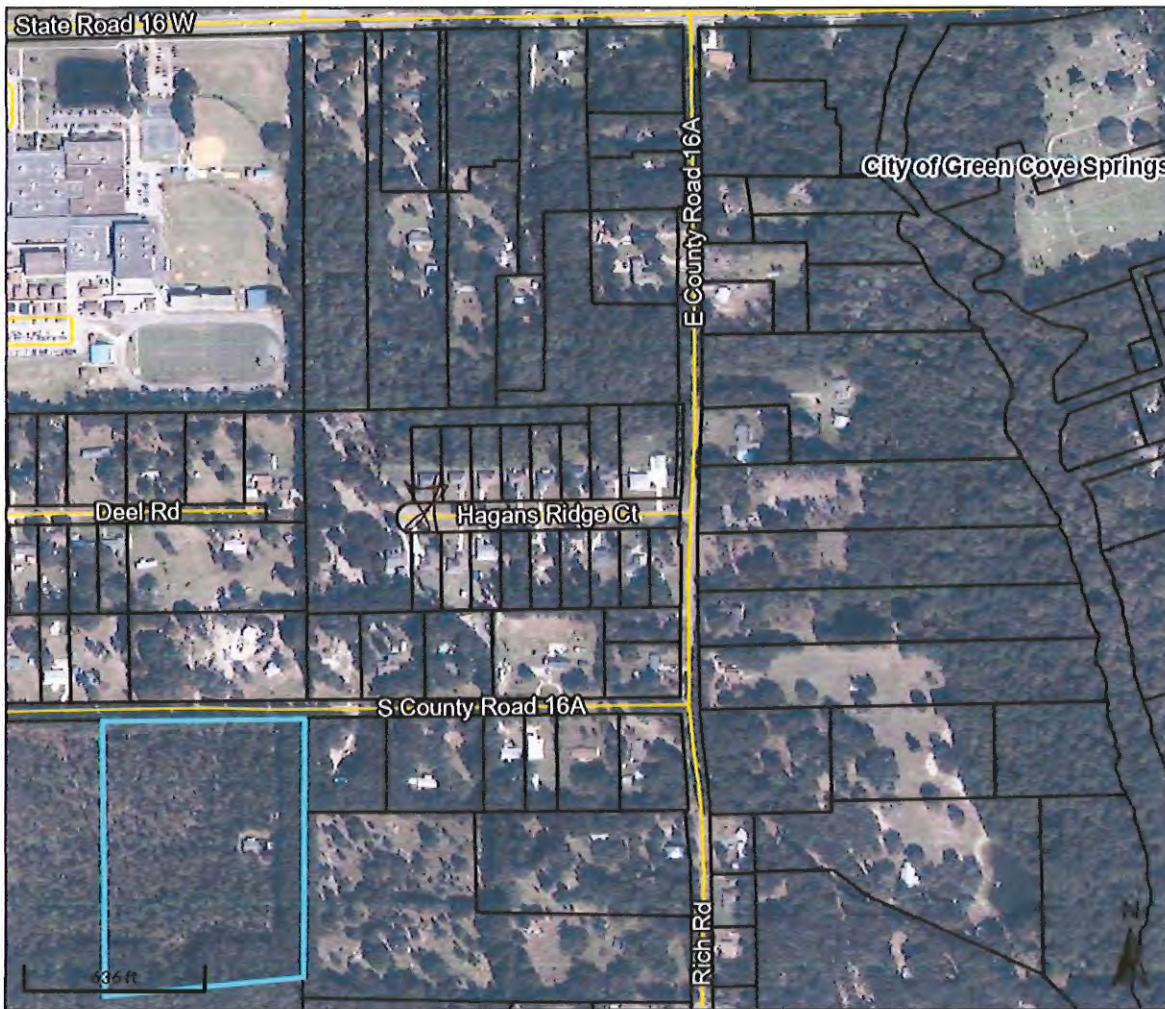
to change the current Zoning for a single parcel of land (tax parcel identification # 16-06-26-015574-001-02), totaling approximately 13.86+/- acres, from AG (Agricultural) to AR (Agricultural Residential).

The goal with this re-zone / future land use change is to be able to divide the 13.86 acre lot into individual 1+ acre lots for re-sale for single family homes. Each lot can have its own well/septic and or connect to city if available. Currently the property has been listed for 205 days. We have received over 10 full price offers from all off the top home builders in the area & out of area. Each builder would like the owner to allow them to try to re zone to allow for 30+ homes to be built, or rezone for town homes to be built. We are not interested in that type of re-zone & would like to try this re zone ourselves first. We have had only one offer from a regular buyer who wanted to put his cows on the property, which would be great, but the offer was not close to asking price. This land use change would support density & not cause much additional traffic on 16A for neighboring properties. It could aslo be similar to Hagans Ridge, just around the corner from this lot, however it would have less parcels & it would have bigger parcel sizes. I have attached a couple of lay out ideas for how to split the parcels up.

Thank you for your consideration.



Clay County Property Appraiser's Office



Overview



Legend

- Parcels
- Roads
- Conservation Easements

?									
Parcel ID	16-06-26-015574-001-02	Physical Address	2005 S COUNTY ROAD 16	Land Value	\$275,171	Last 2 Sales			
Acres	13.86		Green Cove Springs	Ag Land Value	\$3,676	Date	12/21/2012	Price	\$100
Property Class	H/S IMP AG-RES	Mailing Address	Gustafson Sheryl Edlyn	Building Value	\$255,335		12/20/2012	Reason	UNQUAL/CORRECTIVE/QCD,TD
Taxing District	001		2005 S County Road 16A	Misc Value	\$6,000				U
			Green Cove Springs, FL 32043	Just Value	\$536,506				
				Assessed Value	\$91,744				
				Exempt Value	\$50,000				
				Taxable Value	\$41,744				

Date created: 6/2/2025
Last Data Uploaded: 6/2/2025 4:34:49 AM

Developed by SCHNEIDER GEOSPATIAL

ADDRESS VIA ILLINOIS:
Professional Surveyor and Mapper
P.S.M.
R/W
C.B.
O.R.B.
DB
NTS
Deg.
Min.
Sec.
ID.
R
A
Ch
P.M.
P.C.P.

Right-of-Way
Concrete Block
Official Records Book
Deed Book
Not To Scale
Degrees
Minutes
Seconds
Identification Number
Curve Arc Length
Curve Radius
Curve Center Angle (Delta)
Curve Chord Data
Permanent Reference Monument
Permanent Control Point



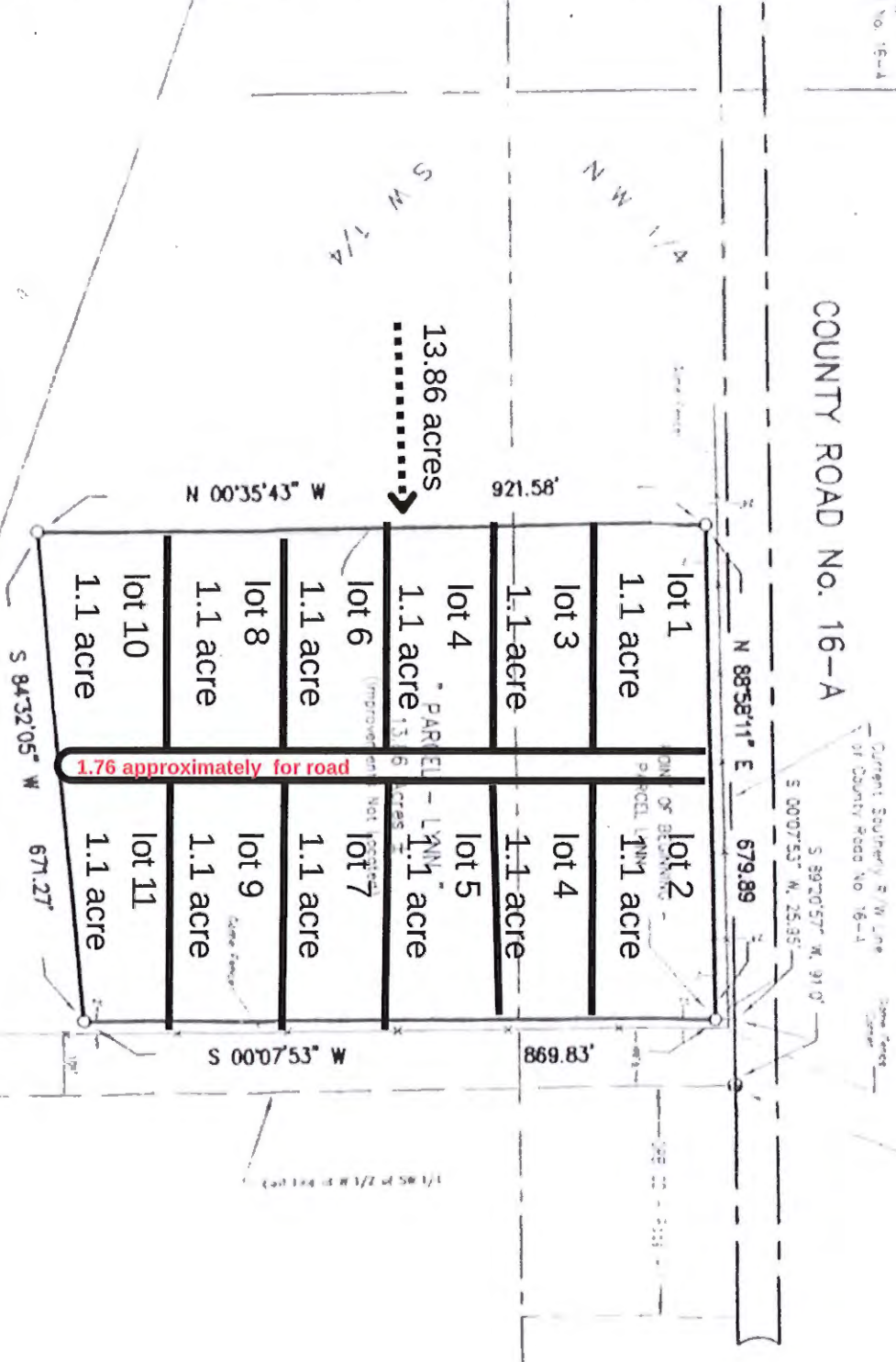
LEGEND:

Denotes Iron Rod Set w/ Cap - P.S.M. 5500
Denotes Concrete Monument Set
Denotes Iron Rod Found
Denotes Concrete Monument Found
Denotes Iron Pipe Found
Denotes Overhead Power Line w/ Pole
Denotes Power Line w/ Guy Wire
Denotes Fence Line

POINT OF COMMENCEMENT - PARCEL LYNN
Intersection of the Southern Right of Way Line
of County Road No. 16-A with the Northwest
Corner of LOTS 35-40 as shown in Official Records
Book 32, Page 411 in the NW 1/4 of Section 16,
Township 6 South, Range 26 East, 10th Principal Meridian,
Cook County, Illinois.

Scale 1/4" = 100' Feet
(NGS - 01)

COUNTY ROAD No. 16-A



ABBREVIATIONS:

Professionals	Surveyor and Mapper
Right-of-Way	
Concrete Block	
Official Records Book	
Card Book	
Not To Scale	
Degrees	
Minutes	
Seconds	
Identification Number	
Curve Arc Length	
Curve Radius	
Curve Central Angle	Point
Curve Chord Data	
Segmented Tangence Measurement	
Segmented Curve Data	

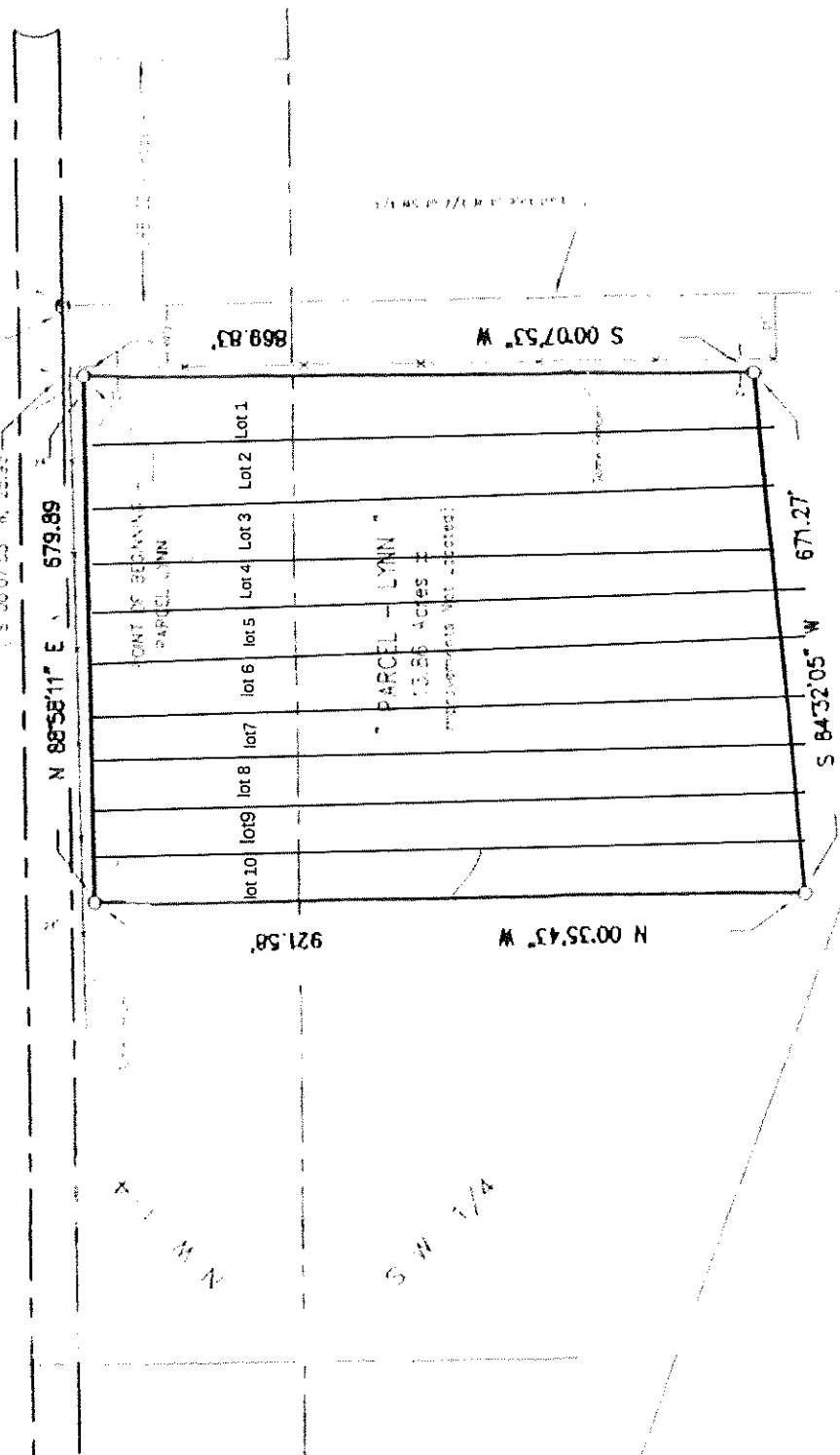
Denotes Iron Rod Set w/ Cap P.M. 5600
 Denotes Concrete Monument Set
 Denotes Iron Rod Found
 Denotes Concrete Monument Found
 Denotes Iron Rod Found
 Denotes Power Pole w/ Guy Wire
 Denotes Power Pole w/ Guy Wire
 Denotes Fence Line

[illegible]

2000

[illegible]

2005



" Lands of G BAR RANCH, LLC "

ABBREVIATIONS:

P.S.M. Professional Surveyor and Mapper
 R/W Right-of-Way
 C.B. Concrete Block
 O.R.B. Official Records Book
 DB Deed Book
 NTS Not To Scale
 Deg. Degrees
 Min. Minutes
 Sec. Seconds
 I.D. Identification Number
 L Curve Arc Length
 R Curve Radius
 Δ Curve Central Angle (Delta)
 Ch Curve Chord Data
 PRM Permanent Reference Monument
 PCP Permanent Control Point

LEGEND:

○ Denotes Iron Rod Set w/ Cap - P.S.M. 5500
 □ Denotes Concrete Monument Set
 ● Denotes Iron Rod Found
 ■ Denotes Concrete Monument Found
 ⊙ Denotes Iron Pipe Found
 —P—P— Denotes Overhead Power Line w/ Pole
 —P—●— Denotes Power Line w/ Guy Wire
 —x—x— Denotes Fence Line

POINT OF COMMENCEMENT - PARCEL LYNN
 Intersection of the Southerly Right of Way Line
 of County Road No. 16-A with the Northwest
 Corner of Lands described in Official Records
 Book 22, Page 411 in the NW 1/4 of Section 16,
 Township 6 South, Range 26 East, Clay County, Florida.

Found 3/4" Iron Pipe
 (NO - 10)

Current Southerly R/W Line
 of County Road No. 16-A

Corner Fence

COUNTY ROAD No. 16-A

S 89°20'57" W, 91.0'

S 00°07'53" W, 25.95'

N 88°58'11" E

679.89

POINT OF BEGINNING -
 PARCEL LYNN

ORB 22 - Page 411

869.83'

" PARCEL - LYNN "
 13.86 Acres ±
 (Improvements Not Located)

921.58'

N 00°35'43" W

S 00°07'53" W

Corner Fence

East Line of W 1/2 of SW 1/4

S 84°32'05" W

671.27'



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, July 1 5:00 PM

TO: Planning Commission

DATE: 6/23/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

A. COMP 25-0002

This application is a FLUM Amendment to change 3.54 acres from Urban Core 10 (UC-10) to Industrial (IND).

B. PUD 25-0001

This application is a rezoning to change from Private Services 1 (PS-1) to Planned Industrial Development District (PID).

AGENDA ITEM TYPE:

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Susan Fraser (SLF Consulting, Inc.), Agent

Theresa Floyd and The Estate of Theodore Floyd Agent, Owners

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ Staff Report for COMP 25-0002	Backup Material	6/26/2025	PC_Staff_Report_- COMP_25- 0002_(Miller_St).ADA.pdf
▣ Ordinance for COMP 25-0002	Ordinance	6/26/2025	ordinance_- COMP_25- 0002_final.ADA.pdf
▣ Staff Report for PUD 25-0001	Backup Material	6/26/2025	PC_Staff_Report_- _PUD_25-

▢	Ordinance for PUD 25-0001	Ordinance	6/26/2025	0001_(Miller_St).ADA.pdf ordinance_-_PUD_25- 0001_final.ADA.pdf
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Staff Report and Recommendations for COMP 25-0002

Copies of the application are available at the Clay County
Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: Theresa Floyd and The Estate of
Theodore Floyd
Agent: Susan Fraser (SLF Consulting, Inc.)
Phone: 904-591-8942
Email: slfraser@bellsouth.net

Property Information

Parcel ID: 41-04-26-019839-000-00 and 41-04-26-019840-000-00	Address: Miller Street Orange Park, FL 32073
Current Land Use: Urban Core-10 (UC-10)	Current Zoning: Private Services (PS-1)
Proposed Land Use: Industrial (IND)	Acres: 3.54 +/- acres
Commission District: 3, Comm. Renninger	Planning District: Gateway

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of two (2) parcels of land from Urban Core-10 (UC-10) to Industrial (IND).

The subject parcels are located on the west side of Miller Street. The parcels are undeveloped land.

A companion Rezoning application from PS-1 to PID follows this comprehensive plan amendment.

Figure 1 – Location Map

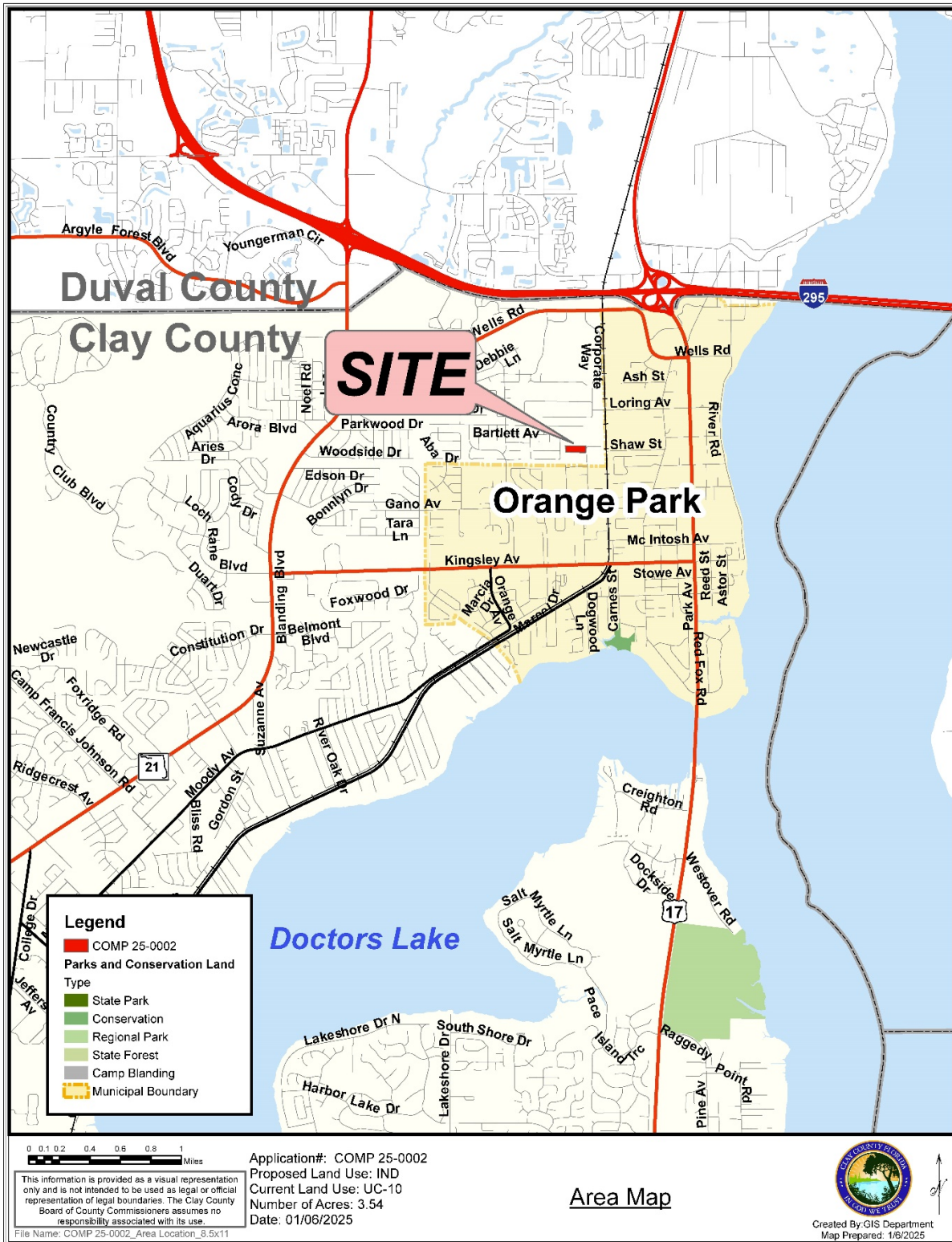


Figure 2 – Parcel Map

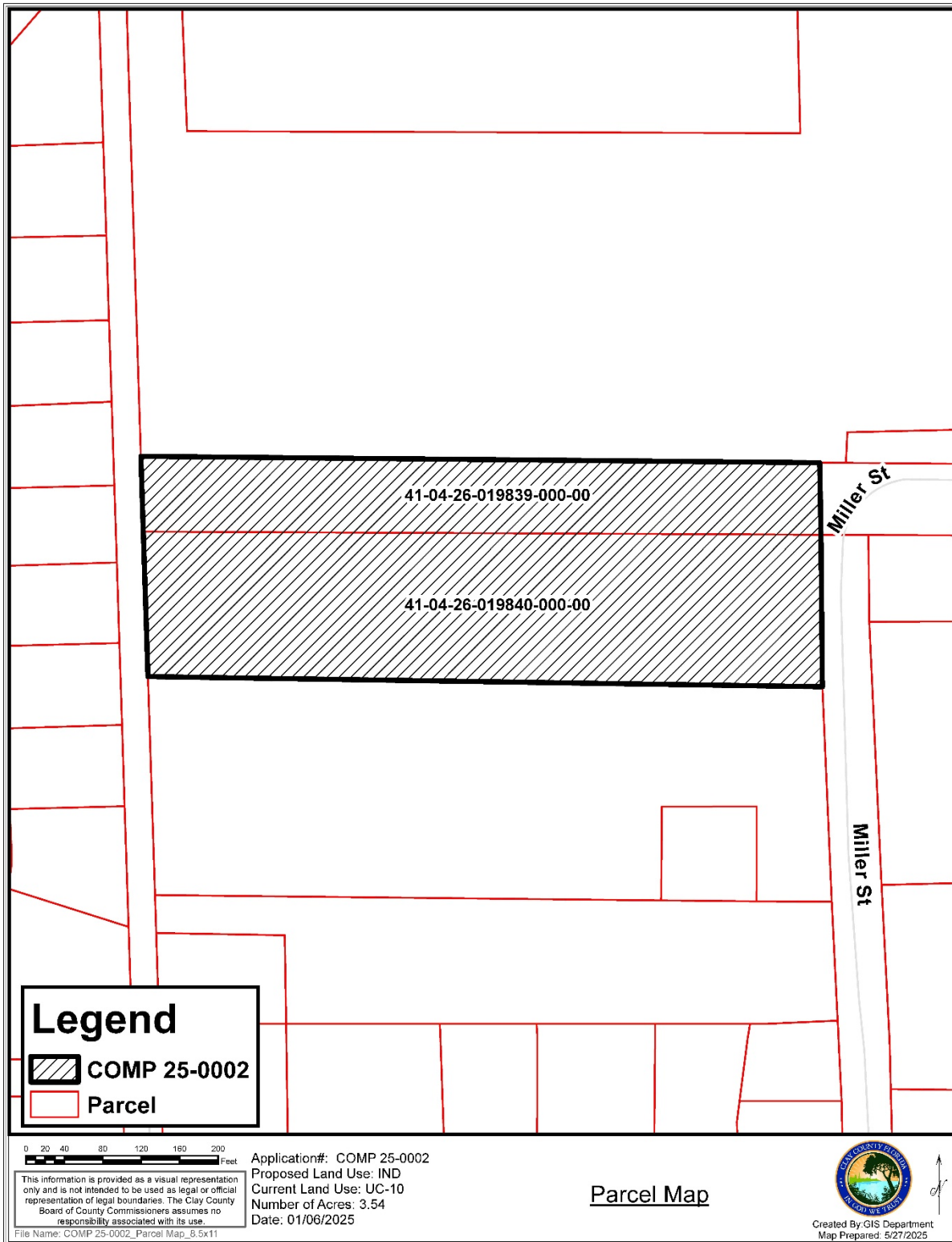


Figure 3 - Aerial Photo

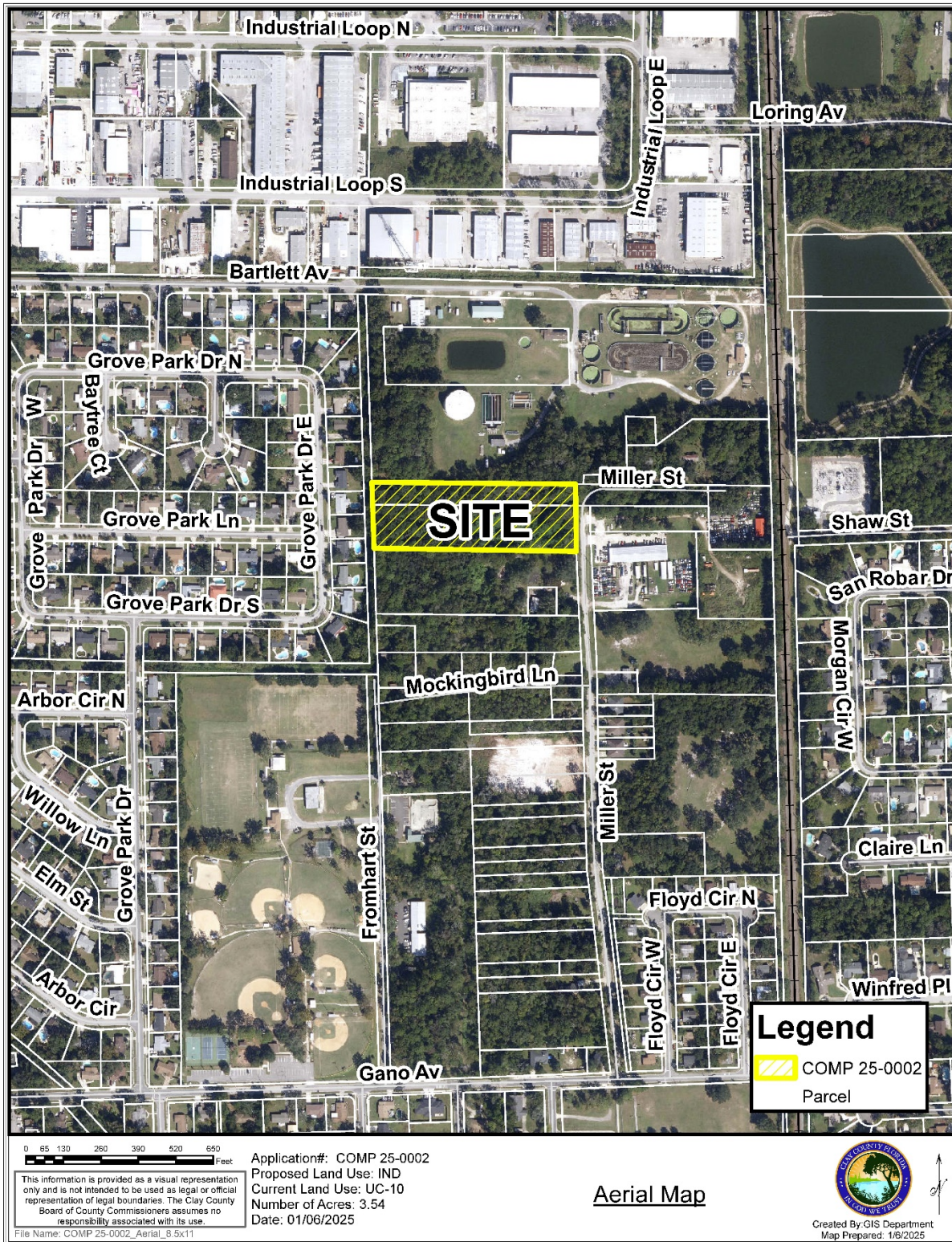


Figure 4 – Existing Future Land Use Designation Map

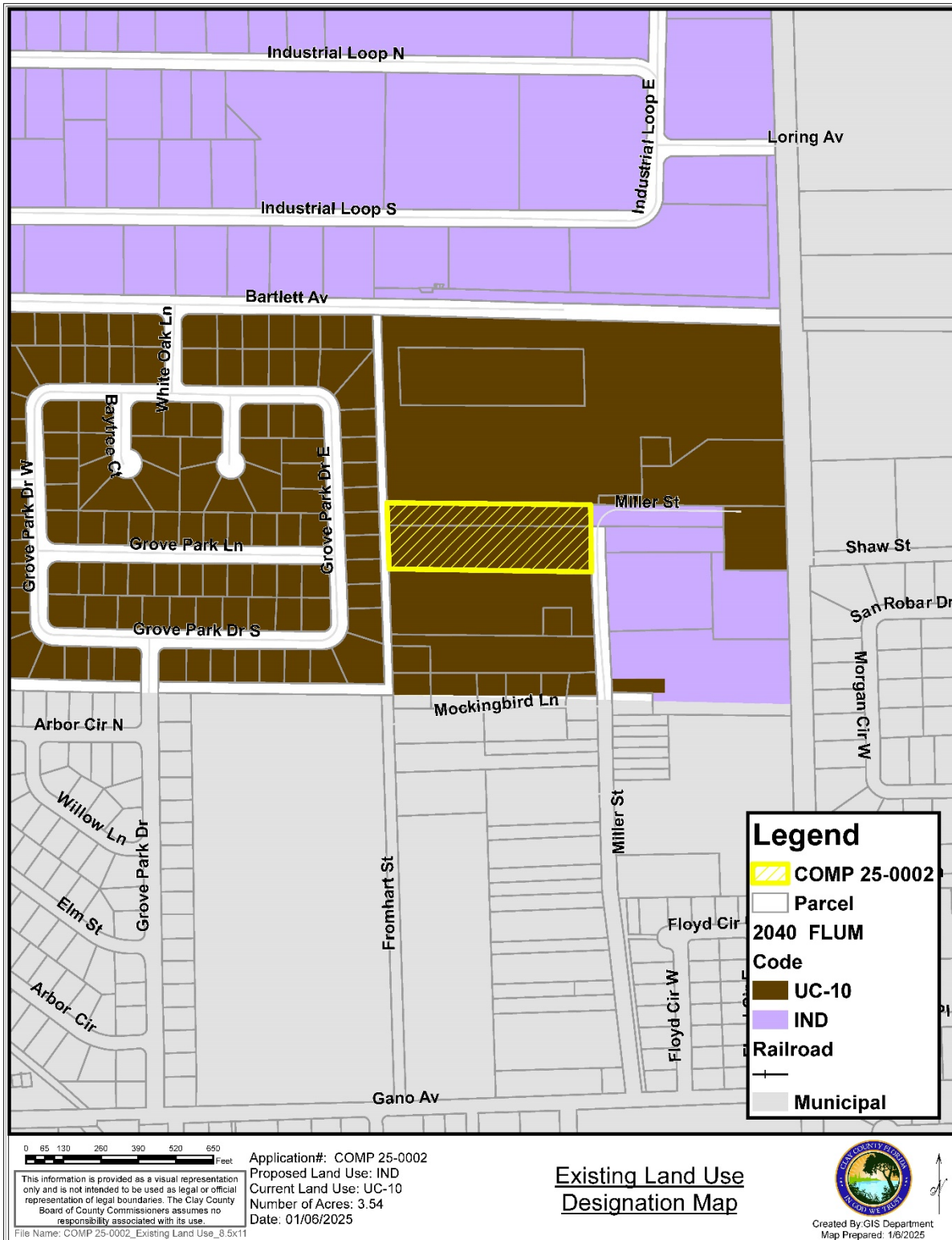


Figure 5 – Proposed Future Land Use Designation Map

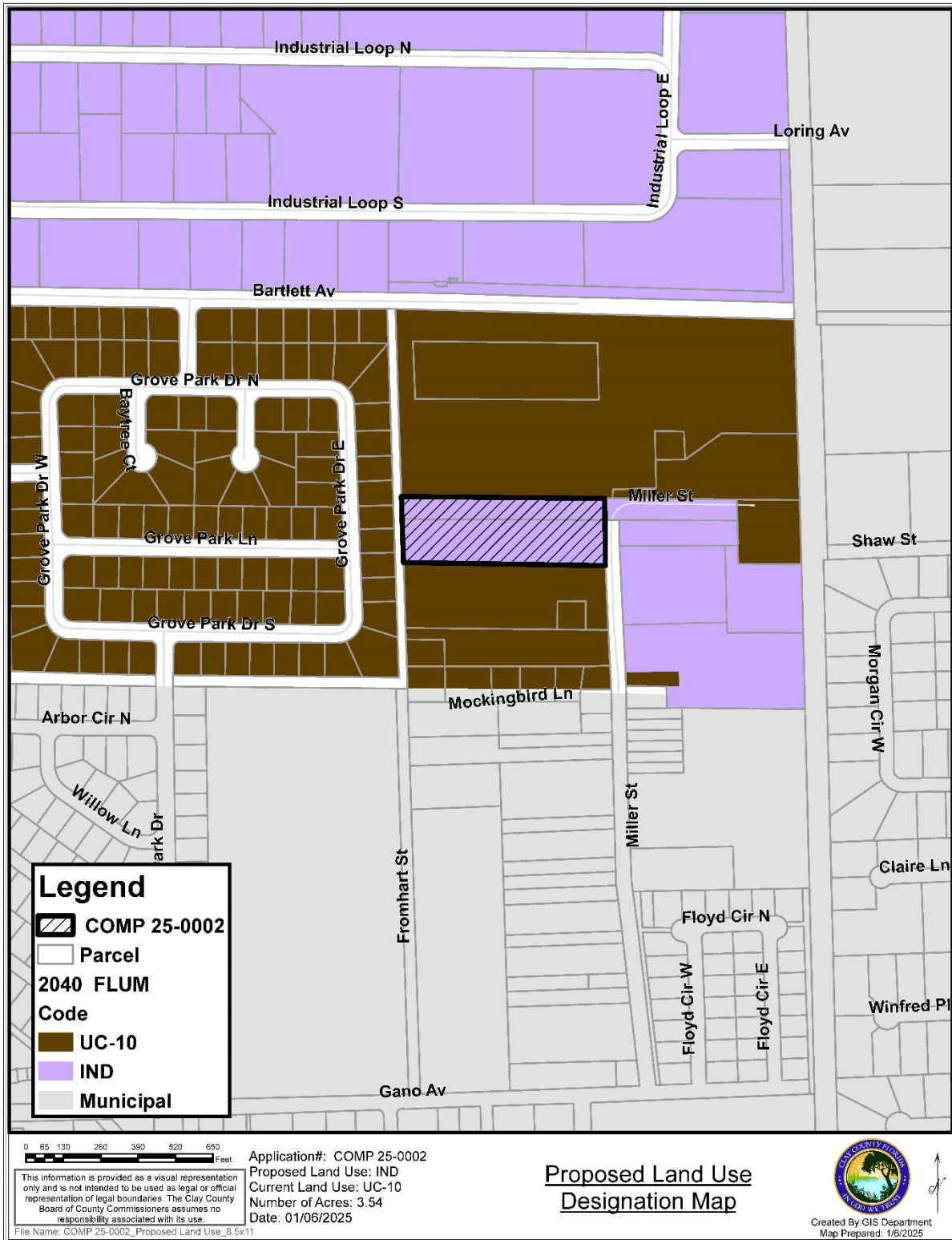
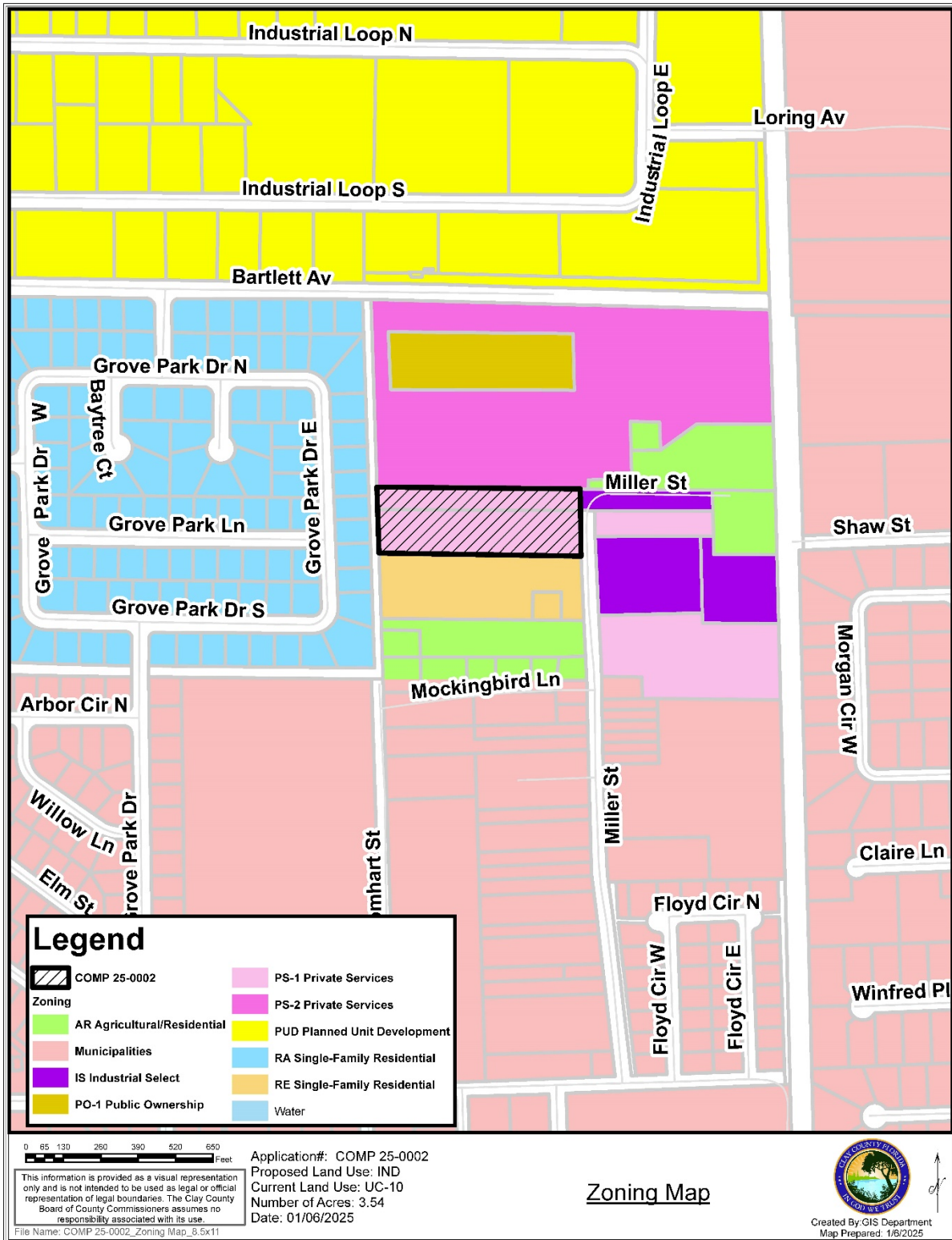


Figure 6 – Zoning Map



32 **Availability of Services**

33 **Traffic Facilities:**

34 Trip Generation calculated as: General Light Industrial (ITE 110) P.M. Peak Hour of Generator Weekday

35 Average Rate of Vehicle Trips per 1,000 square feet = 0.65

36 Maximum Square Feet for subject parcel(s) = 18,000 sq.ft. (per proposed PID)

37 Total PM Peak Hour Trips for this project = 12 trips (0.65 x 18,000 sq.ft. / 1,000 sq.ft. = 11.7)

38 **Roadway LOS**

Road	Segment	Avg. Daily Trips	Adopted LOS
Miller St.	SR 21 to SR 224 (Kingsley Ave.)	2,300	E

39
40 There is available capacity on this segment of Miller Street to accommodate potential increase in project
41 traffic.

42
43 The County's Mobility Fee will apply to development of this property.

44 **Schools:**

45 There are no residential uses associated with this land use change.

46
47 **Recreation:**

48 There are no residential uses associated with this land use change.

49
50 **Water and Wastewater:**

51 Water and sewer are both available for the proposed use.

52
53 **Stormwater/Drainage:**

54 Stormwater management for any new construction will need to meet County and Water Management District
55 standards.

56 **Solid Waste:**

57 Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

Remaining Capacity ----- 55,565,151 cubic yards

Daily Tons -----4,537 tons

Rate of Fill -----5,041 cubic yards per day

Estimated Fill Date -----01/04/55

Years Remaining -----38 years

58 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
59 *Clay County 2045 Comprehensive Plan Data and Analysis,*
60 *Community Facilities Element*
61

62 **Land Suitability:**

63

64 **Soils:**

65 See Figure 7.

66 **Flood Plain:**

67 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See
68 Figure 8.

69 **Topography:**

70 The subject parcel is basically level terrain. See Figure 9.

71 **Regionally Significant Habitat:**

72 There have been no wildlife sightings near the subject parcel. See Figure 10.

73 **Historic Resources:**

74 There are no historic resource structures on the subject parcel although historic structure locations have been
75 mapped to the south and east of the subject parcel. See Figure 11.

76 **Compatibility with Military Installations:**

77 The subject property is not located near Camp Blanding.

78

79 **Analysis of Surrounding Uses**

80 The proposed future land use amendment would change the future land use designation of two (2) parcels of
81 land from Urban Core-10 (UC-10) to Industrial (IND). This change would be in keeping with the character
82 of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	Urban Core-10 (UC-10)	Private Services (PS-2)	Wastewater Treatment Facility
South	Urban Core-10 (UC-10)	Single Family Residential (RE)	Vacant Land / Mobile Home
East	Industrial (IND)	Industrial Select (IS) and Private Services (PS-1)	Auto Repair / Industrial Warehouse / Church
West	Urban Core-10 (UC-10)	Single Family Residential (RA)	Single-Family Residential

83

84 The subject parcels are the last two lots at the northern end of Miller Street. The surrounding uses are a mix
85 of industrial, church and single-family residential. The existing wastewater treatment facility on the north
86 side of the subject parcels, along with the existing auto repair and industrial warehousing uses on the east side
87 of Miller Street, significantly limit the practical use of the properties to a similar type of use. Changing the
88 Future Land Use and Zoning designations to allow light industrial will provide for a viable use option of these
89 parcels.

90

Figure 7 – Soil Map

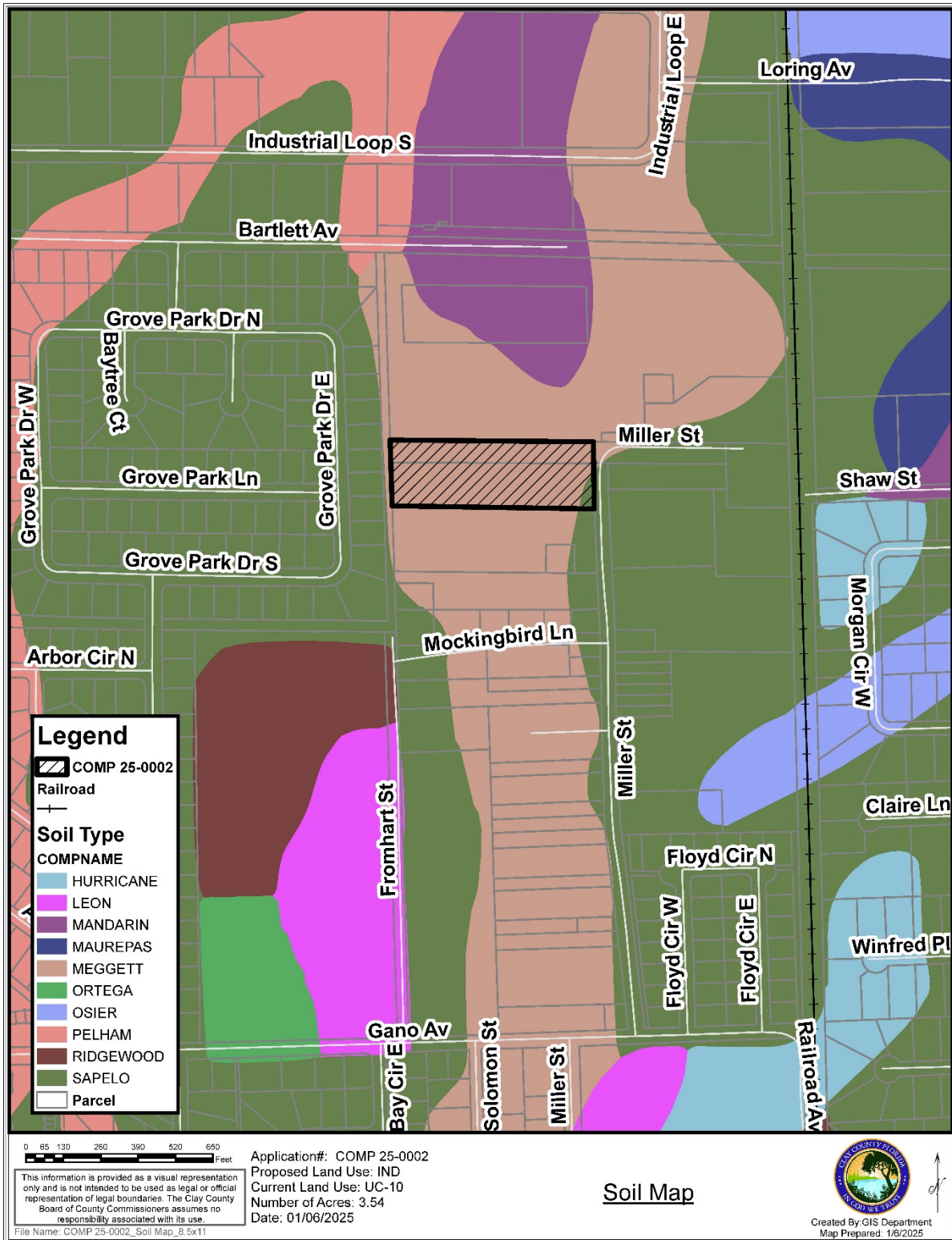


Figure 8 – Flood Zone Map

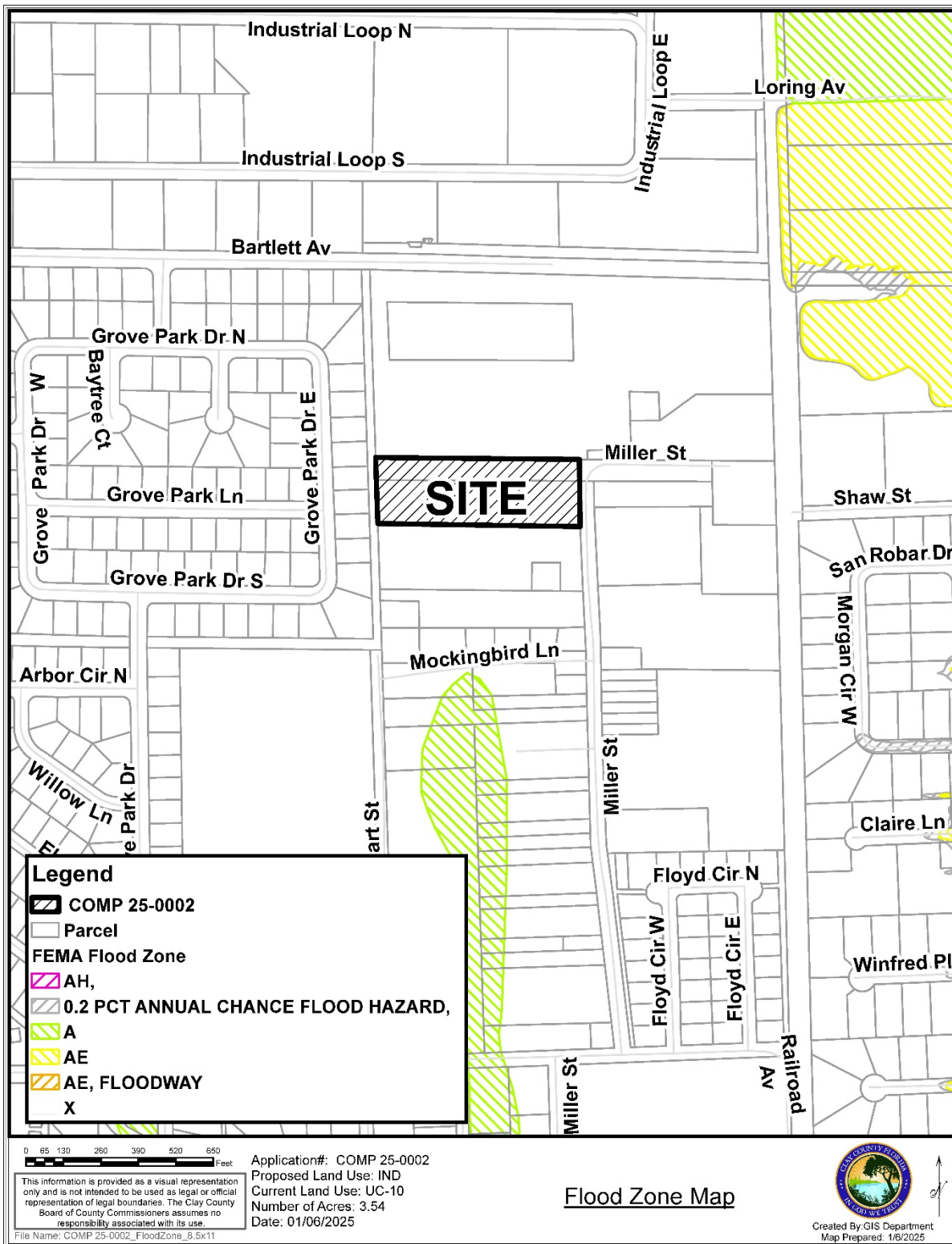


Figure 9 – Topography Map

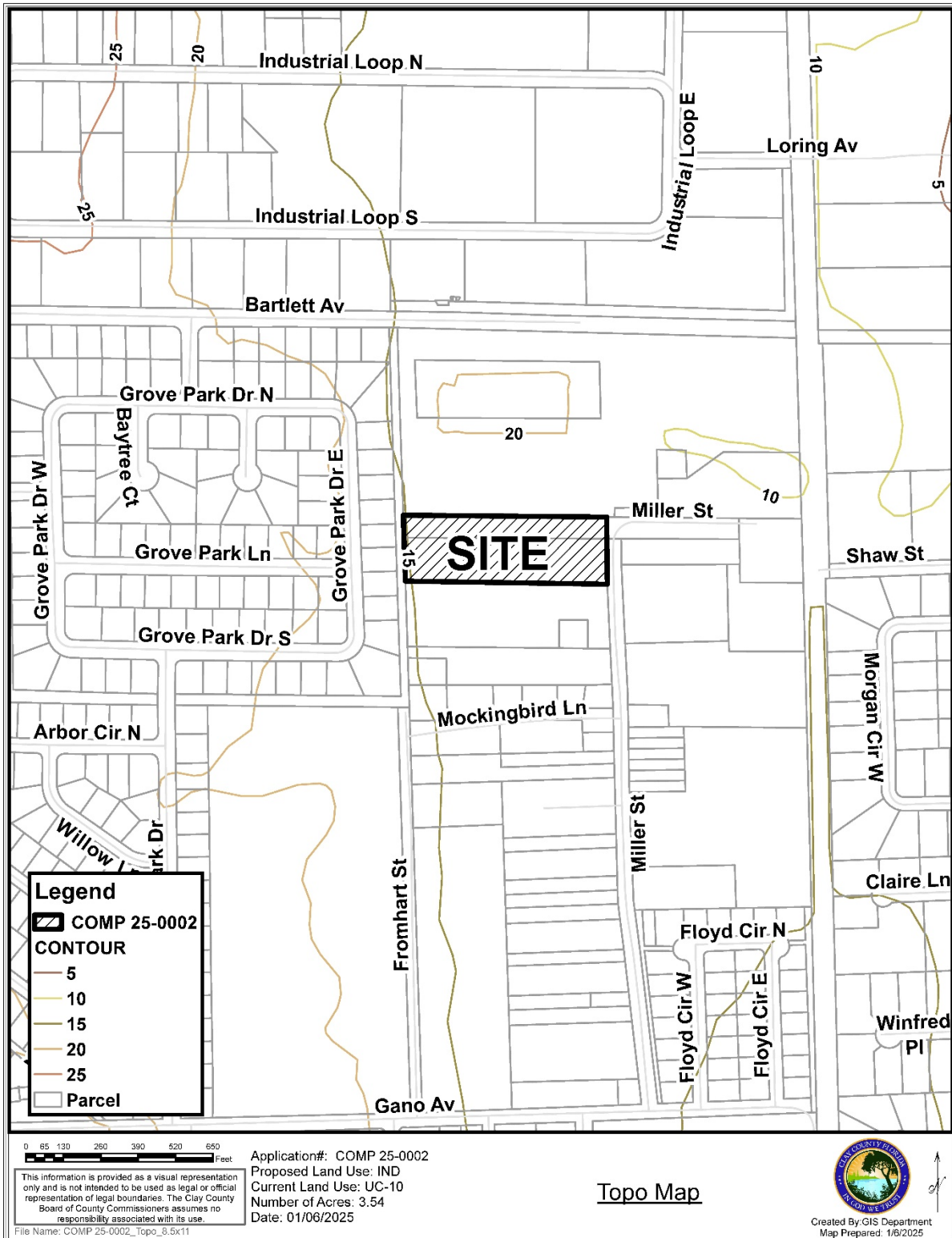
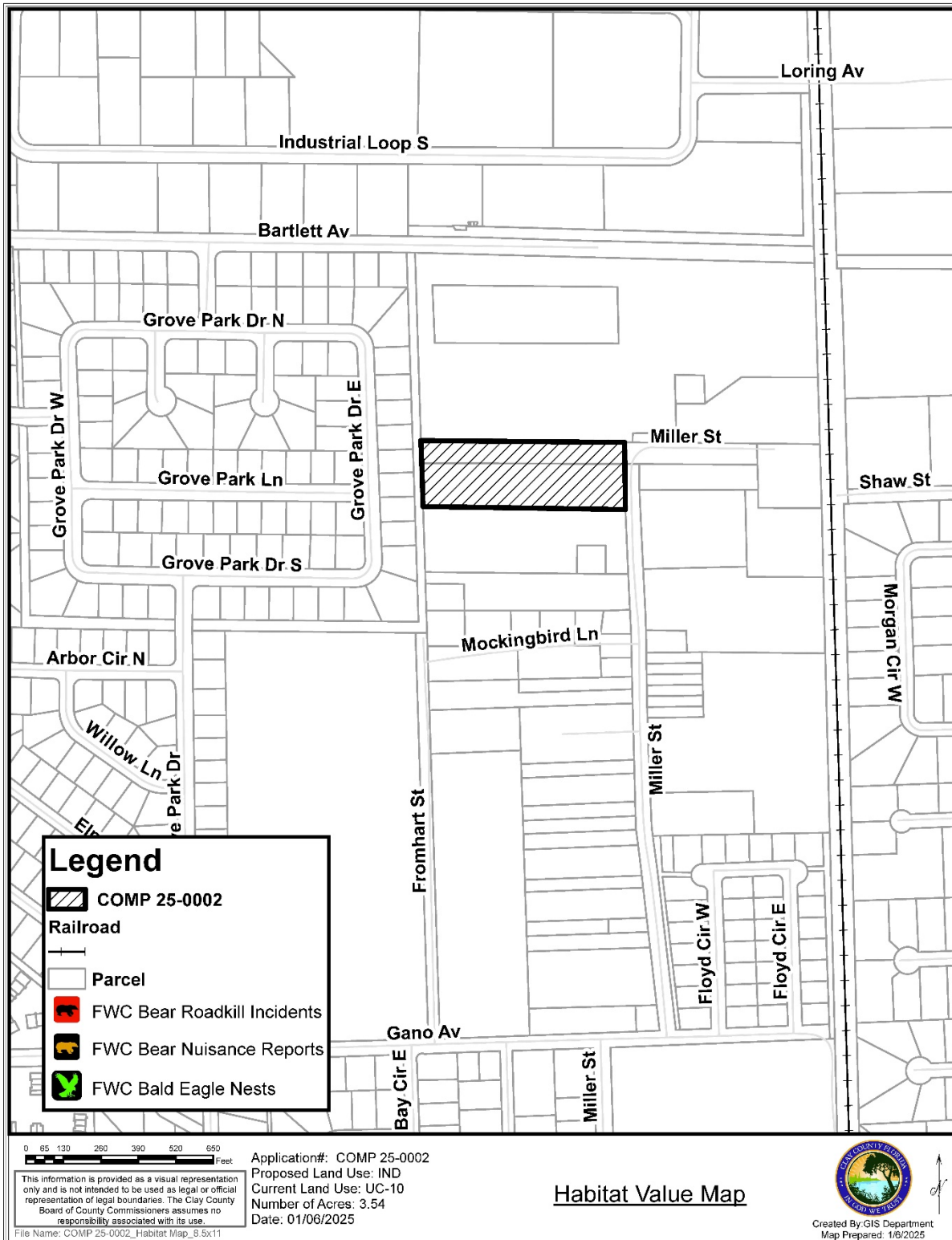


Figure 10 – Habitat Value Map





101 **Relevant Clay County 2045 Comprehensive Plan Policies**

102 The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

103 FLU Policy 1.4.7 Urban Core 10 (UC-10)

104 This designation is intended for land within the core of urban service areas and accessible to
105 employment centers. Densities in this area shall range from a minimum of two units per net acre
106 and a maximum of ten units per net acre. This classification includes single-family detached and
107 attached, cluster and zero lot line dwellings, and multi-family housing.

108 Areas within this category may be suitable for a higher intensity use, upward to a maximum of
109 ten units per net acres. Densities from seven to ten units per net acre may be approved if the
110 location meets required points and the development provides central water and sewer system.

111 Review of specific densities shall be directed toward preserving the stability and integrity of
112 established residential development and toward providing equitable treatment of lands with
113 similar characteristics. Design techniques of landscaping, screening and buffering shall be
114 employed to assure a smooth transition in residential structure types and densities.

115 A maximum density of 16 units per net acre may be allowed within the Urban Core (10)
116 designation on the Future Land Use Map for the provision of housing for the elderly or
117 handicapped and housing for very low-, low-income and moderate-income households.
118 Location shall be based on need and criteria assessing proximity to the following: employment,
119 mass transit, health care, parks, commercial services, and central utility services, as detailed in
120 the Housing Element and land development regulations. A maximum 15 units per net acre may
121 also be allowed if it is a proposed infill development meeting criteria of a Traditional
122 Neighborhood Development.

123 FLU Policy 1.4.12 Industrial (IND)

124 This designation accommodates the full range of industrial activities. The specific range and
125 intensity for uses appropriate in a particular industrial area varies by location as a function of the
126 availability of public services and access, and compatibility with surrounding uses shown on the
127 Future Land Use Map. Through the zoning review process the use of particular sites or areas may
128 be limited to allowable uses specified and defined by the Land Development Regulations.

129

130 Analysis Regarding Urban Sprawl

131 It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177,
132 all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative
133 impacts are not promoted.

134 1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*
135 *low-intensity, low-density, or single-use development or uses.*

136 Staff Finding: The proposed future land use change would allow the property to be developed as an
137 industrial use.

138 2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
139 *substantial distances from existing urban areas while not using undeveloped lands that are available*
140 *and suitable for development.*

141 Staff Finding: The subject property is surrounded by urban development.

142 3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
143 *generally emanating from existing urban developments.*

144 Staff Finding: The proposed amendment is an infill development project located adjacent to another
145 industrial land use property.

146 4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
147 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
148 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

149 Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems
150 are negatively impacted by the development.

151 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
152 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
153 *farmlands and soils.*

154 Staff Finding: This is an infill development project. There are no adjacent active agricultural areas or
155 activities.

156 6. *Fails to maximize use of existing public facilities and services.*

157 Staff Finding: There are existing public facilities and services available in the area which will serve this
158 project.

159 7. *Fails to maximize use of future public facilities and services.*

160 Staff Finding: This is an infill site with existing public facilities and services.

161 8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
162 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
163 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
164 *response, and general government.*

165 Staff Finding: As an urban infill development project, the subject parcel is already connected to services
166 including roads, potable water, sanitary sewer, etc.

167 9. *Fails to provide a clear separation between rural and urban uses.*

168 Staff Finding: The property is an infill property within a largely urban area.

169 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
170 *communities.*

171 Staff Finding: The proposed amendment is for an infill development project.

172 11. *Fails to encourage a functional mix of uses.*

173 Staff Finding: The proposed FLU will allow for a different use more in keeping with the surrounding area.

174 12. *Results in poor accessibility among linked or related land uses.*

175 Staff Finding: The proposed change will not affect accessibility among related land uses.

176 13. *Results in the loss of significant amounts of functional open space.*

177 Staff Finding: The proposed amendment will not result in the loss of significant amounts of functional open
178 space.

179

180 **Recommendation**

181 Staff recommends approval of COMP 25-0002.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00), TOTALING APPROXIMATELY 3.54 ACRES, FROM URBAN CORE-10 (UC-10) TO INDUSTRIAL (IND); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the “Plan”); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 25-0002 requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

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

Section 1. Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for two parcels of land (tax parcel identification #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00), totaling approximately 3.54 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Urban Core-10 (UC-10) to Industrial (IND).

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

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

Exhibit "A-1"

Parcel "A"

The North 1/3 of the South 1/2 of Lot 35, Section 5, Orange Park, as shown on map of lands entitled "Map of Florida Winter Home and Improved Lands" according to plat thereof recorded in Plat Book 1, page 23 of the public records of Clay County, Florida.

Excepting there from the south 2 acres thereof conveyed to Robert Jacobs by deed recorded in Deed Book 28, page 38 of the public records of Clay County, Florida.

Parcel "B"

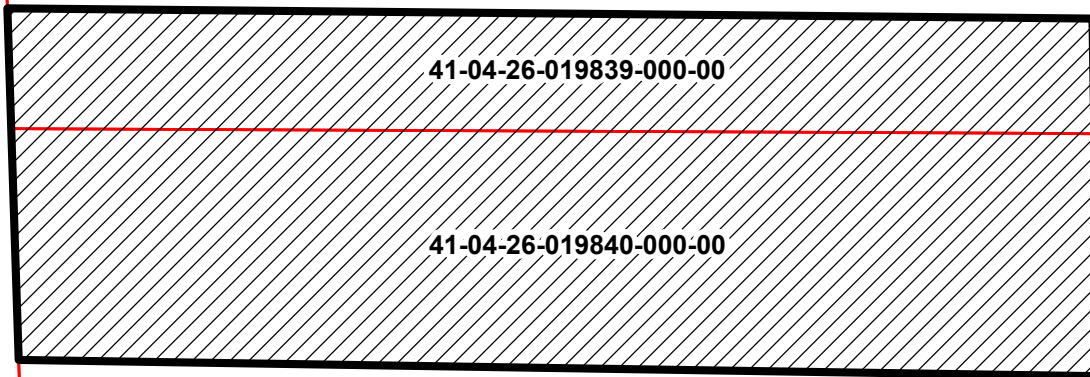
Two acres of the South 1/2 of Lot 35 as recorded in Official Records Book 134, page 16 and Official Records Book 310, page 74, Section 5, Orange Park.

All of the above being more particularly described as follows:

The North 1/3 of the South 1/2 of Lot 35, Section 5, Orange Park, Clay County, Florida, according to plat recorded in Plat Book 1, page 23 of the public records of said county, said North 1/3 being more particularly described as follows:

Begin at the northeast corner of said South 1/2 of Lot 35; thence on the east line thereof, run South 01 degree 51 minutes 35 seconds East, 221.93 feet; thence North 89 degrees 27 minutes 16 seconds West, 697.77 feet to the west line of said Lot 35; thence on said west line North 01 degree 47 minutes 50 seconds West, 221.52 feet to the north line of said South 1/2 of Lot 35; thence on said north line South 89 degrees 29 minutes 14 seconds East, 697.51 feet to the Point of Beginning. Being 3.54 acres, more or less, in area.

Exhibit "A-2"



Miller St

Miller St

Legend



COMP 25-0002



Parcel

0 20 40 80 120 160 200 Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: COMP 25-0002_Parcel Map_8.5x11

Application#: COMP 25-0002
Proposed Land Use: IND
Current Land Use: UC-10
Number of Acres: 3.54
Date: 01/06/2025

Parcel Map



Created By: GIS Department
Map Prepared: 5/27/2025



Staff Report and Recommendations for PUD 25-0001

Copies of the application are available at the Clay County

Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: Theresa Floyd and The Estate of Theodore Floyd

Agent: Susan Fraser (SLF Consulting, Inc.)

Phone: 904-591-8942

Email: slfraser@bellsouth.net

Property Information

Parcel ID: 41-04-26-019839-000-00 and 41-04-26-019840-000-00

Address: Miller Street
Orange Park, FL 32073

Current Land Use: Urban Core-10 (UC-10)

Current Zoning: Private Services (PS-1)

Proposed Zoning: Planned Industrial Development (PID)

Acres: 3.54 +/- acres

Commission District: 3, Comm. Renninger

Planning District: Gateway

Introduction:

This application is a Rezoning of two (2) parcels of land from Private Services (PS-1) to Planned Industrial Development (PID).

The subject parcels are located on the west side of Miller Street. The parcels are undeveloped land.

A companion Future Land Use change from Urban Core-10 (UC-10) to Industrial (IND) precedes this rezoning.

Figure 1 – Parcel Map

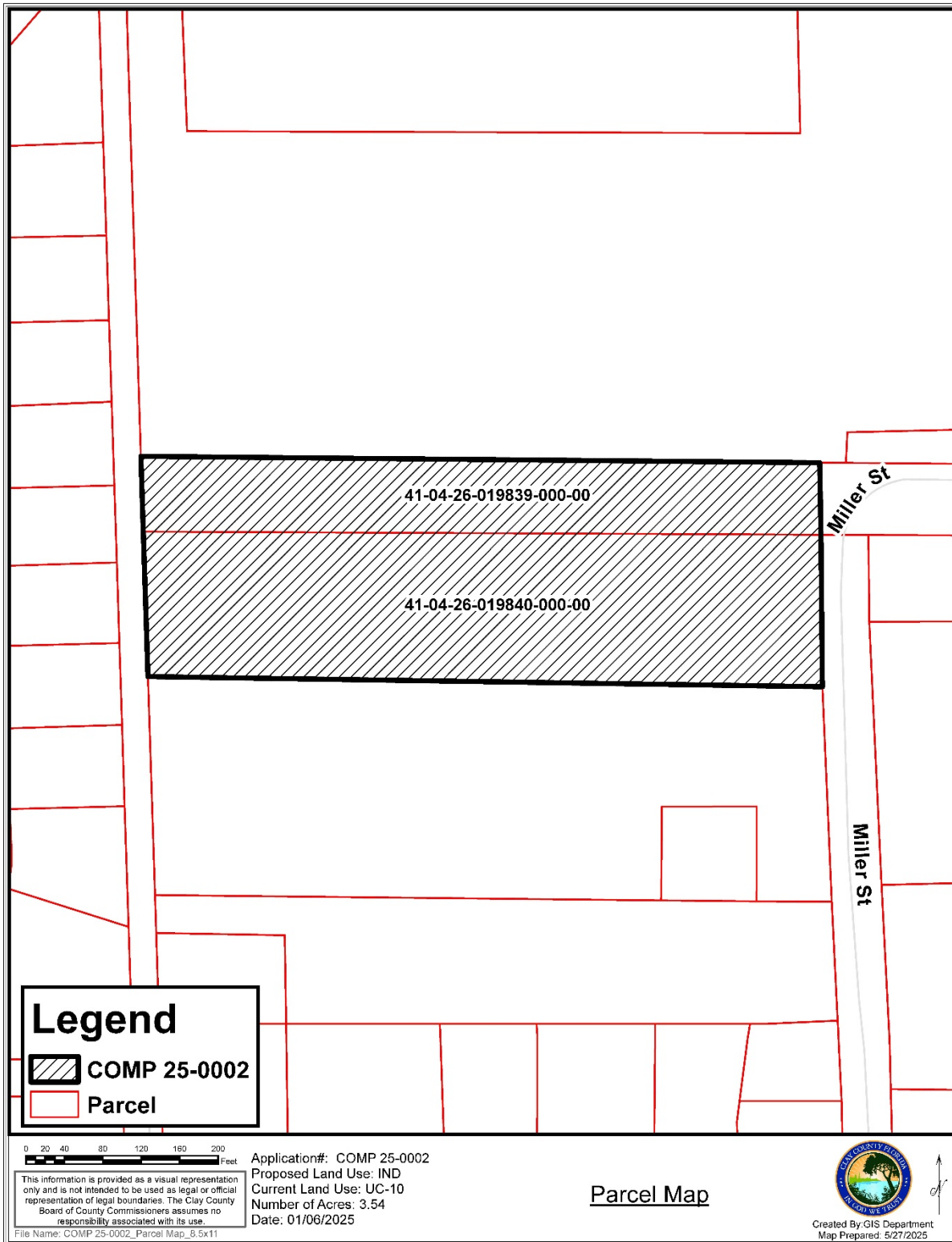


Figure 2 – Aerial Photo

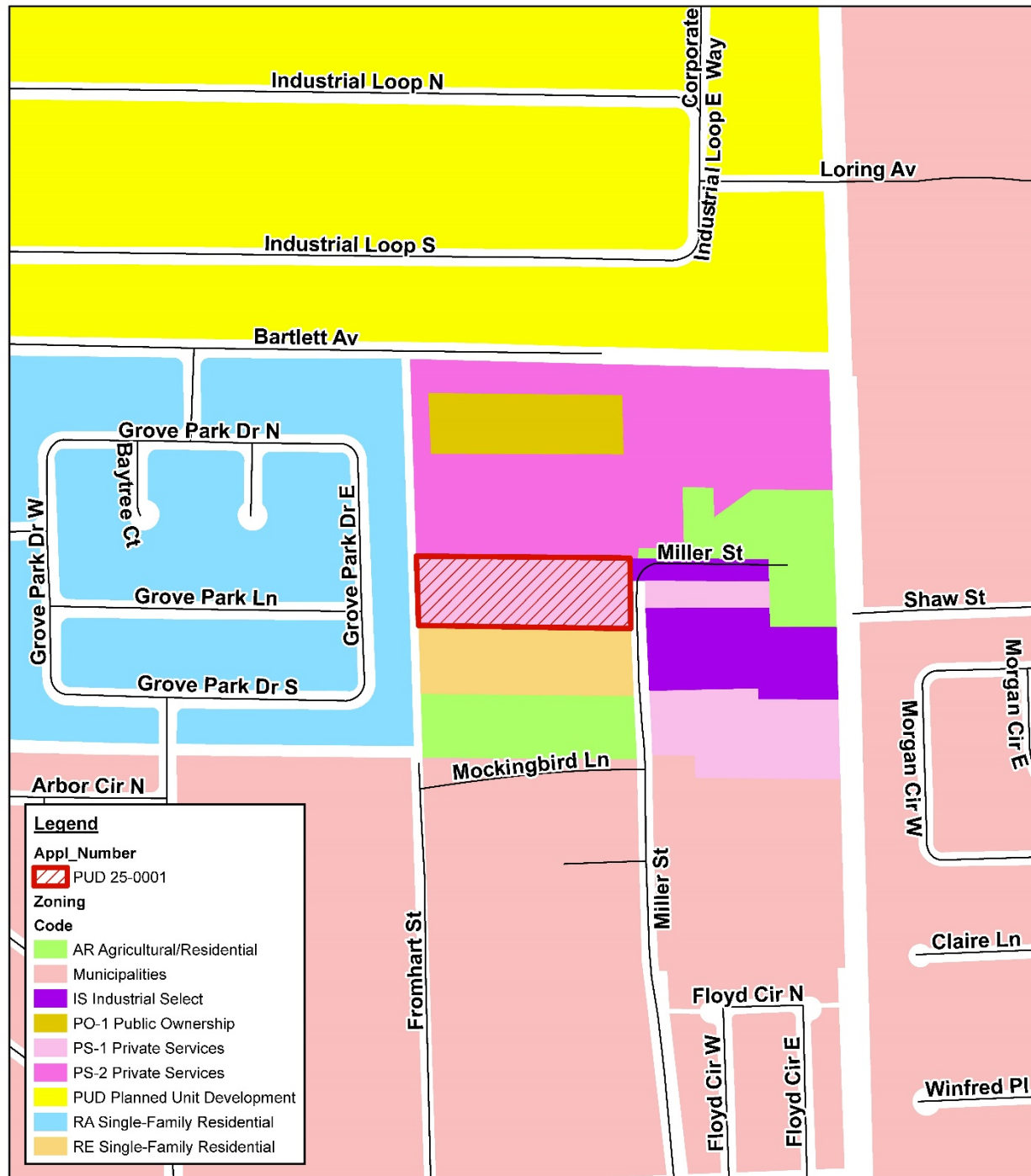


0 212.5 425 850 Feet

**Rezoning: PUD 25-0001
from PS-1 to PID**



Figure 3 – Existing Zoning Map

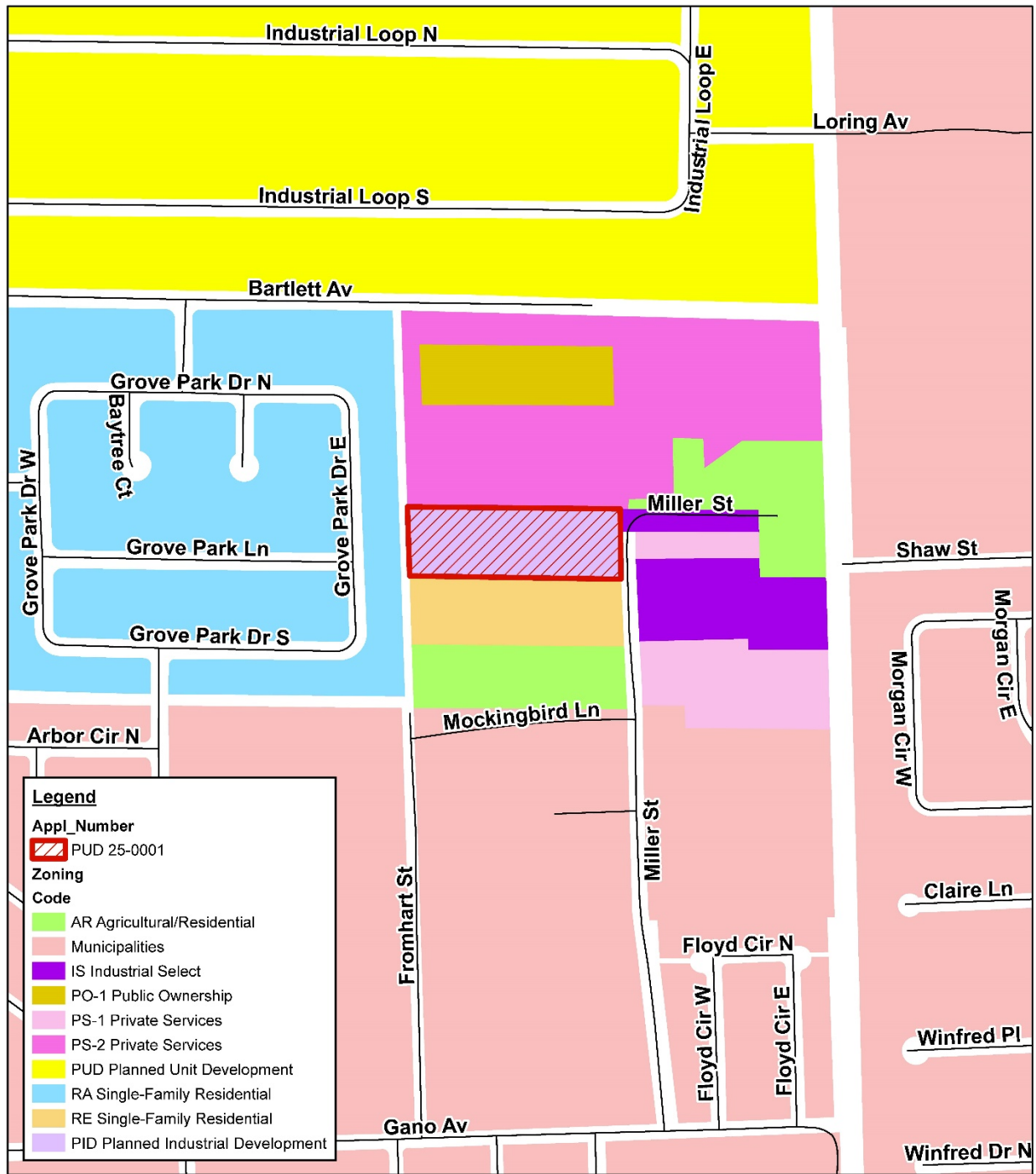


0 212.5 425 850 Feet

**Existing Zoning
Rezoning: PUD 25-0001
from PS-1 to PID**



Figure 4 – Proposed Zoning Map



0 212.5 425 850 Feet

**Proposed Zoning
Rezoning: PUD 25-0001
from PS-1 to PID**



28 **Relevant Clay County 2040 Comprehensive Plan Policies**

29 The following Goals/Objective/Policies support the proposed Rezoning Amendment to the Code:

30 FLU Policy 1.4.7 Urban Core 10 (UC-10)

31 This designation is intended for land within the core of urban service areas and accessible to
32 employment centers. Densities in this area shall range from a minimum of two units per net acre
33 and a maximum of ten units per net acre. This classification includes single-family detached and
34 attached, cluster and zero lot line dwellings, and multi-family housing.

35 Areas within this category may be suitable for a higher intensity use, upward to a maximum of
36 ten units per net acres. Densities from seven to ten units per net acre may be approved if the
37 location meets required points and the development provides central water and sewer system.

38 Review of specific densities shall be directed toward preserving the stability and integrity of
39 established residential development and toward providing equitable treatment of lands with
40 similar characteristics. Design techniques of landscaping, screening and buffering shall be
41 employed to assure a smooth transition in residential structure types and densities.

42 A maximum density of 16 units per net acre may be allowed within the Urban Core (10)
43 designation on the Future Land Use Map for the provision of housing for the elderly or
44 handicapped and housing for very low-, low-income and moderate-income households.
45 Location shall be based on need and criteria assessing proximity to the following: employment,
46 mass transit, health care, parks, commercial services, and central utility services, as detailed in
47 the Housing Element and land development regulations. A maximum 15 units per net acre may
48 also be allowed if it is a proposed infill development meeting criteria of a Traditional
49 Neighborhood Development.

50 FLU Policy 1.4.12 Industrial (IND)

51 This designation accommodates the full range of industrial activities. The specific range and
52 intensity for uses appropriate in a particular industrial area varies by location as a function of the
53 availability of public services and access, and compatibility with surrounding uses shown on the
54 Future Land Use Map. Through the zoning review process the use of particular sites or areas may
55 be limited to allowable uses specified and defined by the Land Development Regulations.

56

Analysis of Surrounding Uses

The proposed rezoning would change the subject parcel from Private Services (PS-1) to Planned Industrial Development (PID). This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	Urban Core-10 (UC-10)	Private Services (PS-2)	Wastewater Treatment Facility
South	Urban Core-10 (UC-10)	Single Family Residential (RE)	Vacant Land / Mobile Home
East	Industrial (IND)	Industrial Select (IS) and Private Services (PS-1)	Auto Repair / Industrial Warehouse / Church
West	Urban Core-10 (UC-10)	Single Family Residential (RA)	Single-Family Residential

The subject parcels are the last two lots at the northern end of Miller Street. The surrounding uses are a mix of industrial, church and single-family residential. The existing wastewater treatment facility on the north side of the subject parcels, along with the existing auto repair and industrial warehousing uses on the east side of Miller Street, significantly limit the practical use of the properties to a similar type of use. Changing the Future Land Use and Zoning designations to allow light industrial will provide for a viable use option of these parcels.

Analysis of Proposed PUD

The Written Statement submitted for the proposed Planned Industrial Development provides the following regulations for the subject parcels.

Permitted Use:

- Light industrial use with related offices and showrooms, warehouse, warehouse showroom and distribution use. Retail allowed only as an accessory use to a warehouse showroom within the same building.

Use limitations:

- Off-street loading facilities shall be screened from abutting public street or land with a residential use.
- Accessory uses and limited retail sales may not be located in freestanding buildings. Such use may not exceed 2,000 sq.ft. in area and is further limited to 10% of the total square footage of use on the property.

Building setbacks:

- Front (east) = 25 feet
- Side = 30 feet
- Rear (west) = 100 feet

- Building Height = 25 feet max.

A PUD is intended to result in a development project which provides a public benefit or a higher standard of development than is required under the regular land development regulations in exchange for a reduction of some of the regular land development regulations. To this end the project proposes the following:

Perimeter Buffer:

- Wetlands to be retained for a depth of a minimum of 100 feet to the adjacent existing subdivision to the west of the subject parcels.

Analysis of Proposed Rezoning Amendment

In reviewing the proposed application for Rezoning, the following criteria may be considered along with such other matters as may be appropriate to the particular application:

- (a) Whether the proposed change will create an isolated district unrelated to or incompatible with adjacent and nearby districts;

Staff Finding: The adjacent parcels to the north and east are zoned for water treatment and other industrial uses. The proposed change will not be incompatible with the adjacent and nearby districts.

- (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real property proposed for change;

Staff Finding: The existing district boundaries are not illogically drawn, however they are a mixture of residential and industrial uses.

- (c) Whether the conditions which existed at the time the real property was originally zoned have changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

Staff Finding: This northern end of Miller Street is changing slowly from residential to light industrial.

- (d) Whether the affected real property cannot be used in accordance with existing zoning;

Staff Finding: The parcels could be developed as a private school, however the existing wastewater treatment facility and industrial uses across the street would significantly limit the viability of the site for anything but a trade school use.

- (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated objectives and policies of the Plan;

117 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it reduces urban
118 sprawl by providing redevelopment in close proximity to a major transportation corridor.

119 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a
120 legitimate public purpose;

121 Staff Finding: There is no public purpose served by maintaining the existing zoning.

122 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is
123 inconsistent with surrounding land use;

124 Staff Finding: Maintaining the existing zoning is not a reasonable course in this location as it hinders the
125 full use of the parcels.

126 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density
127 within the district already permitting such intensity or density.

128 Staff Finding: There is a demand for light industrial use in this area of the County.

129

130 **Recommendation**

131 Staff recommends approval of PUD 25-0001.

132

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 TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00), TOTALING APPROXIMATELY 3.54 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF PRIVATE SERVICES (PS-1) TO PLANNED INDUSTRIAL DEVELOPMENT DISTRICT (PID); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application PUD 25-0001 seeks to rezone certain real property (tax parcel identification #s 41-04-26-019839-000-00 and 41-04-26-019840-000-00) (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 Private Services (PS-1) to Planned Industrial Development District (PID), 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 25-0002 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

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

Exhibit "A-1"

Parcel "A"

The North 1/3 of the South 1/2 of Lot 35, Section 5, Orange Park, as shown on map of lands entitled "Map of Florida Winter Home and Improved Lands" according to plat thereof recorded in Plat Book 1, page 23 of the public records of Clay County, Florida.

Excepting there from the south 2 acres thereof conveyed to Robert Jacobs by deed recorded in Deed Book 28, page 38 of the public records of Clay County, Florida.

Parcel "B"

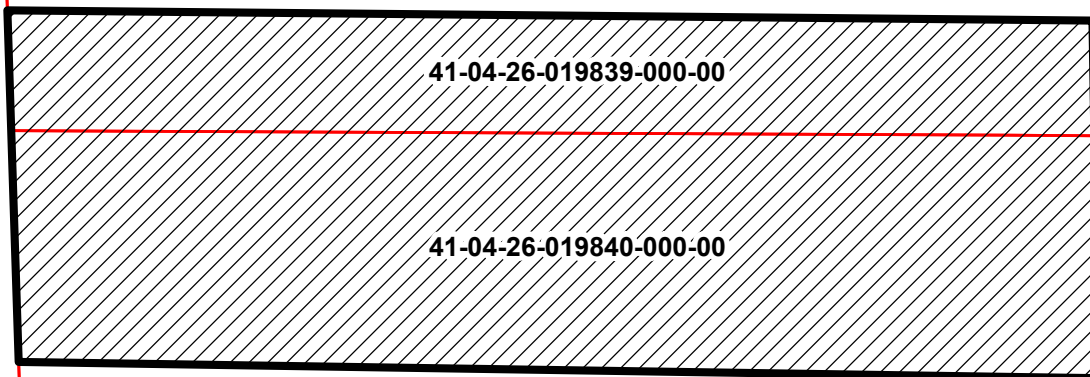
Two acres of the South 1/2 of Lot 35 as recorded in Official Records Book 134, page 16 and Official Records Book 310, page 74, Section 5, Orange Park.

All of the above being more particularly described as follows:

The North 1/3 of the South 1/2 of Lot 35, Section 5, Orange Park, Clay County, Florida, according to plat recorded in Plat Book 1, page 23 of the public records of said county, said North 1/3 being more particularly described as follows:

Begin at the northeast corner of said South 1/2 of Lot 35; thence on the east line thereof, run South 01 degree 51 minutes 35 seconds East, 221.93 feet; thence North 89 degrees 27 minutes 16 seconds West, 697.77 feet to the west line of said Lot 35; thence on said west line North 01 degree 47 minutes 50 seconds West, 221.52 feet to the north line of said South 1/2 of Lot 35; thence on said north line South 89 degrees 29 minutes 14 seconds East, 697.51 feet to the Point of Beginning. Being 3.54 acres, more or less, in area.

Exhibit "A-2"



Legend



COMP 25-0002



Parcel

0 20 40 80 120 160 200 Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: COMP 25-0002_Parcel Map_8.5x11

Application#: COMP 25-0002
Proposed Land Use: IND
Current Land Use: UC-10
Number of Acres: 3.54
Date: 01/06/2025

Parcel Map



Created By: GIS Department
Map Prepared: 5/27/2025

Exhibit "B-1"

Written Statement

Miller Street Industrial Planned Industrial Development (PID)

PROPERTY OWNERS: **ESTATE OF THEODORE FLOYD**
 1935 MILLER STREET
 ORANGE PARK, FLORIDA 32073

THERESA FLOYD
 PO Box 650939
 VERO BEACH, FLORIDA 32965

AGENT: **SUSAN L. FRASER**
 SLF CONSULTING, INC.
 3517 PARK STREET
 JACKSONVILLE, FL 32205
 904-591-8942

Parcel Numbers: 41-04-26-019839-000-00
 41-04-26-019840-000-00

Future Land Use Category: Industrial

Existing Zoning: PS-1
Proposed Zoning: Planned Industrial Development

Acreage: 3.54 acres

Adjacent Land Use: North UC-10 (CCUA Sewage Treatment Plant)
 East Industrial
 South UC-10
 West UC-10

Adjacent Zoning: North - PS-2 & PO-1 (CCUA Miller Street Sewage Plant)
 South – RE
 East – IS and PS-1
 West - Clay Drainage Tract / RA

Site Description:

Wetlands: Approximately 1.8 acres, located on westerly 200+ feet, and adjacent to north property line.

Vegetation: Wetlands are heavily treed with understory vegetation; wetlands to remain. Uplands include deciduous tree canopy.

Drainage:	High of elevation 18 on eastern half of property; low of elevation 12/13 along western property line. Property drains to the west to the County maintained drainage tract (50' width) along western boundary.	
Soils:	13- <u>Meggett fine sandy loam</u>	97%
	23- <u>Sapelo – Urban land complex</u>	3%
Floodzone:	None of the property lies within the floodplain.	
Utilities:	Water and wastewater service by CCUA.	

Permitted Uses

Permitted Uses:	Light industries with related offices and showrooms, warehouse, warehouse showroom and distribution uses. Retail sales allowed only as an accessory and minor activity accompanying a warehouse-showroom use within the same building.	
Use Limitations:	<ol style="list-style-type: none"> 1. Off-street loading facilities shall be visually screened from any abutting public street or land with a residential use. 2. Accessory uses and limited retail sales may not be located in freestanding buildings. Each is of this type may not exceed 2,000 square feet in area and the total of these uses within the PID shall be limited to 10% of the total square footage of use on the property. 	
Building Setbacks:	25 foot	front yard at Miller Street
	30 foot	side setback to adjacent RE District (south)
	30 feet	side yard setback to CCUA Use (north)
	100 foot	minimum undisturbed wetland retained to RA District (west)
Height Limit:	25' max. height of structure	

Buffers and Landscaping

Perimeter buffers shall meet or exceed the requirements of Article VI. as to the proposed industrial use:

Adjacent RA Zoning:	Wetlands will be retained for a depth of a minimum of 100 feet to the adjacent RA Zoning (Grove Park Subdivision), exceeding the requirements of Article VI. Section 6-8 (“C” Buffer, subsection (c) 4.) for a perimeter buffer.
---------------------	--

Adjacent RE Zoning:	30' "C" Type Buffer, except that a block wall shall not be required within the front yard at Miller Street or along the southern boundary. The southern boundary (to RE) shall include a 6' high opaque fence where it abuts the RE Zoning adjacent to the developed portion of the property (not within wetlands).
Adjacent CCUA Plant:	Min 30'; wetlands to north property line to be retained. No additional buffer over retained wetlands required.
Miller Street ROW:	15 foot ROW Buffer

Internal open space, including all landscaped areas, shall be provided pursuant to Article VI. Landscape and Tree Protection Standards of the Land Development Code. Landscaping within vehicular use areas that provide access or loading/unloading to support a permitted use may be provided adjacent to and outside the access drive or loading/unloading areas; relocation priority shall be given to the landscaped areas adjacent to the access drive and to increasing the area of parking islands to better support canopy trees.

Parking

Parking shall be provided at the rates established in Article VIII of the Clay County LDRs. As depicted on the PID Site Plan:

18,000 SF total	
16,000 SF Storage/warehouse @ 1 space / 1,000 SF	= 16 spaces
2,000 SF Office @ 1 space per 250 SF	= <u>8 spaces</u>
	24 spaces required

PID Site Plan provides 24 spaces plus 2 accessible spaces. Modifications to the building square footage or changes in the use mix shall be subject to Article VIII standards.

Lighting

A photometric plan shall be provided at the time of commercial site plan review for development within the PID. The plan shall cover all exterior lighting. All light fixtures shall be full cut-off luminaires; manufacturer cut sheets shall be provided with the photometric plan. All lights shall be mounted at a 90 degree angle to the ground surface. Building mounted fixtures and pole light fixtures shall not exceed twenty (20 feet) in height.

Density Requirements

A maximum of 18,000 square feet of building area (24% FAR).

Signs

Signs shall be permitted as provided in Article VII. Sign Ordinance.

Development Phasing

Development will occur in a single phase.

Exhibit "B-2"

**Miller Street
Planned Industrial Development (PID)**

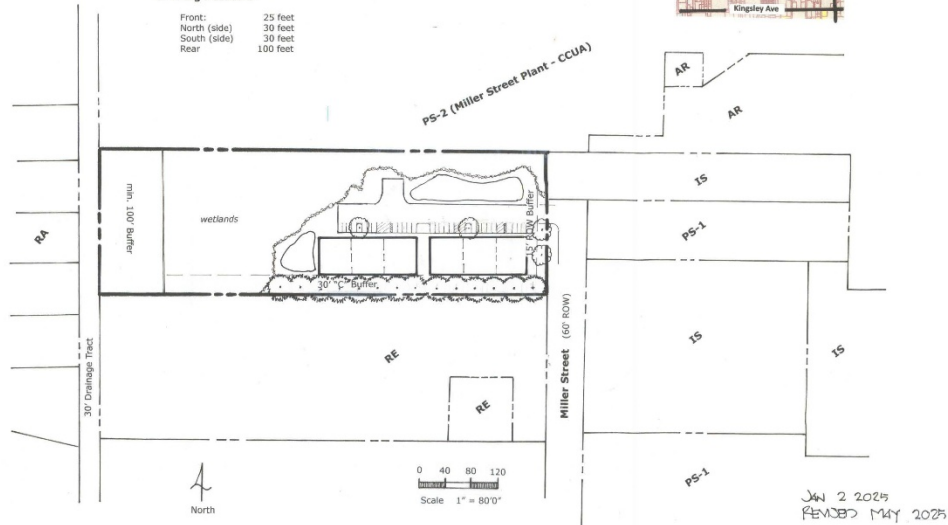
Total Acres **3.54**
Wetland acres 1.80

Development Plan

Uses Permitted in PID Written Statement

Building Setbacks:

Front: 25 feet
North (side): 30 feet
South (side): 30 feet
Rear: 100 feet





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, July 1 5:00 PM

TO: Planning Commission

DATE: 6/13/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application is a FLUM amendment to change a portion of one parcel from Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC).

Staff is requesting this item be continued to August 5, 2025.

AGENDA ITEM TYPE:

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Roland R Townsend Jr, Todd A Townsend, Jamie L Hudson: Owner
Frank Miller: Agent

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	Staff Report for COMP 25-0006	Cover Memo	4/30/2025	COMP_25-0006- _PC_Staff_Report_- _final_jb.pdf
▢	Ordinance	Ordinance	4/30/2025	COMP_25-0006- _ordinance_- _finalada.pdf
▢	Staff Report for ZON 25-0005	Cover Memo	4/30/2025	ZON_25-0005_- _PC_Staff_Report_- _finalada.pdf
▢	Ordinance ZON 25-0005	Ordinance	4/30/2025	ZON_25-0005_- _Ordinanceada.pdf

COMP 25-0006

Staff Report



Copies of the application are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owner: Roland R Townsend Jr, Todd A Townsend,
Jamie L Hudson
Agent: Frank Miller
Phone# 904-354-1980
Email: fmiller@gunster.com

Address: 1 Independent Dr, Ste 2300
Jacksonville, FL 32202

Property Information

Parcel ID: 14-05-24-006355-000-00
Current Land Use: RR (Rural Residential)
Proposed Land Use: UC-10 (Urban Core 10)
Commission District: 4, Comm. Condon

Address: 2169 Pine Tree Lane, Middleburg, FL
Current Zoning: AR (Agricultural Residential)
Acres: 16.0 +/- acres
Planning District: Middleburg-Clay Hill

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change a single parcel of land from **RR (Rural Residential)** to **UC-10 (Urban Core 10)**. This could equate to a density of 10 units to the acre depending on the zoning district. The Applicant intends to build approximately 65 detached single-family homes.

The subject parcel is located west of Blanding Blvd and north of CR 218, just north of the intersection of Pine Tree Lane and CR 218. The property to the north of the subject parcel has a future land use of Rural Fringe (RF) and underwent a rezoning of the land from AR to RB in 2003. The 29-acre parcel has an approximate density of 3 units to the acre. A companion Rezoning application from AR to RD-2 follows this comprehensive plan amendment. This zoning designation would equate to a density of 4 units to the acre.

Figure 1 – Location Map



Figure 2 – Parcel Map

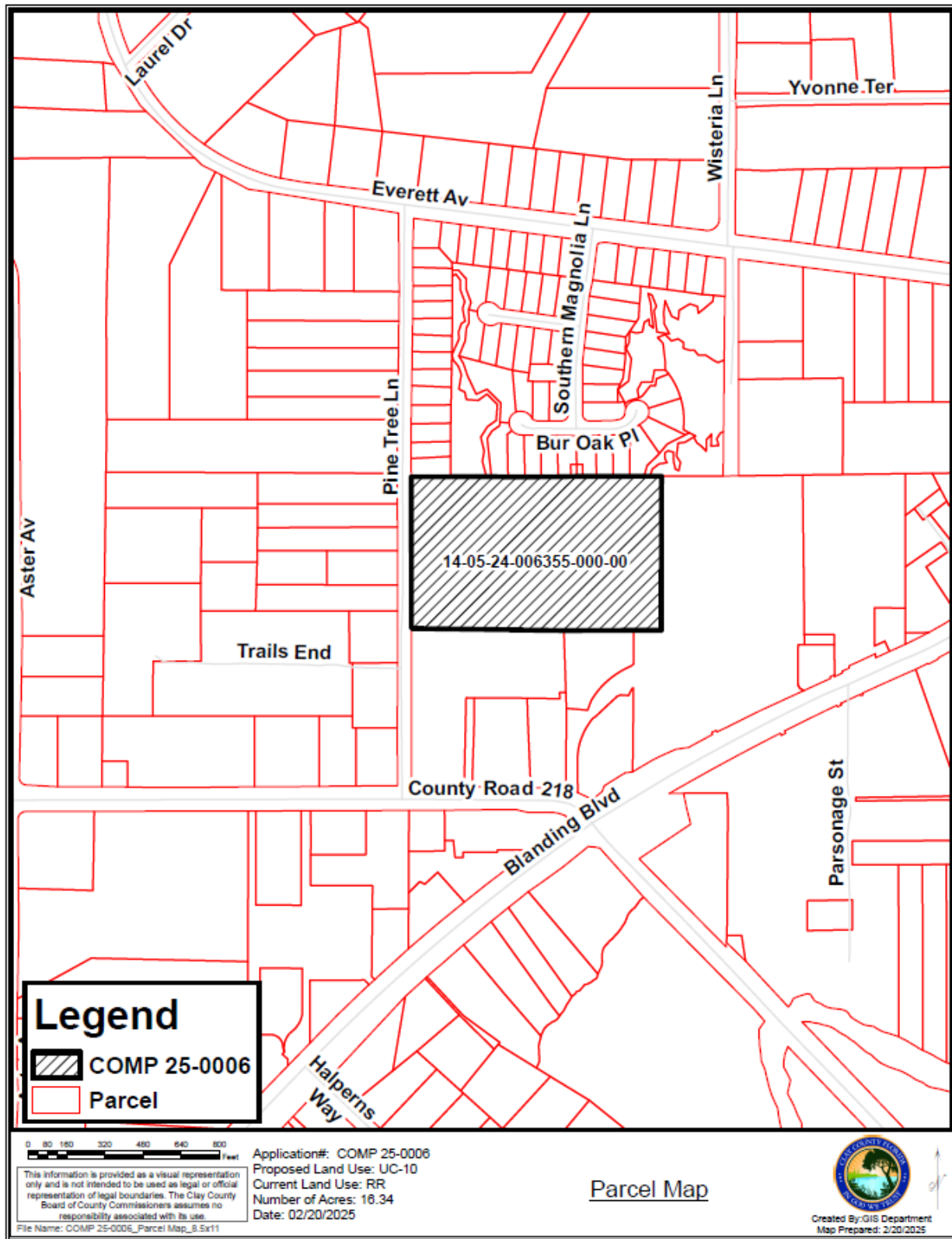


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

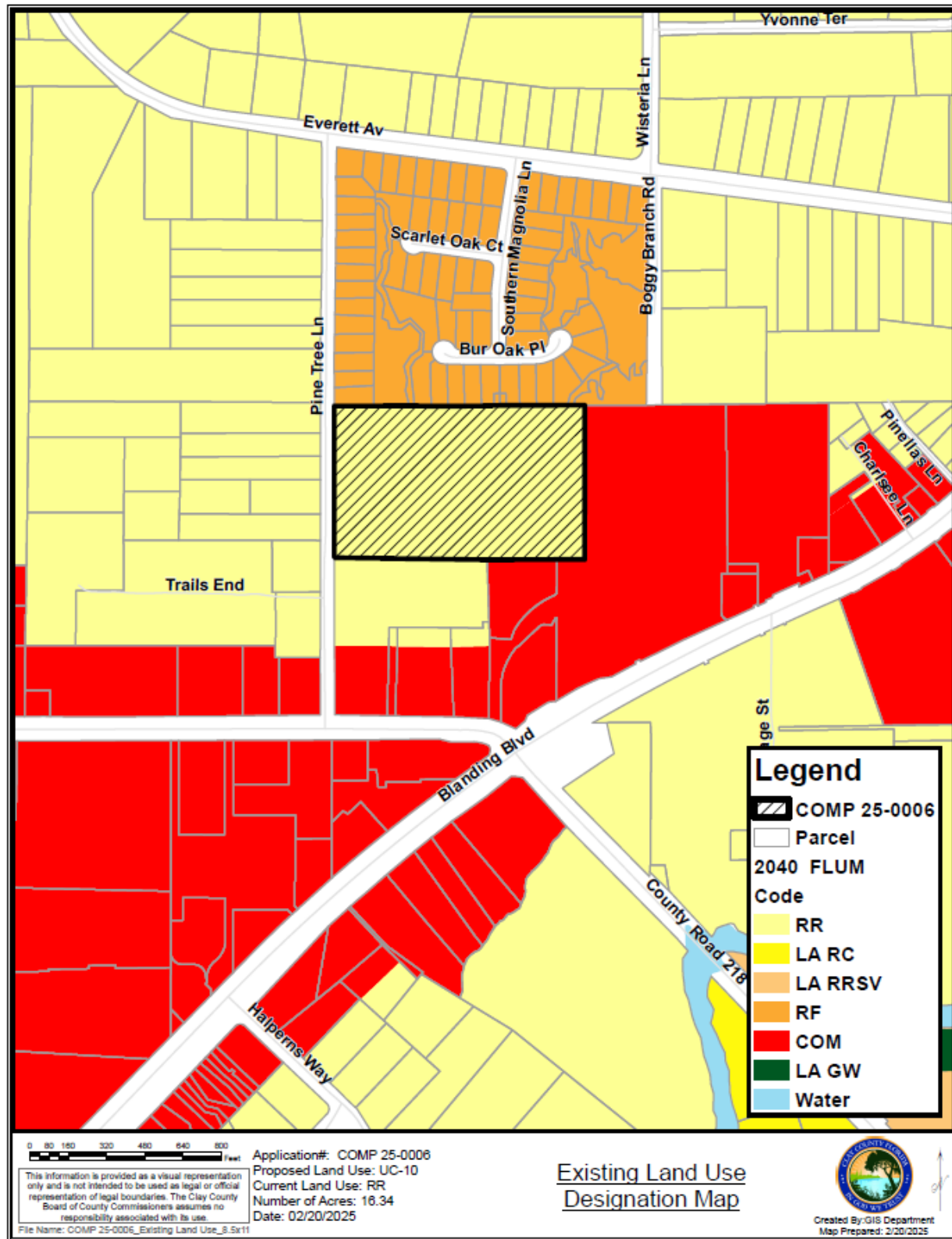


Figure 5 – Proposed Future Land Use Designation Map

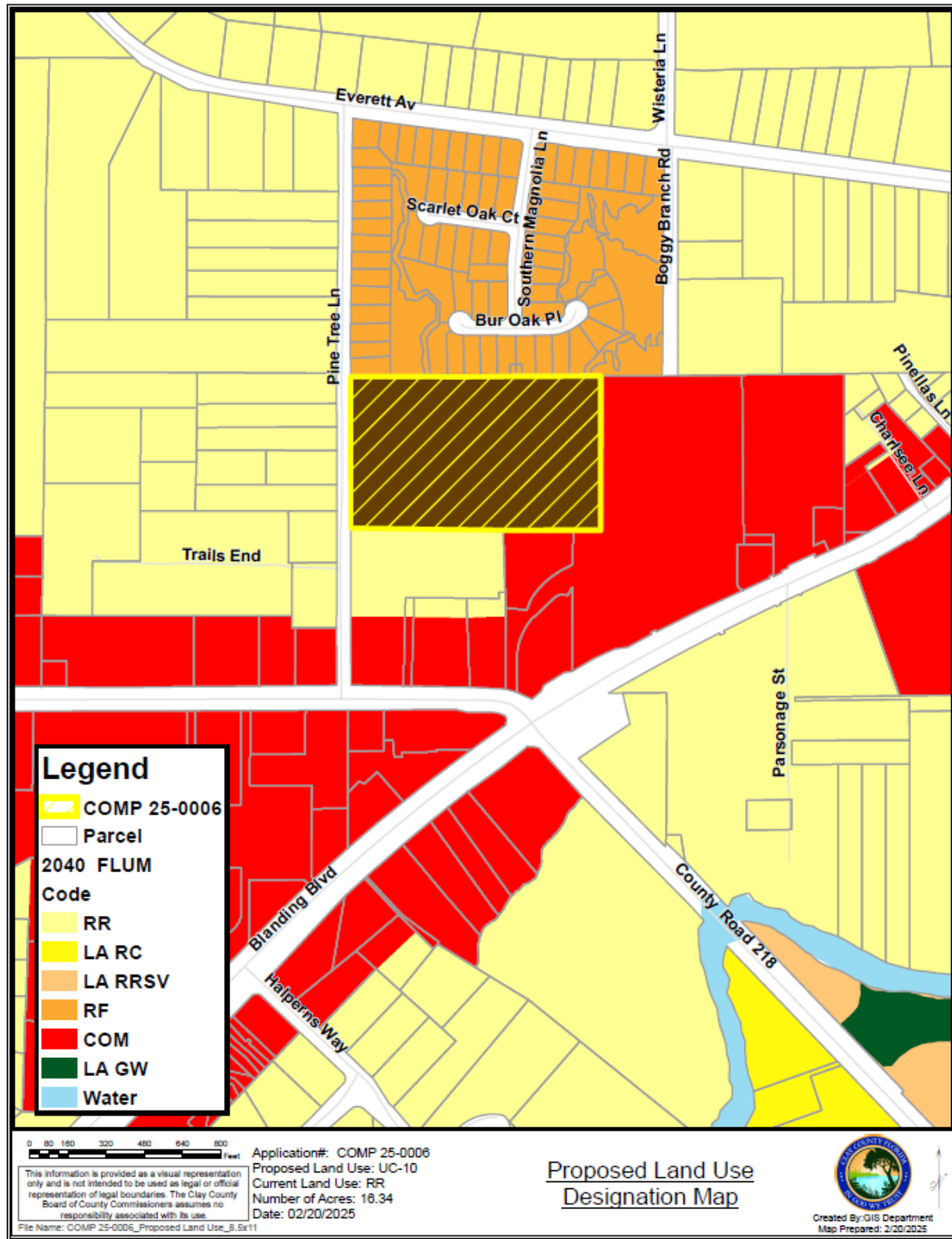
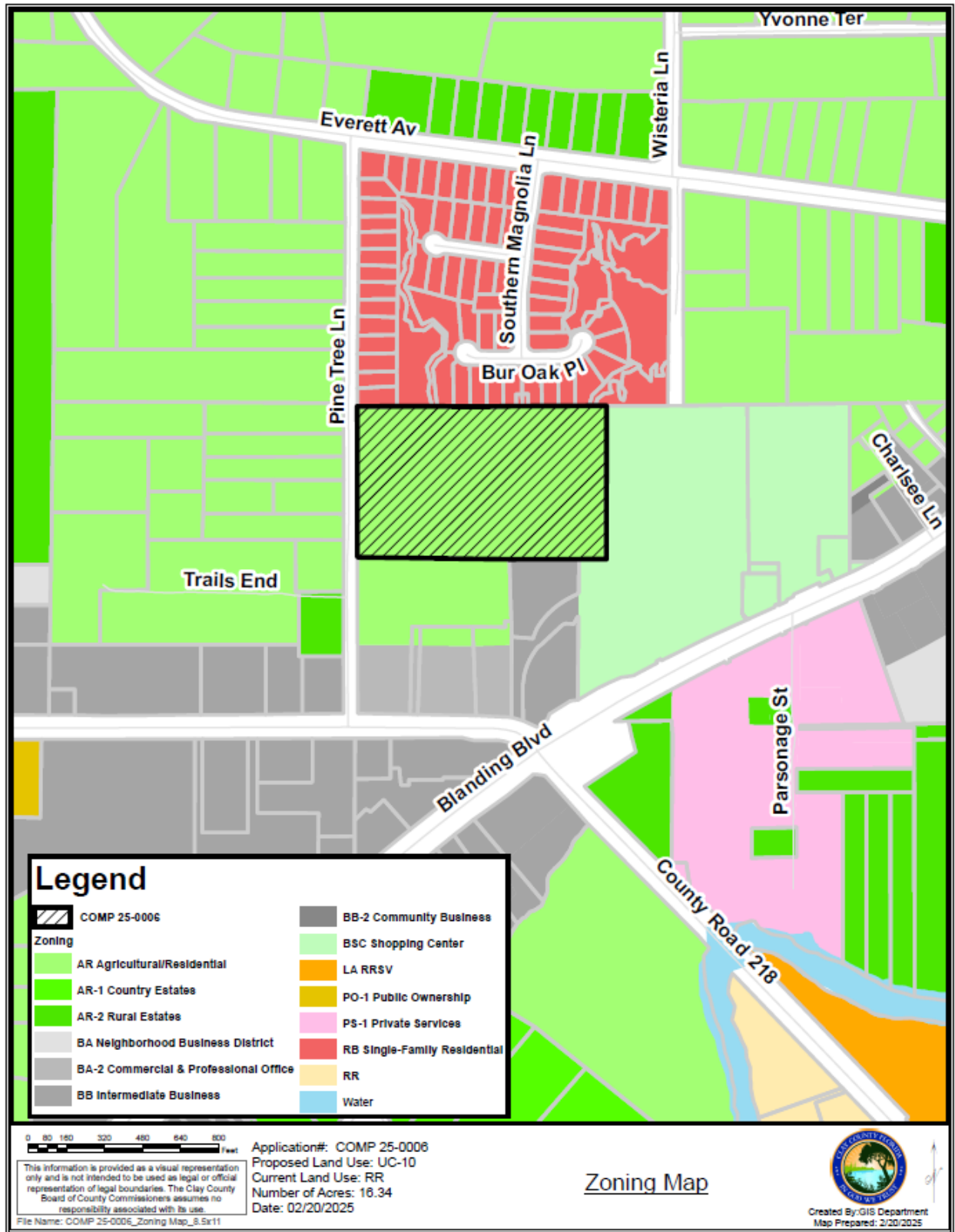


Figure 6 – Zoning Map



36 **Availability of Services**

37 Traffic Facilities:

38 The County's Mobility Fee will apply to development of this property.

39 Schools:

40 The project will be subject to School Impact Fees. There should be adequate student station capacity to
41 accommodate the project.

43 Recreation:

44 Clay County managed recreation facilities on a County wide basis. In addition to any passive recreational
45 opportunities that will be presented with this project, the County is on track to meets it LOS recreational
46 standards presented in the Recreation and Open Space Element of the County's Comprehensive Plan.

48 Water and Wastewater:

49 Water and sewer services are both available for the proposed development.

51 Stormwater/Drainage:

52 Stormwater management for any new construction will need to meet County and Water Management District
53 standards.

54 Solid Waste:

55 Clay County has existing solid waste capacity to service to the area.

57 **Land Suitability:**

58 Soils:

59 See Figure 7.

60 Flood Plain:

61 The southwest portion of the parcel is in Flood Zone "A". The Applicant will be required to establish a base
62 flood elevation for this area based on FEMA standards. Development impacts within any floodplain area on
63 the subject parcel will be required to be mitigated. See Figure 8.

64 Topography:

65 The subject parcel has roughly ten to fifteen feet of slope from a high along the northern edge of the property
66 to the southern portion moving toward the floodway in the southwestern corner of the site. Drainage for
67 each lot will need to be accommodated consistent with the SJRWMD standards. See Figure 9.

68 Regionally Significant Habitat:

69 The site is relatively devoid of lands for wildlife habitat or habitat corridors as the area surrounding the subject
70 property has been developed. See Figure 10.

72 Historic Resources:

73 There are no historic resource structures currently on the subject parcel although historic structure locations
74 have been mapped to the east and south of the subject parcel. See Figure 11.

75 Compatibility with Military Installations:

76 The subject property is not located near Camp Blanding.

77

Figure 7 – Soil Map

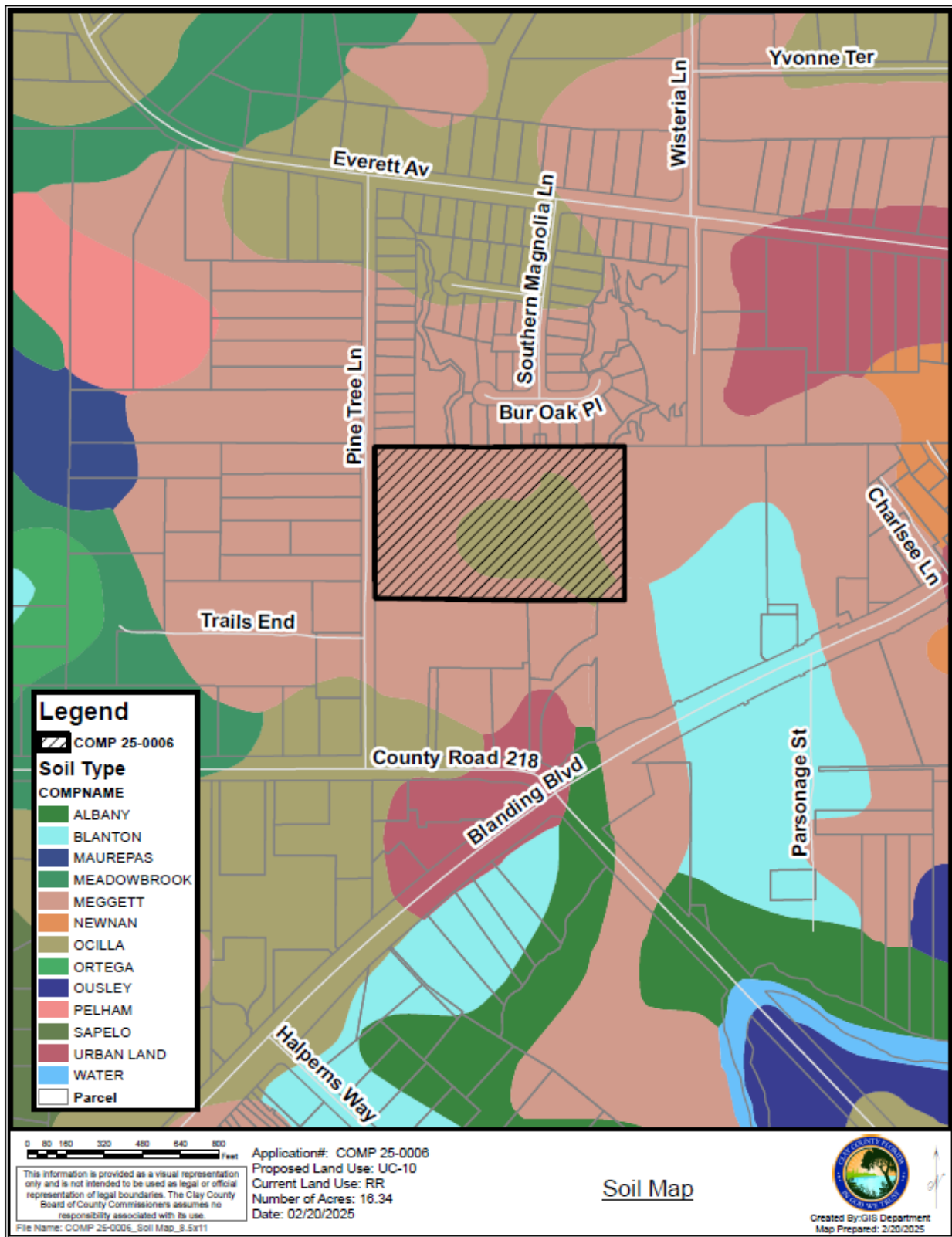


Figure 8 – Flood Zone Map

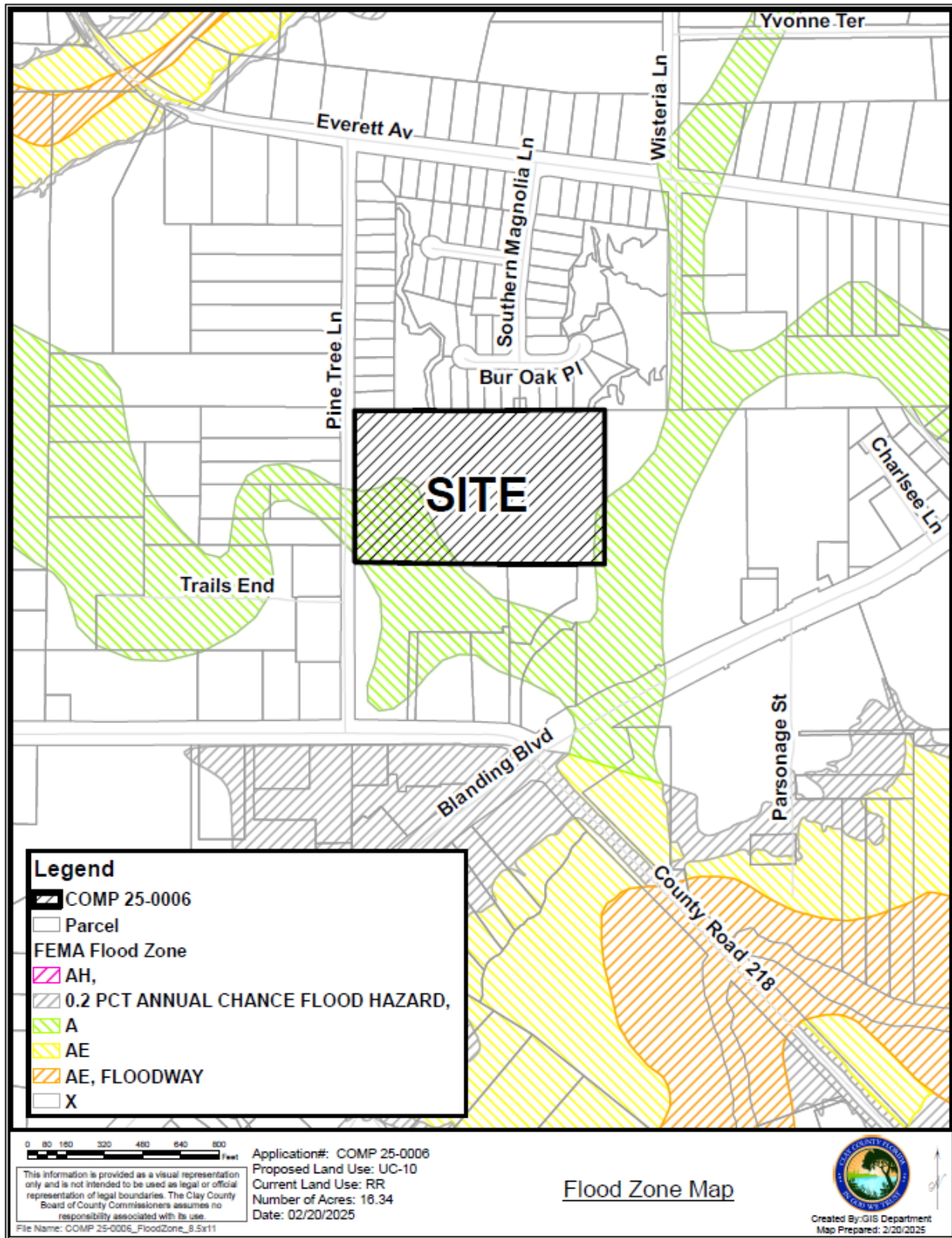


Figure 9 – Topography Map

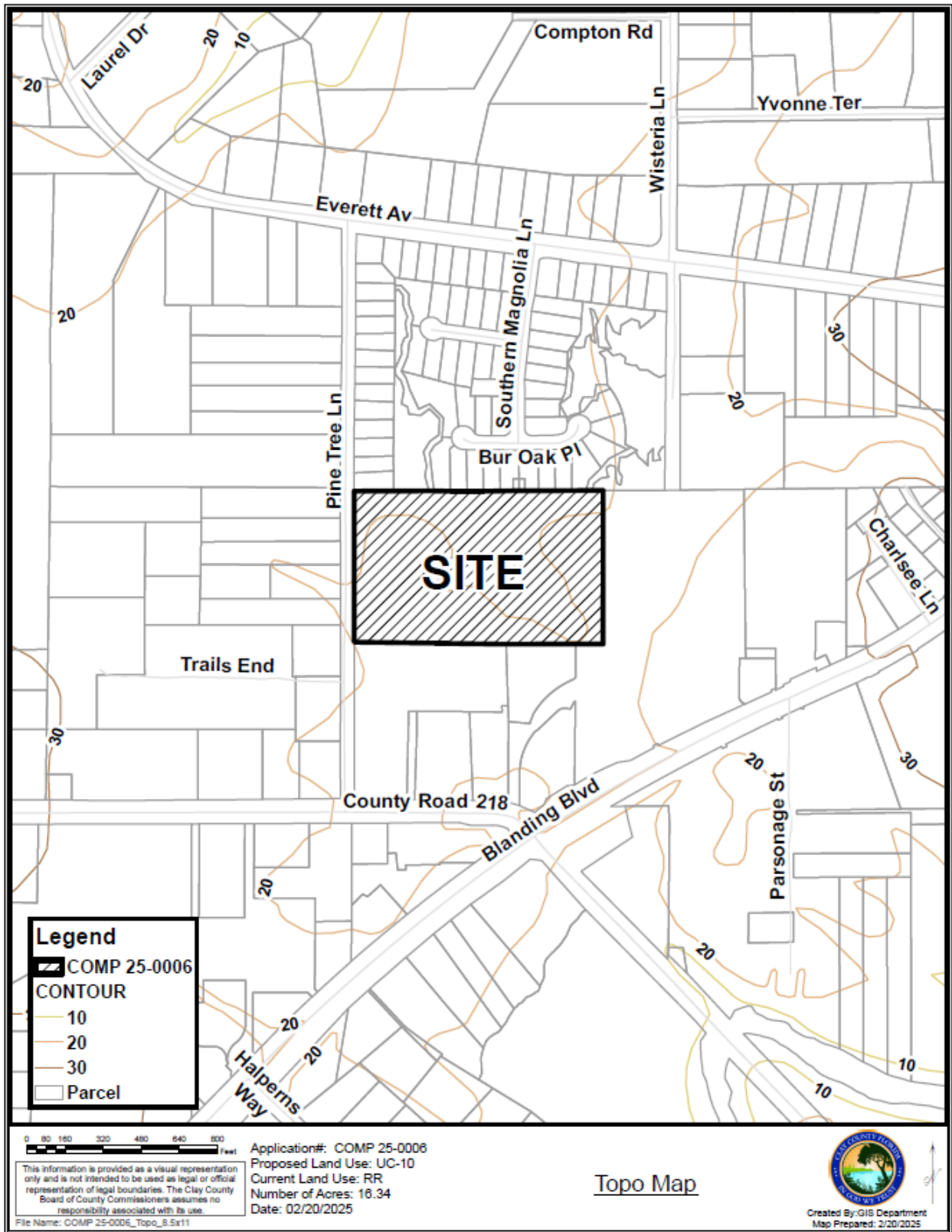


Figure 10 – Habitat Value Map

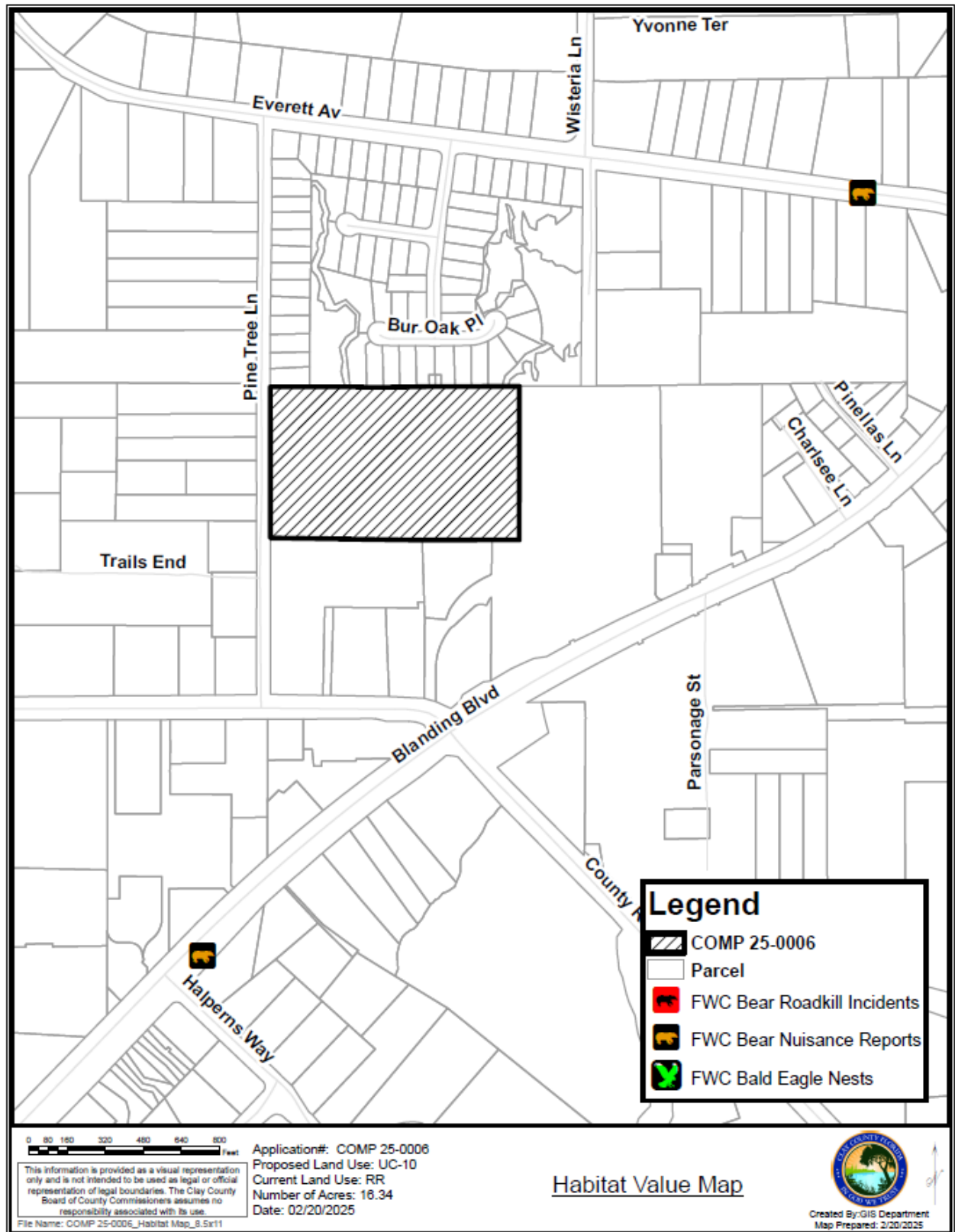
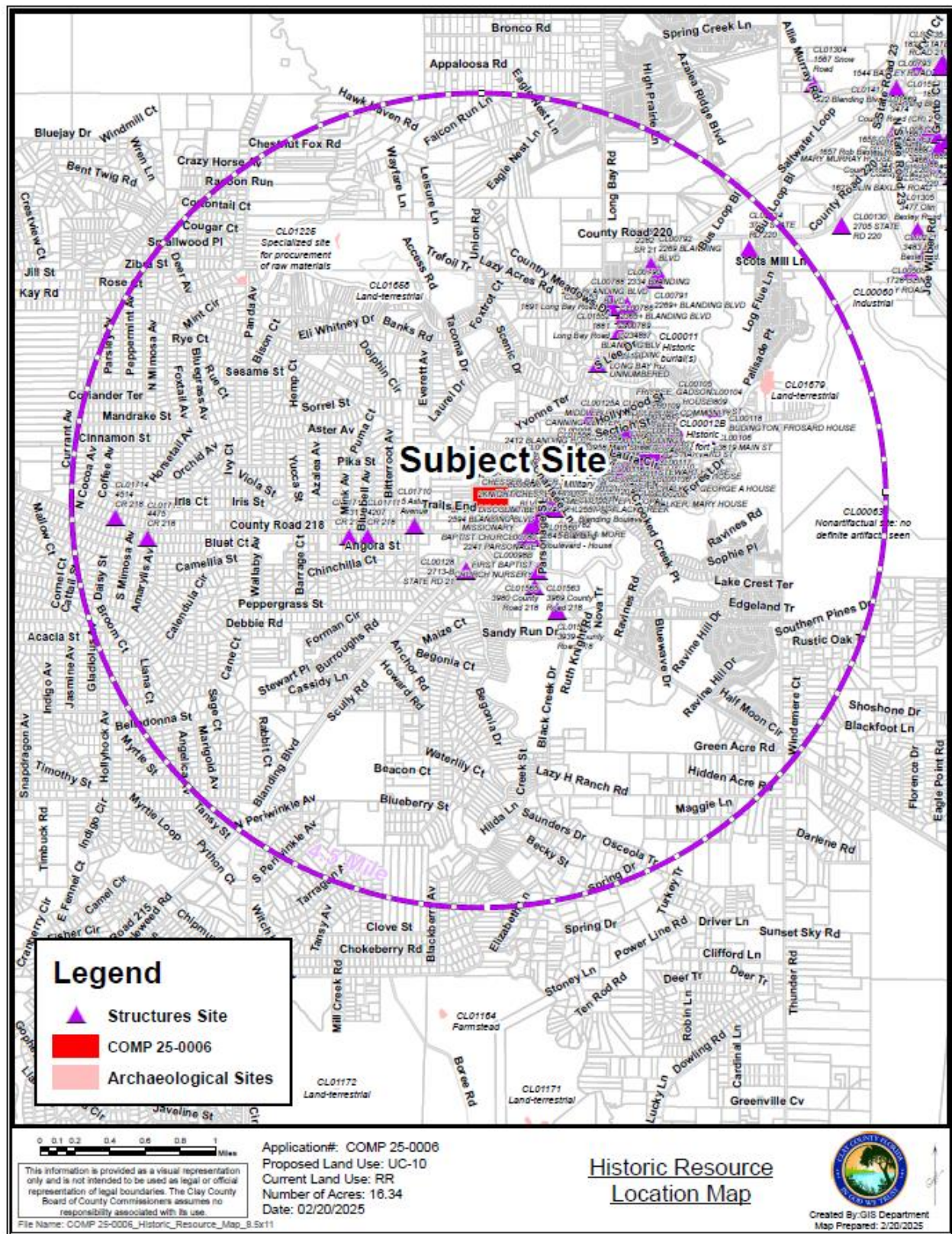


Figure 11 - Historical Resources



88 **Relevant Clay County 2040 Comprehensive Plan Policies**

89 The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

90 FLU Policy 1.4.1.7 Urban Core (10) (UC-10)

91 This designation is intended for land within the core of urban service areas and accessible to
92 employment centers. Densities in this area shall range from a minimum of two units per net acre and
93 a maximum of ten units per net acre. This classification includes single-family detached and attached,
94 cluster and zero lot line dwellings, and multi-family housing. Areas within this category may be
95 suitable for a higher intensity use, upward to a maximum of ten units per net acres. Densities from
96 seven to ten units per net acre may be approved if the location meets required points and the
97 development provides central water and sewer system. Review of specific densities shall be directed
98 toward preserving the stability and integrity of established residential development and toward
99 providing equitable treatment of lands with similar characteristics. Design techniques of landscaping,
100 screening and buffering shall be employed to assure a smooth transition in residential structure types
101 and densities. A maximum density of 16 units per net acre may be allowed within the Urban Core
102 (10) designation on the Future Land Use Map for the provision of housing for the elderly or
103 handicapped and housing for very low-, low-income and moderate-income households. Location
104 shall be based on need and criteria assessing proximity to the following: employment, mass transit,
105 health care, parks, commercial services, and central utility services, as detailed in the Housing
106 Element and land development regulations. A maximum 15 units per net acre may also be allowed
107 if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

108
109 HOU OBJ 1.1

110 Clay County shall provide appropriate land use categories and land development regulations to allow
111 for a variety of housing types and values for the additional dwelling units needed to meet the projected
112 rise in population by the year 2040.

113
114 HOU POLICY 1.1.1

115 The County shall provide incentives for "in-fill" development in existing urbanized areas in order to
116 discourage unwarranted urban sprawl.

117
118 **Analysis Regarding Urban Sprawl**

119 It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177,
120 all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative
121 impacts are not promoted.

- 122 1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*
123 *low-intensity, low-density, or single-use development or uses.*

124 Staff Finding: The proposed future land use change although a single use project, it would allow the
125 property to be developed as in-fill development, taking advantage of the mixture of
126 commercial uses that already surround the subject parcel.

127 2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
128 *substantial distances from existing urban areas while not using undeveloped lands that are available*
129 *and suitable for development.*

130 Staff Finding: The subject property is currently undeveloped land and is available and suitable for
131 development based on the presence of existing utilities and the parcel's general location at
132 the intersection of two major collector roadways. Therefore, the project is not requesting
133 rural lands to be developed in an urban manner.

134 3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
135 *generally emanating from existing urban developments.*

136 Staff Finding: The proposed amendment is an infill development project located adjacent commercial uses
137 and relatively dense residential developments. The Land Use of UC 10 allows for a "step-
138 down" or transition from the Commercial Land Uses to the east and south.

139 4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
140 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
141 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

142 Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems
143 are negatively impacted by the development.

144

145 Analysis of Surrounding Uses

146 The proposed future land use amendment would change the parcel acreage (15.01 acres) from RF (Rural
147 Fringe) to UC 10 (Urban Core 10). This change would be in keeping with the existing character of the
148 surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Rural Fringe	RB (Single-Family Development)
South	Commercial and Rural Residential	BA-2 (Commercial & Professional Office) and AR (Agricultural Residential)
East	Commercial	BSC (Shopping Center District)
West	Rural Residential	AR (Agricultural Residential)

149

150 Recommendation

151 The Application was heard by the Middleburg / Clay Hill Citizens Advisory Committee on April 21st, during
152 which they offered a recommendation of denial 9-0.

153 Based on the analysis in the Report, Staff finds that the request is consistent with the 2045 Comprehensive
154 Plan and consistent with the intent of the Land Development Code and therefore recommends approval of
155 COMP 25-0006.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 14-05-24-006355-000-00), TOTALING APPROXIMATELY 16.34 ACRES, FROM RURAL RESIDENTIAL (RR) TO URBAN CORE 10 (UC-10); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the “Plan”); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 25-0006 requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

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

Section 1. Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for a single parcel of land (tax parcel identification # 14-05-24-006355-000-00), totaling approximately 16.34 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from RURAL RESIDENTIAL (RR) to URBAN CORE 10 (UC-10).

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of May 27, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

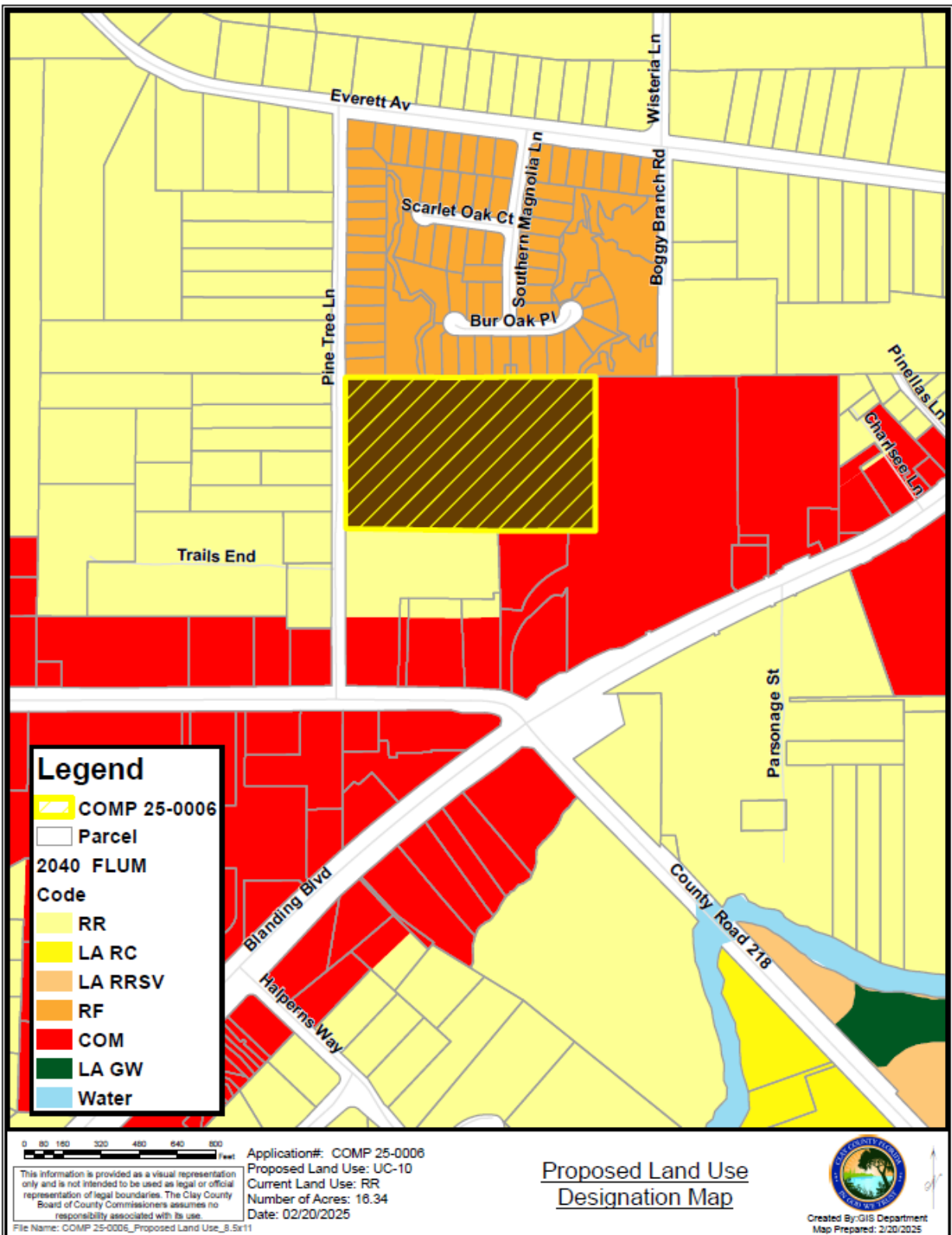
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"

A parcel of land situated In the North 1/2 Government Lot 6, Section 14, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows;

Commence at the Southwest corner of said Government Lot 6 thence on the West line thereof, North 00 degrees 04 minutes 30 seconds West, 668.93 feet to the South line of the North 1/2 of said Government Lot 6 and the point of beginning; thence continue North 00 degrees 04 minutes 30 seconds West, 668.93 feet to the South line of Honeysuckle Hill, according to plat thereof recorded In Plat Book 45, pages 28 and 29 of the public records of said county; thence on said South line, and on the South line of Magnolia Heights, according to plat thereof recorded in Plat Book 52, pages 50 through 54 of said public records, North 89 degrees 24 minutes 00 seconds East, 1066.45 feet to the West line of those lands described in Official Records Book 3604, page 1582 of said public records; thence on said West line South 00 degrees 00 minutes 30 seconds East, 666.85 feet to said South line of the North 1/2 of Government Lot 6; thence on said South line, South 89 degrees 17 minutes 20 seconds West, 1065.70 feet to the point of beginning.

Exhibit "A-2"



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Staff Report and Recommendations for ZON 25-0005



Copies of the application are available at the Clay County
Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owner: Todd A Townsend ETAL
Agent: Frank Miller, Gunster
Phone: 904-354-1980
Email: fmiller@gunster.com

Property Information

Parcel ID: 14-05-24-006355-000-00	Parcel Address: 2169 Pine Tree Lane
Current Zoning: AR	Current Land Use: RR
Proposed Zoning: RD-2	Total Acres: 16.00 +/- acres
	Planning District: Middleburg-Clay Hill
Commission District: 4, Comm. Condon	

Introduction:

This application is a request to rezone a parcel of land (16.00±/- acres) from Agricultural Residential (AR) to Multi-family Residential (RD2). Although the request states that RD-2 Zoning District is a multi-family district, the Applicant is actually proposing a 65 unit detached single-family development.

The subject parcel is located west of Blanding Blvd and north of CR 218, just north of the intersection of Pine Tree Lane and CR 218. A companion Comprehensive Plan Amendment application preceded this application and this zoning application is required for compatibility sake.

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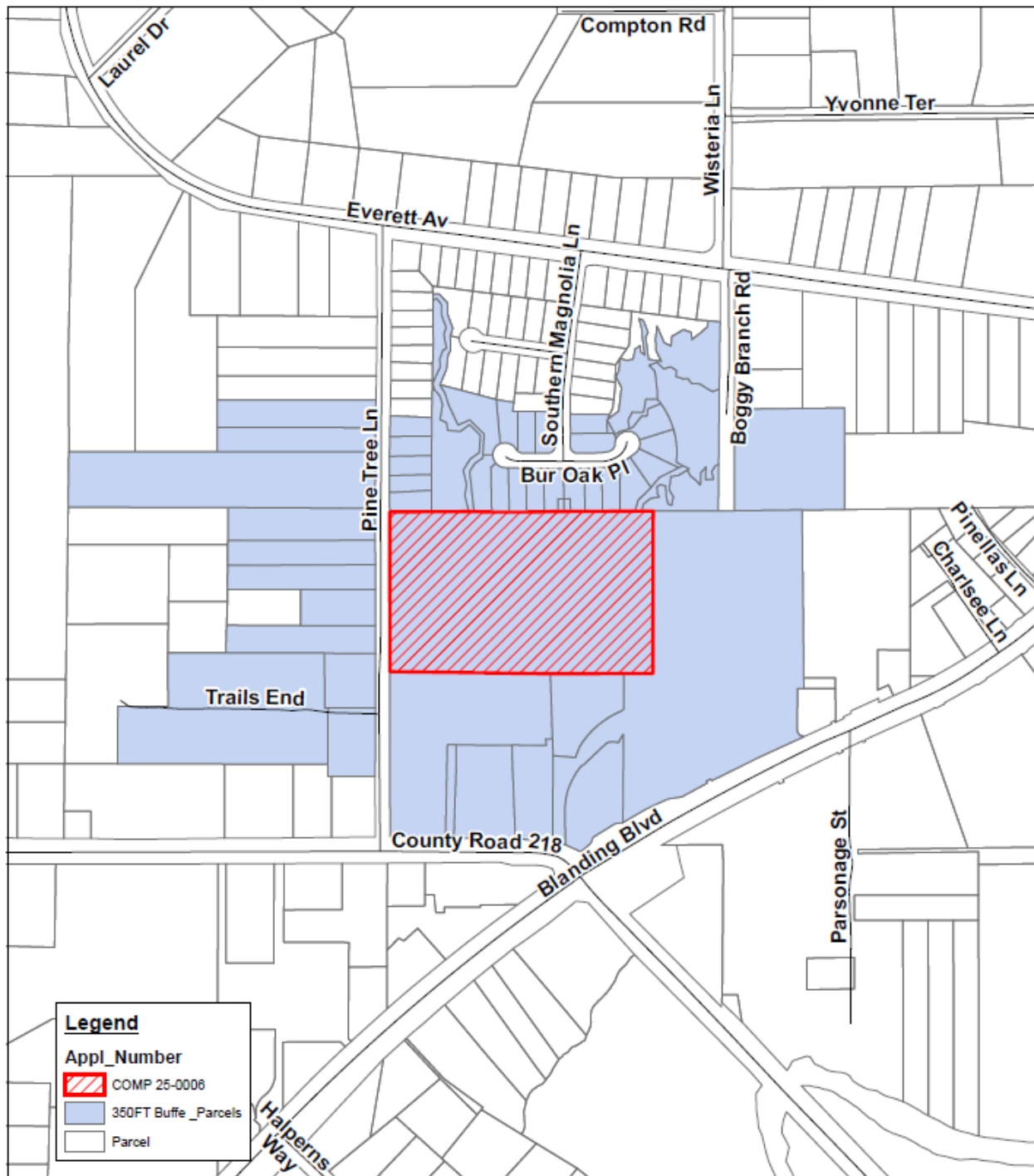
Figure 1 – Location Map



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Figure 2 – Parcel Map



0 255 510 1,020 Feet

**350' Parcel Notifications Map
ZON 25-0005**



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Figure 3 - Aerial Photo



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Rezoning: ZON 25-0005
from AR to RD-2



Figure 4 – Existing Zoning Map

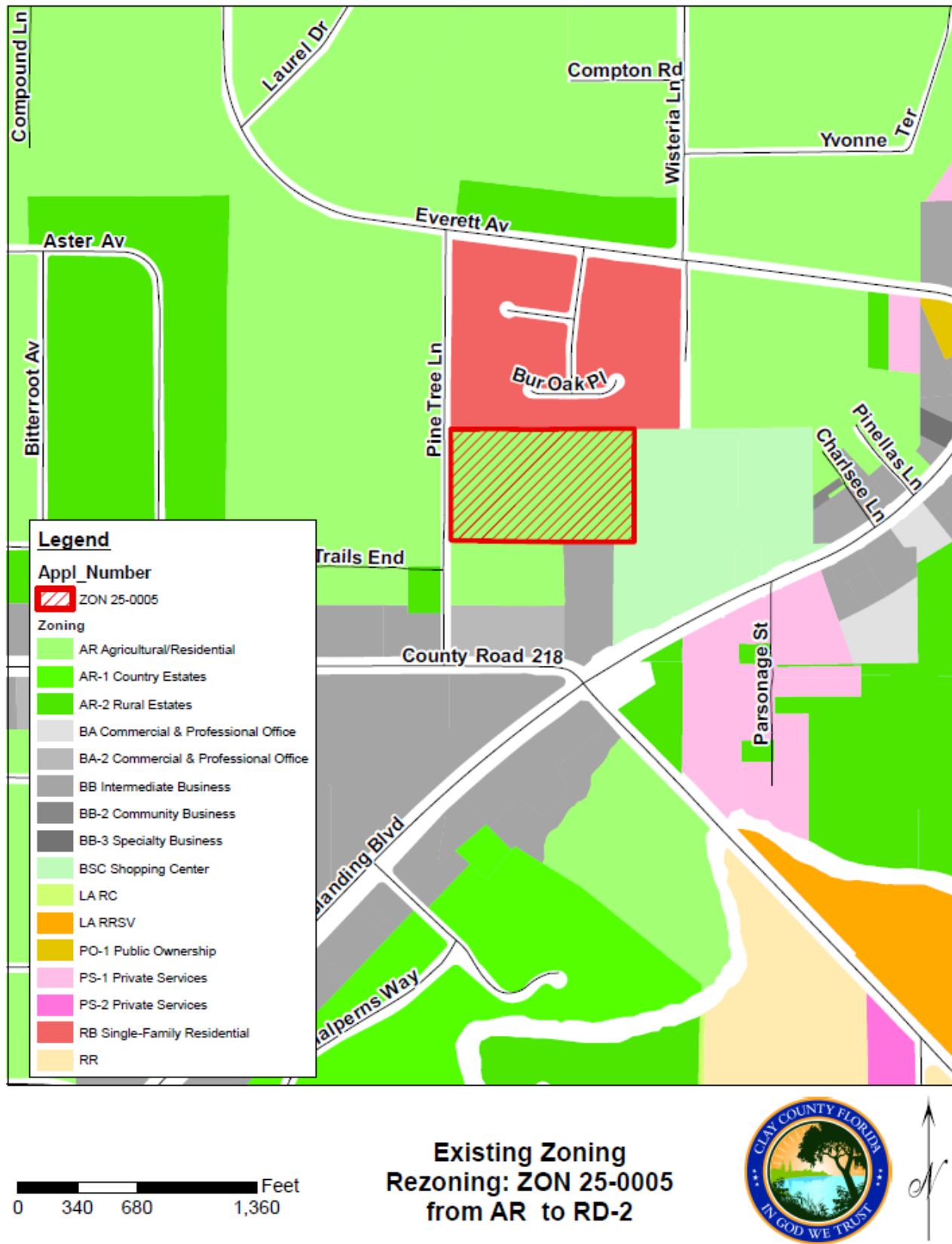
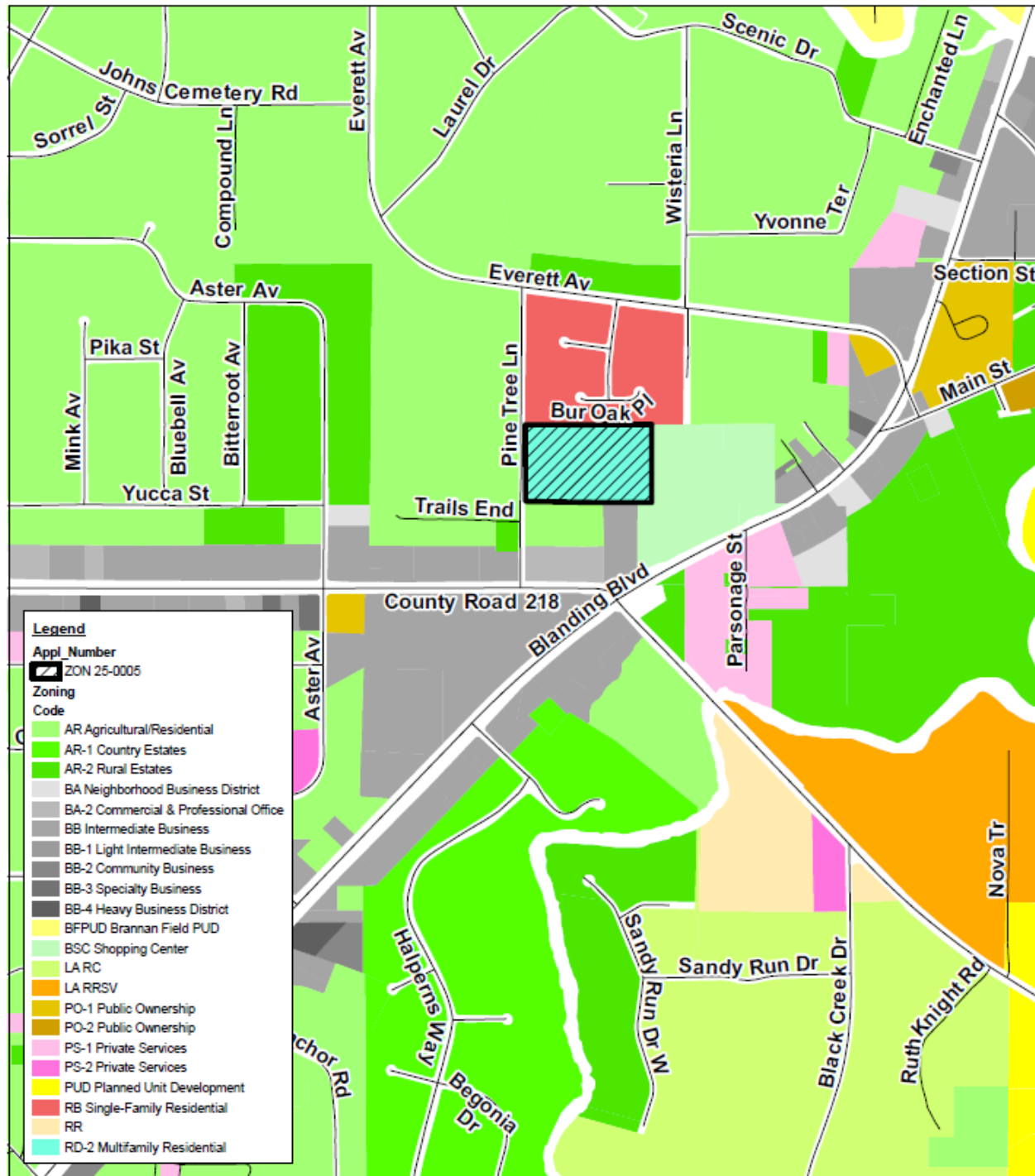


Figure 5 – Proposed Zoning Map



0 500 1,000 2,000 Feet

**Proposed Zoning
Rezoning: ZON 25-0005
from AR to RD-2**



Sec. 3-19. MULTIFAMILY RESIDENTIAL DISTRICT (ZONE RD)

- (a) *Intent.* All land designated as Zone RD shall be governed by the regulations of this Section and shall be further designated into one of the following sub-districts of RD-1, RD-2, RD-3, and RD-4, and shall be governed as hereinafter set forth. Said lands shall also be subject to the applicable restrictions in Sec. 20.3-10.
- (b) *Uses Permitted.* (All sub-districts.) (Rev. 07/27/2010)
- (1) Single-family attached or detached dwellings, multiple-family dwellings, dormitories, rooming houses, and accessory buildings incidental thereto, subject to the following:
 - (i) On lots of one acre or less:
 - a. no accessory structure shall exceed the height of the primary structure; and,
 - b. all other lot size requirements must be met as established within this Article.
 - (ii) On lots of more than one acre:
 - a. no accessory structure shall exceed the height of the primary structure; and,
 - b. all other lot requirements must be met as established within this Article.
 - (2) 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, with the exception of waterfront lots, front yards. Rev. 05/24/11
 - (3) Satellite dish receivers to serve the development in which located.
 - (4) On-premises consumption of alcoholic beverages within recreation- and clubhouse-type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
 - (5) Private boat pier or slip for the use of occupants of principal residential structures of the abutting lot; provided said pier or slip does not interfere with navigation.
 - (6) Recreational facilities and areas.
 - (7) Washing facilities for use by residents.
 - (8) Storage of travel trailers, recreational vehicles and boats provided such units are stored in a separate area, landscaped, and maintained. Storage of these units shall not be permitted on individual lots.

(9) 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. *Rev. 04/22/08*

(c) *Conditional Uses.* The following uses are permitted in the RD zoning district subject to the conditions provided in Sec. 20.3-5.

(1) Home occupations.

(2) Swimming pools.

(3) Public and private water and sewer facilities.

(4) Temporary buildings or structures.

(5) Public and/or private sewer facilities.

(6) Public Educational Facilities. (Amended 10/99 - Ord. 99-55)

(7) Portable Storage Structures. *Rev. 02/08/11*

(8) Chickens, Backyard Residential. *Rev. 09/22/15*

(9) Residential Group Homes of six or fewer individuals. *Rev. 01/12/16*

(10) Residential Group Homes of seven to fourteen individuals. *Rev. 01/12/16*

(d) *Uses Not Permitted.*

(1) Any use not allowed in (b) or (c) above.

(e) *Density Requirements.*

(1) Land with a zoning classification of RD-1 and a land use designation of Urban Fringe Residential or Urban Core (10) Residential.

With Central Water/Sewer

Four (4) units per acre

Without Central Water/Sewer

Two (2) units per acre

(2) Land with a zoning classification of RD-2, a land use designation of Urban Core (10) Residential, and with central water and sewer facilities shall be developed at a maximum density of six (6) units per acre.

(3) Land with a zoning classification of RD-3, a land use designation of Urban Core (10) Residential, and central water and sewer facilities.

With required points pursuant to Sec. 20.3-10.

10 units per acre

Without points

6 units per acre

- (4) Land within a zoning classification of RD-4, a land use designation of Urban Core (10) Residential, and with required points pursuant to Sec. 20.3-10 and central water and sewer facilities may develop at a density of 10 units per acre. (Amended 4/26/94, Ord. 94-26)(Amended 12/03 – Ord. 03-96)
- (5) Lands within a zoning classification of RD-4, a land use designation of Urban Core (10) Residential, with central water and sewer facilities, which do not meet the points criteria established in Sec. 20.3-10 may develop at a density of six units per acre. (Amended 12/03 – Ord. 03-96)
- (6) Land within a zoning classification of RD-4, a land use designation of Urban Core (16) Residential, and with required points pursuant to Sec. 20.3-10 and central water and sewer facilities may develop at a density of 16 units per acre.
- (7) Lands meeting the points criteria consistent with Sec. 20.3-10, the density bonus criteria for low and moderate income housing identified in Policy 1.3.6 of the Housing Element of the Plan, and having the land use designation of Urban Core (10) may develop at a density of 16 units per acre. Lands meeting the points criteria consistent with Sec. 20.3-10, the density bonus criteria for low and moderate income housing identified in Policy 1.3.6 of the Housing Element of the Plan, and having the land use designation of Urban Core (16) may develop at a density of 20 units per acre

The low- and moderate- income categories to be served by the proposed development shall be defined using Housing and Urban Development (HUD) Standards. Verification of rent ranges consistent with HUD standards shall occur annually in a report submitted to the Planning and Zoning Departments, due each January 1 beginning with the January following zoning approval.

A maximum of one hundred (100) acres within the Urban Core Category may be developed at the density bonus identified above through the 2040 planning period (Amended 12/03 – Ord. 03-96)

(f) *Lot and Building Requirements.*

- (1) Setback of building(s) from property line (all sub-districts):

- | | | |
|-------|-------------------------------|--------------------|
| (i) | Minimum Front Yard | 20 ft. |
| (ii) | Minimum Rear Yard | 20 ft. or |
| | | 25 ft. adjacent to |
| | | single family |
| | | residential |
| (iii) | Minimum Side Yard - Interior: | |
| | 1 and 2 Units | 10 ft. |
| | 3 Units and Over | 10 ft. |

- 172 (iv) Minimum Side Yard - Street 20 ft.
- 173 (2) *Accessory Buildings (Not to exceed one (1) story).*
- 174
- 175 (i) Minimum Setback from Lot Line
- 176 Front 20 ft.
- 177 Rear 5 ft.
- 178 Side 5 ft.
- 179
- 180 (3) *Building Spacing.* For more than one building on a single lot:
- 181
- | | | | | | |
|-------------|------------|------------|-----------|-----------|-----------|
| Front/Front | Front/Side | Front/Rear | Rear/Rear | Rear/Side | Side/Side |
| 60 ft. | 40 ft. | 60 ft. | 40 ft. | 30 ft. | 20 ft. |
- 182
- 183 (4) Visual Barrier: Proposed multi-family development shall be buffered from adjacent
- 184 land within the residential land use categories identified in Section 20.3-8, unless said
- 185 adjacent land zoned for multi-family development at the time of proposed
- 186 development, with a twenty-five (25) foot building setback, ten (10) foot landscaped
- 187 area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting
- 188 thirty (30) foot on center. (Ord 94-___ 4/26/94)
- 189
- 190 (5) All structures shall be set back a minimum of 50 feet landward from the ordinary high
- 191 water line or mean high water line, whichever is applicable; for waters designated as
- 192 Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These
- 193 setbacks shall not apply to structures on lots or parcels located landward of existing
- 194 bulkheads permitted by the St. Johns River Water Management District or Florida
- 195 Department of Environmental Protection.
- 196
- 197 (6) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high
- 198 water line or the mean high water line, whichever is applicable. Lot width shall be
- 199 measured by the chord terminated by the property corners at the ordinary high water
- 200 line or the mean high water line as applicable. (amended 5/05 Ord. 05-18)
- 201 (g) Required Plan Submittal. Preliminary plans shall accompany all applications for multi-family
- 202 zoning. The preliminary shall include the following information: (amended 3/94 – Ord. 94-
- 203 19)
- 204 (1) Property line survey and legal description.
- 205
- 206 (2) A topographic survey. The most recent USGS topographic survey may be utilized if
- 207 no better topographic information is available.
- 208
- 209 (3) An approximate location of buildings, streets, parking facilities, screening, number of
- 210 units, floor area of units, number of living units in plan, land use calculations, common
- 211 ownership areas, proposed buffers between dissimilar land uses.
- 212
- 213 (4) Vicinity map.

- (h) Final Development Plan. If rezoning approval is granted, a building permit will not be issued until the applicant has submitted to the Development Review Committee for their approval a final development plan which shall include the following: (Amended 3/94 Ord. 94-19)
- (1) A topographic survey which may be drawn to scale of one hundred (100) feet to one (1) inch by a registered surveyor and/or engineer showing:
 - (i) The location of existing property or right-of-way lines for both private property and public property, streets, buildings, water courses, transmission lines, sewers, bridges, culverts and drain pipes, water mains, and any public utility easements.
 - (ii) Wooded areas, streams, lakes, marshes, and other physical conditions affecting the site.
 - (iii) Existing contours shown at a contour interval of one (1) foot.
 - (2) A development plan drawn at a scale of one hundred (100) feet to one (1) inch and showing:
 - (i) The boundaries of the site, topography, and proposed grading plan.
 - (ii) Proposed streets and street names, and other vehicular and pedestrian circulation systems including off-street parking.
 - (iii) The use, size, and location of all proposed building sites.
 - (iv) Location and size of open space recreation areas and facilities.
 - (v) Location and width of buffer zones.
 - (3) A utility service plan showing:
 - (i) Existing drainage and sewer lines.
 - (ii) The disposition of sanitary waste and storm water.
 - (iii) The source of potable water.
 - (iv) Location and width of all utility easements or rights-of-way.
 - (v) Plans for the special disposition of storm water drainage when it appears that said drainage could substantially harm a body of surface water.
 - (4) A landscaping plan showing:
 - (i) Landscaped areas.

- 253 (ii) Locations, height, and material for walks, fences, walkways, and other man-
254 made landscape features.
255
- 256 (iii) Any special landscape features such as, but not limited to man-made lakes,
257 land sculpture, and waterfalls.
258
- 259 (5) Statistical information:
- 260 (i) Total acreage of the site.
261
- 262 (ii) Maximum building coverage expressed as a percent of the area.
- 263 (iii) Required Recreation. Recreation space equal to or greater than ten (10)
264 percent of the net acreage for the development shall be provided. (Ord. 94-26
265 4/26/94)
266
- 267 (iv) Calculated density for the proposed section.
- 268 (6) Phase Development. In the event the proposed multi-family project is planned to be
269 built in phases, the applicant may submit final development plans for the phase of the
270 project for which he is requesting a building permit, provided that the preliminary plans
271 required under Paragraph (g) of this Section will include information indicating which
272 phase will be the initial phase, and the plan for developing the other phases.
- 273
- 274 (7) Any substantial deviation from the approved development plan which affects the intent
275 and character of the development, the density or land use pattern, the location or
276 dimension of streets, or similar substantial changes shall be reviewed by the Clay
277 County Board of County Commissioners. A request for a revision of the development
278 plan shall be supported by a written statement demonstrating the reasons the revisions
279 are necessary or desirable. Minor changes which do not affect the intent or character
280 of the development may be approved by the Development Review Committee.
281
- 282 (i) Fencing Requirements - Visual Barriers. Solid walls, fences, or planting screens of an
283 appropriate height shall be required as a part of the site plan: (amended 3/94 Ord 94-19)
284
- 285 (1) Where it is deemed necessary to separate residential from non-residential land uses;
- 286 (2) Where it is deemed necessary to separate incompatible residential land uses;
- 287 (3) Where appropriate buffering shall be provided in the development plan to separate uses
288 in the proposed development from dissimilar adjacent land uses.
289
- 290 (j) Parking and Road Requirements. Off-street parking shall be provided at the rate of one (1)
291 space per studio unit, one and one-half (1 1/2) spaces per one (1) bedroom units, two (2) spaces
292 per two (2), three (3) or more bedroom units. Parking lots, driveways, and streets within the
293 project shall be designed to discourage through traffic. Through-driveways shall be located at
294 least twenty-five (25) feet from buildings. (amended 7/94 - Ord. 94-30)

295 Analysis of Proposed Rezoning Amendment

296 In reviewing the proposed application for Rezoning, the following criteria may be considered along with such
297 other matters as may be appropriate to the particular application:

298
299 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
300 adjacent and nearby districts;

301 *Staff Finding: This application is a rezoning that changes a single parcel to a more consistent zoning district*
302 *to allow for a compatible product to be developed. The surrounding properties to the east and south are*
303 *commercial in nature. It is a common land use process to buffer lower densities which exist to the west and*
304 *north of the subject parcel. The rezoning should not create an unrelated district.*

305 (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real
306 property proposed for change;

307 *Staff Finding: At the time the district boundaries were drawn they were completely logical. As time has*
308 *progressed and development has ensued, it is appropriate to respond to the growth and demand in the area*
309 *for additional housing choices. The proposed change will allow for a single-family development, consistent*
310 *with the surrounding communities and provide smaller lots, which are much more affordable.*

311 (c) Whether the conditions which existed at the time the real property was originally zoned have changed
312 or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

313 *Staff Finding: The regions character is changing and developing in a robust fashion. The subject parcel is*
314 *located in a central portion of the County and in close proximity to goods and services required by single-*
315 *family development. There are transportation systems, emergency services, schools and commerce in place*
316 *to support the development. The proposed development can also serve as a buffer to the historically lower*
317 *density residential uses to the west of the subject property*

318 (d) Whether the affected real property cannot be used in accordance with existing zoning;

319 *Staff Finding: The parcel could be used with the existing AR zoning in place albeit at a much lower density.*

320 (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated
321 objectives and policies of the Plan;

322 *Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent*
323 *of the future land use designation.*

324 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a
325 legitimate public purpose;

326 *Staff Finding: There is no public purpose served by keeping the zoning district boundaries in their current*
327 *locations on the subject parcel.*

328 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is
329 inconsistent with surrounding land use;

330 *Staff Finding: The proposed rezoning will not be inconsistent with the surround land use and it would no*
331 *longer be reasonable to sustain the existing zoning in this location.*

332 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density
333 within the district already permitting such intensity or density.

334 *Staff Finding: The are few sites in the County within the Urban Service Boundary and that already have the*
335 *commercial investment and transportation systems in place to support residential development.*

336

337 **Analysis of Surrounding Uses**

338 The proposed rezoning would change a parcel of land (16.00 acres) from Agricultural Residential (AR) to
339 Multi-Family Residential (RD-2). This change would be in keeping with the evolving character of the
340 surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North <i>rezoned in 2003</i>	Rural Fringe	RB (Single-Family Development)
South <i>rezoned in 1988 for the commercial portion</i>	Commercial and Rural Residential	BA-2 (Commercial & Professional Office) and AR (Agricultural Residential)
East <i>rezoned in 1998</i>	Commercial	BSC (Shopping Center District)
West	Rural Residential	AR (Agricultural Residential)

341

342 **Recommendation**

343 The Application was heard by the Middleburg / Clay Hill Citizens Advisory Committee on April 21st, during
344 which they offered a recommendation of denial 9 to 0.

345 Based on the analysis in the Report, Staff finds that the request is consistent with the 2045 Comprehensive
346 Plan and consistent with the intent of the Land Development Code and therefore recommends approval of
347 ZON 25-0005.

348

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 SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 14-05-24-006355-000-00), TOTALING APPROXIMATELY 16.34 ACRES, FROM AGRICULTURAL/RESIDENTIAL (AR) TO MULTI-FAMILY RESIDENTIAL (RD-2); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 25-0005 seeks to rezone certain real property (tax parcel identification #14-05-24-006355-000-00) (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 Agricultural/Residential (AR) to Multi-family Residential (RD-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 25-0006 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of May 27, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____

Betsy Condon, Its Chairman

ATTEST:

By: _____

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

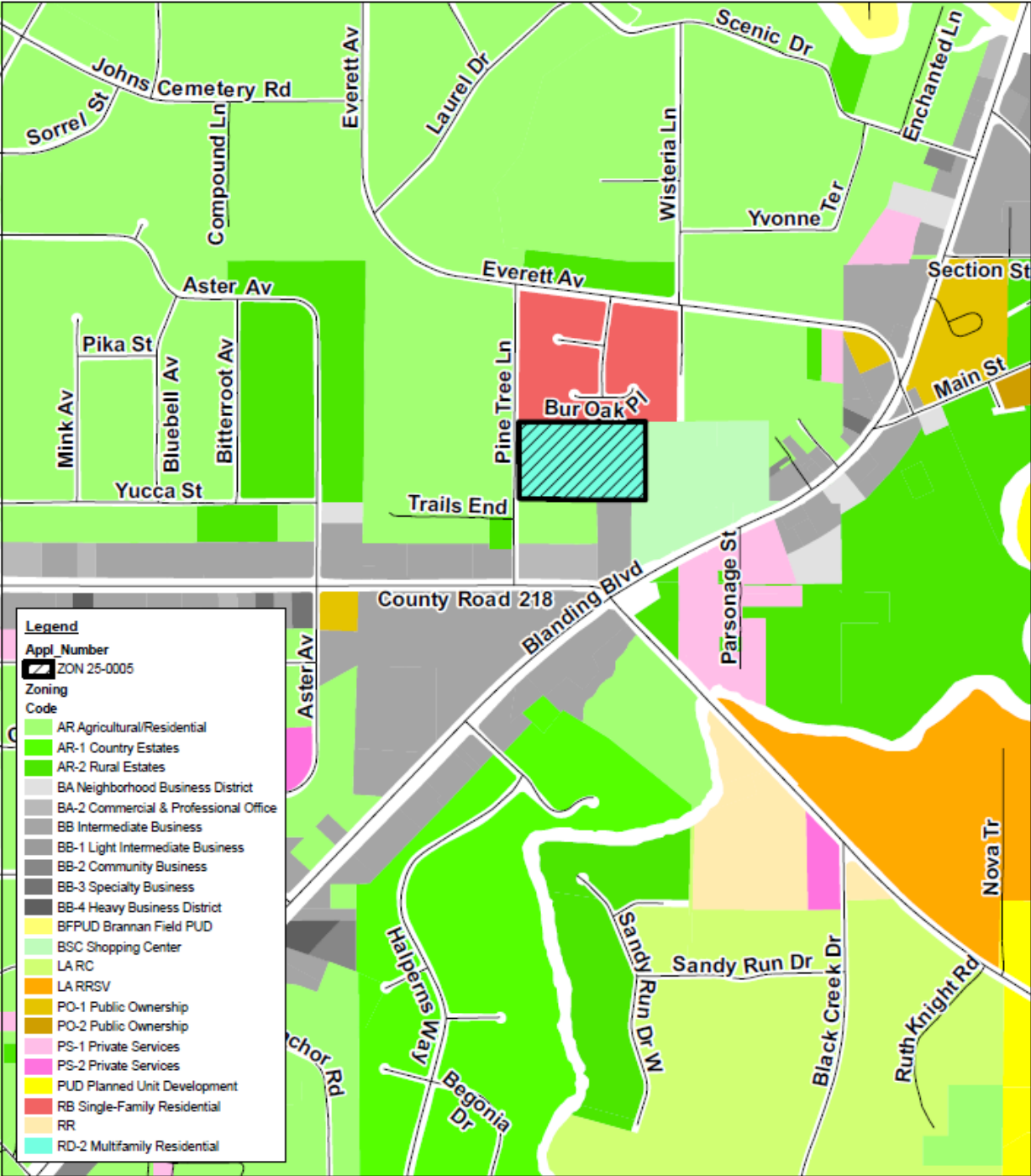
Exhibit “A-1”

Clay Parcel No. 14-05-24-006355-000-00

A parcel of land situated In the North 1/2 Government Lot 6, Section 14, Township 5 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows;

Commence at the Southwest corner of said Government Lot 6 thence on the West line thereof, North 00 degrees 04 minutes 30 seconds West, 668.93 feet to the South line of the North 1/2 of said Government Lot 6 and the point of beginning; thence continue North 00 degrees 04 minutes 30 seconds West, 668.93 feet to the South line of Honeysuckle Hill, according to plat thereof recorded In Plat Book 45, pages 28 and 29 of the public records of said county; thence on said South line, and on the South line of Magnolia Heights, according to plat thereof recorded in Plat Book 52, pages 50 through 54 of said public records, North 89 degrees 24 minutes 00 seconds East, 1066.45 feet to the West line of those lands described in Official Records Book 3604, page 1582 of said public records; thence on said West line South 00 degrees 00 minutes 30 seconds East, 666.85 feet to said South line of the North 1/2 of Government Lot 6; thence on said South line, South 89 degrees 17 minutes 20 seconds West, 1065.70 feet to the point of beginning.

Exhibit “A-2”



0 500 1,000 2,000 Feet

**Proposed Zoning
Rezoning: ZON 25-0005
from AR to RD-2**





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, July 1 5:00 PM

TO: Planning Commission

DATE: 6/25/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application is a proposed text amendment to Article XII. Three of the four section changes are proposed in order to update certain operating procedures for the Clay County Citizen Advisory Committees (CAC's). The fourth change is to correct the omission of a word that happened in error.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for ZON 25-0013	Cover Memo	6/26/2025	PC_Staff_Report - ZON_25-0013_(CAC_s).ADA.pdf
▢ Ordinance for ZON 25-0013	Ordinance	6/26/2025	Ordinance - ZON_25-0013_(CAC_s)_final_a.ADA.pdf

Staff Report and Recommendations for ZON 25-0013



Owner / Applicant Information:

The Applicant is Clay County, Economic and Development Services

Introduction:

This application is a proposed text amendment to Article XII. Three of the four section changes are proposed in order to update certain operating procedures for the Clay County Citizen Advisory Committees (CAC's). The fourth change is to correct the omission of a word that happened in error.

Description:

Subsection 12-8

Citizen Advisory Committees

These changes will provide greater clarity, reduce the minimum number of CAC members from six to five which reduces the likelihood of a tied vote, changes the criteria for removal from failure to attend three "consecutive" meetings to three within one calendar year, clarifies that the CAC Secretary is responsible for providing the meeting minutes to the Planning & Zoning Staff and not to the Board of County Commissioners and requires each CAC member to attend an annual training event to be provided by County Staff covering the Sunshine Law.

Subsection 12-9

Rezoning and Amendments to the Code

This change will address scheduling of rezoning applications for review by the CAC's and provides that if necessary a rezoning application may be heard at a joint meeting by the Local Planning Agency (LPA) and the relevant CAC.

Section 12-10

Variances

This change is to add the word "not" which was omitted in error from the variance criteria. The word was a part of the original code establishing variance criteria which was adopted under Ordinance 82-45, although in that ordinance it is misspelled as "nto". When Article XII was adopted under Ordinance 2009-52 the word was omitted. This is the type of situation where a single word can make a profound difference. The regulation (without this word) requires the Board of Adjustment to find that the granting of the variance will be injurious to the area involved. Taking the full sentence into account this omission is clearly the opposite of the intent of this criteria.

Section 12-11

Amendments to the Comprehensive Plan

This change will address scheduling of comprehensive plan amendments for review by the CAC's and provides that if necessary an amendment may be heard at a joint meeting by the Local Planning Agency (LPA) and the relevant CAC.

Analysis of Proposed Amendment

(a) Whether the proposed amendment is necessary as a result of a change of Florida, is corrective in nature, or is necessary to implement the requirements of the Code or the Plan;

The proposed amendment is corrective in nature as it will update the operating procedures for the Citizen Advisory Committees.

(b) The relationship of the proposed change to the policies and objectives of the Plan with consideration as to whether the proposed change will further the purposes and intent of the Code and the Plan.

The proposed amendment will further the intent of the Code by updating the standardized operational procedures for all Citizen Advisory Committees in review of Future Land Use and Zoning amendments to the Comprehensive Plan or the Land Development Code.

A copy of the proposed amendment is attached.

Recommendation

Staff recommends approval of ZON 25-0013.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING ARTICLE XII OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 2009-52, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE ADMINISTRATION, AMENDMENT AND ENFORCEMENT PROVISIONS; TO AMEND SECTION 12-8 CITIZEN ADVISORY COMMITTEES, SUBSECTIONS (3), (4), (5), (7), (9), (10), (11) AND (12) CONCERNING THE RESPONSIBILITIES, COMPOSITION, TERMS OF OFFICE, REMOVAL, OFFICERS, ADMINISTRATIVE SUPPORT, RULES OF PROCEDURE AND MEETINGS PROVISIONS THEREOF; TO AMEND SECTION 12-9, REZONINGS AND AMENDMENTS TO THE CODE, TO ADD A DEFINITION OF CITIZEN ADVISORY COMMITTEES AS SUBSECTION (1)(c) AND TO RE-ORDER THE LISTED DEFINITIONS (a) TO (i) ALPHABETICALLY, TO AMEND SUBSECTION (9)(a)(1) CONCERNING THE COST AND PLACEMENT OF REQUIRED SIGNS, TO ADD A NEW SUBSECTION (5) CONCERNING CITIZEN ADVISORY COMMITTEES MEETINGS AND TO RENUMBER THE SUBSEQUENT SECTIONS; TO AMEND SUBSECTION 12-10(f), VARIANCE, TO CORRECT A SCRIVENER'S ERROR; TO AMEND SECTION 12-11, AMENDMENTS TO THE COMPREHENSIVE PLAN, SUBSECTION (2)(g) TO PROVIDE FOR REVIEW OF AMENDMENTS BY THE CITIZEN ADVISORY COMMITTEES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 22, 2022, the Board adopted Ordinance 2022-16, codifying the administrative procedures for the Citizen Advisory Committees in Article XII of the Clay County Land Development Code; and,

WHEREAS, the Board desires to amend certain provisions of Article XII of the Clay County Land Development Code as provided below.

Be it ordained by the Board of County Commissioners of Clay County:

Section 1. As used herein, the term "Article XII" shall mean and refer to Article XII of the Clay County Land Development Code, being the codification of Ordinance 2009-52, as subsequently amended, and comprising the Zoning and Land Use Land Development Regulations.

Section 2. Article XII, Section 12-8, Citizen Advisory Committees, is hereby amended as follows:

[. . .]

- (3) **Responsibilities** - Members shall hear applications for a change of the Future Land Use or Zoning District designation of properties within their respective Planning District and vote to recommend approval, approval with changes or denial of the application to the Planning Commission.

(4) **Composition** – Each Citizen Advisory Committee shall be composed of five ~~six~~ to eleven ~~(11)~~ members. The Board of County Commissioners shall appoint the committee members from residents within the respective planning district.

(5) **Terms of Office** – Committee members shall serve two-year terms on a staggered basis. For the initial terms, committees comprised of six, eight, or ten members shall have half of the members initial terms be set at one year. Committees comprised of five, seven, nine or eleven members shall have three, four, five or six members initial terms set respectively at one year.

[...]

(7) **Removal** – Members of a Citizen Advisory Committee may be removed for cause by a majority vote of the entire membership of the Board of County Commissioners. Failure of a member to attend three ~~consecutive~~ meetings within one calendar year may result in the member forfeiting his office, ~~and the Citizen Advisory Committees can recommend to the Board of County Commissioners that the member be removed.~~

[...]

(9) **Officers**

(a) The Chairperson shall:

1. Conduct all meetings.
2. Represent the Committee at Planning Commission and Board of County Commissioners meetings.

(b) The Vice-Chairman shall:

1. Serve as the Chairperson's assistant.
2. Conduct meetings in the Chairperson's absence.
3. Represent the Committee at Planning Commission and Board of County Commissioners meetings in the Chairperson's absence.

(c) The Secretary shall:

1. Take minutes of each meeting.
2. Provide a copy of the minutes to the Director of the Planning & Zoning Division or designee ~~Board of County Commissioners to be attached to its minutes.~~

(10) **Administrative Support** – The Director of the Planning & Zoning Division or designee is responsible for overseeing the Citizen Advisory Committees and shall organize and coordinate administrative, professional and technical support as appropriate to the Committees. Staff will be responsible for identifying applications within an active Committee's boundary, scheduling a meeting of the respective Committee, placing required legal advertisement of the meeting with a newspaper of general circulation, ~~and~~ providing an agenda to the Committee members and transmitting Committee meeting minutes to the Board of County Commissioners. Staff may occasionally attend Committee meetings.

- (11) **Rules of Procedure** – The Citizen Advisory Committees shall organize and perform their duties as called for herein.
- (a) The members of the Citizen Advisory Committees shall elect a chairperson, vice-chairperson and secretary who shall each serve a one-year term.
1. Officers shall be elected from nominations received from the floor at the first meetings of the calendar year.
 2. Officer terms shall be one year, commencing on ~~February 1~~ the meeting following the officer elections.
 3. No officer shall be elected whose Committee term has less than one year remaining.
- (12) **Meetings** – Meetings of the Citizen Advisory Committees shall be considered public meetings and the following shall apply:
- (a) All notices of a Committee meeting shall conform to the requirements of Florida law regarding legal and official advertisements. The advertisement shall be published at least seven (7) days prior to the meeting in a newspaper that is published at least weekly. The notice shall state the Committee's intent to hear public comment and shall identify the date, time and place of the meeting.
- (b) Minutes of the Committee meetings shall be taken by the Secretary.
- (c) Notice of meetings and the meeting agenda shall be sent to members by email and posted on the County website.
- (d) Members shall not discuss Committee business among themselves except during duly noticed public meetings.
- (e) The Committee shall meet in either a publicly accessible facility within the Committee's Planning District that is ADA accessible or at the Clay County Administration Building.
- (f) Each CAC member shall attend once per calendar year a training session provided by County Staff covering the Sunshine Law. In the event a CAC member misses the training session, the member's participation on the committee shall be suspended until such time as the member completes the training.

Section 3. Article XII, Section 12-9, Rezoning and Amendments to the Code, is hereby amended to add a definition as subsection (1)(c) and re-order the definitions alphabetically as follows:

- (1) **Definitions** - The definitions provided for in section 20.1-11 of the Clay County Land Development Code (the Code) shall apply and are incorporated as if fully set forth herein. In addition, the following definitions shall apply to this Article:
- (a) *Amendment to the Code* means the procedures by which an ordinance of the County is enacted which results in a change to the text of the Code.
- (b) *Applicant* means any owner, or individual legally authorized by the owner of real property to represent such owner's interest in regard to the Rezoning of real property.
- (c) Citizen Advisory Committees (CAC). Committees comprised of interested citizens which review and comment on comprehensive plan amendments and rezoning applications within their respective planning district. There are seven committees; one for each planning district.

- (d) *Clay County Land Development Regulations (LDR)* means ordinances enacted by the Board for the regulation of any aspect of land development and includes any concurrency action, zoning, rezoning, subdivision, environmental, or sign regulation.
- (e) *LDR Zoning Atlas* means the series of official maps of Clay County which depict the boundaries of the various zoning districts assigned to the unincorporated lands of Clay County, Florida and as provided for in section 20.3-2 of the Code.
- (f) *Local Planning Agency (LPA)* means the Clay County Planning Commission.
- (g) *Rezoning* means the procedures by which an ordinance of the County is enacted which results in a change to the LDR Zoning Atlas. Administrative Rezoning means Rezoning initiated by the Board, ~~or the Local Planning Agency or county staff~~. Map Error Rezoning means Administrative Rezoning which corrects scrivener's errors in the LDR Zoning Atlas or corrects zoning classifications assigned in error and inconsistent with the Comprehensive Plan.
- (h) *Zoning Department* means the Zoning Department of Clay County.
- (i) *Zoning Director* means the Director of the Planning and Zoning Department or his or her designee.

Section 4. Article XII, Section 12-9, Rezonings and Amendments to the Code, subsection (9)(a)(1), is hereby amended as follows:

(9) Sign Requirements for Rezonings

- (a) All Rezonings with the exception of Map Error Administrative Rezonings shall require signs as follows:
 - 1. One or more signs shall be posted on the property to be rezoned, not less than twenty-one (21) days in advance of the date of the public hearing held before the Local Planning Agency. The sign or signs shall be obtained from the Zoning Department ~~at a cost of \$20.00 for each sign~~. Payment shall be due upon receipt of the signs. The cost shall be as provided by the Clay County Schedule of Fees and Services. The requesting party shall be responsible for posting and maintaining signs at the location(s) identified by the Planning and Zoning Division. Such sign or signs shall be erected in full view of the public at intervals of not more than every five hundred (500) feet along all streets on which the land which is the subject of the application has frontage, and shall be maintained by the Applicant, as applicable, until the conclusion of all public hearings including the public hearing held before the Board. The sign or signs to be posted on said land shall measure at least 28 inches in width and 22 inches in height and shall contain substantially the following language in day glow orange with four (4) inch black lettering:

REZONING

A PUBLIC HEARING CONCERNING REZONING THIS
PROPERTY TO _____ WILL BE HELD ON

_____, AT _____ P.M. IN THE CLAY COUNTY
ADMINISTRATION BUILDING.

Section 5. Article XII, Section 12-9, Rezonings and Amendments to the Code, is hereby amended to add a new subsection (5) and to renumber the subsequent subsections (6) through (11) as follows:

- (5) Citizen Advisory Committees (CAC) Meetings. Every effort will be made to schedule a meeting of the appropriate CAC for review of proposed amendments prior to the LPA meeting. When that is not possible, the meeting of the appropriate CAC shall be scheduled for a date prior to the hearing before the Board of County Commissioners. Lack of a quorum at a scheduled CAC meeting shall not be reason to delay the hearing of the amendment before the LPA or the Board of County Commissioners. If necessary, the LPA may hold a joint meeting with the appropriate CAC as part of the review of the proposed amendment. The joint meeting will be advertised and open to the public.
- (6) Rezoning Applications--Public Hearing and Notice Requirements for Rezoning Applications before the Local Planning Agency
- (7) Rezoning Applications--Public Hearing and Notice Requirements for Rezoning Real Property before the Board of County Commissioners
- (8) Amendment to the Code--Public Hearing and Notice Requirements for Amendments to the Code before the Local Planning Agency
- (9) Amendments to the Code--Public Hearing and Notice Requirements for Amendments to the Code before the Board of County Commissioners
- (10) Sign Requirements for Rezonings
- (11) Limitation on the Rezoning of Property

Section 6. Article XII, Section 12-10, Variance, subsection (3)(f), is hereby amended as follows:

- (f) The granting of the variance will be in harmony with the general intent of this Code and ~~that~~ such variance shall not be injurious to the area involved or otherwise detrimental to the public welfare.

Section 7. Article XII, Section 12-11, Amendments to the Comprehensive Plan, subsection (2)(g), is hereby amended as follows:

- (2)(g) Citizen Advisory Committees (CAC) Meetings. Every effort will be made to schedule a meeting of the appropriate CAC for review of proposed amendments prior to the LPA meeting. When that is not possible, the meeting of the appropriate CAC shall be scheduled for a date prior to the hearing before the Board of County Commissioners. Lack

of a quorum at a scheduled CAC meeting shall not be reason to delay the hearing of the amendment before the LPA or the Board of County Commissioners. If necessary, tThe LPA staff may hold a joint meeting with the appropriate CAC as part of the review of the proposed amendment. The CAC joint meeting will be advertised and open to the public. Additional meetings may be scheduled, if necessary.

Section 8. If any portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provision of this Ordinance.

Section 9. This Ordinance shall become effective as provided by law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

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



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, July 1 5:00 PM

TO: Planning Commission

DATE: 6/25/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

A. COMP 25-0011

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway right-of-way owned by Clay County. This is a transfer of LA VC and LA MPC from one location to another under the same project.

B. ZON 25-0014

This application will match the FLU change above, but will apply to the zoning designations of those same portions of the parcels.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for COMP 25-0011	Cover Memo	6/26/2025	PC_Staff_Report_-_COMP_25-0011_(Saratoga_VC).ADA.pdf
▢ Ordinance for COMP 25-0011	Ordinance	6/26/2025	ordinance_-_COMP_25-0011_final.ADA.pdf
▢ Staff Report for ZON 25-0014	Cover Memo	6/26/2025	PC_Staff_Report_-_ZON_25-0014_(Saratoga_VC).ADA.pdf
▢ Ordinance for ZON 25-0014	Ordinance	6/26/2025	ordinance_-_ZON_25-0014_final.ADA.pdf



Staff Report and Recommendations for COMP 25-0011

Copies of the application are available at the Clay County

Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: SRTG Dev Owner, LLC

Agent: England-Thims & Miller, Inc.

Phone: 904-642-8990

Email: DendorC@etminc.com

Agent: Gunster

Phone: 904-354-1980

Email: fmiller@gunster.com

Property Information

Parcel ID: 31-05026-014455-000-00 and 31-05026-014455-009-00

Current Land Use: LA MPC and LA VC

Proposed Land Use: LA MPC and LA VC

Commission District: 5, Comm. Burke

Current Zoning: LA MPC and LA VC

Acres affected by change: 11.63 +/- acres

Planning District: Springs

Owner / Applicant Information:

Owners: Clay County

Agent: N/A

Phone: 904-529-5365

Email: Dodie.Selig@claycountygov.com

Property Information

Parcel ID: 31-05026-014455-006-00

Current Land Use: LA VC and LA GW

Proposed Land Use: LA MPC

Commission District: 5, Comm. Burke

Current Zoning: LA VC

Acres affected by change: 6.2 +/- acres

Planning District: Springs

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway

right-of-way owned by Clay County. A more detailed breakdown of the various portions of land affected by this change is provided below.

The subject parcels are located in the center of a former cattle ranch to the west of CR 315 and south of Sandridge Road. The portions of the two larger parcels contain a stormwater pond and undeveloped land. The third is the newly constructed Cathedral Oak Pkwy.

A companion Rezoning application follows this comprehensive plan amendment.

Summary of Changes Proposed:

The tables below break down the actual areas being changed. Following the tables is a map depicting these areas in color.

LA MPC = Lake Asbury Master Planned Community
LA VC = Lake Asbury Village Center

Parcel 31-05026-014455-000-00 Owned by SRTG Dev Owner, LLC

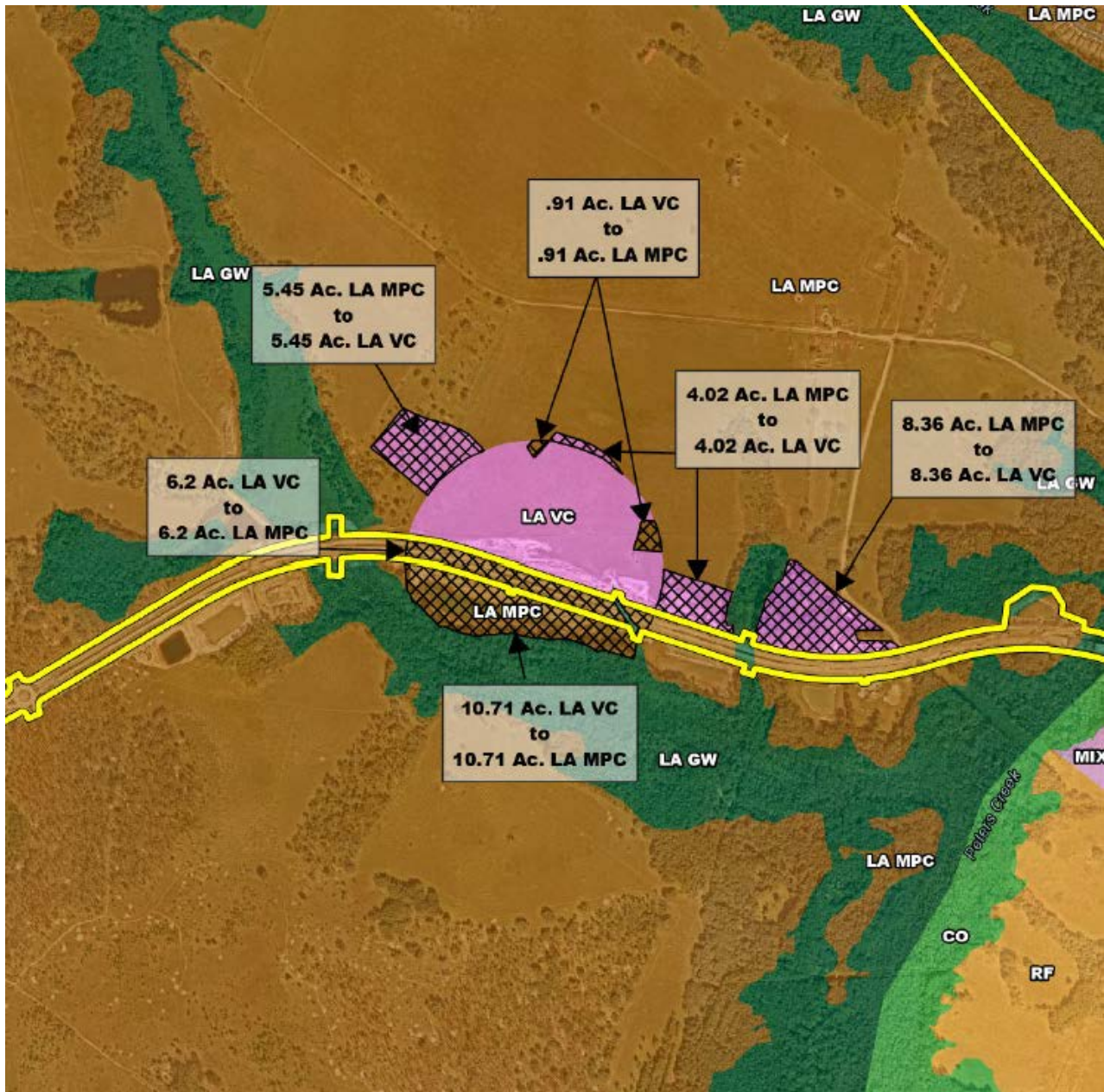
Acres affected:	Current FLU:	Proposed FLU:
5.45 acres	LA MPC	LA VC
0.91 acres	LA VC	LA MPC
4.02 acres	LA MPC	LA VC
8.63 acres	LA MPC	LA VC

Parcel 31-05026-014455-009-00 Owned by SRTG Dev Owner, LLC

Acres affected:	Current FLU:	Proposed FLU:
10.71 acres	LA VC	LA MPC

Parcel 31-05026-014455-006-00 Owned by Clay County

Acres affected:	Current FLU:	Proposed FLU:
6.2 acres	LA VC	LA MPC



46
47
48

Figure 1 – Location Map

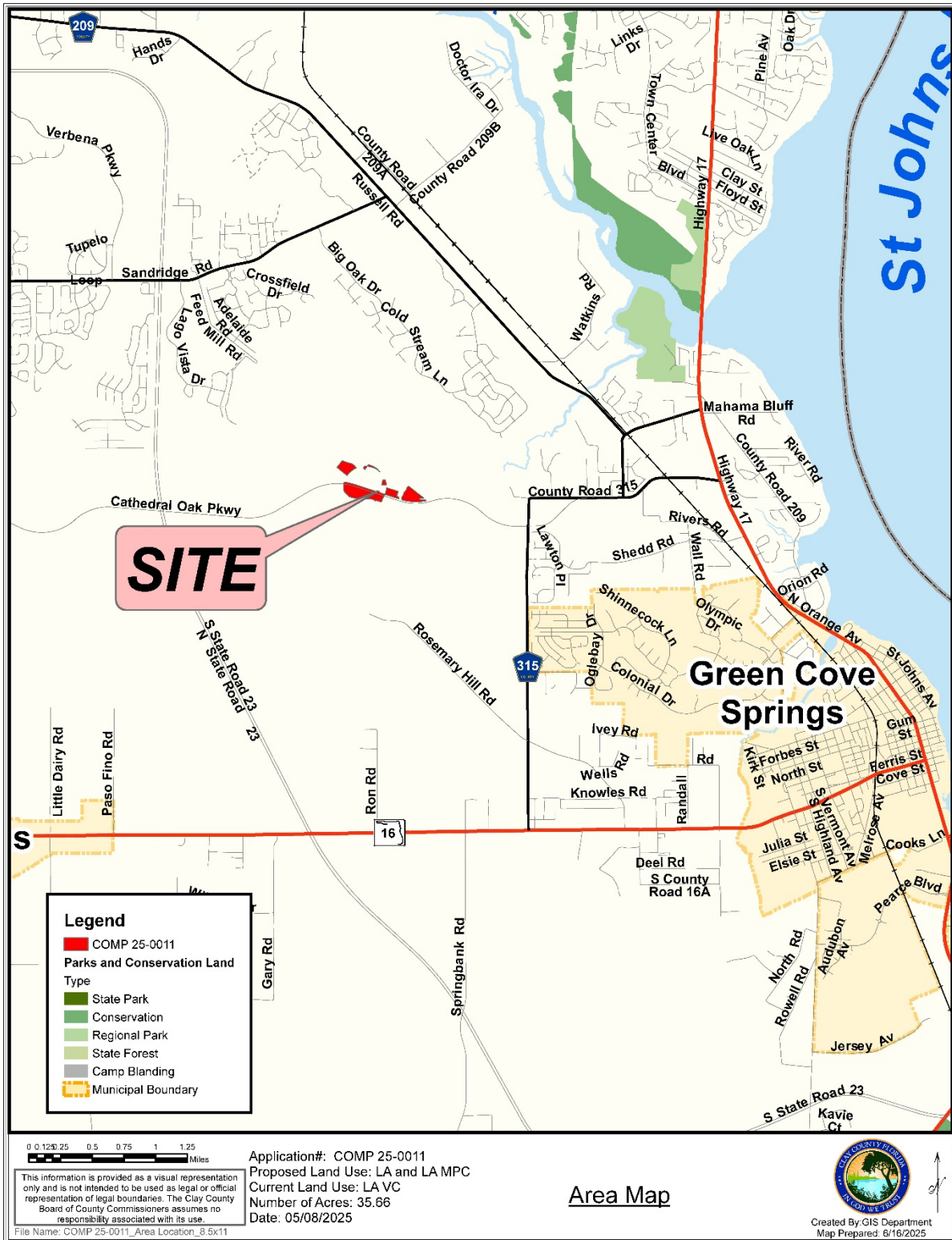


Figure 2 – Parcel Map

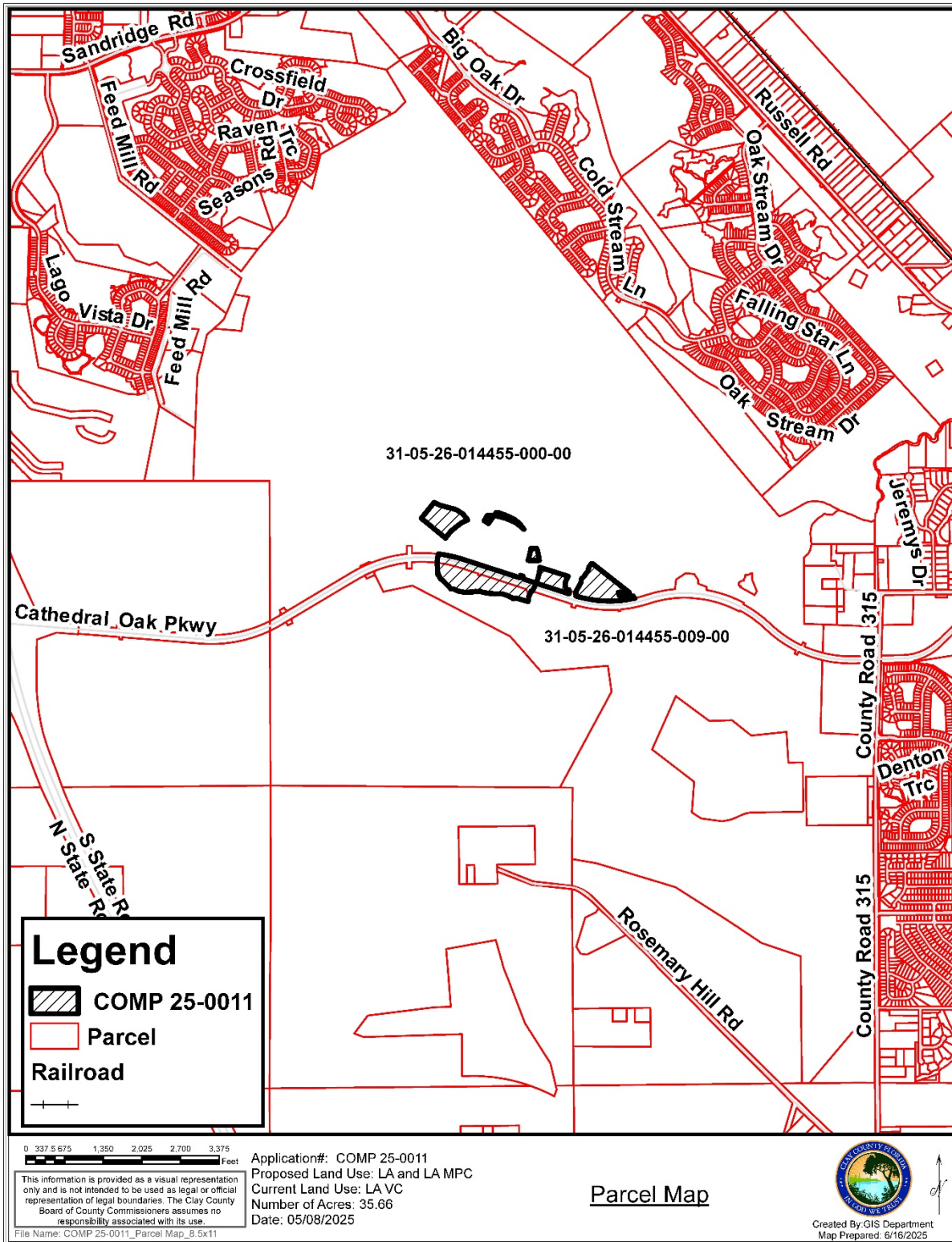


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

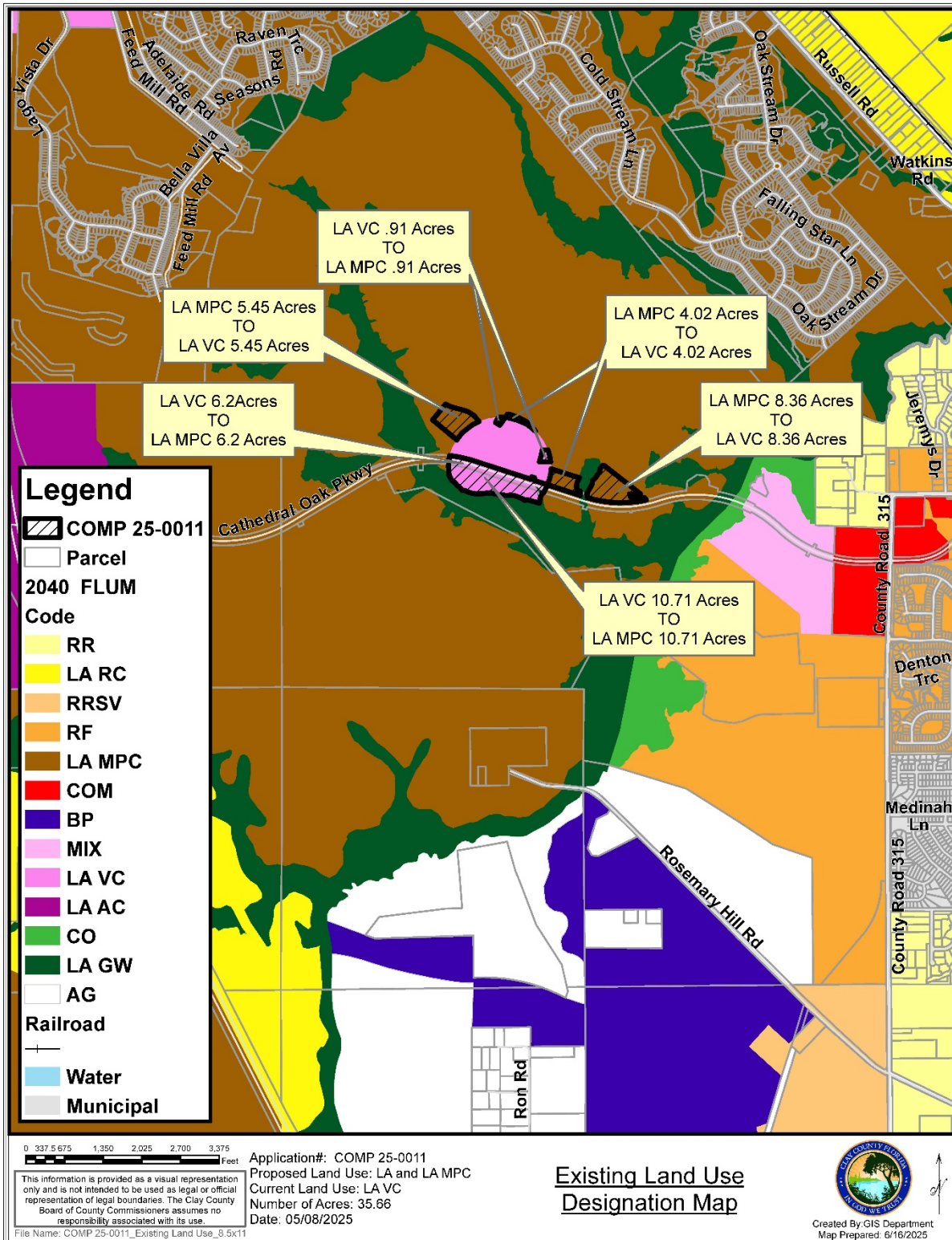


Figure 5 – Proposed Future Land Use Designation Map

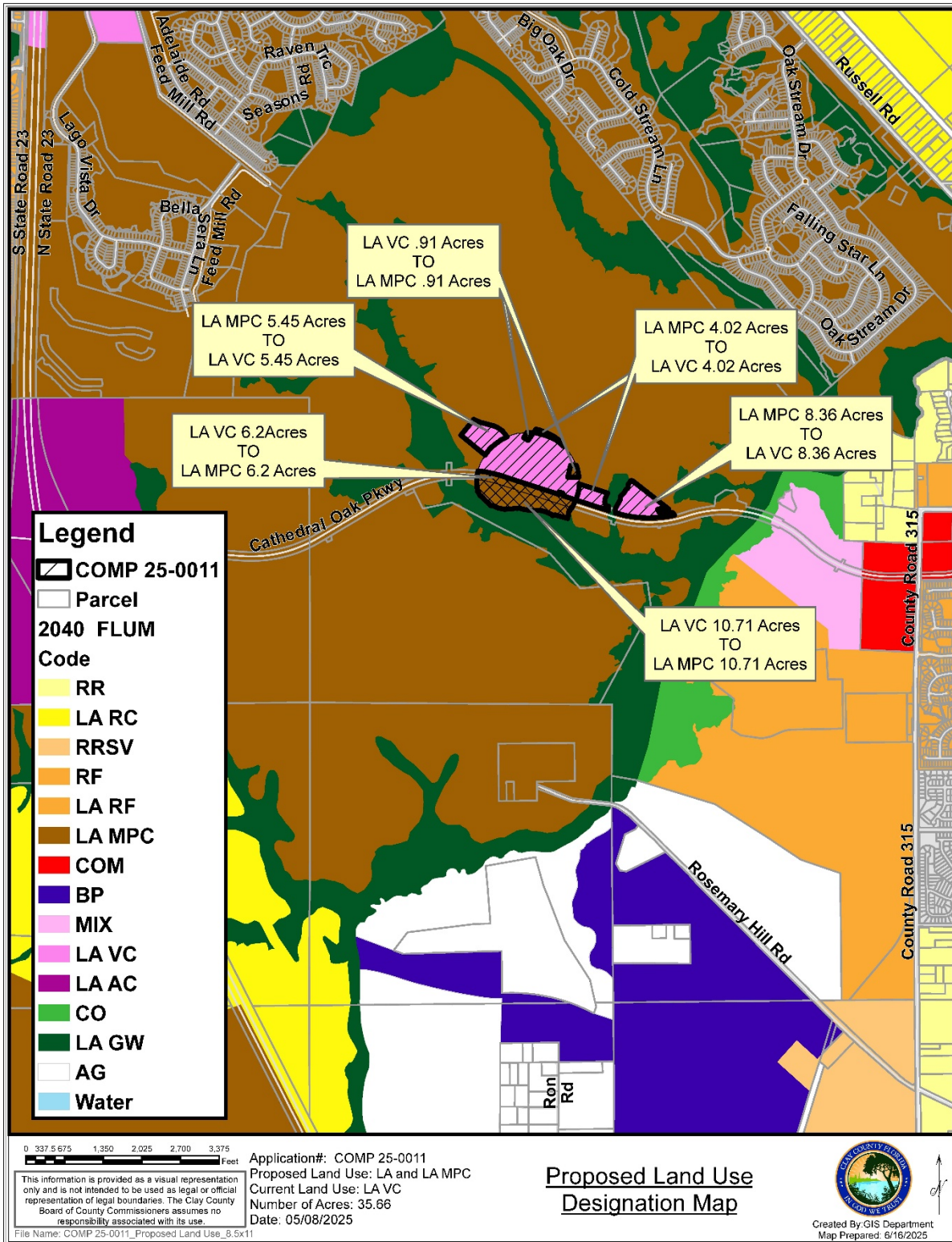
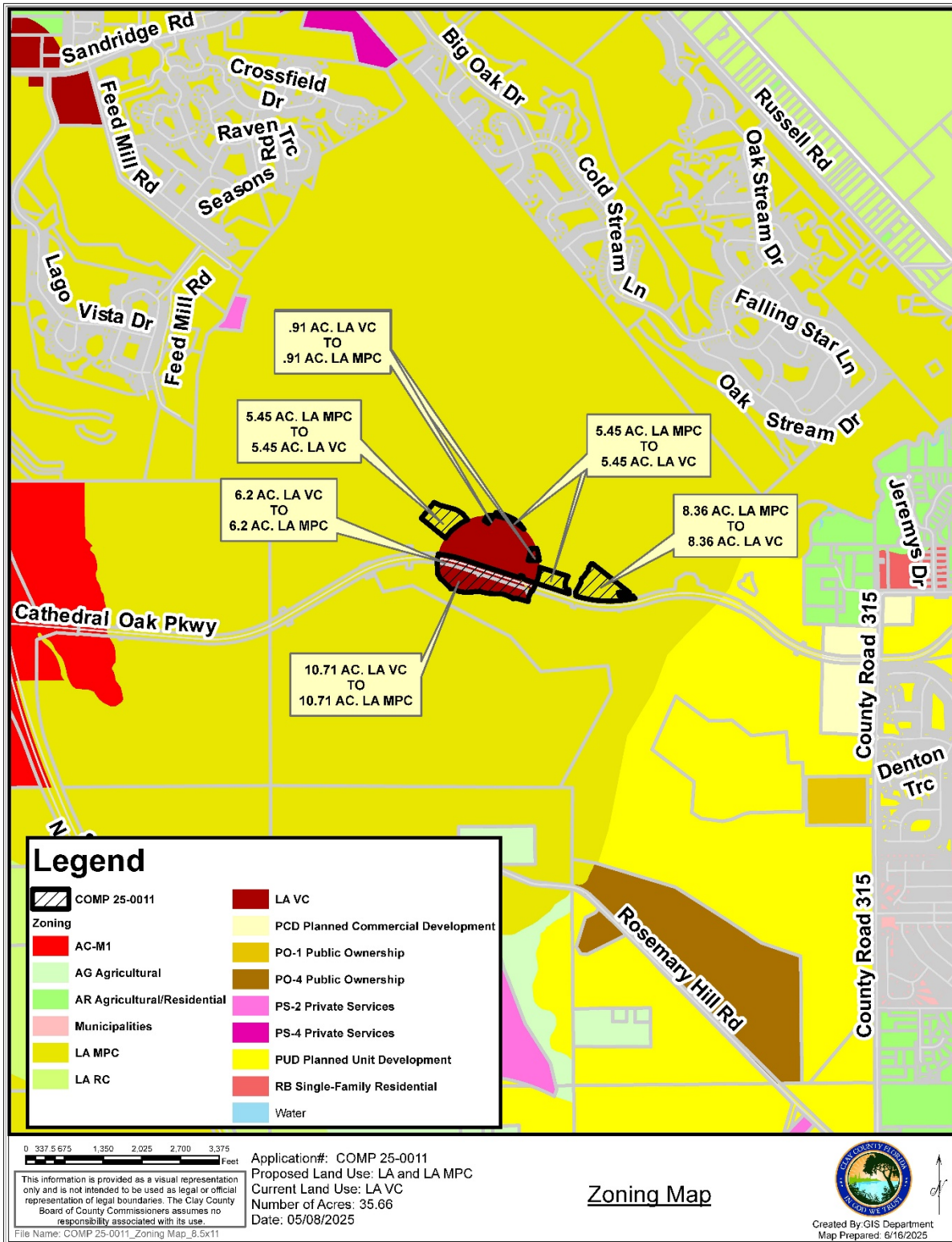


Figure 6 – Zoning Map



61 **Availability of Services**

62

63 This property will be served by Cathedral Oak Parkway which is not yet open to public use. The County's
64 Mobility Fee will apply to future development of this property.

65

66 **Schools:**

67 There are two new schools proposed for other portions of the parent parcel. Provision of school
68 concurrency will be required for any future residential development.

69

70 **Recreation:**

71 Provision of recreational areas for both residential and non-residential uses will be required for any future
72 development.

73

74 **Water and Wastewater:**

75 Water and sewer will both be available for any future use.

76

77 **Stormwater/Drainage:**

78 Stormwater management for any new construction will need to meet County and Water Management District
79 standards.

80 **Solid Waste:**

81 Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

Remaining Capacity ----- 55,565,151 cubic yards

Daily Tons -----4,537 tons

Rate of Fill -----5,041 cubic yards per day

Estimated Fill Date -----01/04/55

Years Remaining -----38 years

82 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*

83 *Clay County 2040 Comprehensive Plan Data and Analysis,*

84 *Community Facilities Element*

85

Land Suitability:

Soils:

See Figure 7.

Flood Plain:

Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See Figure 8.

Topography:

The subject parcel has large areas of level terrain mixed with creeks. See Figure 9.

Regionally Significant Habitat:

There is a bald eagle nest on northern parent parcel. See Figure 10.

Historic Resources:

There are no historic resource structures on the subject parcel although historic structure locations have been mapped to the north and east of the subject parcel. See Figure 11.

Compatibility with Military Installations:

The subject property is not located near Camp Blanding.

Analysis of Surrounding Uses

The proposed future land use amendment would change the future land use designation of several portions of three (3) parcels of land from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and vice versa. The change is proposed in order to move 10.71 acres of the LA VC land use designation from under a stormwater pond and 6.2 acres of LA VC from under the adjacent Cathedral Oak Parkway to areas adjacent to the existing LA VC lands immediately to the north. Ultimately this will allow the property owner to realign the LA VC from the present conceptual circle shape to better align with the topography of the land and the proposed development. This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	LA MPC	LA MPC	Vacant Land
South	LA MPC and LA GW	LA MPC	Vacant Land
East	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy
West	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy

Figure 7 – Soil Map

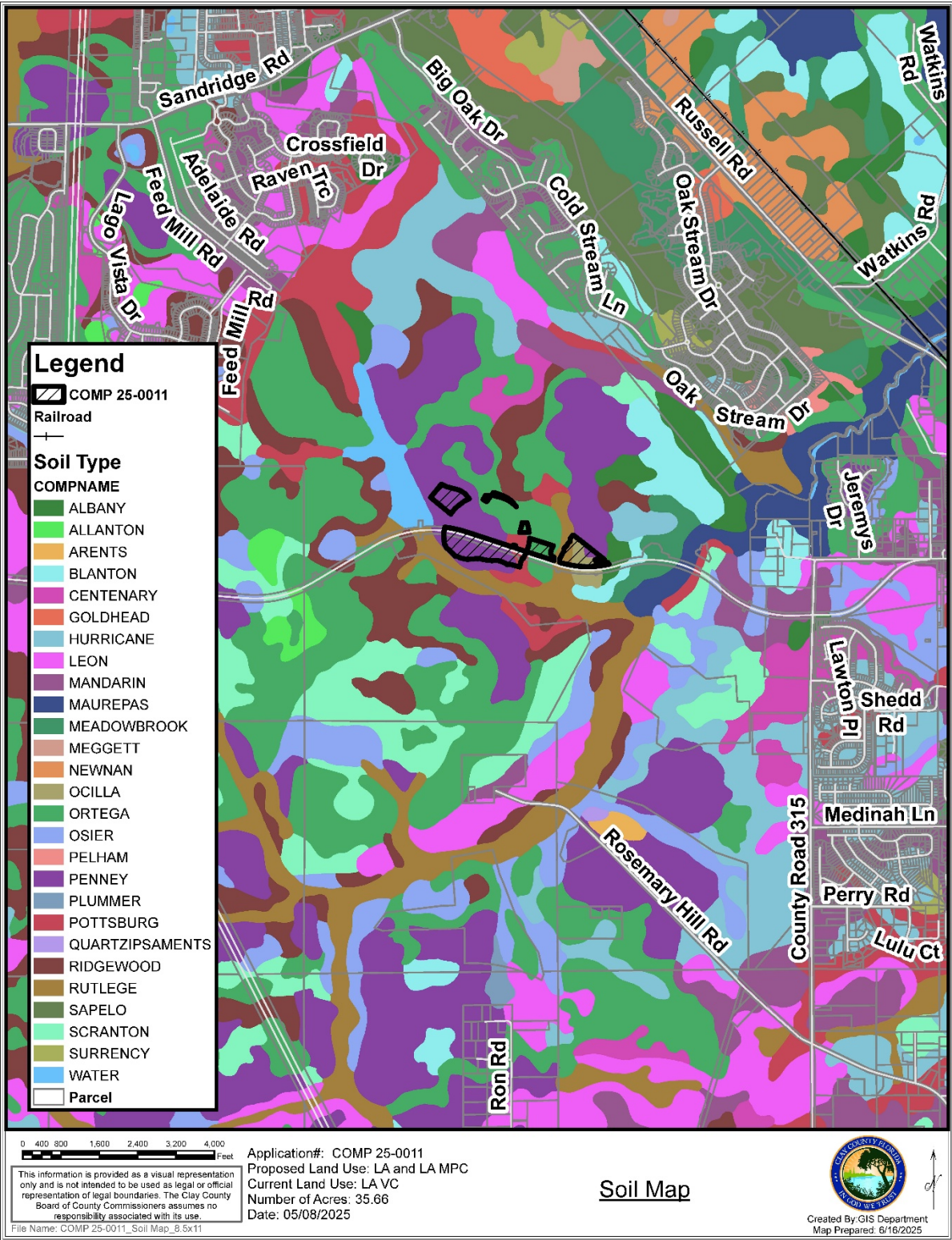


Figure 8 – Flood Zone Map

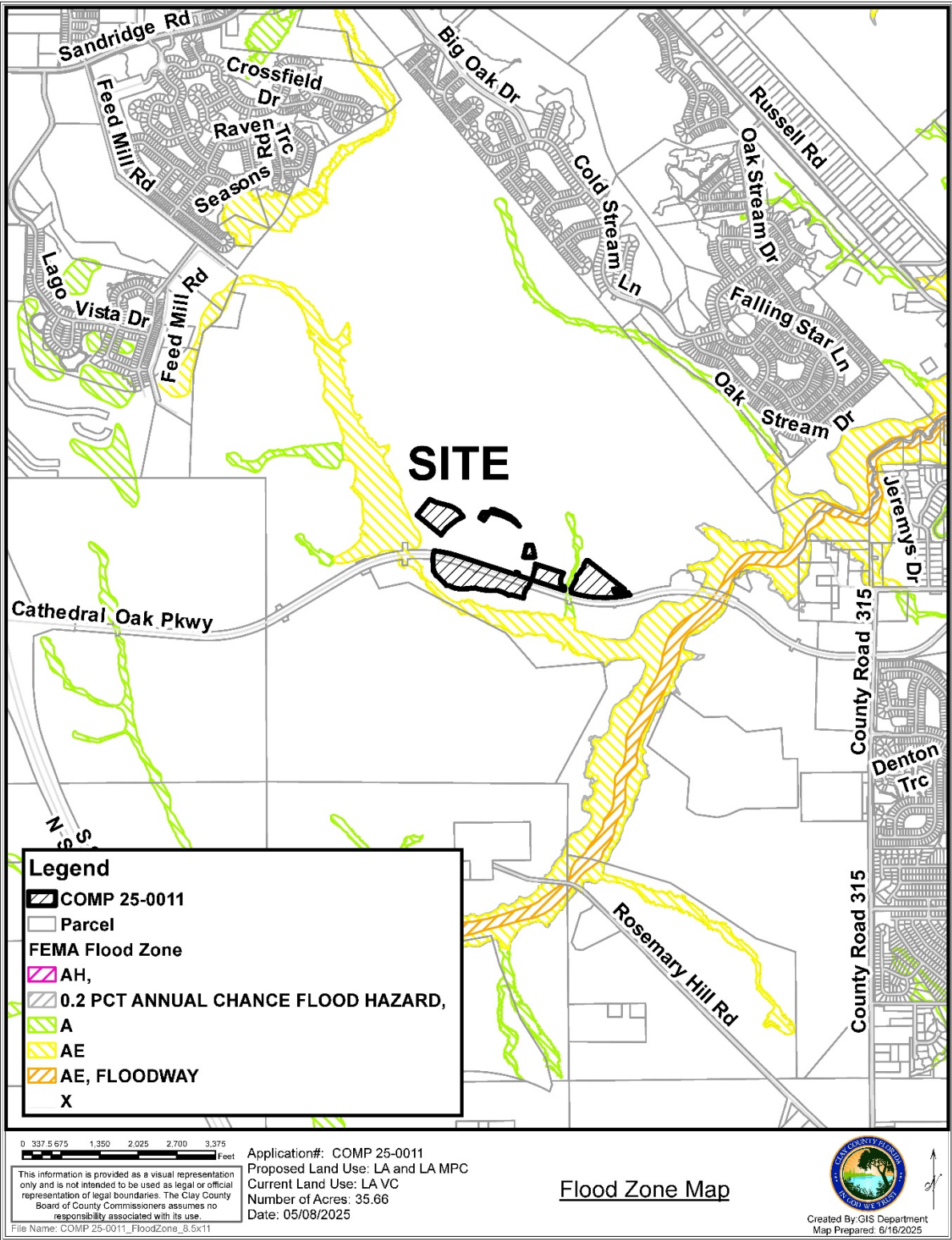


Figure 9 – Topography Map

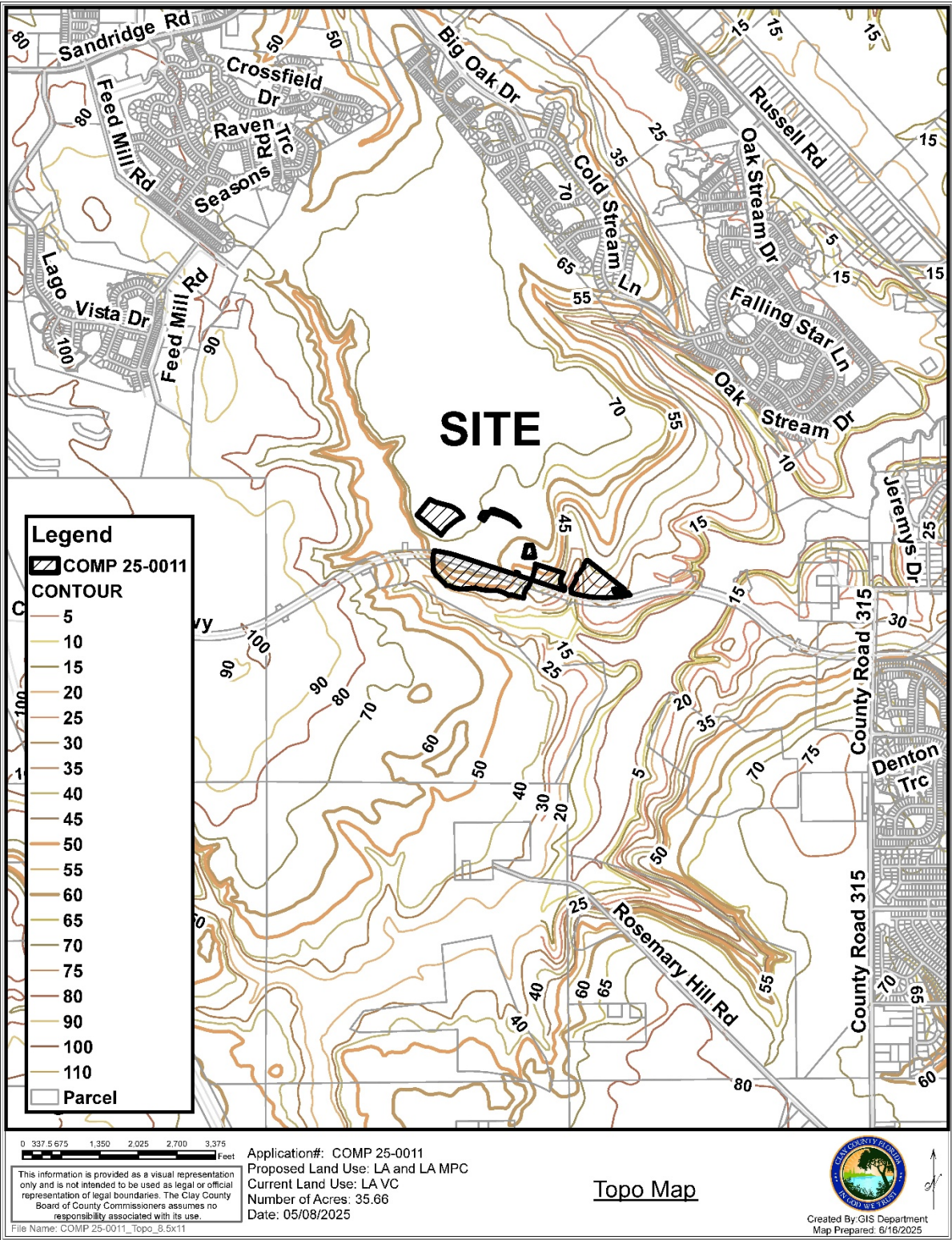


Figure 10 – Habitat Value Map

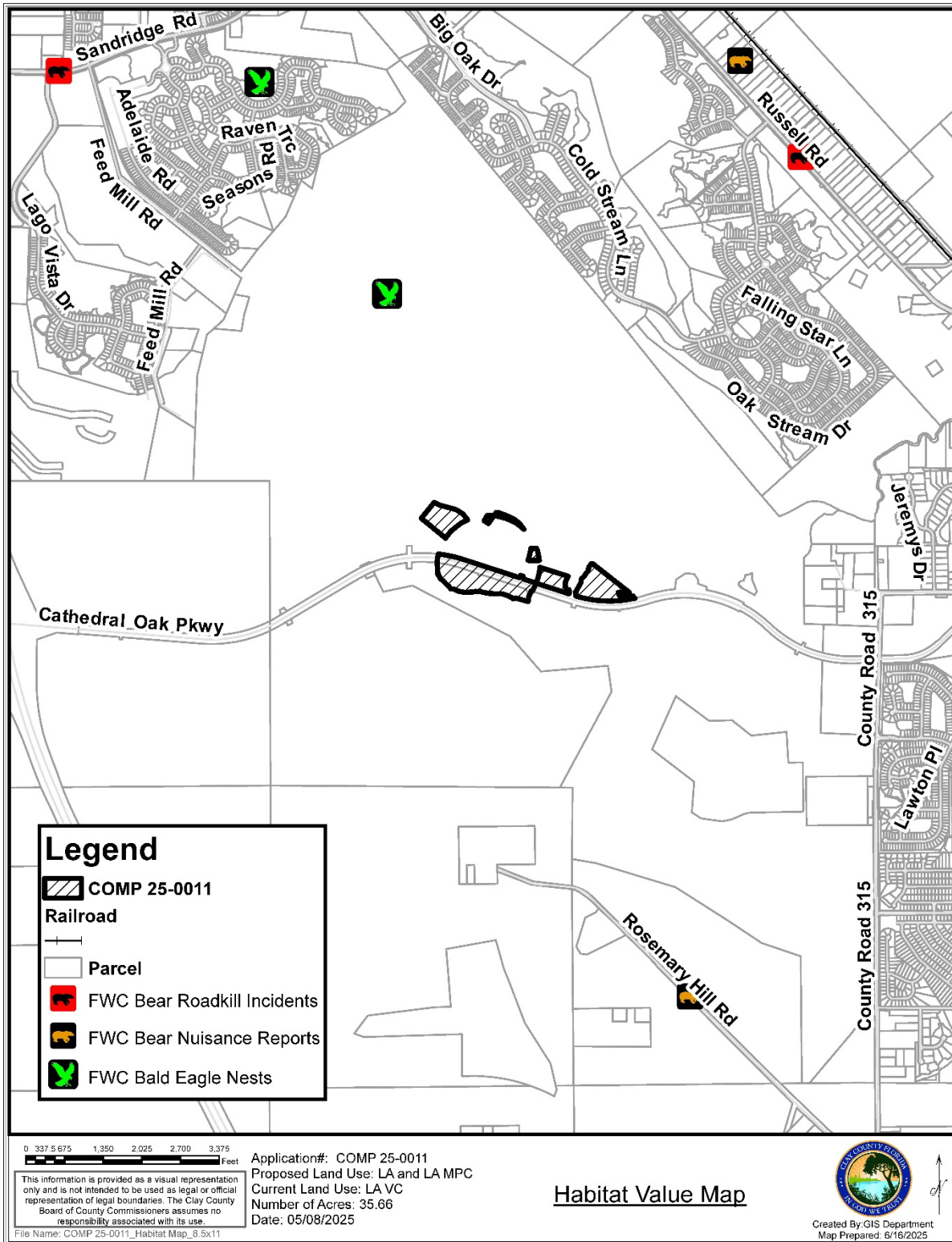
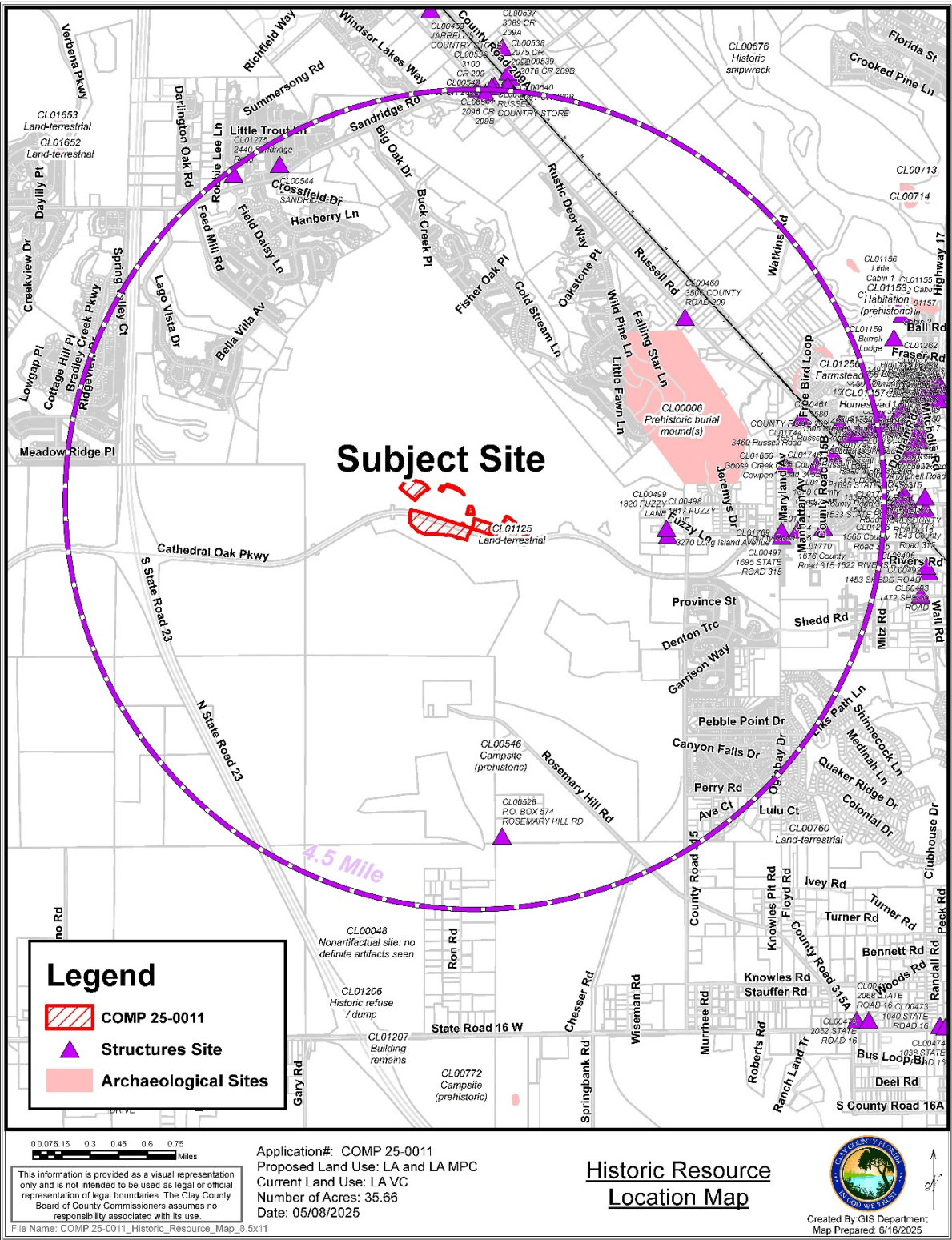


Figure 11 - Historical Resources



Relevant Clay County 2045 Comprehensive Plan Policies

The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

LA FLU Policy 1.4.6 Master Planned Community (LA MPC)

1) Land Use

The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed around village centers. Single-family attached units may not exceed ten percent of potential units in the Master Planned Community within each village, and shall be located adjacent to Village Centers. Central water and sewer is required in this land use category.

2) Density

This category allows single-family detached units, with a maximum base density of 3 units per net acre (net calculated as uplands only). Single-family detached density may go up to five units per net acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-family attached density is allowed at a range between six and ten units per acre, and may go up to 12 units per acre through additional density associated with wetland-upland buffer and/or environmentally significant land dedication.

3) LA MPC Principles

Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use.

Neighborhoods shall contain a diversity of housing types through lot size varieties, and are encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, townhomes and apartments.

To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

4) Schools

Neighborhood school location shall allow students to walk or bike to school. Final locations shall be determined by the school district. Whenever possible, elementary schools are encouraged to be located close to or adjacent to village centers. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be co-located adjacent to public facilities such as parks, libraries and civic uses creating an activity node for primary use by students and their families.

5) Neighborhood Parks

The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park standards are addressed in LA REC Policy 1.1.1.

LA FLU Policy 1.4.10 Village Center and Interchange Village Center (LA VC and LA IVC)

Village Centers (LA VC):

Village Centers (LA VC) shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Within the Village Centers, residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with wetland-upland buffer and/or environmentally significant land dedication, as described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in a compact, walkable form accessible by sidewalk.

The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will provide park space in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof. The quantification of uses shall be consistent with the ranges identified in the following table.

Village Center Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Residential	Residential	Residential
25%	25%	25%
65%	65%	65%
Office	Office	Office

193

194

195

196

Notwithstanding the foregoing, any Village Center consisting of less than ten (10) acres existing as of November 22, 2022 shall not be subject to the quantification of uses described in the above matrix.

197

198

199

Village Centers adjacent to the Rural Community land use are limited to elementary schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

200

201 Analysis Regarding Urban Sprawl

202 It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177,
203 all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative
204 impacts are not promoted.

205 1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*
206 *low-intensity, low-density, or single-use development or uses.*

207 Staff Finding: The proposed future land use change would allow the larger parent property to maximize the
208 existing area of higher density and mixed use.

209 2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
210 *substantial distances from existing urban areas while not using undeveloped lands that are available*
211 *and suitable for development.*

212 Staff Finding: The portions of land subject to the proposed change are surrounded by a master planned
213 development which in turn is in the midst of an area undergoing considerable growth. This
214 change does not represent an increase in development potential as it is a net zero change
215 which will move the location of LA VC land use, not increase the existing entitlement.

216 3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
217 *generally emanating from existing urban developments.*

218 Staff Finding: The proposed amendment will realign the boundaries of an existing Village Center and do
219 not result in a radial, strip, isolated or ribbon pattern.

220 4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
221 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
222 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

223 Staff Finding: The proposed change takes into account the adjacent area of Lake Asbury Greenway which
224 serves to protect existing creeks and wetlands.

225 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
226 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
227 *farmlands and soils.*

228 Staff Finding: The proposed change will not affect any active agricultural areas or activities.

229 6. *Fails to maximize use of existing public facilities and services.*

230 Staff Finding: There are existing public facilities and services available in the area which will serve this
231 project.

232 7. *Fails to maximize use of future public facilities and services.*

233 Staff Finding: This project will make use of the new Cathedral Oak Parkway which is being developed
234 through the center of the original parent parcel.

235 8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
236 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
237 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
238 *response, and general government.*

239 Staff Finding: The proposed change will not create a disproportionate increase in the cost of service to the
240 property.

241 9. *Fails to provide a clear separation between rural and urban uses.*

242 Staff Finding: The portions of the parent parcel affected by this change will provide a clearly defined “village
243 center” for a mix of uses. The areas surrounding this center will be comprised of suburban
244 residential developments.

245 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
246 *communities.*

247 Staff Finding: The proposed amendment does not discourage or inhibit infill development .

248 11. *Fails to encourage a functional mix of uses.*

249 Staff Finding: The Lake Asbury Village Center designation allow for a mix of residential, office, commercial
250 and civic uses.

251 12. *Results in poor accessibility among linked or related land uses.*

252 Staff Finding: The proposed change will not affect accessibility among related land uses.

253 13. *Results in the loss of significant amounts of functional open space.*

254 Staff Finding: The proposed amendment will not result in the loss of significant amounts of functional open
255 space.

256

257 **Recommendation**

258 Staff recommends approval of COMP 25-0011.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM LAKE ASBURY VILLAGE CENTER (LA VC) TO LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) AND TO CHANGE PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) TO LAKE ASBURY VILLAGE CENTER (LA VC); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 25, 2025, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2025-10, which adopted the Clay County 2045 Comprehensive Plan (the “Plan”); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto and provides that Section 163.3187, Florida Statutes, may be followed for plan amendments qualifying as small-scale development; and,

WHEREAS, Application COMP 25-001 requests an amendment to the Plan; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

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

Section 1. Clay County Ordinance No. 2025-10, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for portions of three parcels of land (Tax Parcel Identification #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), totaling approximately 17.83 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and the Future Land Use designation for portions of three parcels of land (Tax Parcel Identification #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00), totaling approximately 17.83 acres, described in

Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from from Lake Asbury Master Planned Community (LA MPC) to Lake Asbury Village Center (LA VC).

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The effective date of this Plan amendment shall be 31 days after adoption unless the amendment is challenged pursuant to 163.3187, Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

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

Exhibit "A-1"

Legal Description of the Property

North Parcel

A portion of Sections 24, 25, 26, and 36, Township 5 South, Range 25 East, together with a portion of Sections 30, 31, and 32, Township 5 South, Range 26 East, all lying in Clay County, Florida, together with Tract "C", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning commence at the Northwest corner of said Section 36, said corner also being the Northeast corner of Section 35, Township 5 South, Range 25 East; thence South 89°49'51" West, along the Northerly line of said Section 35, a distance of 1288.60 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 3469, page 215, of said Public Records; thence North 02°12'22" East, along the Easterly line of last said lands, and along the Easterly line of those lands described and recorded in Official Records Book 3373, page 204, of said Public Records, 1837.27 feet; thence North 13°33'49" East, continuing along the Easterly line of last said lands, 729.80 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 4327, page 193, of said Public Records; thence Easterly, Northerly and Westerly along the boundary line of last said lands the following 4 courses: Course 1, thence South 85°43'45" East, departing said Easterly line, 556.00 feet; Course 2, thence North 09°13'24" East, 276.99 feet; Course 3, thence North 16°43'20" East, 330.83 feet; Course 4, thence North 80°45'26" West, 265.30 feet to a point lying on last said Easterly line; thence North 23°21'18" East, departing said boundary line and along said Easterly line, 446.04 feet to the Easterly most corner thereof; thence North 51°26'06" West, along the Northeasterly line thereof, 95.69 feet to a point lying on the Southwesterly prolongation of the Southeasterly line of those lands described and recorded in Official Records Book 4387, page 183, of said Public Records; thence North 36°47'27" East, along said Southwesterly prolongation and along said Southeasterly line, 526.43 feet; thence North 40°34'40" East, continuing along said Southeasterly line, and along the Southeasterly line of Granary Park Phase 2A, recorded in Plat Book 70, pages 1 through 12, of said Public Records, 765.54 feet; thence Northeasterly along last said Southeasterly line the following 4 courses: Course 1, thence North 23°18'11" East, 685.35 feet; Course 2, thence South 53°00'46" East, 236.42 feet; Course 3, thence North 13°52'27" East, 612.69 feet; Course 3, thence North 60°20'34" East, continuing along said Southeasterly line and along the Southeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records, 1500.85 feet; thence North 44°43'17" East, continuing along last said Southeasterly line, 250.99 feet to the Easterly most corner thereof; thence North 31°07'07" West, along the Northeasterly line thereof, 650.30 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line and along said Southerly line, 272.23 feet to the Northerly most corner of Parcel A, described and recorded in said Official Records Book 1863, page 1745; thence South 39°57'18" East, along the Northeasterly line of last said lands, and the Northeasterly line of Sections 24 and 25, Township 5 South, Range 25 East, and the Northeasterly line of Sections 30 and 31, Township 5 South, Range 26 East, a distance of 9873.41 feet to the Westerly most corner of Lot 5, Block 48, as depicted on Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, of said Public Records; thence South 39°56'32" East, continuing along said Northeasterly line, also being the Southwesterly line of said Lot 5 and the Southwesterly line of Lot 6, said Florida Farmer's Land Company's Subdivision, 1239 feet, more or less, to a point lying on the centerline of Peters Creek; thence Southwesterly, departing said Northeasterly line and along said centerline, a distance of 246 feet, more or less, to a point lying on the Westerly line of those lands described and recorded in Official Records Book 4433, page 401, of said Public Records; thence South 00°09'04" East, departing said centerline and along said Westerly line and along the Westerly lines

of those lands described and recorded in Official Records Book 2986, page 475, and Official Records Book 4131, page 1290, both of said Public Records, 1088 feet, more or less to the Southwesterly corner of last said lands; thence South $87^{\circ}52'18''$ East, along the Southerly line thereof, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records and along the Easterly prolongation thereof, 1376.17 feet to a point lying on the Westerly right of way line of County Road No. 315, and 80 foot right of way as presently established; thence South $01^{\circ}47'04''$ West, along said Westerly right of way line, 532.03 feet to its intersection with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Westerly along said Northerly right of way line, the following 34 courses: Course 1, thence South $88^{\circ}39'34''$ West, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $25^{\circ}04'37''$, an arc length of 885.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}48'07''$ West, 878.37 feet; Course 3, thence North $26^{\circ}03'34''$ East, along a non-tangent line, 57.07 feet; Course 4, thence North $64^{\circ}01'56''$ West, 50.00 feet; Course 5, thence South $26^{\circ}03'34''$ West, 58.40 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2023.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of $16^{\circ}54'09''$, an arc length of 596.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $56^{\circ}23'31''$ West, 594.63 feet; Course 7, thence North $47^{\circ}57'11''$ West, along a non-tangent line, 132.01 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2143.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of $13^{\circ}52'27''$, an arc length of 518.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $54^{\circ}53'26''$ West, 517.66 feet; Course 9, thence North $28^{\circ}10'55''$ East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southerly having a radius of 2168.00 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of $18^{\circ}21'05''$, an arc length of 694.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}59'25''$ West, 691.43 feet; Course 11, thence North $05^{\circ}30'50''$ East, along a non-tangent line, 53.81 feet; Course 12, thence North $69^{\circ}45'26''$ West, 165.63 feet; Course 13, thence North $05^{\circ}37'02''$ East, 64.92 feet; Course 14, thence North $33^{\circ}32'36''$ West, 123.09 feet; Course 15, thence North $84^{\circ}23'48''$ West, 149.32 feet; Course 16, thence South $57^{\circ}01'03''$ West, 201.26 feet; Course 17, thence South $06^{\circ}42'56''$ West, 169.87 feet to a point on a non-tangent curve concave Southerly having a radius of 2158.00 feet; Course 18, thence Westerly along the arc of said curve, through a central angle of $13^{\circ}41'50''$, an arc length of 515.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $78^{\circ}23'28''$ West, 514.66 feet; Course 19, thence Westerly along the arc of a curve concave Northerly having a radius of 2007.99 feet, through a central angle of $36^{\circ}00'46''$, an arc length of 1262.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $89^{\circ}32'56''$ West, 1241.44 feet; Course 20, thence North $18^{\circ}02'06''$ East, along a non-tangent line, 57.80 feet; Course 21, thence North $71^{\circ}57'54''$ West, 74.33 feet; Course 22, thence South $18^{\circ}02'06''$ West, 57.89 feet; Course 23, thence North $71^{\circ}59'11''$ West, 857.99 feet; Course 24, thence North $27^{\circ}43'57''$ West, 40.77 feet; Course 25, thence North $18^{\circ}53'39''$ East, 15.72 feet; Course 26, thence North $71^{\circ}39'13''$ West, 50.15 feet; Course 27, thence South $18^{\circ}00'49''$ West, 44.46 feet; Course 28, thence North $71^{\circ}59'11''$ West, 1018.83 feet to the point of curvature of a curve concave Southerly having a radius of 2375.00 feet; Course 29, thence Westerly along the arc of said curve, through a central angle of $22^{\circ}14'08''$, an arc length of 921.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $83^{\circ}06'15''$ West, 915.93 feet; Course 30, thence North $00^{\circ}13'32''$ East, along a non-tangent line, 129.00 feet; Course 31, thence North $89^{\circ}46'28''$ West, 88.00 feet; Course 32, thence South $00^{\circ}13'32''$ West, 137.50 feet to a point on a non-tangent curve concave Southerly having a radius of 2375.00 feet; Course 33, thence Westerly along the arc of said curve, through a central angle of $24^{\circ}24'57''$, an arc length of 1012.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $71^{\circ}26'14''$ West, 1004.44 feet; Course 34, thence South $59^{\circ}13'45''$ West, 1293.72 feet to the Easterly most corner of Tract "A", said Cathedral Oak Parkway Phase 1 Replat; thence Northwesterly, Southwesterly and Southeasterly along the boundary line of said Tract "A", the following

7 courses: Course 1, thence South 85°19'58" West, 20.97 feet to the point of curvature of a curve concave Northeasterly having a radius of 44.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 65°29'43", an arc length of 50.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 61°55'11" West, 47.60 feet; Course 3, thence North 28°52'43" West, along a non-tangent line, 26.74 feet; Course 4, thence South 61°09'18" West, 92.00 feet; Course 5, thence South 28°51'41" East, 25.20 feet to a point on a non-tangent curve concave Westerly having a radius of 49.00 feet; Course 6, thence Southerly along the arc of said curve, through a central angle of 68°13'19", an arc length of 58.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 05°00'51" West, 54.96 feet; Course 7, thence South 39°07'30" West, 29.15 feet; thence South 59°13'45" West, departing said boundary line and along said Northerly right of way line, 41.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 2225.00 feet; thence Southwesterly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 03°48'35", an arc length of 147.94 feet to a point lying on the Easterly line of said Section 35, said arc being subtended by a chord bearing and distance of South 61°08'02" West, 147.91 feet; thence North 00°23'50" West, along said Easterly line, 2438.26 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 1 and Cell Tower Site:

Commercial Parcel 1

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase I Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 88°39'34" West, along said Northerly right of way line, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; thence Westerly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 15°43'16", an arc length of 555.08 feet to a point lying on the Westerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records, said arc being subtended by a chord bearing and distance of North 83°28'48" West, 553.34 feet; thence North 01°47'04" East, departing said Northerly right of way line, along the Westerly line of last said lands and along a non-tangent line, 514.09 feet to the Northwesterly corner of last said lands, said corner lying on the Southerly line of those lands described and recorded in Official Records Book 4131, page 1290, of said Public Records; thence South 87°52'18" East, along said Southerly line, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records, and its Easterly prolongation, 954.60 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 01°47'04" West, along said Westerly right of way line, 532.03 feet to the Point of Beginning.

Cell Tower Site

A portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at Point E, as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records, said Point E lying on the

Northeasterly right of way line of Cathedral Oak Parkway, a variable width right of way, as depicted on said Cathedral Oak Parkway Phase 1 Second Replat; thence Northwesterly along said Northeasterly right of way line the following 3 courses: Course 1, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 2143.00 feet, through a central angle of 06°57'44", an arc length of 260.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°20'48" West, 260.25 feet; Course 2, thence North 28°10'55" East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2168.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 04°40'55", an arc length of 177.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 64°09'20" West, 177.11 feet; thence North 30°14'32" East, departing said Northeasterly right of way line and along a non-tangent line, 47.04 feet; thence North 31°06'12" East, 54.65 feet; thence North 24°56'34" East, 47.37 feet; thence North 08°59'10" West, 51.99 feet; thence North 01°48'23" East, 17.39 feet; thence North 61°01'51" East, 27.95 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 61°01'51" East, 18.28 feet; thence North 61°51'37" West, 48.41 feet; thence North 07°53'22" East, 42.97 feet; thence North 56°06'32" East, 55.15 feet; thence South 89°58'45" East, 42.15 feet; thence North 16°09'37" West, 22.55 feet; thence North 33°04'54" East, 40.17 feet; thence North 10°20'41" East, 48.39 feet; thence South 82°53'01" East, 26.82 feet; thence North 72°42'28" East, 56.87 feet; thence North 46°20'36" East, 29.31 feet; thence Due East, 16.32 feet to a point lying on the Westerly line of that certain 20 foot Electric Easement as described and recorded in Official Records Book 1452, page 1802, of said Public Records; thence South 01°29'09" East, along said Westerly line, 123.49 feet; thence South 22°10'24" East, continuing along said Westerly line, 209.12 feet; thence South 29°33'24" West, departing said Westerly line, 78.50 feet; thence North 60°26'36" West, 291.21 feet to the Point of Beginning.

South Parcel

A portion of Section 36, Township 5 South, Range 25 East, together with a portion of Sections 31 and 32, Township 5 South, Range 26 East, and a portion of Section 6, Township 6 South, Range 26 East, all lying in Clay County, Florida, together with Tract "D", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6, said corner also being the Northeast corner of Section 1, Township 6 South, Range 25 East; thence South 89°29'14" West, along the Northerly line of said Section 1, a distance of 5299.37 feet to the Northwest corner thereof, said corner also being the Southeast corner of Section 35, Township 5 South, Range 25 East; thence North 00°45'58" East, along the East line of said Section 35, a distance of 2672.52 feet to a point lying on the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Northeasterly along said Southerly right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2380.00 feet, through a central angle of 05°40'46", an arc length of 235.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 62°04'08" East, 235.82 feet; thence North 59°13'45" East, continuing along said Southerly right of way line, 71.83 feet to the Westerly most corner of Tract "B", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, of said Public Records; thence Southeasterly, Easterly and Northeasterly along the boundary line of said Tract "B" the following 5 courses: Course 1, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 34.20

feet, through a central angle of 75°02'48", an arc length of 44.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°05'32" East, 41.66 feet; Course 2, thence South 25°04'00" East, along a non-tangent line, 31.03 feet; Course 3, thence North 64°59'52" East, 92.00 feet; Course 4, thence North 24°59'20" West, 23.50 feet to a point on a non-tangent curve concave Easterly having a radius of 59.72 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 70°30'00", an arc length of 73.48 feet to a point lying on said Southerly right of way line, said arc being subtended by a chord bearing and distance of North 10°19'20" East, 68.93 feet; thence Easterly along said Southerly right of way line the following 37 courses: Course 1, thence North 59°13'45" East, along said Southerly right of way line, 1300.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 2220.00 feet; Course 2, thence Easterly continuing along said Southerly right of way line and along the arc of said curve, through a central angle of 23°57'17", an arc length of 928.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 71°12'24" East, 921.41 feet; Course 3, thence South 00°13'32" West, along a non-tangent line, 101.98 feet; Course 4, thence South 89°46'28" East, 88.00 feet; Course 5, thence North 00°13'32" East, 111.07 feet to a point on a non-tangent curve concave Southerly having a radius of 2220.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 22°32'47", an arc length of 873.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83°15'34" East, 867.96 feet; Course 7, thence South 71°54'27" East, along a non-tangent line, 315.87 feet; Course 8, thence South 17°55'18" West, 25.92 feet; Course 9, thence South 72°00'40" East, 40.00 feet; Course 10, thence North 17°55'02" East, 26.00 feet; Course 11, thence South 71°59'22" East, 828.15 feet; Course 12, thence South 27°13'54" East, 66.33 feet; Course 13, thence South 17°40'24" West, 15.75 feet; Course 14, thence South 71°56'42" East, 50.09 feet; Course 15, thence North 17°53'18" East, 62.78 feet; Course 16, thence South 71°59'11" East, 733.04 feet to the point of curvature of a curve concave Northerly having a radius of 2162.99 feet; Course 17, thence Easterly along the arc of said curve, through a central angle of 00°25'04", an arc length of 15.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°11'43" East, 15.77 feet; Course 18, thence South 17°35'45" West, along a non-tangent line, 50.00 feet; Course 19, thence South 73°21'50" East, 74.13 feet; Course 20, thence North 15°40'35" East, 50.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 21, thence Easterly along the arc of said curve, through a central angle of 19°44'10", an arc length of 745.06 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 84°11'29" East, 741.38 feet; Course 22, thence South 04°34'58" East, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2188.99 feet; Course 23, thence Easterly along the arc of said curve, through a central angle of 01°02'27", an arc length of 39.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 85°24'50" East, 39.76 feet; Course 24, thence North 04°34'58" West, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 25, thence Easterly along the arc of said curve, through a central angle of 13°20'41", an arc length of 503.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 78°12'54" East, 502.64 feet; Course 26, thence Easterly along the arc of a non-tangent curve concave Southerly having a radius of 2003.00 feet, through a central angle of 21°53'04", an arc length of 765.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 82°29'50" East, 760.41 feet; Course 27, thence South 03°25'34" West, along a non-tangent line, 5.00 feet to a point on a non-tangent curve concave Southerly having a radius of 1998.00 feet; Course 28, thence Easterly along the arc of said curve, through a central angle of 24°44'50", an arc length of 862.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 74°12'00" East, 856.28 feet; Course 29, thence North 28°10'55" East, along a non-tangent line, 20.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2018.00 feet; Course 30, thence Southeasterly along the arc of said curve, through a central angle of 13°52'45", an arc length of 488.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°53'56" East, 487.64 feet; Course 31, thence South 47°56'37" East, along a non-tangent line, 131.94 feet to the point of curvature of a curve concave Northeasterly having a radius of 2148.00 feet; Course 32, thence Southeasterly along the arc of said curve, through a central angle of 15°34'43", an arc

length of 584.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°43'59" East, 582.24 feet; Course 33, thence South 26°00'29" West, along a non-tangent line, 58.01 feet; Course 34, thence South 64°05'01" East, 50.00 feet; Course 35, thence North 26°00'29" East, 58.10 feet to a point on a non-tangent curve concave Northerly having a radius of 2148.00 feet; Course 36, thence Easterly along the arc of said curve, through a central angle of 26°29'04", an arc length of 992.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°05'54" East, 984.08 feet; Course 37, thence North 88°39'34" East, 396.90 feet to a point lying on the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established; thence South 01°47'04" West, departing said Southerly right of way line and along said Westerly right of way line, 609.24 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence Southerly along the Westerly line of last said lands the following 3 courses: Course 1, thence South 04°05'13" West, departing said Westerly right of way line, 300.17 feet; Course 2, thence South 01°46'47" West, 440.22 feet; Course 3, thence South 00°29'48" East, 302.09 feet to the Southerly most corner thereof, said corner lying on said Westerly right of way line; thence South 01°47'04" West, along said Westerly right of way line, 108.24 feet to a point on a non-tangent curve concave Easterly having a radius of 11499.16 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of 00°17'06", an arc length of 57.22 feet to the Northerly most corner of Exhibit "A", described and recorded in Official Records Book 4717, page 1930, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°41'50" West, 57.22 feet; thence South 19°41'34" West, along the Westerly line of said Exhibit "A" and along a non-tangent line, 47.89 feet to a point on a non-tangent curve concave Easterly having a radius of 11514.16 feet; thence Southerly, continuing along said Westerly line and along the arc of said curve, through a central angle of 00°29'51", an arc length of 100.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 3729, page 53, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°04'46" West, 100.00 feet; thence South 89°35'27" West, along said Easterly prolongation and said Northerly line, 1093.78 feet to the Northwesterly corner thereof; thence South 01°01'02" East, along the Westerly line thereof, 853.28 feet to the Southwesterly corner thereof; thence North 89°35'27" East, along the Southerly line thereof and its Easterly prolongation, 1097.04 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 00°24'33" East, along said Westerly right of way line, 4497.42 feet to a point lying on the Southerly line of said Section 6; thence South 89°29'42" West, along said Southerly line, 1286.31 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 659, page 66, of said Public Records; thence North 00°24'23" West, along the Easterly line thereof, 2227.59 feet to the Northeasterly corner thereof; thence along the Northeasterly line thereof the following 3 courses: Course 1, thence North 75°24'05" West, 700.00 feet; Course 2, thence North 58°32'13" West, 1724.82 feet; Course 3, thence North 74°09'16" West, 1890.83 feet to the Northwesterly corner thereof, said corner lying on the East line of said Section I; thence North 01°05'43" West, along said East line, 1431.42 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 2, Bypass R/W Parcel and Parcel A:

Commercial Parcel 2

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 01°47'04" West, along

said Westerly right of way line, 609.24 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence South 04°05'13" West, along the Westerly line of last said lands, 300.17 feet; thence South 01°46'47" West, continuing along said Westerly line, 350.10 feet to a point lying on the Southerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records; thence North 87°52'18" West, departing said Westerly line and along said Southerly line, 942.57 feet to the Southwesterly corner thereof; thence North 01°47'04" East, along the Westerly line thereof, 1274.57 feet to a point lying on said Southerly right of way line of Cathedral Oak Parkway; thence Easterly, along said Southerly right of way line and along the arc of a non-tangent curve concave Northerly having a radius of 2148.00 feet, through a central angle of 14°58'38", an arc length of 561.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°51'07" East, 559.89 feet; thence North 88°39'34" East, continuing along said Southerly right of way line, 396.90 feet to the Point of Beginning.

Bypass R/W Parcel

A portion of Section 6, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly line of said Section 6; thence South 89°29'42" West, along the Southerly line of said Section 6, a distance of 1142.79 feet; thence North 40°12'48" East, departing said Southerly line, 1113.51 feet to the point of curvature of a curve concave Westerly having a radius of 1422.50 feet; thence Northerly along the arc of said curve, through a central angle of 40°37'22", an arc length of 1008.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 19°54'08" East, 987.56 feet; thence North 89°35'27" East, along a non-tangent line, 75.00 feet to a point lying on said Westerly right of way line; thence South 00°24'33" East, along said Westerly right of way line, 1769.41 feet to the Point of Beginning.

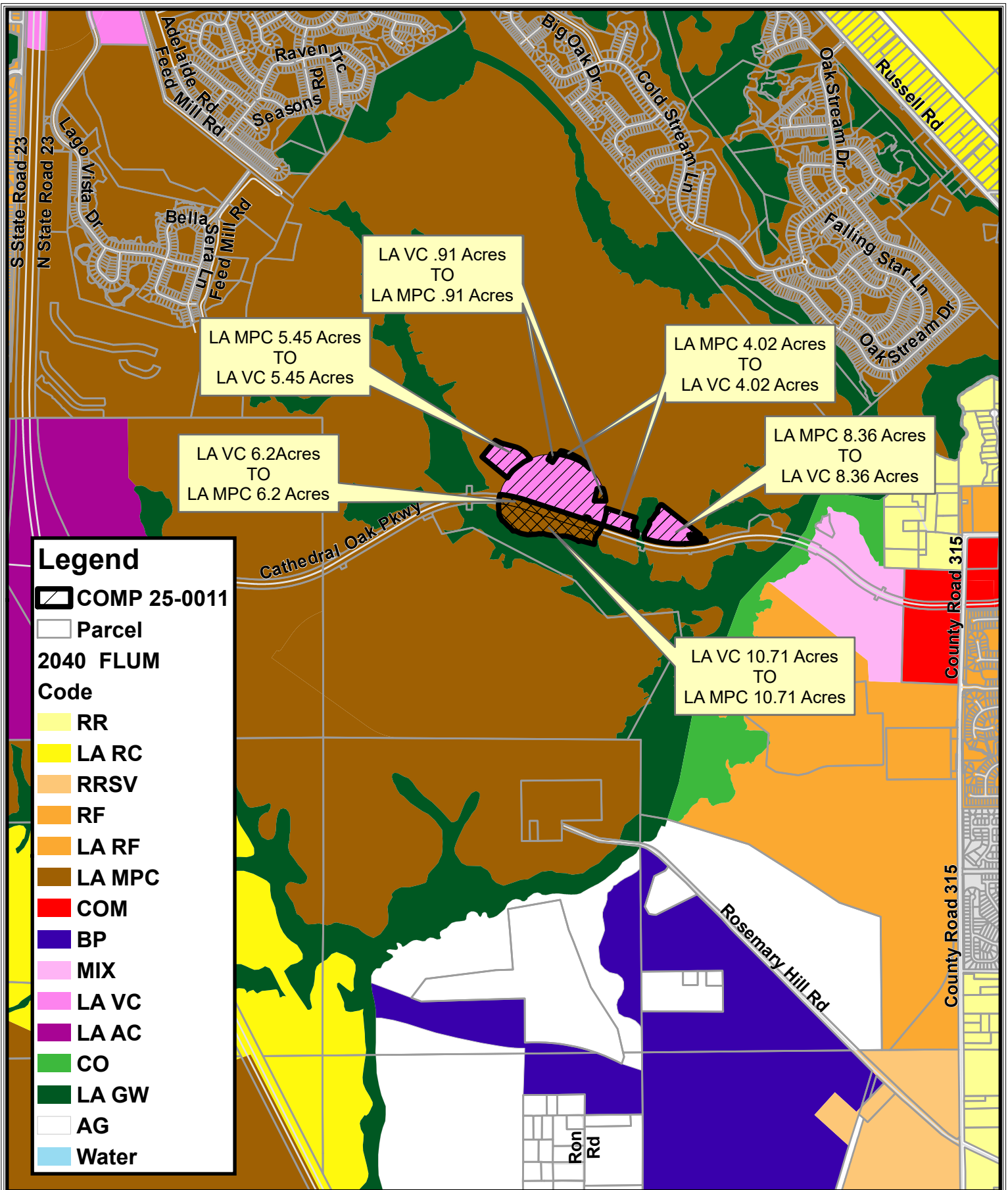
Parcel A

A portion of Section 6, Township 6 South, Range 26 East, together with a portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 6, thence North 88°59'45" East, along the Northerly line thereof, 2134.74 feet to the Point of Beginning.

From said Point of Beginning, thence North 52°47'42" West, departing said Northerly line, 857.86 feet; thence North 24°00'23" East, 1017.06 feet; thence South 53°51'53" East, 723.08 feet; thence North 88°45'09" East, 399.18 feet; thence South 51°42'31" East, 428.63 feet; thence North 84°04'24" East, 617.74 feet; thence South 03°43'03" East, 534.86 feet; thence North 89°36'59" East, 236.77 feet; thence South 00°55'45" East, 834.61 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°56'15", an arc length of 39.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°02'23" West, 35.34 feet; thence South 89°00'30" West, 850.69 feet to the point of curvature of a curve concave Southerly having a radius of 530.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°08'13", an arc length of 214.02 feet to the point of

tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°26'24" West, 212.57 feet; thence South 65°52'17" West, 103.82 feet; thence South 67°39'31" West, 79.78 feet; thence South 78°38'39" West, 161.77 feet; thence North 82°01' 13" West, 371.67 feet; thence North 57°03'22" West, 193.38 feet; thence North 04°41 '28" East, 534.14 feet; thence North 52°47'42" West, 66.53 feet to the Point of Beginning.



0 337.5 675 1,350 2,025 2,700 3,375 Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: COMP 25-0011_Proposed Land Use_8.5x11

Application#: COMP 25-0011
 Proposed Land Use: LA and LA MPC
 Current Land Use: LA VC
 Number of Acres: 35.66
 Date: 05/08/2025

Exhibit "A-2"

**Proposed Land Use
 Designation Map**



Created By: GIS Department
 Map Prepared: 6/16/2025



Staff Report and Recommendations for ZON 25-0014

Copies of the application are available at the Clay County

Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043

Owner / Applicant Information:

Owners: SRTG Dev Owner, LLC

Agent: England-Thims & Miller, Inc.

Phone: 904-642-8990

Email: DendorC@etminc.com

Agent: Gunster

Phone: 904-354-1980

Email: fmiller@gunster.com

Property Information

Parcel ID: 31-05026-014455-000-00 and 31-05026-014455-009-00

Current Zoning: LA MPC and LA VC

Proposed Zoning: LA MPC and LA VC

Commission District: 5, Comm. Burke

Current Land Use: LA MPC and LA VC

Acres affected by change: 11.63 +/- acres

Planning District: Springs

Owner / Applicant Information:

Owners: Clay County

Agent: N/A

Phone: 904-529-5365

Email: Dodie.Selig@claycountygov.com

Property Information

Parcel ID: 31-05026-014455-006-00

Current Zoning: LA VC

Proposed Zoning: LA MPC

Commission District: 5, Comm. Burke

Current Land Use: LA VC and LA GW

Acres affected by change: 6.2 +/- acres

Planning District: Springs

Introduction:

This application is a Rezoning that would change the zoning designation of several portions of three parcels of land. Two of those parcels are owned by SRTG Dev Owner, LLC and the third is the Cathedral Oak Parkway

right-of-way owned by Clay County. A more detailed breakdown of the various portions of land affected by this change is provided below.

The subject parcels are located in the center of a former cattle ranch to the west of CR 315 and south of Sandridge Road. The portions of the two larger parcels contain a stormwater pond and undeveloped land. The third is the newly constructed Cathedral Oak Pkwy.

A companion Future Land Use change precedes this rezoning.

Summary of Changes Proposed:

The tables below break down the actual areas being changed. These are the same portions of the same parcels as were shown in the companion Comprehensive Plan Amendment (COMP 25-0011).

LA MPC = Lake Asbury Master Planned Community

LA VC = Lake Asbury Village Center

Parcel 31-05026-014455-000-00 Owned by SRTG Dev Owner, LLC

Acres affected:	Current Zoning:	Proposed Zoning:
5.45 acres	LA MPC	LA VC
0.91 acres	LA VC	LA MPC
4.02 acres	LA MPC	LA VC
8.63 acres	LA MPC	LA VC

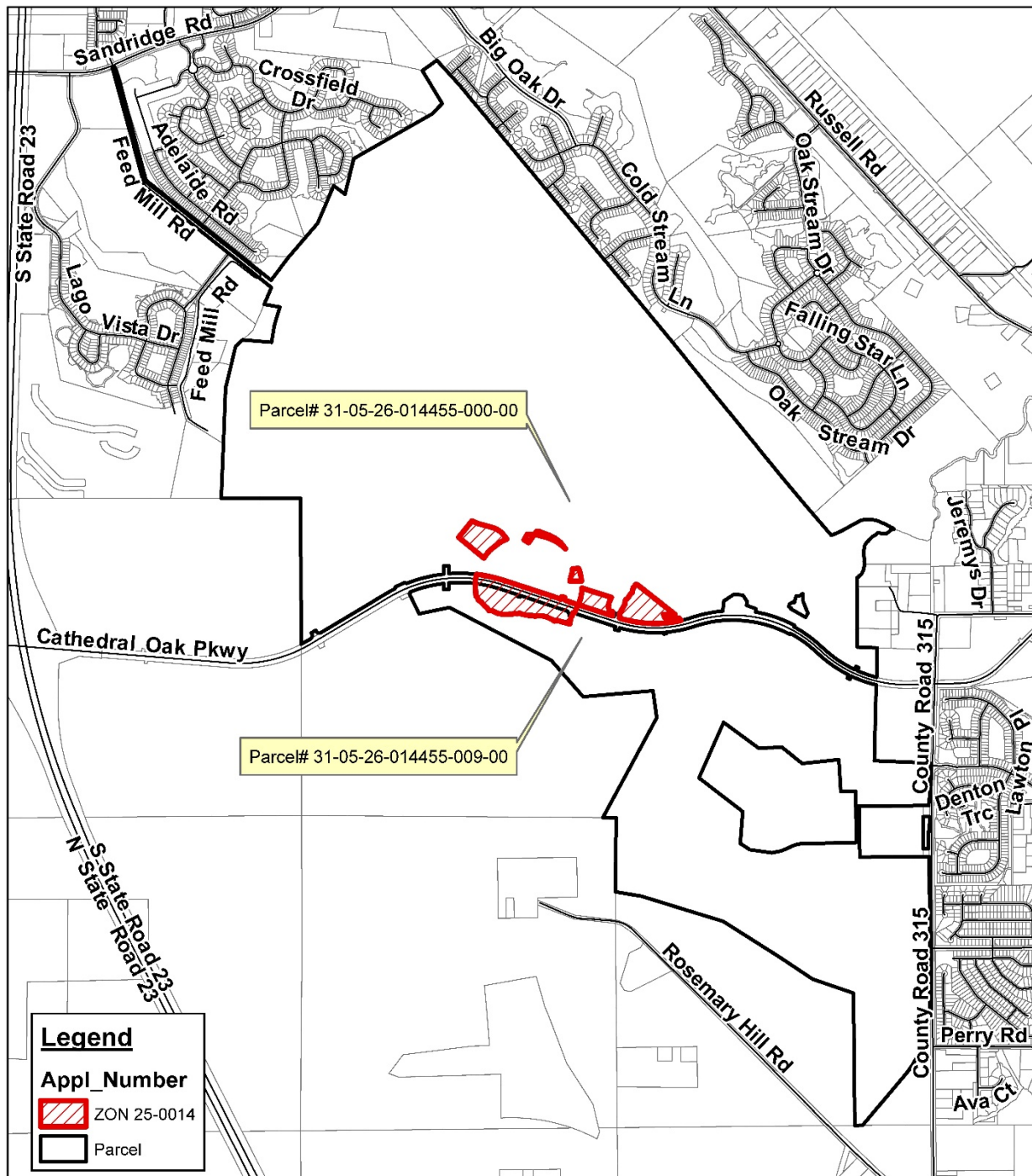
Parcel 31-05026-014455-009-00 Owned by SRTG Dev Owner, LLC

Acres affected:	Current Zoning:	Proposed Zoning:
10.71 acres	LA VC	LA MPC

Parcel 31-05026-014455-006-00 Owned by Clay County

Acres affected:	Current Zoning:	Proposed Zoning:
6.2 acres	LA VC	LA MPC

Figure 1 – Parcel Map

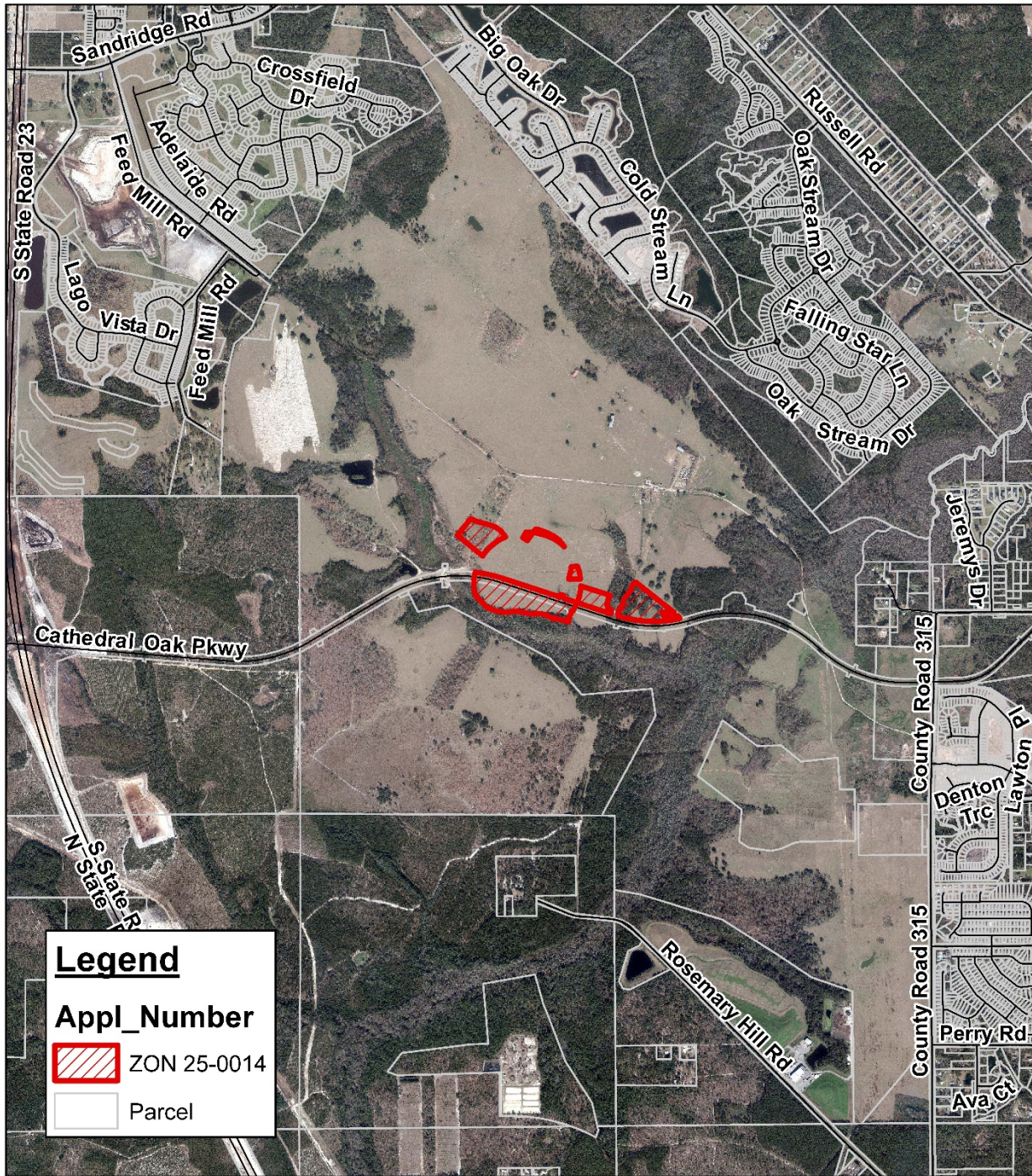


0 1,050 2,100 4,200 Feet

Rezoning: ZON 25-0014
from LA VC to LA MPC and LA MPC to LA VC



Figure 2 – Aerial Photo



0 1,050 2,100 4,200 Feet

Rezoning: ZON 25-0014
from LA VC to LA MPC and LA MPC to LA VC



Figure 3 – Existing Zoning Map

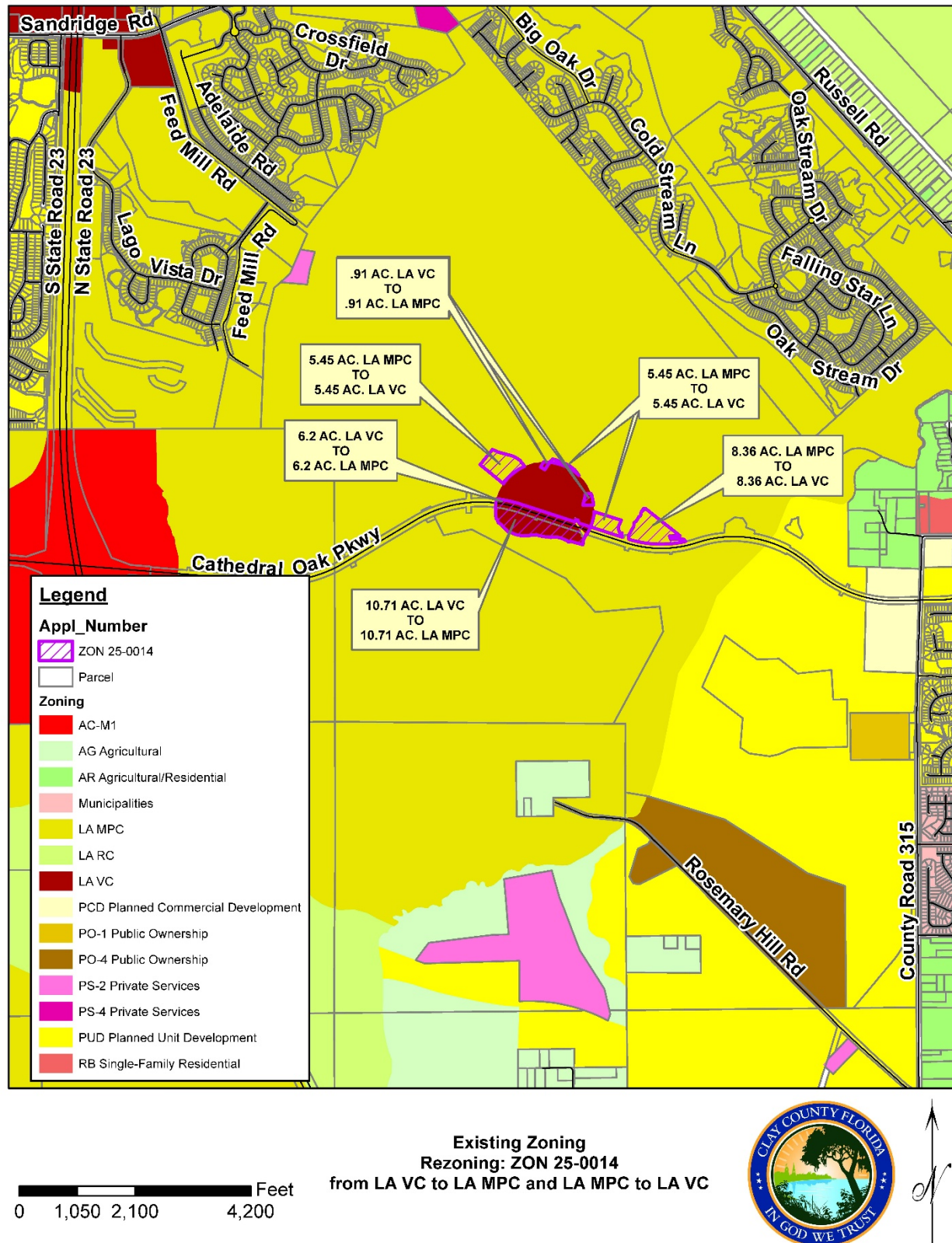
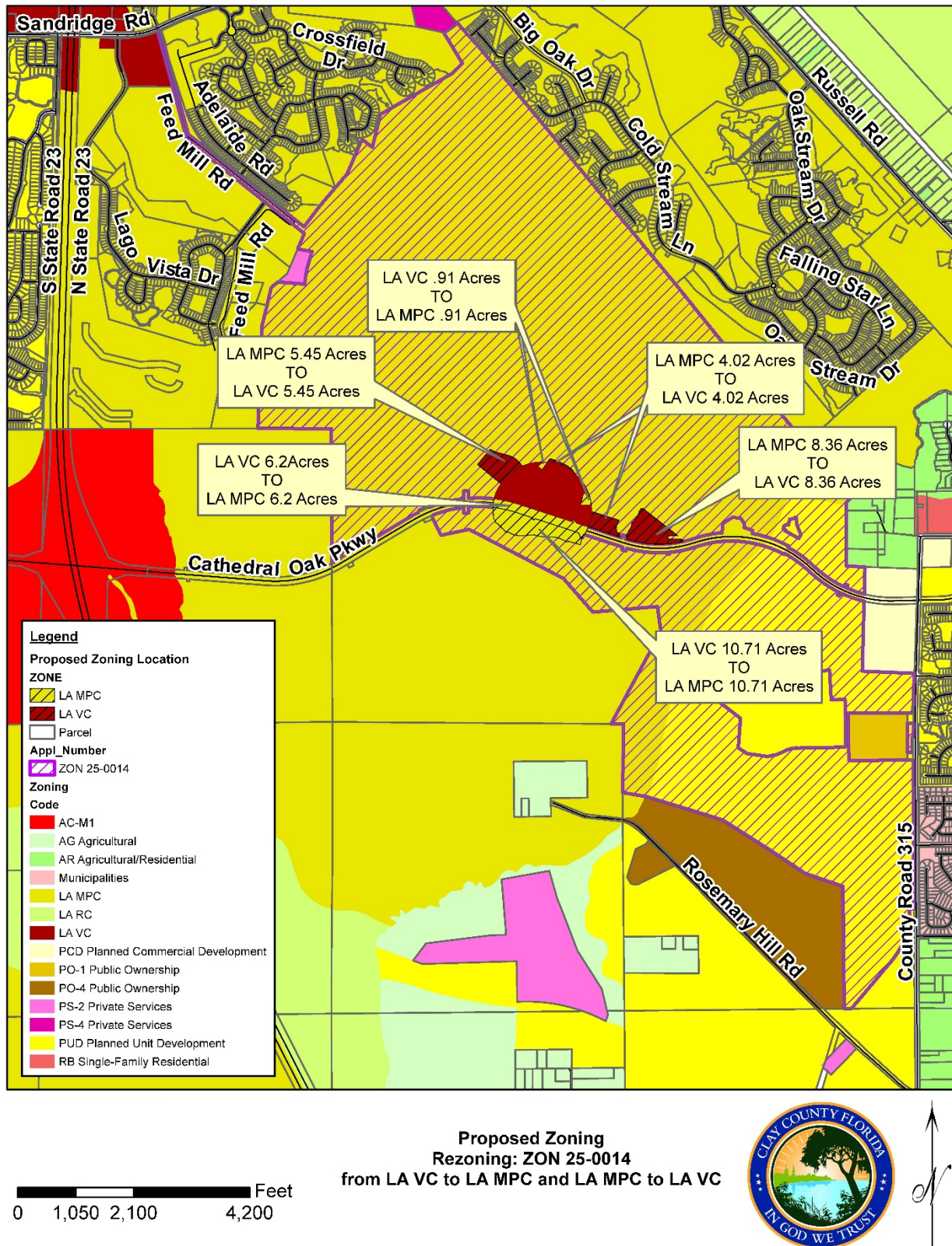


Figure 4 – Proposed Zoning Map



52 **Relevant Clay County 2045 Comprehensive Plan Policies**

53 The following Goals/Objective/Policies support the proposed Rezoning Amendment to the Code:

54 LA FLU Policy 1.4.6 Master Planned Community (LA MPC)

55

56 1) Land Use

57

58 The Master Planned Community (MPC) land use category comprises approximately 10,254 acres
59 of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged
60 around distinct, mixed-use village centers, which are a separate land use category. Allowable uses
61 are single-family detached dwellings, with single-family attached dwellings uses allowed around
62 village centers. Single-family attached units may not exceed ten percent of potential units in the
63 Master Planned Community within each village, and shall be located adjacent to Village Centers.
64 Central water and sewer is required in this land use category.

65 2) Density

66 This category allows single-family detached units, with a maximum base density of 3 units per
67 net acre (net calculated as uplands only). Single-family detached density may go up to five units
68 per net acre through the dedication of wetland-upland buffers and/or environmentally
69 significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-
70 family attached density is allowed at a range between six and ten units per acre, and may go up
71 to 12 units per acre through additional density associated with wetland-upland buffer and/or
72 environmentally significant land dedication.

73 3) LA MPC Principles

74 Development within the Master Planned Community category will be in the form of walkable
75 neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets,
76 connected neighborhoods, parks within walking distance, and traffic calming techniques. Local
77 and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes
78 from individual neighborhoods to village centers, the activity center and other neighborhoods.
79 Street design shall encourage pedestrian and bicycle use.

80 Neighborhoods shall contain a diversity of housing types through lot size varieties, and are
81 encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions,
82 townhomes and apartments.

83 To create a sense of neighborhood identity, neighborhoods within this category shall have
84 primary neighborhood parks as well as pocket parks where neighbors can interact.

85 4) Schools

Neighborhood school location shall allow students to walk or bike to school. Final locations shall be determined by the school district. Whenever possible, elementary schools are encouraged to be located close to or adjacent to village centers. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be co-located adjacent to public facilities such as parks, libraries and civic uses creating an activity node for primary use by students and their families.

5) Neighborhood Parks

The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park standards are addressed in LA REC Policy 1.1.1.

LA FLU Policy 1.4.10 Village Center and Interchange Village Center (LA VC and LA IVC)

Village Centers (LA VC):

Village Centers (LA VC) shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Within the Village Centers, residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with wetland-upland buffer and/or environmentally significant land dedication, as described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in a compact, walkable form accessible by sidewalk.

The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will provide park space in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof. The quantification of uses shall be consistent with the ranges identified in the following table.

Village Center Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Residential	Residential	Residential
25%	25%	25%
65%	65%	65%
Office	Office	Office

120

121

122

123

Notwithstanding the foregoing, any Village Center consisting of less than ten (10) acres existing as of November 22, 2022 shall not be subject to the quantification of uses described in the above matrix.

124

125

126

Village Centers adjacent to the Rural Community land use are limited to elementary schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

127

128 **Analysis of Surrounding Uses**

129 The proposed rezoning would change the zoning designation of several portions of three (3) parcels of land
130 from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and vice
131 versa. The change is proposed in order to move 10.71 acres of the LA VC zoning designation from under a
132 stormwater pond and 6.2 acres of LA VC from under the adjacent Cathedral Oak Parkway to areas adjacent
133 to the existing LA VC lands immediately to the north. Ultimately this will allow the property owner to realign
134 the LA VC from the present conceptual circle shape to better align with the topography of the land and the
135 proposed development. This change would be in keeping with the character of the surrounding districts as
136 shown in the table below:

	Future Land Use	Zoning District	Existing Use
North	LA MPC	LA MPC	Vacant Land
South	LA MPC and LA GW	LA MPC	Vacant Land
East	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy
West	LA MPC and LA GW	LA MPC	Vacant Land and Cathedral Oak Pkwy

137

138 **Analysis of Proposed Rezoning Amendment**

139 In reviewing the proposed application for Rezoning, the following criteria may be considered along with
140 such other matters as may be appropriate to the particular application:

141

142 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
143 adjacent and nearby districts;

144 Staff Finding: The proposed change will not create an isolated district, rather it will realign the boundary
145 of the existing LA VC district with no net change in the acreage entitled.

146 (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the
147 real property proposed for change;

148 Staff Finding: The existing district boundaries were not originally illogically drawn, however the recent
149 construction of Cathedral Oak Parkway has created areas of higher density which are no longer accessible to
150 development. This rezoning will realign the boundaries in a fashion compatible with the future
151 development potential.

152 (c) Whether the conditions which existed at the time the real property was originally zoned have
153 changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed
154 Rezoning;

155 Staff Finding: The development of Cathedral Oak Parkway has changed the nature of the property. Areas
156 that were zoned LA VC are now a roadway and stormwater pond isolated from the remainder of the LA VC
157 zoned land on the parent parcel. This rezoning will realign the boundary of the LA VC.

158 (d) Whether the affected real property cannot be used in accordance with existing zoning;

159 Staff Finding: The LA VC portions of property under the roadway and stormwater pond cannot be used
160 in accordance with that zoning's mixed use intent.

161 (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated
162 objectives and policies of the Plan;

163 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it creates a more
164 accessible "village center" at the intersection of two future roads while also preserving an area of existing LA
165 GW to allow for drainage and wildlife movement.

166 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a
167 legitimate public purpose;

168 Staff Finding: There is no public purpose served by maintaining the existing zoning in its present
169 locations.

170 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is
171 inconsistent with surrounding land use;

172 Staff Finding: Maintaining the existing zoning in the current locations is not a reasonable course as it
173 hinders the full use of the parcels.

174 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density
175 within the district already permitting such intensity or density.

176 Staff Finding: There are a very limited number of LA VC sites allowed within the County. This rezoning
177 will not increase that number nor increase the acreage of this existing Village Center, merely relocate the LA
178 VC to an area that is accessible and appropriate for development.

179

180 **Recommendation**

181 Staff recommends approval of ZON 25-0014.

182

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 PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 AND 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF LAKE ASBURY VILLAGE CENTER (LA VC) TO LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) AND TO CHANGE PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 AND 31-05-26-014455-006-00), TOTALING APPROXIMATELY 17.83 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) TO LAKE ASBURY VILLAGE CENTER (LA VC); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 25-0014 seeks to rezone portions of certain real property (tax parcel identification #s 31-05-26-014455-000-00, 31-05-26-014455-009-00 and 31-05-26-014455-006-00) (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 subject portions of the Property is hereby changed from Lake Asbury Village Center (LA VC) and Lake Asbury Master Planned Community (LA MPC) to Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Village Center (LA VC).

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 25-0011 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

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

Exhibit "A-1"

Legal Description of the Property

North Parcel

A portion of Sections 24, 25, 26, and 36, Township 5 South, Range 25 East, together with a portion of Sections 30, 31, and 32, Township 5 South, Range 26 East, all lying in Clay County, Florida, together with Tract "C", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning commence at the Northwest corner of said Section 36, said corner also being the Northeast corner of Section 35, Township 5 South, Range 25 East; thence South 89°49'51" West, along the Northerly line of said Section 35, a distance of 1288.60 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 3469, page 215, of said Public Records; thence North 02°12'22" East, along the Easterly line of last said lands, and along the Easterly line of those lands described and recorded in Official Records Book 3373, page 204, of said Public Records, 1837.27 feet; thence North 13°33'49" East, continuing along the Easterly line of last said lands, 729.80 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 4327, page 193, of said Public Records; thence Easterly, Northerly and Westerly along the boundary line of last said lands the following 4 courses: Course 1, thence South 85°43'45" East, departing said Easterly line, 556.00 feet; Course 2, thence North 09°13'24" East, 276.99 feet; Course 3, thence North 16°43'20" East, 330.83 feet; Course 4, thence North 80°45'26" West, 265.30 feet to a point lying on last said Easterly line; thence North 23°21'18" East, departing said boundary line and along said Easterly line, 446.04 feet to the Easterly most corner thereof; thence North 51°26'06" West, along the Northeasterly line thereof, 95.69 feet to a point lying on the Southwesterly prolongation of the Southeasterly line of those lands described and recorded in Official Records Book 4387, page 183, of said Public Records; thence North 36°47'27" East, along said Southwesterly prolongation and along said Southeasterly line, 526.43 feet; thence North 40°34'40" East, continuing along said Southeasterly line, and along the Southeasterly line of Granary Park Phase 2A, recorded in Plat Book 70, pages 1 through 12, of said Public Records, 765.54 feet; thence Northeasterly along last said Southeasterly line the following 4 courses: Course 1, thence North 23°18'11" East, 685.35 feet; Course 2, thence South 53°00'46" East, 236.42 feet; Course 3, thence North 13°52'27" East, 612.69 feet; Course 3, thence North 60°20'34" East, continuing along said Southeasterly line and along the Southeasterly line of Granary Park Phase 1, recorded in Plat Book 65, pages 41 through 66, of said Public Records, 1500.85 feet; thence North 44°43'17" East, continuing along last said Southeasterly line, 250.99 feet to the Easterly most corner thereof; thence North 31°07'07" West, along the Northeasterly line thereof, 650.30 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3801, page 1449, of said Public Records; thence North 54°55'28" East, departing said Northeasterly line and along said Southerly line, 272.23 feet to the Northerly most corner of Parcel A, described and recorded in said Official Records Book 1863, page 1745; thence South 39°57'18" East, along the Northeasterly line of last said lands, and the Northeasterly line of Sections 24 and 25, Township 5 South, Range 25 East, and the Northeasterly line of Sections 30 and 31, Township 5 South, Range 26 East, a distance of 9873.41 feet to the Westerly most corner of Lot 5, Block 48, as depicted on Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, of said Public Records; thence South 39°56'32" East, continuing along said Northeasterly line, also being the Southwesterly line of said Lot 5 and the Southwesterly line of Lot 6, said Florida Farmer's Land Company's Subdivision, 1239 feet, more or less, to a point lying on the centerline of Peters Creek; thence Southwesterly, departing said Northeasterly line and along said centerline, a distance of 246 feet, more or less, to a point lying on the Westerly line of those lands described and recorded in Official Records Book 4433, page 401, of said Public Records; thence South 00°09'04" East, departing said centerline and along said Westerly line and along the Westerly lines

of those lands described and recorded in Official Records Book 2986, page 475, and Official Records Book 4131, page 1290, both of said Public Records, 1088 feet, more or less to the Southwesterly corner of last said lands; thence South $87^{\circ}52'18''$ East, along the Southerly line thereof, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records and along the Easterly prolongation thereof, 1376.17 feet to a point lying on the Westerly right of way line of County Road No. 315, and 80 foot right of way as presently established; thence South $01^{\circ}47'04''$ West, along said Westerly right of way line, 532.03 feet to its intersection with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Westerly along said Northerly right of way line, the following 34 courses: Course 1, thence South $88^{\circ}39'34''$ West, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of $25^{\circ}04'37''$, an arc length of 885.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}48'07''$ West, 878.37 feet; Course 3, thence North $26^{\circ}03'34''$ East, along a non-tangent line, 57.07 feet; Course 4, thence North $64^{\circ}01'56''$ West, 50.00 feet; Course 5, thence South $26^{\circ}03'34''$ West, 58.40 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2023.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of $16^{\circ}54'09''$, an arc length of 596.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $56^{\circ}23'31''$ West, 594.63 feet; Course 7, thence North $47^{\circ}57'11''$ West, along a non-tangent line, 132.01 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2143.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of $13^{\circ}52'27''$, an arc length of 518.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $54^{\circ}53'26''$ West, 517.66 feet; Course 9, thence North $28^{\circ}10'55''$ East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southerly having a radius of 2168.00 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of $18^{\circ}21'05''$, an arc length of 694.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}59'25''$ West, 691.43 feet; Course 11, thence North $05^{\circ}30'50''$ East, along a non-tangent line, 53.81 feet; Course 12, thence North $69^{\circ}45'26''$ West, 165.63 feet; Course 13, thence North $05^{\circ}37'02''$ East, 64.92 feet; Course 14, thence North $33^{\circ}32'36''$ West, 123.09 feet; Course 15, thence North $84^{\circ}23'48''$ West, 149.32 feet; Course 16, thence South $57^{\circ}01'03''$ West, 201.26 feet; Course 17, thence South $06^{\circ}42'56''$ West, 169.87 feet to a point on a non-tangent curve concave Southerly having a radius of 2158.00 feet; Course 18, thence Westerly along the arc of said curve, through a central angle of $13^{\circ}41'50''$, an arc length of 515.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $78^{\circ}23'28''$ West, 514.66 feet; Course 19, thence Westerly along the arc of a curve concave Northerly having a radius of 2007.99 feet, through a central angle of $36^{\circ}00'46''$, an arc length of 1262.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $89^{\circ}32'56''$ West, 1241.44 feet; Course 20, thence North $18^{\circ}02'06''$ East, along a non-tangent line, 57.80 feet; Course 21, thence North $71^{\circ}57'54''$ West, 74.33 feet; Course 22, thence South $18^{\circ}02'06''$ West, 57.89 feet; Course 23, thence North $71^{\circ}59'11''$ West, 857.99 feet; Course 24, thence North $27^{\circ}43'57''$ West, 40.77 feet; Course 25, thence North $18^{\circ}53'39''$ East, 15.72 feet; Course 26, thence North $71^{\circ}39'13''$ West, 50.15 feet; Course 27, thence South $18^{\circ}00'49''$ West, 44.46 feet; Course 28, thence North $71^{\circ}59'11''$ West, 1018.83 feet to the point of curvature of a curve concave Southerly having a radius of 2375.00 feet; Course 29, thence Westerly along the arc of said curve, through a central angle of $22^{\circ}14'08''$, an arc length of 921.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $83^{\circ}06'15''$ West, 915.93 feet; Course 30, thence North $00^{\circ}13'32''$ East, along a non-tangent line, 129.00 feet; Course 31, thence North $89^{\circ}46'28''$ West, 88.00 feet; Course 32, thence South $00^{\circ}13'32''$ West, 137.50 feet to a point on a non-tangent curve concave Southerly having a radius of 2375.00 feet; Course 33, thence Westerly along the arc of said curve, through a central angle of $24^{\circ}24'57''$, an arc length of 1012.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $71^{\circ}26'14''$ West, 1004.44 feet; Course 34, thence South $59^{\circ}13'45''$ West, 1293.72 feet to the Easterly most corner of Tract "A", said Cathedral Oak Parkway Phase 1 Replat; thence Northwesterly, Southwesterly and Southeasterly along the boundary line of said Tract "A", the following

7 courses: Course 1, thence South 85°19'58" West, 20.97 feet to the point of curvature of a curve concave Northeasterly having a radius of 44.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 65°29'43", an arc length of 50.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 61°55'11" West, 47.60 feet; Course 3, thence North 28°52'43" West, along a non-tangent line, 26.74 feet; Course 4, thence South 61°09'18" West, 92.00 feet; Course 5, thence South 28°51'41" East, 25.20 feet to a point on a non-tangent curve concave Westerly having a radius of 49.00 feet; Course 6, thence Southerly along the arc of said curve, through a central angle of 68°13'19", an arc length of 58.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 05°00'51" West, 54.96 feet; Course 7, thence South 39°07'30" West, 29.15 feet; thence South 59°13'45" West, departing said boundary line and along said Northerly right of way line, 41.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 2225.00 feet; thence Southwesterly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 03°48'35", an arc length of 147.94 feet to a point lying on the Easterly line of said Section 35, said arc being subtended by a chord bearing and distance of South 61°08'02" West, 147.91 feet; thence North 00°23'50" West, along said Easterly line, 2438.26 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 1 and Cell Tower Site:

Commercial Parcel 1

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Northerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase I Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 88°39'34" West, along said Northerly right of way line, 403.73 feet to the point of curvature of a curve concave Northerly having a radius of 2023.00 feet; thence Westerly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 15°43'16", an arc length of 555.08 feet to a point lying on the Westerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records, said arc being subtended by a chord bearing and distance of North 83°28'48" West, 553.34 feet; thence North 01°47'04" East, departing said Northerly right of way line, along the Westerly line of last said lands and along a non-tangent line, 514.09 feet to the Northwesterly corner of last said lands, said corner lying on the Southerly line of those lands described and recorded in Official Records Book 4131, page 1290, of said Public Records; thence South 87°52'18" East, along said Southerly line, and along the Southerly line of those lands described and recorded in Official Records Book 1382, page 758, of said Public Records, and its Easterly prolongation, 954.60 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 01°47'04" West, along said Westerly right of way line, 532.03 feet to the Point of Beginning.

Cell Tower Site

A portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at Point E, as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records, said Point E lying on the

Northeasterly right of way line of Cathedral Oak Parkway, a variable width right of way, as depicted on said Cathedral Oak Parkway Phase 1 Second Replat; thence Northwesterly along said Northeasterly right of way line the following 3 courses: Course 1, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 2143.00 feet, through a central angle of 06°57'44", an arc length of 260.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°20'48" West, 260.25 feet; Course 2, thence North 28°10'55" East, along a non-tangent line, 25.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2168.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 04°40'55", an arc length of 177.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 64°09'20" West, 177.11 feet; thence North 30°14'32" East, departing said Northeasterly right of way line and along a non-tangent line, 47.04 feet; thence North 31°06'12" East, 54.65 feet; thence North 24°56'34" East, 47.37 feet; thence North 08°59'10" West, 51.99 feet; thence North 01°48'23" East, 17.39 feet; thence North 61°01'51" East, 27.95 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 61°01'51" East, 18.28 feet; thence North 61°51'37" West, 48.41 feet; thence North 07°53'22" East, 42.97 feet; thence North 56°06'32" East, 55.15 feet; thence South 89°58'45" East, 42.15 feet; thence North 16°09'37" West, 22.55 feet; thence North 33°04'54" East, 40.17 feet; thence North 10°20'41" East, 48.39 feet; thence South 82°53'01" East, 26.82 feet; thence North 72°42'28" East, 56.87 feet; thence North 46°20'36" East, 29.31 feet; thence Due East, 16.32 feet to a point lying on the Westerly line of that certain 20 foot Electric Easement as described and recorded in Official Records Book 1452, page 1802, of said Public Records; thence South 01°29'09" East, along said Westerly line, 123.49 feet; thence South 22°10'24" East, continuing along said Westerly line, 209.12 feet; thence South 29°33'24" West, departing said Westerly line, 78.50 feet; thence North 60°26'36" West, 291.21 feet to the Point of Beginning.

South Parcel

A portion of Section 36, Township 5 South, Range 25 East, together with a portion of Sections 31 and 32, Township 5 South, Range 26 East, and a portion of Section 6, Township 6 South, Range 26 East, all lying in Clay County, Florida, together with Tract "D", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, being a portion of those lands described in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6, said corner also being the Northeast corner of Section 1, Township 6 South, Range 25 East; thence South 89°29'14" West, along the Northerly line of said Section 1, a distance of 5299.37 feet to the Northwest corner thereof, said corner also being the Southeast corner of Section 35, Township 5 South, Range 25 East; thence North 00°45'58" East, along the East line of said Section 35, a distance of 2672.52 feet to a point lying on the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence Northeasterly along said Southerly right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2380.00 feet, through a central angle of 05°40'46", an arc length of 235.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 62°04'08" East, 235.82 feet; thence North 59°13'45" East, continuing along said Southerly right of way line, 71.83 feet to the Westerly most corner of Tract "B", as depicted on Cathedral Oak Parkway Phase 1 Replat, recorded in Plat Book 71, pages 22 through 25, of said Public Records; thence Southeasterly, Easterly and Northeasterly along the boundary line of said Tract "B" the following 5 courses: Course 1, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 34.20

feet, through a central angle of 75°02'48", an arc length of 44.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°05'32" East, 41.66 feet; Course 2, thence South 25°04'00" East, along a non-tangent line, 31.03 feet; Course 3, thence North 64°59'52" East, 92.00 feet; Course 4, thence North 24°59'20" West, 23.50 feet to a point on a non-tangent curve concave Easterly having a radius of 59.72 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 70°30'00", an arc length of 73.48 feet to a point lying on said Southerly right of way line, said arc being subtended by a chord bearing and distance of North 10°19'20" East, 68.93 feet; thence Easterly along said Southerly right of way line the following 37 courses: Course 1, thence North 59°13'45" East, along said Southerly right of way line, 1300.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 2220.00 feet; Course 2, thence Easterly continuing along said Southerly right of way line and along the arc of said curve, through a central angle of 23°57'17", an arc length of 928.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 71°12'24" East, 921.41 feet; Course 3, thence South 00°13'32" West, along a non-tangent line, 101.98 feet; Course 4, thence South 89°46'28" East, 88.00 feet; Course 5, thence North 00°13'32" East, 111.07 feet to a point on a non-tangent curve concave Southerly having a radius of 2220.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of 22°32'47", an arc length of 873.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83°15'34" East, 867.96 feet; Course 7, thence South 71°54'27" East, along a non-tangent line, 315.87 feet; Course 8, thence South 17°55'18" West, 25.92 feet; Course 9, thence South 72°00'40" East, 40.00 feet; Course 10, thence North 17°55'02" East, 26.00 feet; Course 11, thence South 71°59'22" East, 828.15 feet; Course 12, thence South 27°13'54" East, 66.33 feet; Course 13, thence South 17°40'24" West, 15.75 feet; Course 14, thence South 71°56'42" East, 50.09 feet; Course 15, thence North 17°53'18" East, 62.78 feet; Course 16, thence South 71°59'11" East, 733.04 feet to the point of curvature of a curve concave Northerly having a radius of 2162.99 feet; Course 17, thence Easterly along the arc of said curve, through a central angle of 00°25'04", an arc length of 15.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°11'43" East, 15.77 feet; Course 18, thence South 17°35'45" West, along a non-tangent line, 50.00 feet; Course 19, thence South 73°21'50" East, 74.13 feet; Course 20, thence North 15°40'35" East, 50.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 21, thence Easterly along the arc of said curve, through a central angle of 19°44'10", an arc length of 745.06 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 84°11'29" East, 741.38 feet; Course 22, thence South 04°34'58" East, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2188.99 feet; Course 23, thence Easterly along the arc of said curve, through a central angle of 01°02'27", an arc length of 39.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 85°24'50" East, 39.76 feet; Course 24, thence North 04°34'58" West, along a non-tangent line, 25.95 feet to a point on a non-tangent curve concave Northerly having a radius of 2162.99 feet; Course 25, thence Easterly along the arc of said curve, through a central angle of 13°20'41", an arc length of 503.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 78°12'54" East, 502.64 feet; Course 26, thence Easterly along the arc of a non-tangent curve concave Southerly having a radius of 2003.00 feet, through a central angle of 21°53'04", an arc length of 765.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 82°29'50" East, 760.41 feet; Course 27, thence South 03°25'34" West, along a non-tangent line, 5.00 feet to a point on a non-tangent curve concave Southerly having a radius of 1998.00 feet; Course 28, thence Easterly along the arc of said curve, through a central angle of 24°44'50", an arc length of 862.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 74°12'00" East, 856.28 feet; Course 29, thence North 28°10'55" East, along a non-tangent line, 20.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2018.00 feet; Course 30, thence Southeasterly along the arc of said curve, through a central angle of 13°52'45", an arc length of 488.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°53'56" East, 487.64 feet; Course 31, thence South 47°56'37" East, along a non-tangent line, 131.94 feet to the point of curvature of a curve concave Northeasterly having a radius of 2148.00 feet; Course 32, thence Southeasterly along the arc of said curve, through a central angle of 15°34'43", an arc

length of 584.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°43'59" East, 582.24 feet; Course 33, thence South 26°00'29" West, along a non-tangent line, 58.01 feet; Course 34, thence South 64°05'01" East, 50.00 feet; Course 35, thence North 26°00'29" East, 58.10 feet to a point on a non-tangent curve concave Northerly having a radius of 2148.00 feet; Course 36, thence Easterly along the arc of said curve, through a central angle of 26°29'04", an arc length of 992.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°05'54" East, 984.08 feet; Course 37, thence North 88°39'34" East, 396.90 feet to a point lying on the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established; thence South 01°47'04" West, departing said Southerly right of way line and along said Westerly right of way line, 609.24 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence Southerly along the Westerly line of last said lands the following 3 courses: Course 1, thence South 04°05'13" West, departing said Westerly right of way line, 300.17 feet; Course 2, thence South 01°46'47" West, 440.22 feet; Course 3, thence South 00°29'48" East, 302.09 feet to the Southerly most corner thereof, said corner lying on said Westerly right of way line; thence South 01°47'04" West, along said Westerly right of way line, 108.24 feet to a point on a non-tangent curve concave Easterly having a radius of 11499.16 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of 00°17'06", an arc length of 57.22 feet to the Northerly most corner of Exhibit "A", described and recorded in Official Records Book 4717, page 1930, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°41'50" West, 57.22 feet; thence South 19°41'34" West, along the Westerly line of said Exhibit "A" and along a non-tangent line, 47.89 feet to a point on a non-tangent curve concave Easterly having a radius of 11514.16 feet; thence Southerly, continuing along said Westerly line and along the arc of said curve, through a central angle of 00°29'51", an arc length of 100.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 3729, page 53, of said Public Records, said arc being subtended by a chord bearing and distance of South 01°04'46" West, 100.00 feet; thence South 89°35'27" West, along said Easterly prolongation and said Northerly line, 1093.78 feet to the Northwesterly corner thereof; thence South 01°01'02" East, along the Westerly line thereof, 853.28 feet to the Southwesterly corner thereof; thence North 89°35'27" East, along the Southerly line thereof and its Easterly prolongation, 1097.04 feet to a point lying on said Westerly right of way line of County Road No. 315; thence South 00°24'33" East, along said Westerly right of way line, 4497.42 feet to a point lying on the Southerly line of said Section 6; thence South 89°29'42" West, along said Southerly line, 1286.31 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 659, page 66, of said Public Records; thence North 00°24'23" West, along the Easterly line thereof, 2227.59 feet to the Northeasterly corner thereof; thence along the Northeasterly line thereof the following 3 courses: Course 1, thence North 75°24'05" West, 700.00 feet; Course 2, thence North 58°32'13" West, 1724.82 feet; Course 3, thence North 74°09'16" West, 1890.83 feet to the Northwesterly corner thereof, said corner lying on the East line of said Section I; thence North 01°05'43" West, along said East line, 1431.42 feet to the Point of Beginning.

Less and Except the following described Commercial Parcel 2, Bypass R/W Parcel and Parcel A:

Commercial Parcel 2

A portion of Section 31 and Section 32, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly right of way line of Cathedral Oak Parkway, a variable width right of way as depicted on Cathedral Oak Parkway Phase 1 Second Replat, recorded in Plat Book 73, pages 6 through 14, of said Public Records; thence South 01°47'04" West, along

said Westerly right of way line, 609.24 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4352, page 1043, of said Public Records; thence South 04°05'13" West, along the Westerly line of last said lands, 300.17 feet; thence South 01°46'47" West, continuing along said Westerly line, 350.10 feet to a point lying on the Southerly line of Exhibit "A", as described and recorded in Ordinance 2022-24, of said Public Records; thence North 87°52'18" West, departing said Westerly line and along said Southerly line, 942.57 feet to the Southwesterly corner thereof; thence North 01°47'04" East, along the Westerly line thereof, 1274.57 feet to a point lying on said Southerly right of way line of Cathedral Oak Parkway; thence Easterly, along said Southerly right of way line and along the arc of a non-tangent curve concave Northerly having a radius of 2148.00 feet, through a central angle of 14°58'38", an arc length of 561.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°51'07" East, 559.89 feet; thence North 88°39'34" East, continuing along said Southerly right of way line, 396.90 feet to the Point of Beginning.

Bypass R/W Parcel

A portion of Section 6, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right of way line of County Road No. 315, an 80 foot right of way as presently established, with the Southerly line of said Section 6; thence South 89°29'42" West, along the Southerly line of said Section 6, a distance of 1142.79 feet; thence North 40°12'48" East, departing said Southerly line, 1113.51 feet to the point of curvature of a curve concave Westerly having a radius of 1422.50 feet; thence Northerly along the arc of said curve, through a central angle of 40°37'22", an arc length of 1008.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 19°54'08" East, 987.56 feet; thence North 89°35'27" East, along a non-tangent line, 75.00 feet to a point lying on said Westerly right of way line; thence South 00°24'33" East, along said Westerly right of way line, 1769.41 feet to the Point of Beginning.

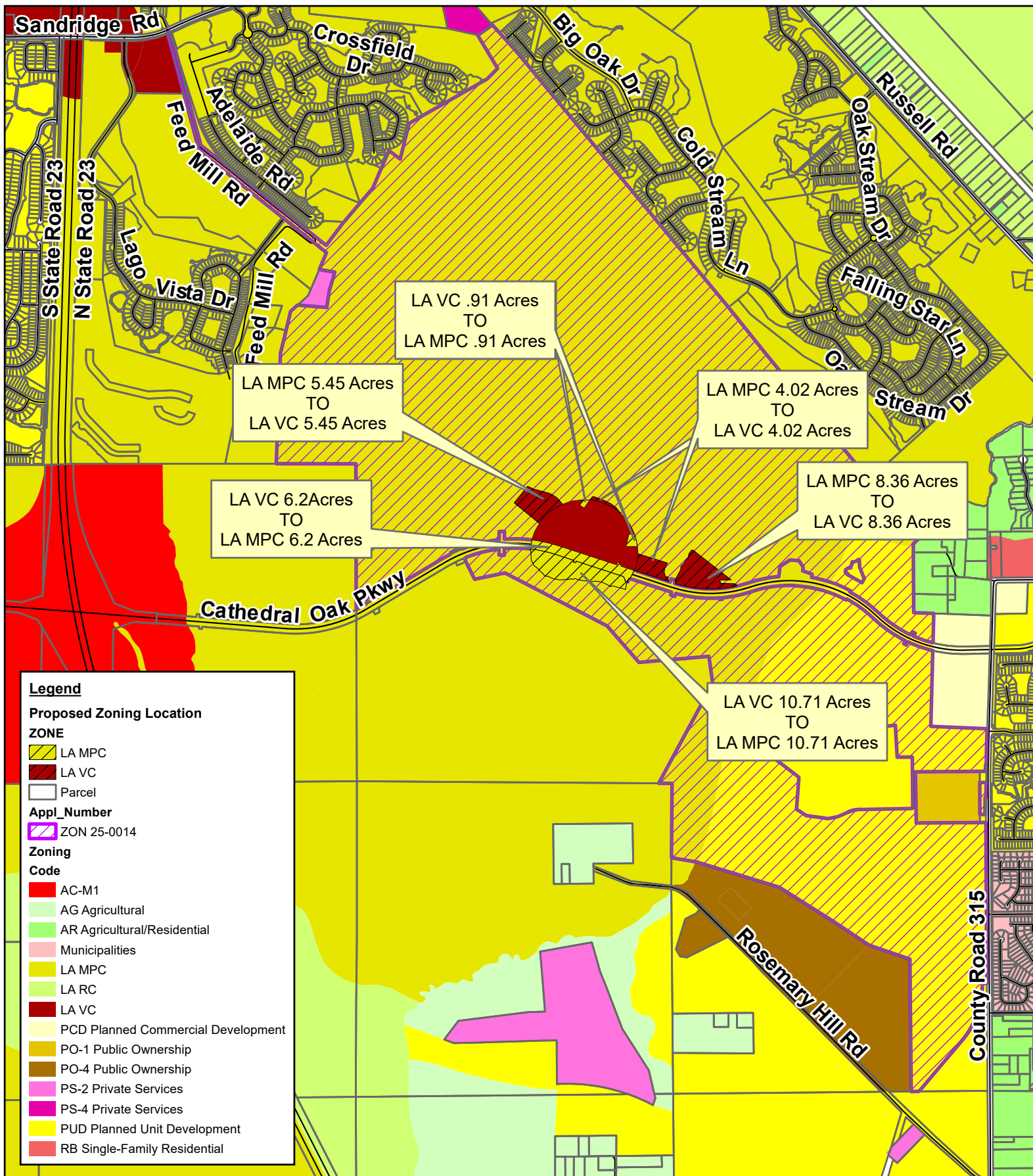
Parcel A

A portion of Section 6, Township 6 South, Range 26 East, together with a portion of Section 31, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1863, page 1745, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 6, thence North 88°59'45" East, along the Northerly line thereof, 2134.74 feet to the Point of Beginning.

From said Point of Beginning, thence North 52°47'42" West, departing said Northerly line, 857.86 feet; thence North 24°00'23" East, 1017.06 feet; thence South 53°51'53" East, 723.08 feet; thence North 88°45'09" East, 399.18 feet; thence South 51°42'31" East, 428.63 feet; thence North 84°04'24" East, 617.74 feet; thence South 03°43'03" East, 534.86 feet; thence North 89°36'59" East, 236.77 feet; thence South 00°55'45" East, 834.61 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°56'15", an arc length of 39.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°02'23" West, 35.34 feet; thence South 89°00'30" West, 850.69 feet to the point of curvature of a curve concave Southerly having a radius of 530.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°08'13", an arc length of 214.02 feet to the point of

tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°26'24" West, 212.57 feet; thence South 65°52'17" West, 103.82 feet; thence South 67°39'31" West, 79.78 feet; thence South 78°38'39" West, 161.77 feet; thence North 82°01' 13" West, 371.67 feet; thence North 57°03'22" West, 193.38 feet; thence North 04°41 '28" East, 534.14 feet; thence North 52°47'42" West, 66.53 feet to the Point of Beginning.



0 1,050 2,100 4,200 Feet

Proposed Zoning
Rezoning: ZON 25-0014
from LA VC to LA MPC and LA MPC to LA VC

Exhibit "A-2"

Page 186 of 189





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, July 1 5:00 PM

TO: Planning
Commission

DATE:

FROM: Beth Carson,
Director, Planning and
Zoning

SUBJECT:

AGENDA ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ Outcome	Backup Material	6/26/2025	Agenda_2025_6_3_Meeting_Outcome.ADA.pdf



PLANNING COMMISSION MEETING

June 3, 2025

5:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

Pledge of Allegiance

Call to Order

1. **Approval of Minutes**

Planning Commission Meeting Minutes May 6, 2025.

Public Comment

Public Hearings

1. Public Hearing to consider COMP 25-0004 (District 5, Comm Burke) (D. Selig)
The staff is requesting a continuance to the July 1, 2025 Planning Commission Meeting.
Outcome: Staff requesting continuance to August 5th Planning Commission Meeting
2. Public Hearing to consider ZON 25-0015 (waste control) (D. Selig)
This application is a Staff initiated amendment to the Land Development Code amending Article II and Article VIII related to waste control regulations.
Outcome: Approved
3. First Public Hearing to consider ZON 25-0008 (J. Bryla)
This application is a Staff initiated amendment to the Land Development Code amending regulations in Article III Sec. 3-35(b),(g),(2),(7),(10)(v) for non-motorized boat ramps in PO-2 zoning districts
Outcome: Continued for further review by staff
4. Public Hearing to Consider ZON 25-0009 (District 5, Comm Burke) (J. Bryla)
An application to change the current zoning of 5.34 acres from Lake Asbury Rural Community (LA-RC) to Public Ownership (PO-2)
Outcome: Staff withdrew application
5. Public Hearing to consider COMP 25-0009 and ZON 25-0010 (District 5, Comm Burke) (J. Bryla)
A. COMP 25-0009
This application is a FLUM Amendment to change 10.01 acres from Rural Residential (RR) to Urban Core 10 (UC-10).
B. ZON 25-0010
This application is a Rezoning to change from Agricultural Residential (AR) to Multi-family Residential District (RD).
Outcome: Applicant requested continuance to August 5th Planning Commission Meeting
6. Public Hearing to consider COMP 25-0010 and ZON 25-0007 (District 5, Comm Burke) (Jenni Bryla)
A. COMP 25-0010

This application is a FLUM Amendment to change 13.86+/-acres from Agricultural (AG) to Rural Residential (RR)

B. ZON 25-0007

This application is a Rezoning to change from Agricultural (AG) to Agricultural Residential (AR)

Outcome: Denied

Presentations

Old Business/New Business

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).