



PLANNING COMMISSION MEETING

August 5, 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 July 1, 2025.

Public Comment

Public Hearings

1. First Public Hearing to consider PUD 25-0003. (District 1, Sgromolo) (J. Bryla)
This application is a rezoning to change 2.31+/-acres from Agricultural Residential (AR) to Planned Commercial Development District (PCD)

2. First Public Hearing to consider ZON 25-0008 (J. Bryla)
This item was continued from the June 3 meeting. This application has been withdrawn at this time.

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

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

This item has been withdrawn by the Applicant in order to make changes to the request.

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).

4. First 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 (0.60 acres) from Branran Field Primary Conservation Network (BF-PCN) to Branran Field Master Planned Community (BF-MPC).
5. First Public Hearing to consider ZON 25-0018. (District 5, Comm. Burke) (D. Selig)
This rezoning application would change the current zoning designations of three

parcels from Commercial and Professional Office District (BA-2), Intermediate Business District (BB) and Specialty Business District (BB-3) to Neighborhood Business District (BA).

6. First Public Hearing to consider ZON 25-0016. (District 4, Comm. Condon) (D. Selig)
This rezoning application would change the current zoning designations of one parcel of land, approximately 39.06 acres, from Single Family Residential District (RB) to Agricultural/Residential District (AR).
7. First Public Hearing to consider ZON 25-0017 (setback) (D. Selig)
This application is a Staff initiated amendment to the Land Development Code amending Article III related to front setback regulations for properties in the Suburban Zone of the Branan Field Master Planned Community (BF MPC) Zoning district.
8. First Public Hearing to consider ZON 25-0021 (cul-de-sacs) (D. Selig)
This application is a Staff initiated amendment to the Land Development Code amending Article VIII related to the regulation of several roadway termination design types.

Staff requests a continuation of this item to the October 7th Planning Commission meeting.

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).



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes July 1, 2025.	Backup Material	7/29/2025	Planning_Commission_Meeting_Minutes_and_Attachments_July_1__2025ada.pdf



PLANNING COMMISSION MEETING MINUTES

July 1, 2025

5:00 PM

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

Pledge of Allegiance

Commissioner Michael Bourré led the Pledge of Allegiance.

Call to Order

Present:

Commissioner Pete Davis, Chairman
Commissioner Mary Bridgman
Commissioner Michael Bourré
Commissioner Joe Anzalone
Commissioner Ralph Puckhaber
Commissioner Bill Garrison

Absent:

Commissioner Howard "Bo" Norton, Vice-Chairman
School Board Representative Paul Bement
Camp Blanding Representative Sam Tozer

Staff Present:

Assistant County Attorney Jamie Hovda
Director of Planning and Zoning Beth Carson
Chief Planner Dodie Selig

Chairman Pete Davis called the meeting to order at 5:01 pm.

Chairman Pete Davis recognized county staff members, thanked Deputy Schoonover for providing security, and introduced the Board members.

1. **Approval of Minutes**

Planning Commission Meeting Minutes June 3, 2025.

Commissioner Mary Bridgman made a motion for approval of the June 3, 2025, Planning Commission Meeting minutes, seconded by Commissioner Michael Bourré, which carried 6-0.

Public Comment

Chairman Pete Davis opened the floor for public comment at 5:05 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 5:05 pm.

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).

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/planning-commission/July 1, 2022](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/planning-commission/July-1,-2022), beginning at 7:18 and ending at 23:07. Below is a summary of the discussion and the vote for this agenda item.

Dodie Selig, Chief Planner, addressed the Board to provide the details and information for the public hearing regarding COMP-25-0002 and PUD-25-0001, as indicated above. See Attachment A.

There were questions and discussions regarding wetland mitigation.

Susan Fraser of SLF Consulting, the agent for the Applicant, addressed the Commission to provide more details and information regarding the requested change.

Following additional questions and discussions about the site plan, traffic, and parking, as well as clarification of the information and documentation, Chairman Pete Davis opened the floor for the public hearing at 5:20 pm.

Thomas Cooper, 5638 Silver Sands Circle, Keystone Heights, Florida, addressed the Commissioner to speak in favor of the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:22 pm.

Commissioner Ralph Puckhaber made a motion for approval of COMP-25-002, seconded by Commissioner Michael Bourré, which carried 6-0.

Commissioner Ralph Puckhaber made a motion for approval of PUD-25-0001, seconded by Commissioner Michael Bourré, which carried 6-0.

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 Branran Field Primary Conservation Network (BF-PCN) to Branran Field Master Planned Community (BF-MPC).

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

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/planning commission/July 1, 2022](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/planning%20commission/July%201,%202022), beginning at 23:11 and ending at 24:49. Below is a summary of the discussion and the vote for this agenda item.

Dodie Selig, Chief Planner, requested that the Commission continue COMP-25-0004 until the August 5, 2025, meeting.

Chairman Pete Davis opened the floor for the public hearing at 5:24 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:25 pm.

Commissioner Ralph Puckhaber made a motion for approval of the requested continuance, seconded by Commissioner Joe Anzalone, which carried 6-0.

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).

Item Three (3) - COMP-25-0006 and ZON-25-0005 have been withdrawn.

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.

Item Four (4) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/planning commission/July 1, 2022](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/planning%20commission/July%201,%202022), beginning at 25:50 and ending at 36:18. Below is a summary of the discussion and the vote for this agenda item.

Dodie Selig, Chief Planner, addressed the Commission to provide the details and information regarding the public hearing for ZON-25-0013, as indicated above. See Attachment B.

Following discussion by the Commission, Chairman Pete Davis opened the floor for the public hearing at 5:35 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:35 pm.

Commissioner Ralph Puckhaber made a motion for approval with the removal of the provision for joint meetings between CACs and the Planning Commission, seconded by Commissioner Joe Anzalone. Following a brief discussion, the motion carried 6-0.

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.

Item Five (5) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/planning-commission/July 1, 2022](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/planning-commission/July-1-2022), beginning at 36:19 and ending at 47:59. Below is a summary of the discussion and the vote for this agenda item.

Dodie Selig, Chief Planner, addressed the Commission to provide the details and information regarding the public hearing for COMP-25-0011 and ZON-25-0014, as indicated above. See Attachment C.

Casey Dendor, Director of Capital Projects for England, Thims and Miller, Agent for the Applicant, addressed the Commission to present a PowerPoint presentation, providing more detailed information for the requested change. See Attachment D.

Chairman Pete Davis opened the floor for the public hearing at 5:46 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:46 pm.

There were questions and discussions regarding the surrounding zoning.

Commissioner Mary Bridgman made a motion for approval of COMP-25-0011, seconded by Commissioner Michael Bourré, which carried 6-0.

Commissioner Mary Bridgman made a motion for approval of ZON-25-0014, seconded by Commissioner Joe Anzalone, which carried 6-0.

Presentations

There were no other presentations.

Old Business/New Business

1. June 3rd Planning Commission Item Outcome

Old/New Business can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/planning commission/July 1, 2022](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/planning-commission/July-1-2022), beginning at 48:09 and ending at 49:00. Below is a summary of the discussion.

Beth Carson, Director of Planning and Zoning, addressed the Commission to provide details and information on how staff would notify the Commission of decisions/outcomes by the BoCC for items presented at the Planning Commission meetings.

The Commission expressed its gratitude to the staff for providing the information in a manner that makes it easily accessible.

Public Comment

Chairman Pete Davis opened the floor for public comment at 5:50 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 5:50 pm.

Adjournment

Chairman Pete Davis mentioned that the next meeting would be held on August 5, 2025. There was a brief discussion regarding the upcoming Planning Workshop and Email security.

Hearing no further business, Chairman Davis adjourned the meeting at 5:52 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
COMP-25-0002
PUD-25-0001

Small Scale Comprehensive Plan Future Land Use Map

Amendment:

COMP 25-0002

Rezoning Application:

PUD 25-0001

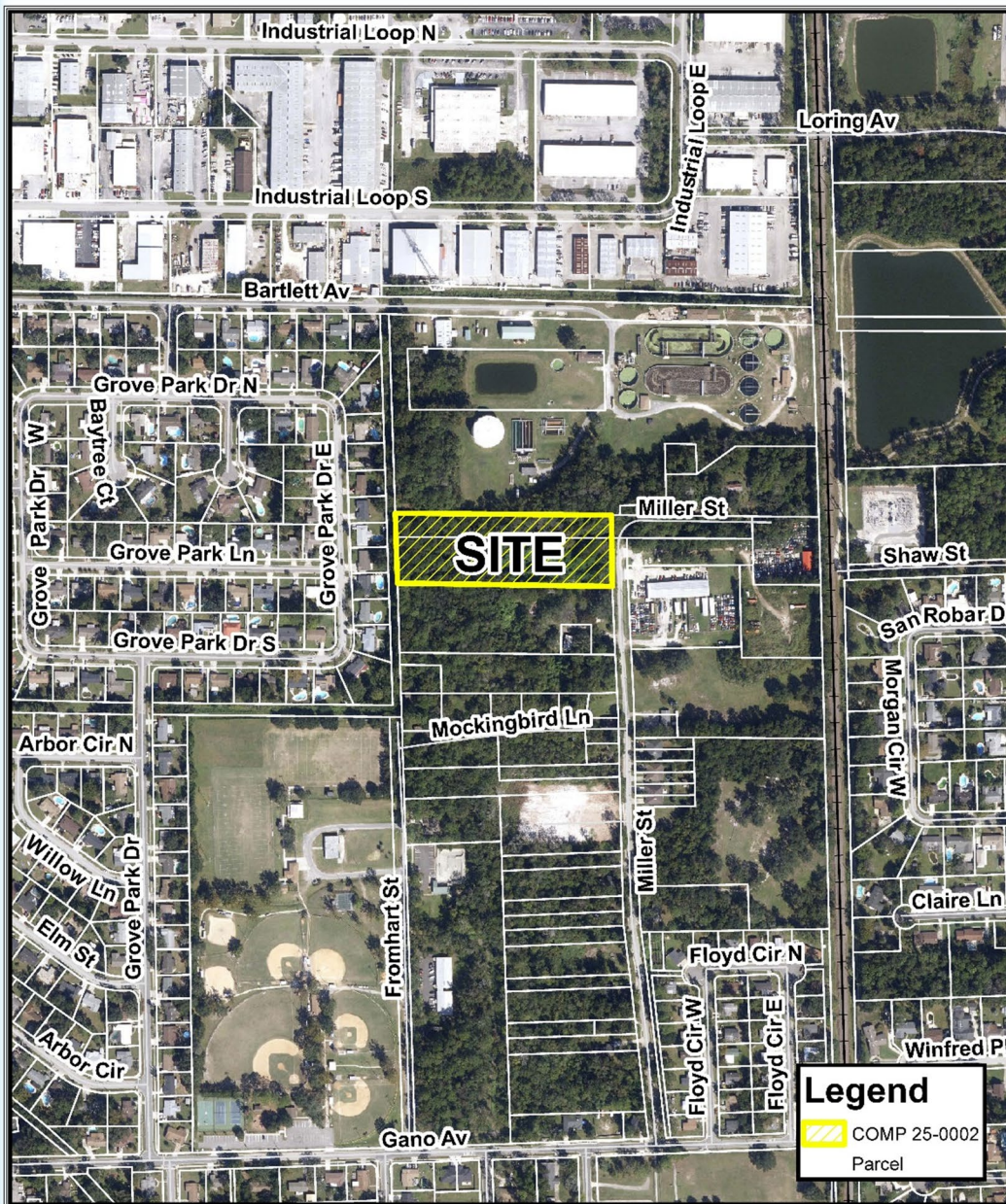
Board of County Commissioners
July 22, 2025



Application Information

Applicant: Theresa Floyd and The Estate of Theodore Floyd
Location: West side of Miller Street, Orange Park
Planning District: Gateway
Commission District: 3 Commissioner Renninger
Parcels: 41-04-26-019839-000-00 and 41-04-26-019840-000-00

- COMP 25-0002 would change the Future Land Use designation of the parcels from Urban Core-10 (UC-10) to Industrial (IND).
- A companion Rezoning application (PUD 25-0001) follows this application.



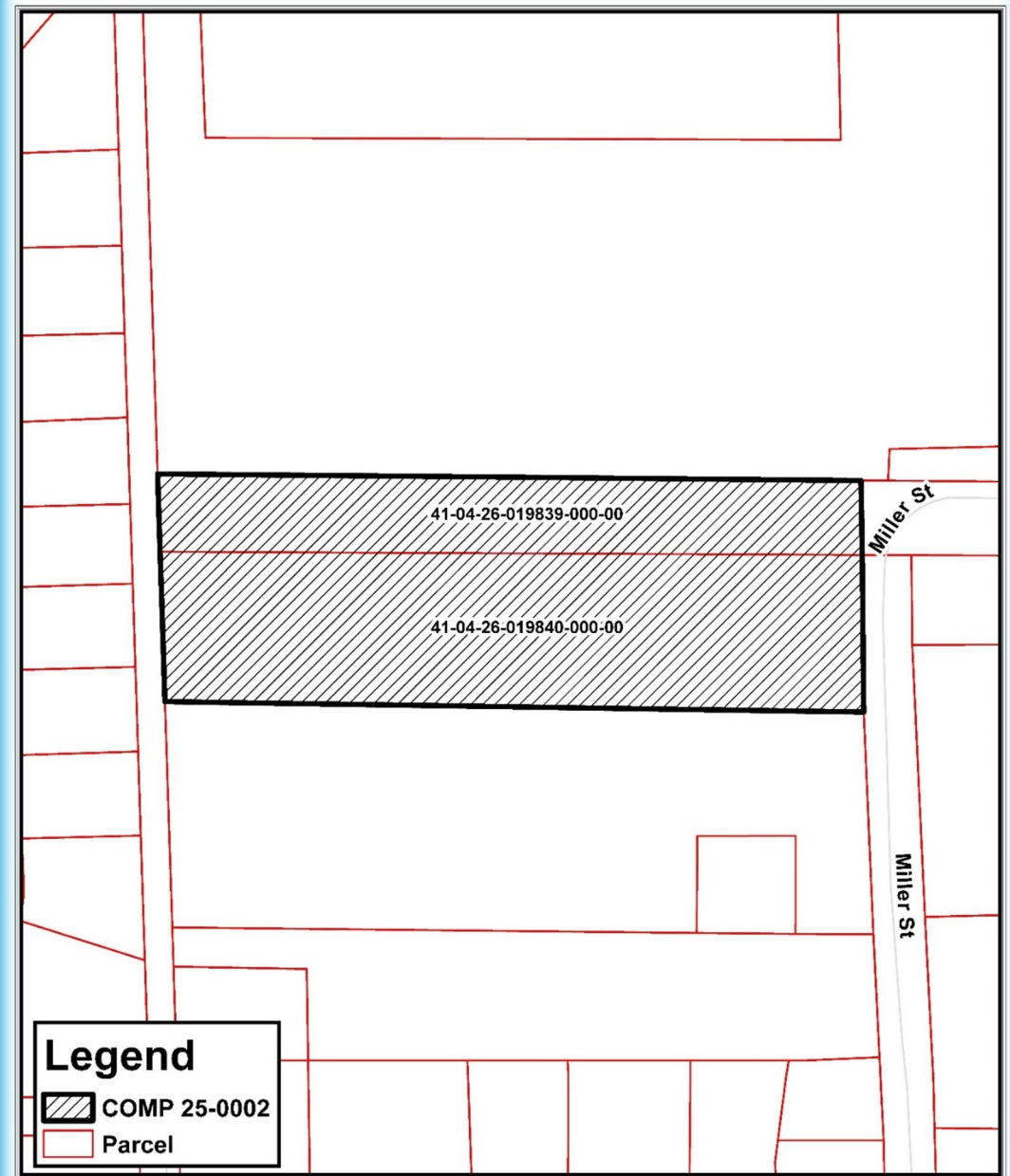
0 65 130 260 520 650 Feet
This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.
File Name: COMP 25-0002_Aerial_8.5x11

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

Aerial Map



Created By GIS Department
Map Prepared: 1/6/2025



Legend
COMP 25-0002
Parcel

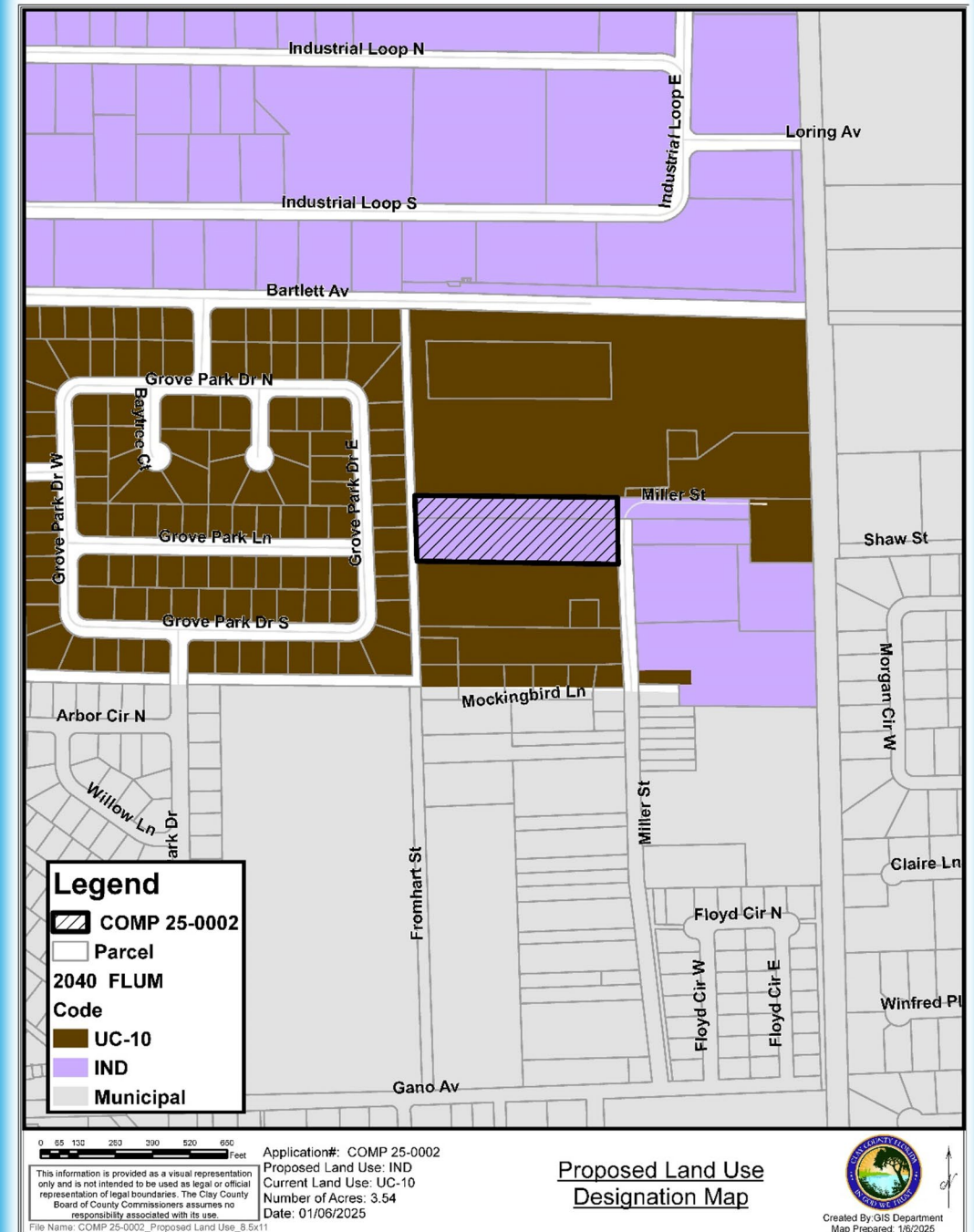
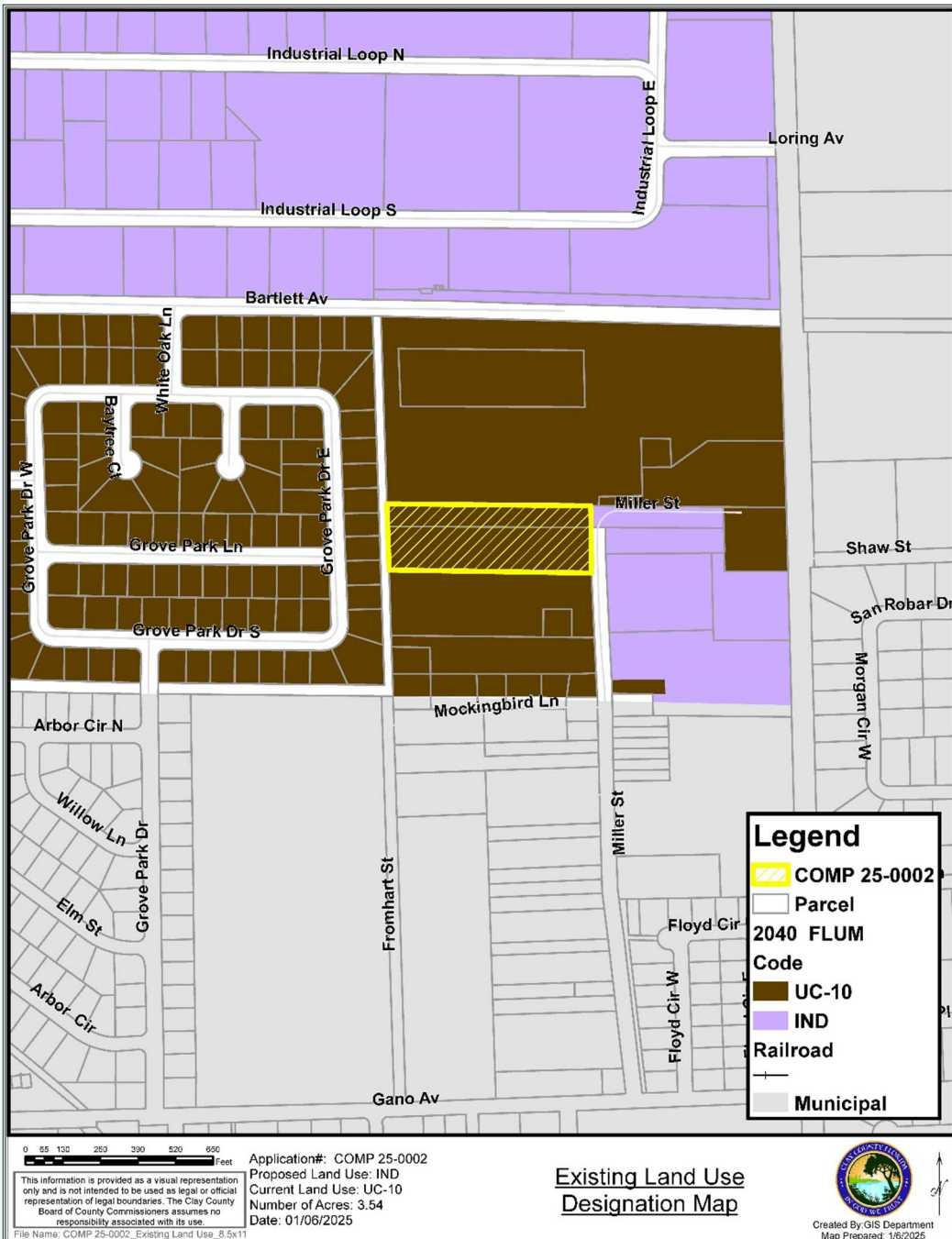
0 20 40 80 120 160 200 Feet
This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.
File Name: COMP 25-0002_Parcel Map_8.5x11

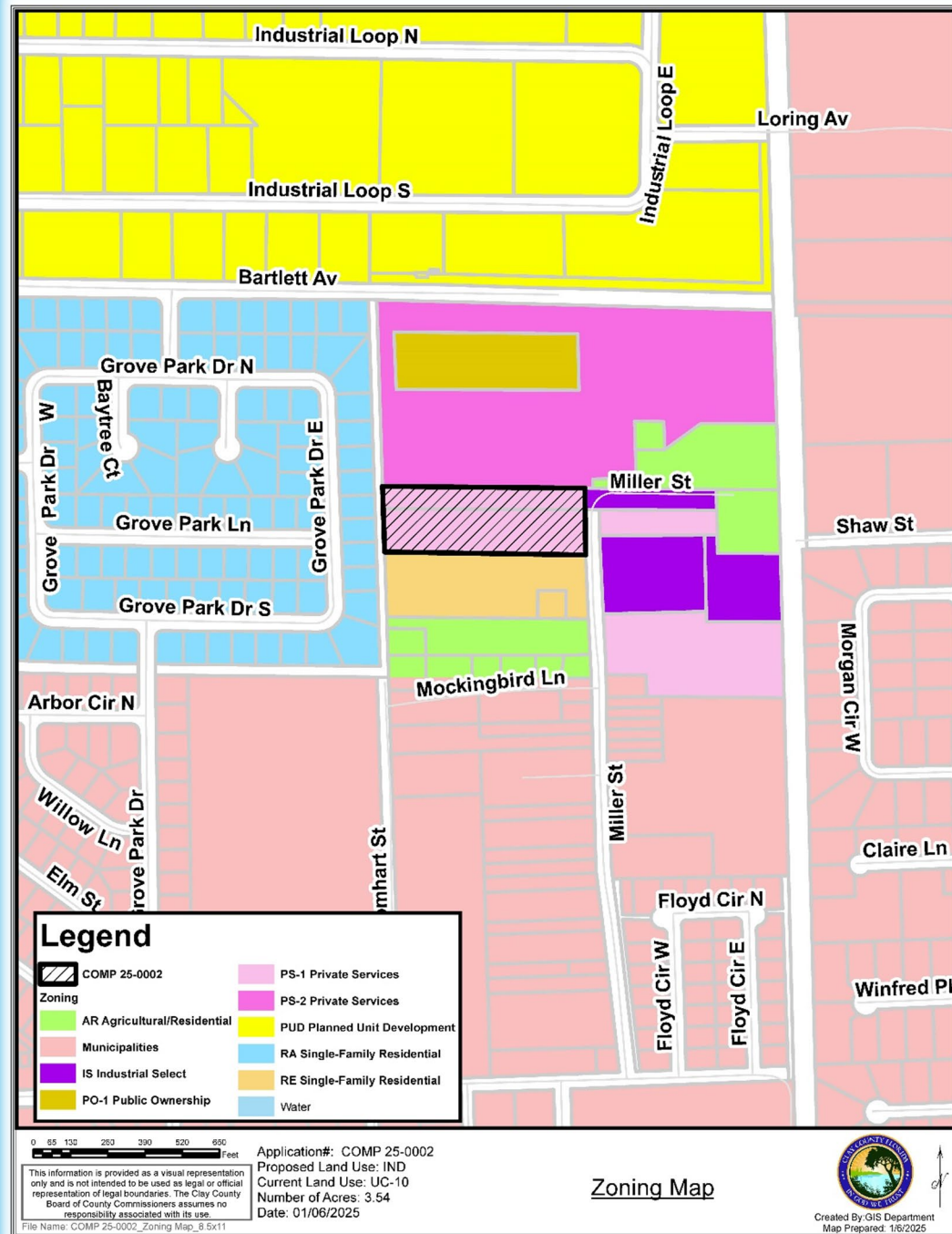
Application#: COMP 25-0002
Proposed Land Use: IND
Current Land Use: UC-10
Number of Acres: 3.54
Date: 01/06/2025

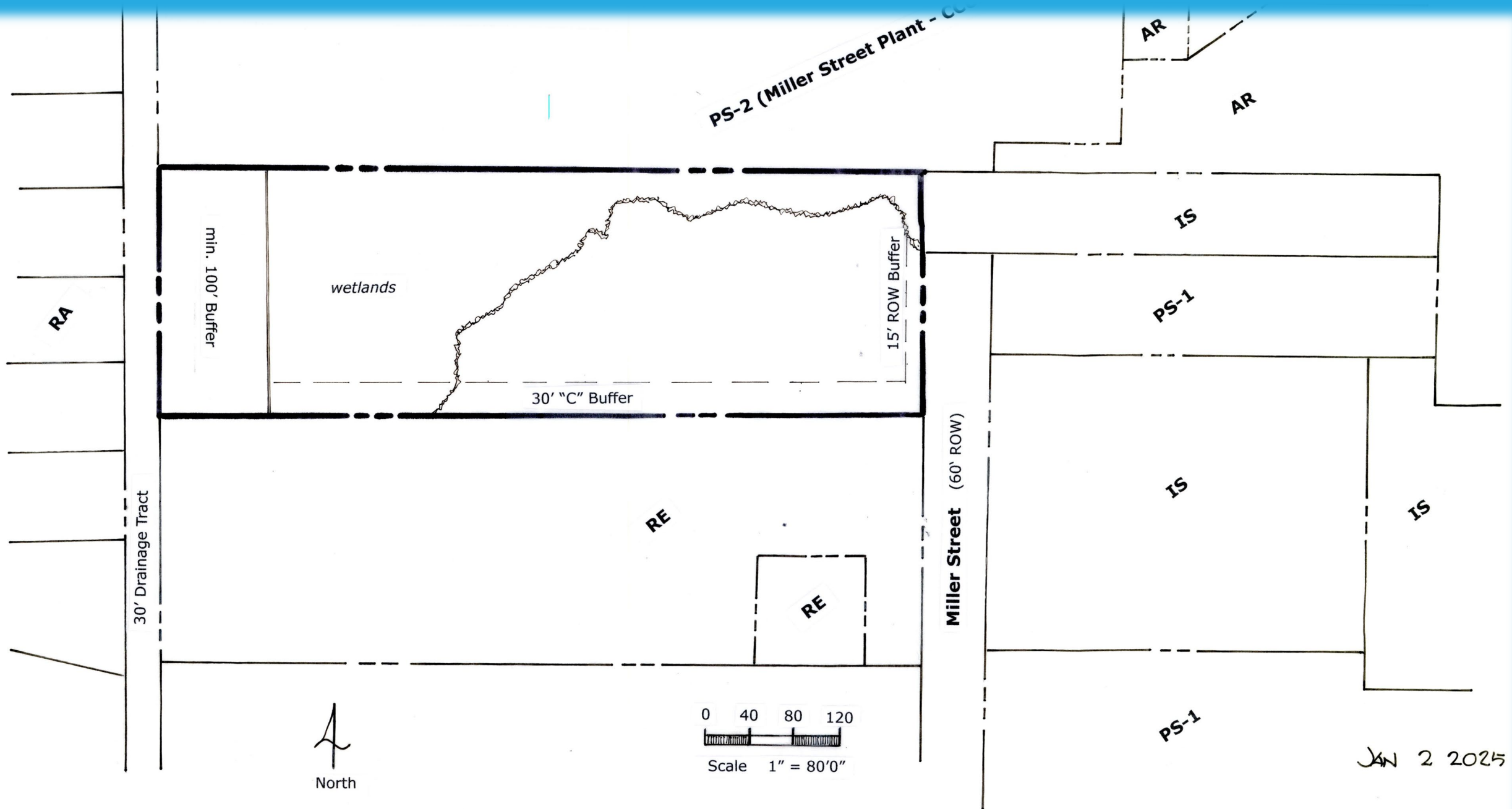
Parcel Map



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







PID Information

Allowed 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:

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.

PID Information

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)

Recommendations

COMP 25-0002:

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 25-0002.

PUD 25-0001:

Staff finds that the criteria for the Rezoning have been met and recommends approval of PUD 25-0001.

Attachment
“B”
ZON-25-0013

Land Development Code Change

ZON 25-0013

Board of County Commissioners
July 22, 2025



Changes Proposed

Subsection 12-8

Citizen Advisory Committees

- Reduce the minimum number of CAC members from six to five
- Change the criteria for removal to failure to attend three meetings within one calendar year
- Clarifies that the CAC Secretary is responsible for providing the meeting minutes to the Planning & Zoning Staff
- 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.

Changes Proposed

Section 12-10

Variances

- This change is to add the word “not” which was omitted in error from the variance criteria. 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.

Recommendation

Staff recommends approval of ZON 25-0013.

Attachment
“C”
COMP-25-0011
ZON-25-0014
(Staff)

Small Scale Comprehensive Plan Future Land Use Map

Amendment:

COMP 25-0011

Rezoning Application:

ZON 25-0014

Board of County Commissioners
July 22, 2025



Application Information

Location: Portions of 3 parcels located in the center of a former cattle ranch to the west of CR 315 and south of Sandridge Road.

Planning District: Springs

Commission District: 5 Commissioner Burke

Applicant #1: England-Thims & Miller, Inc.

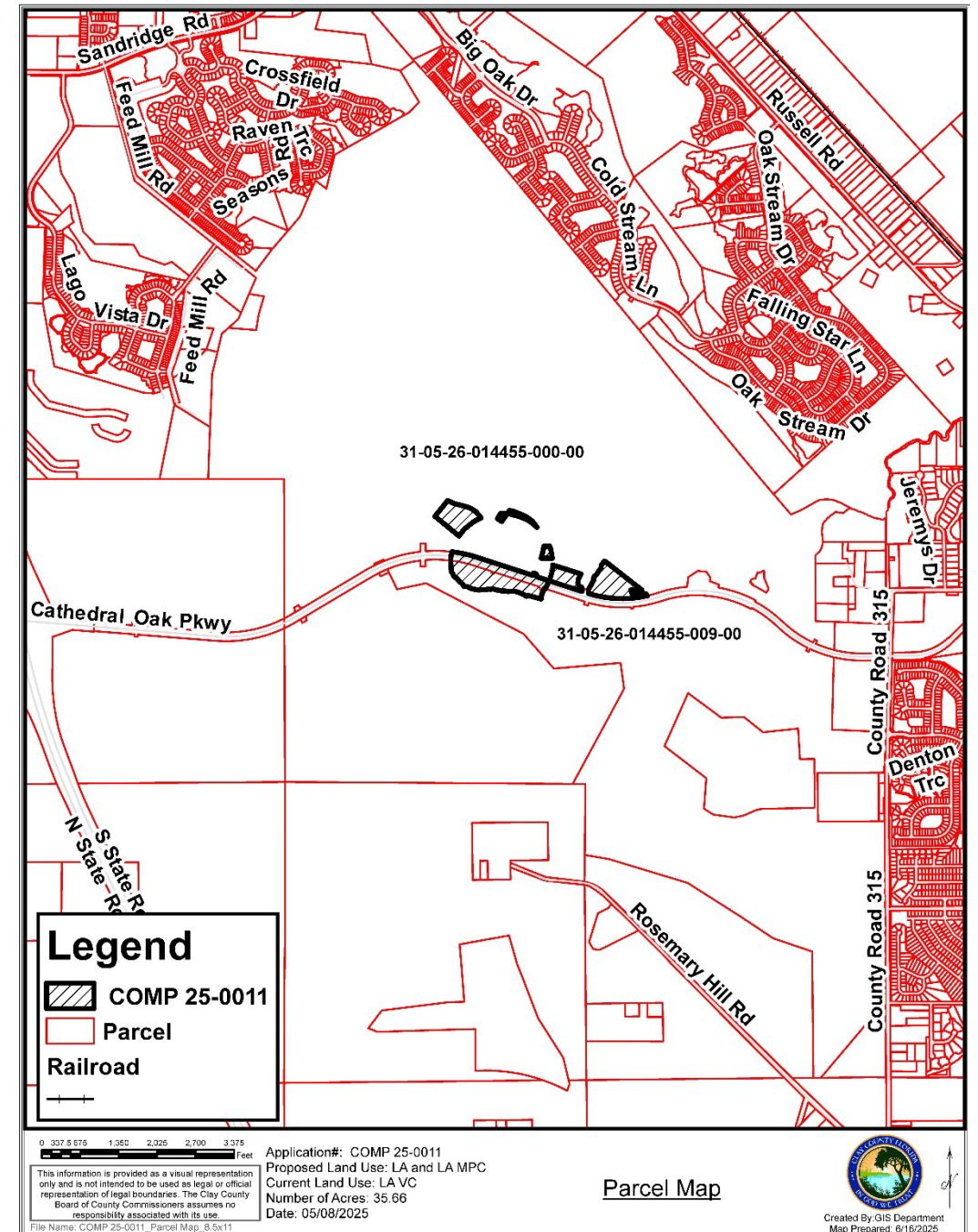
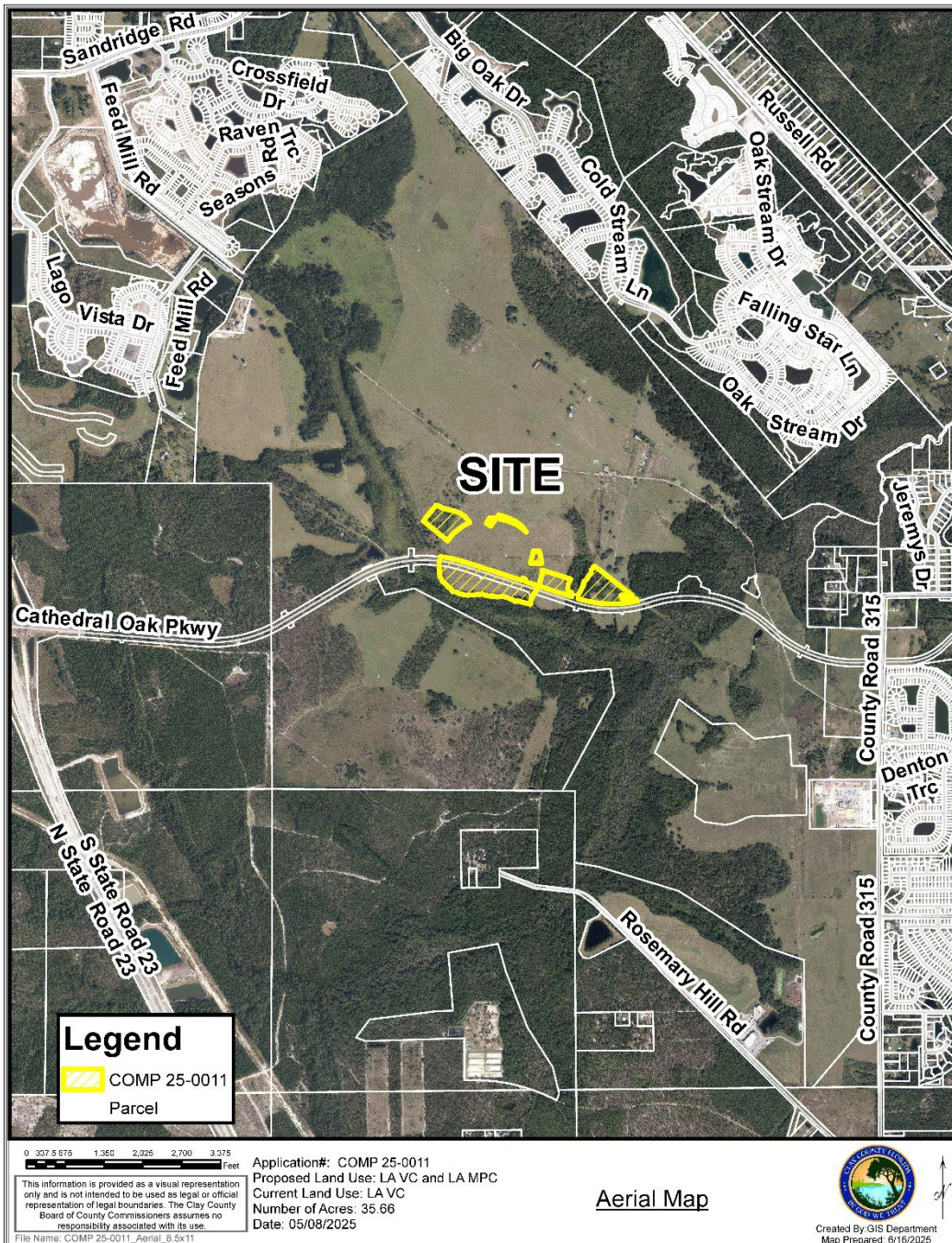
Parcels: 31-05-26-014455-000-00 and 31-05-26-014455-009-00

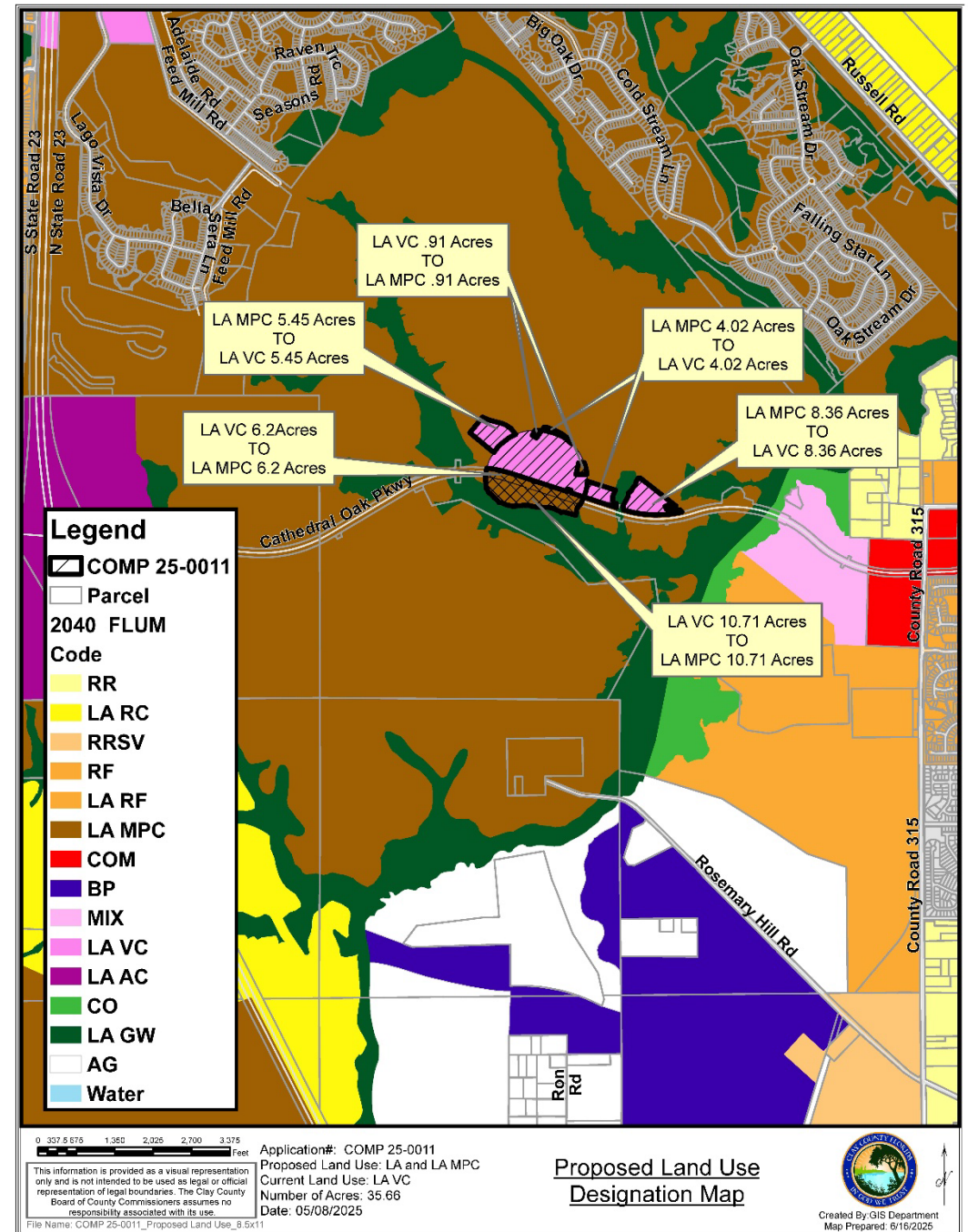
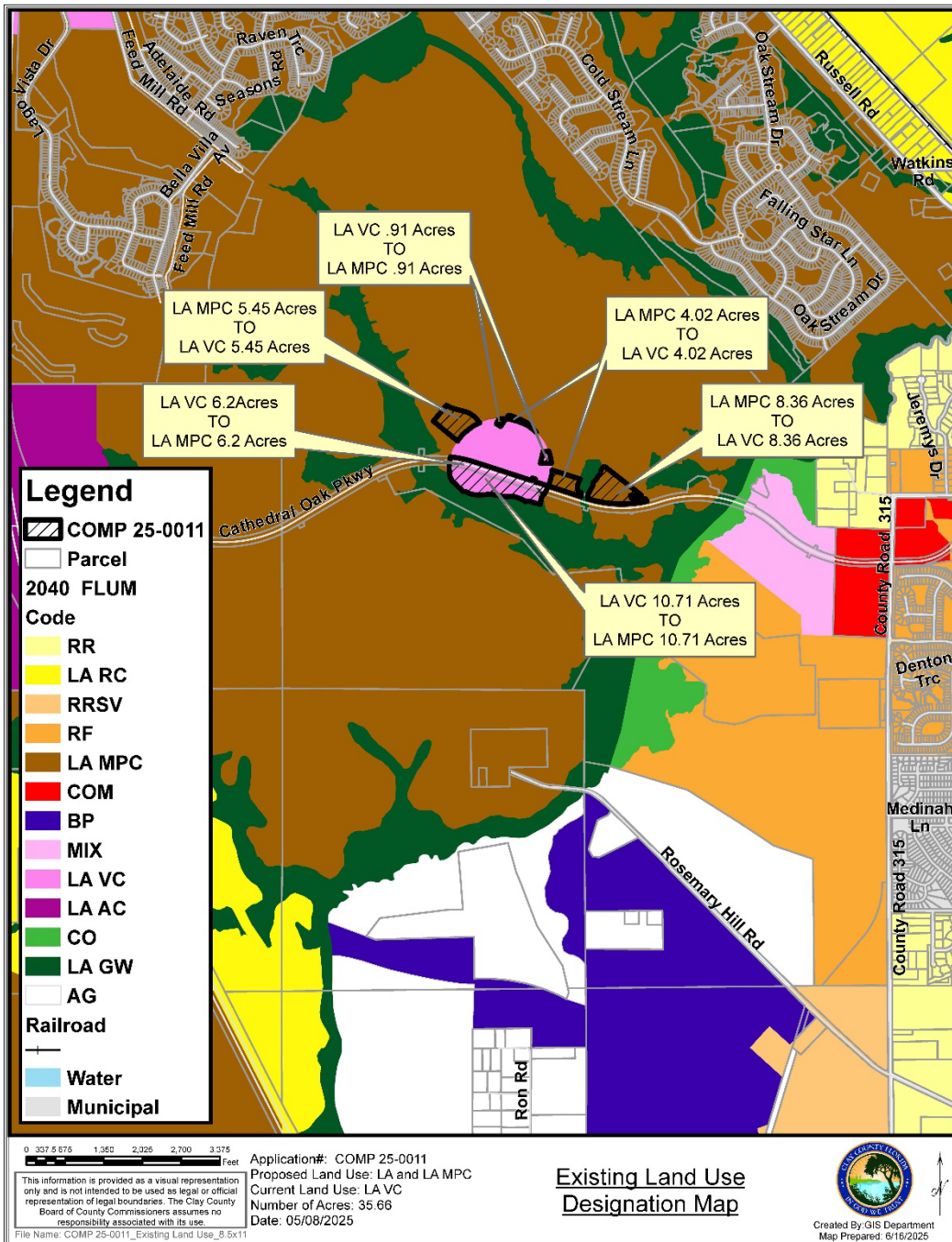
Applicant #2: Clay County

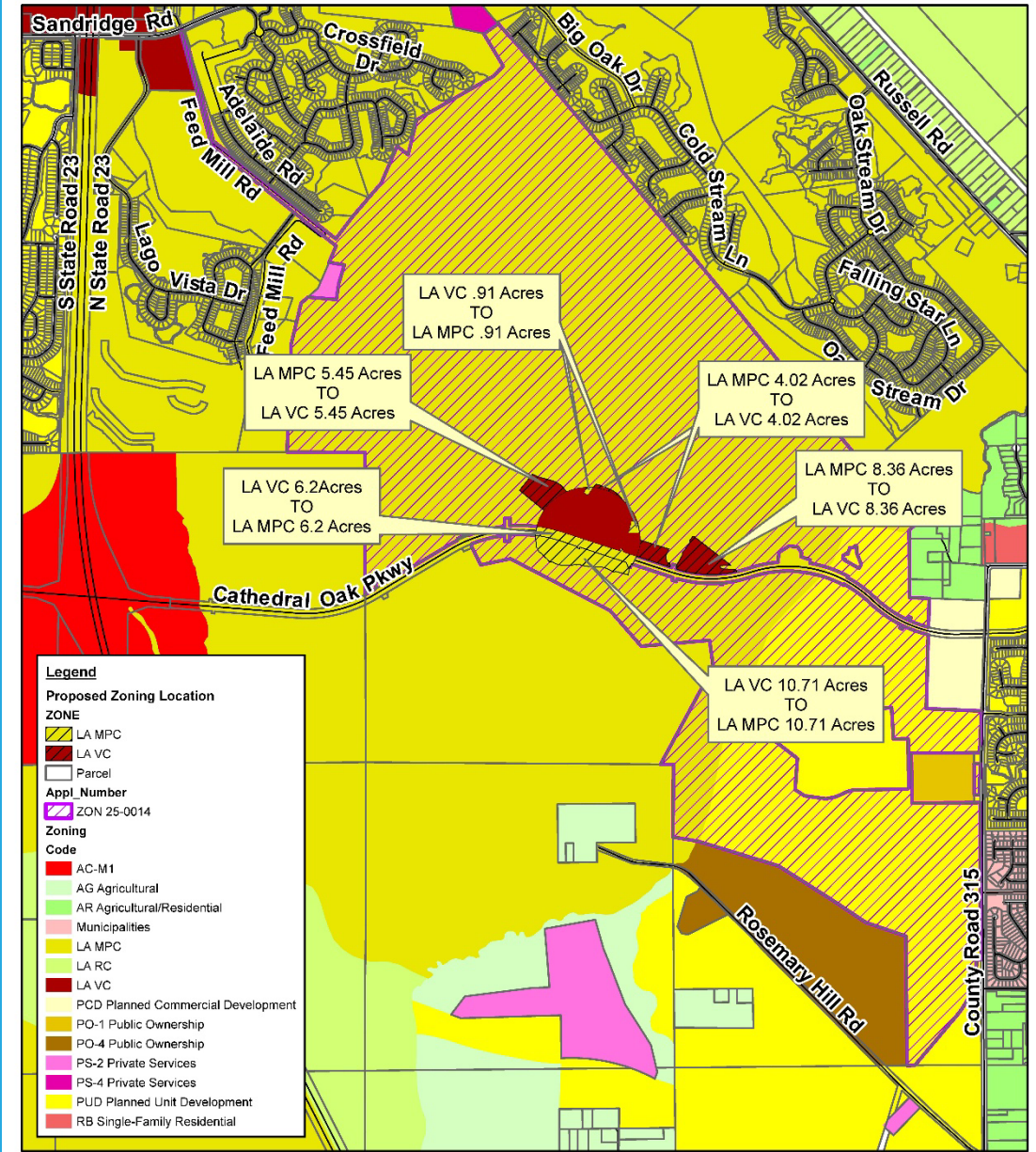
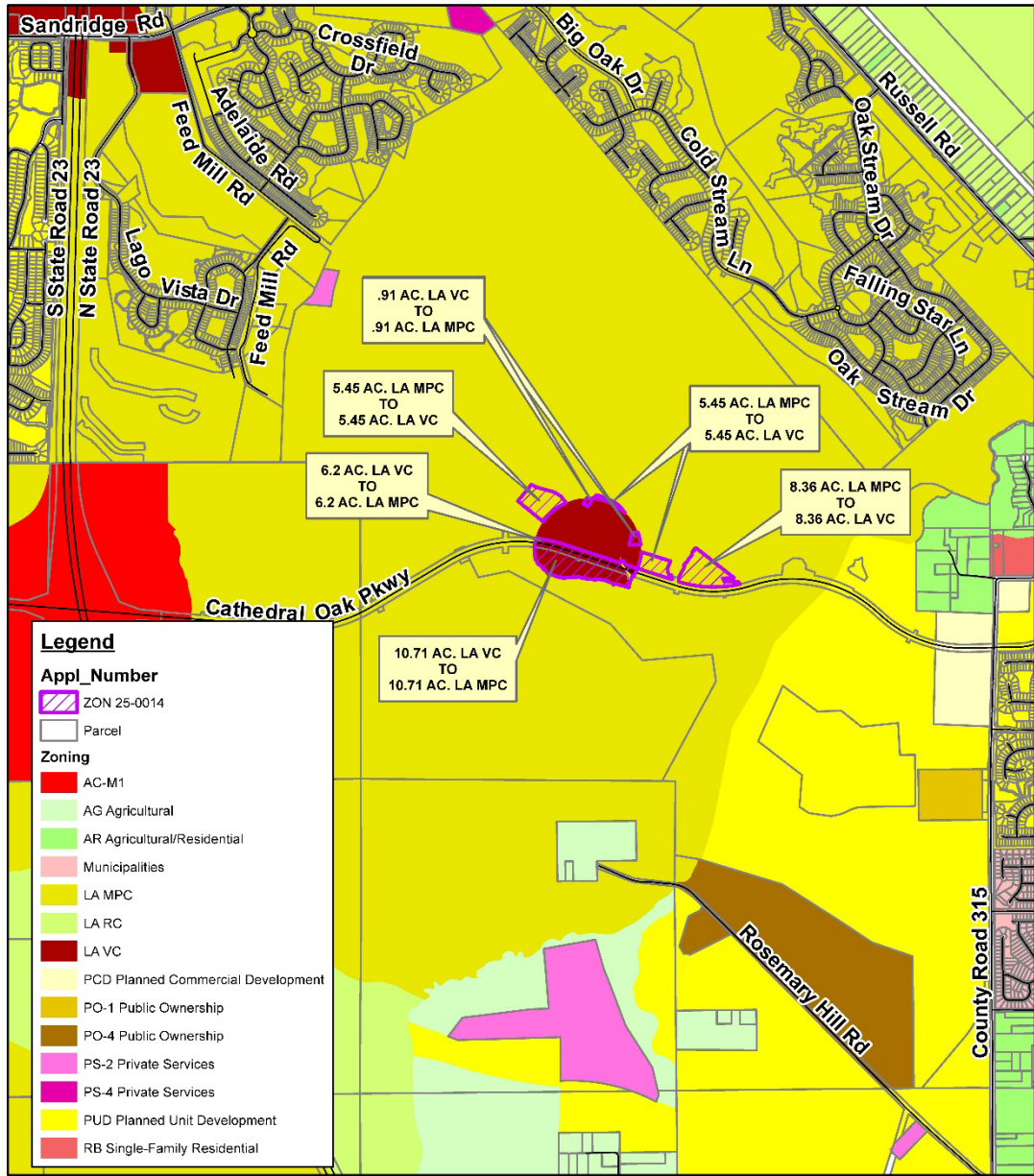
Parcels: 31-05-26-014455-006-00

- COMP 25-0011 would change the Future Land Use designation for the portions of the subject parcels from Lake Asbury Village Center (LA VC) to Lake Asbury Master Planned Community (LA MPC) and vice versa.

- A companion Rezoning application (ZON 25-0014) follows this application.







Recommendations

COMP 25-0011:

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 25-0011.

ZON 25-0014:

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 25-0014.

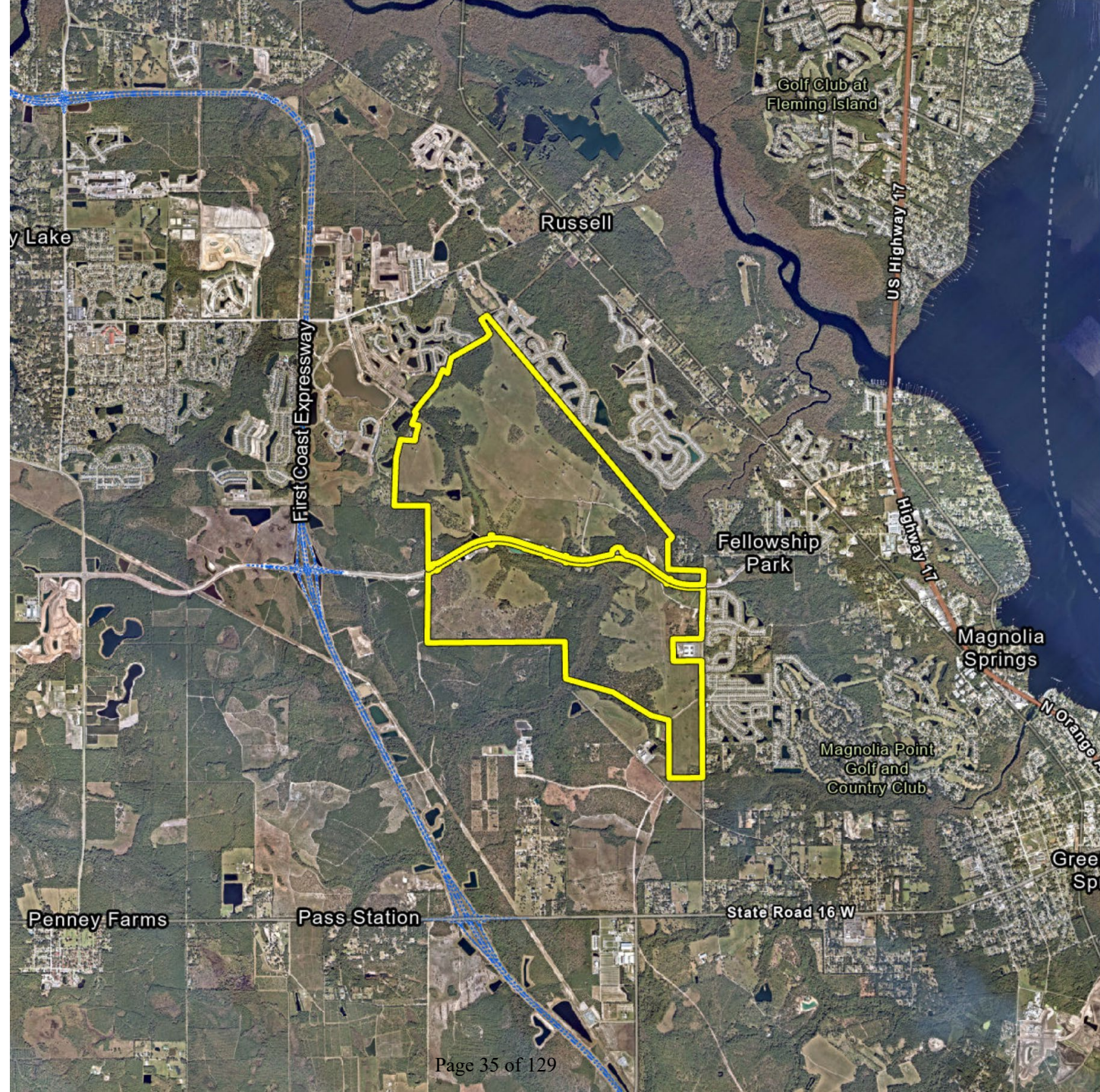
Attachment
“D”
COMP-25-0011
ZON-25-0014
(Applicant)

Saratoga Springs

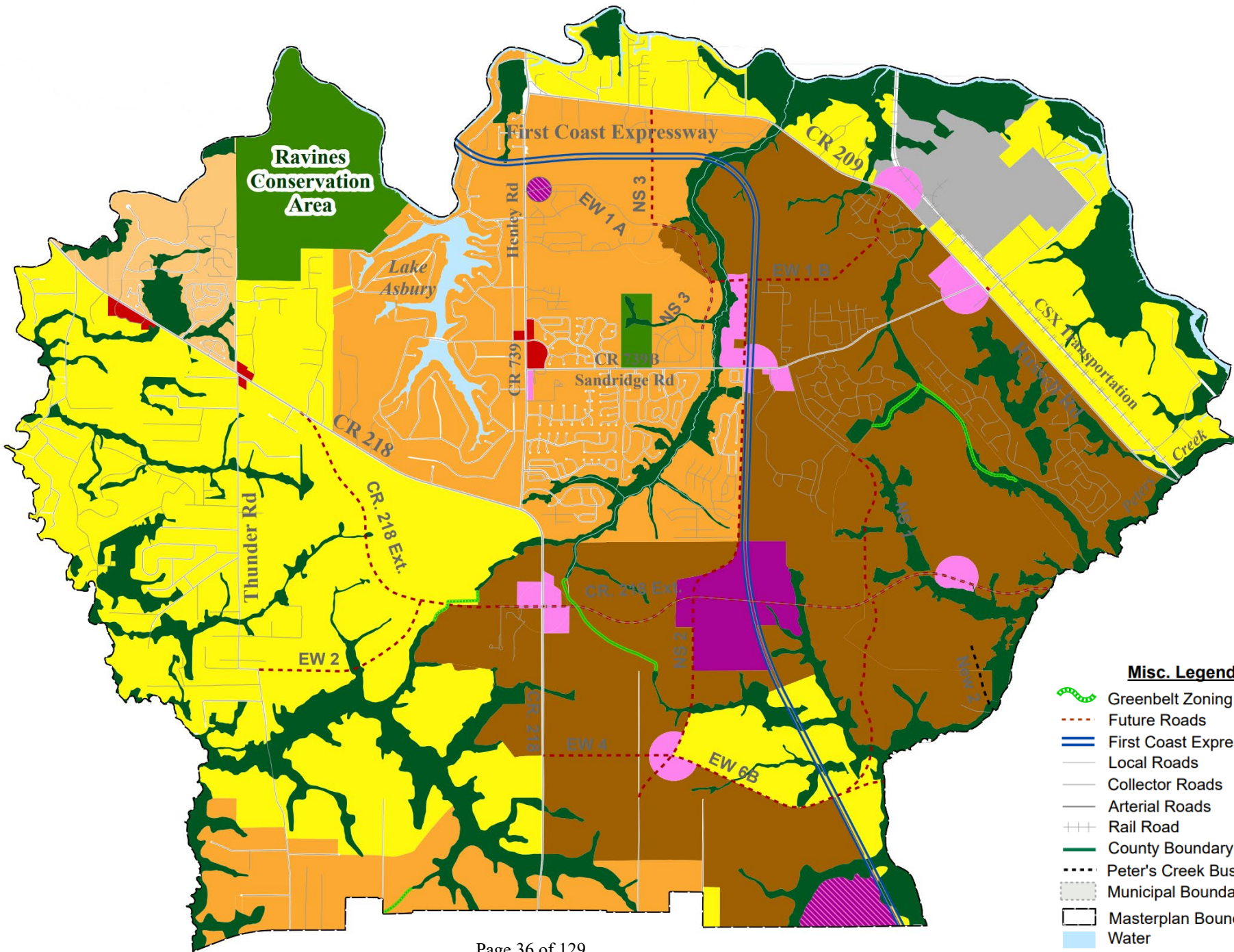
Clay County Planning Commission – July 1, 2025

Small Scale Comprehensive Plan Amendment & Rezoning
COMP 25-0011 & ZON 25-0014

Vicinity Map



Lake Asbury



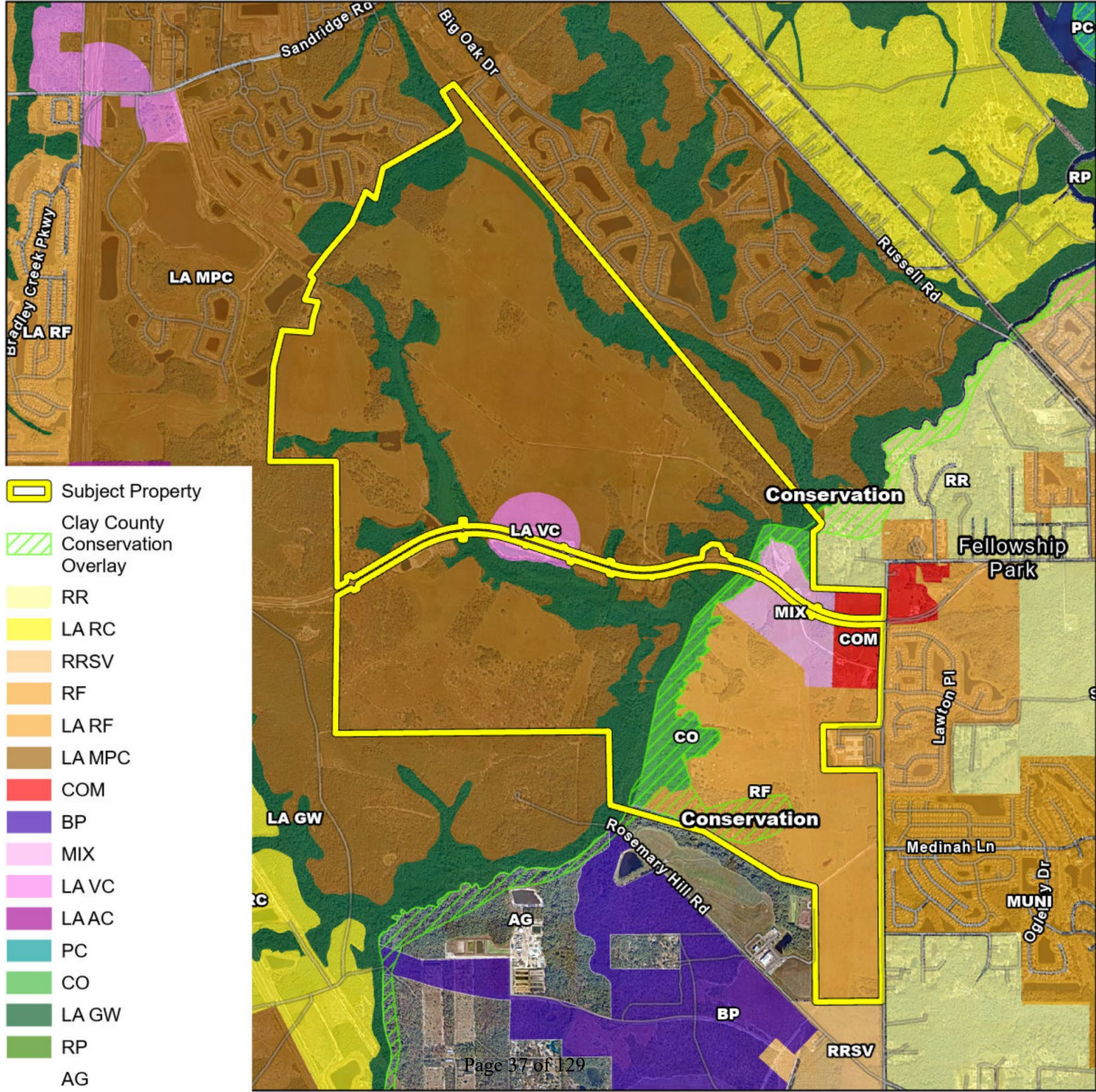
Misc. Legend

- Greenbelt Zoning Overlay
- Future Roads
- First Coast Expressway
- Local Roads
- Collector Roads
- Arterial Roads
- Rail Road
- County Boundary
- Peter's Creek Business Park Improvements
- Municipal Boundary
- Masterplan Boundary
- Water

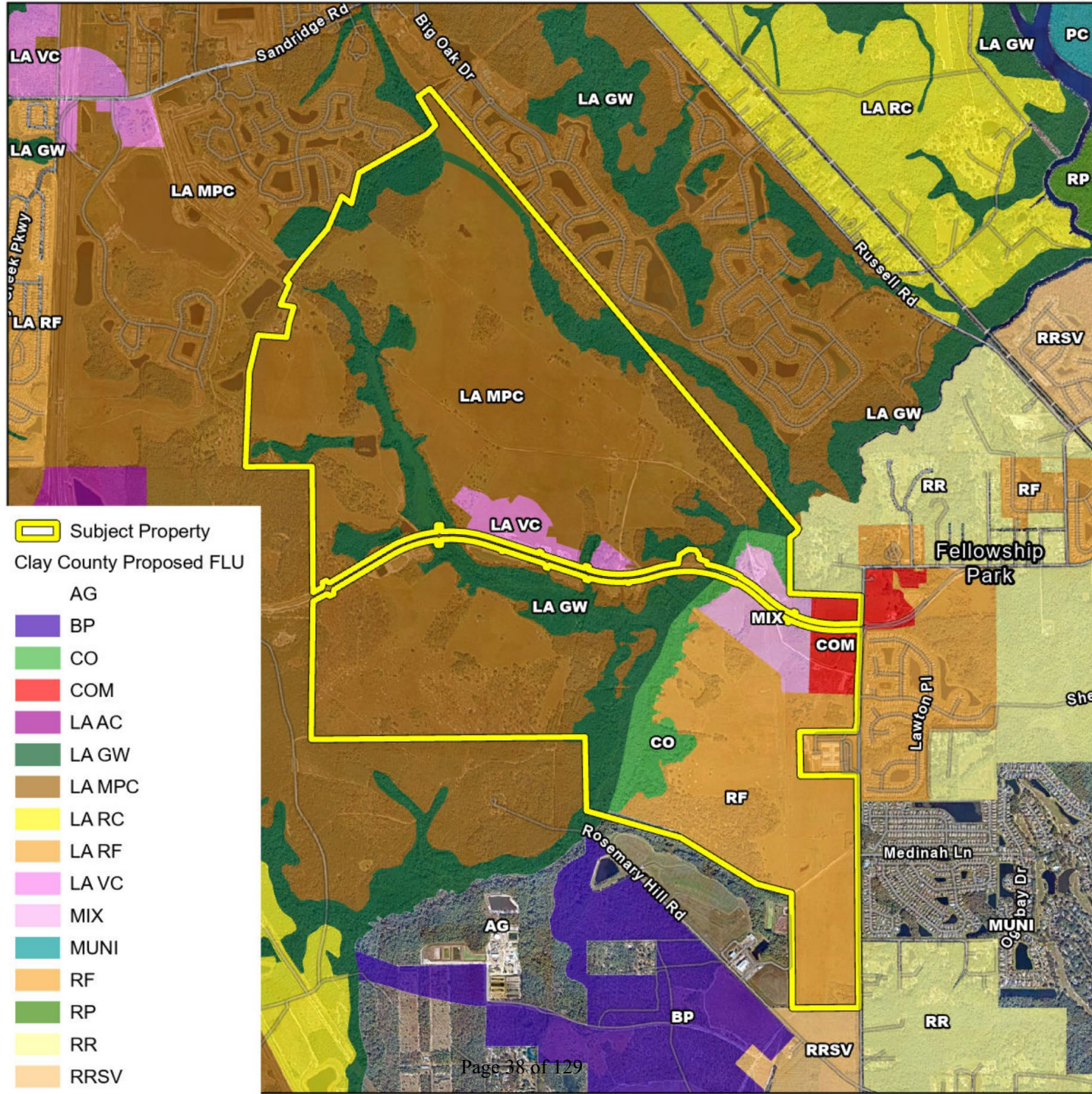
Future Land Use Legend

- LA RC
- LA RRSV
- LA RF
- LA MPC
- LA COM
- LA SOL
- LA VC
- LA AC
- LA IVC
- LA GW
- RP

Existing Future Land Use Map

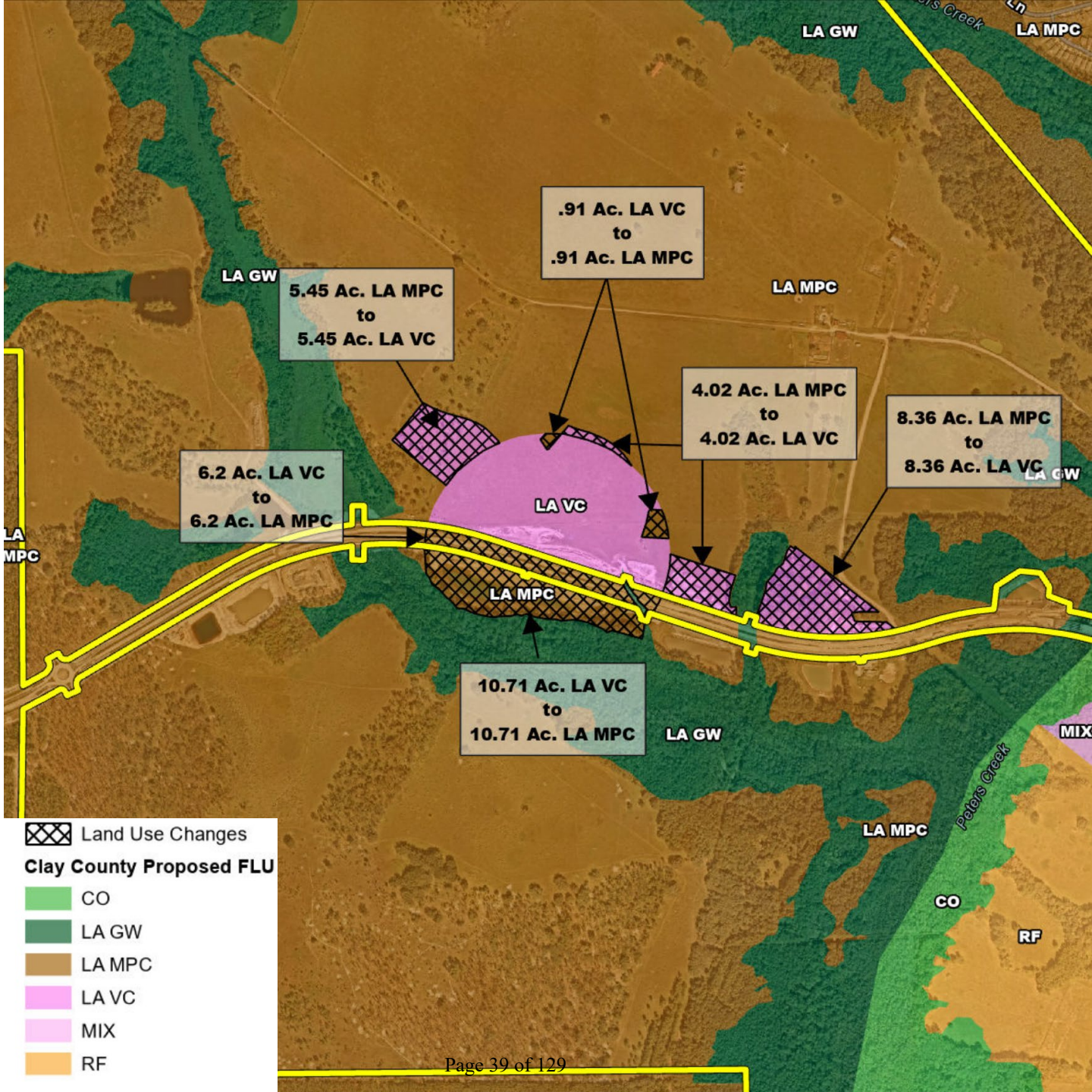


Proposed Future Land Use Map

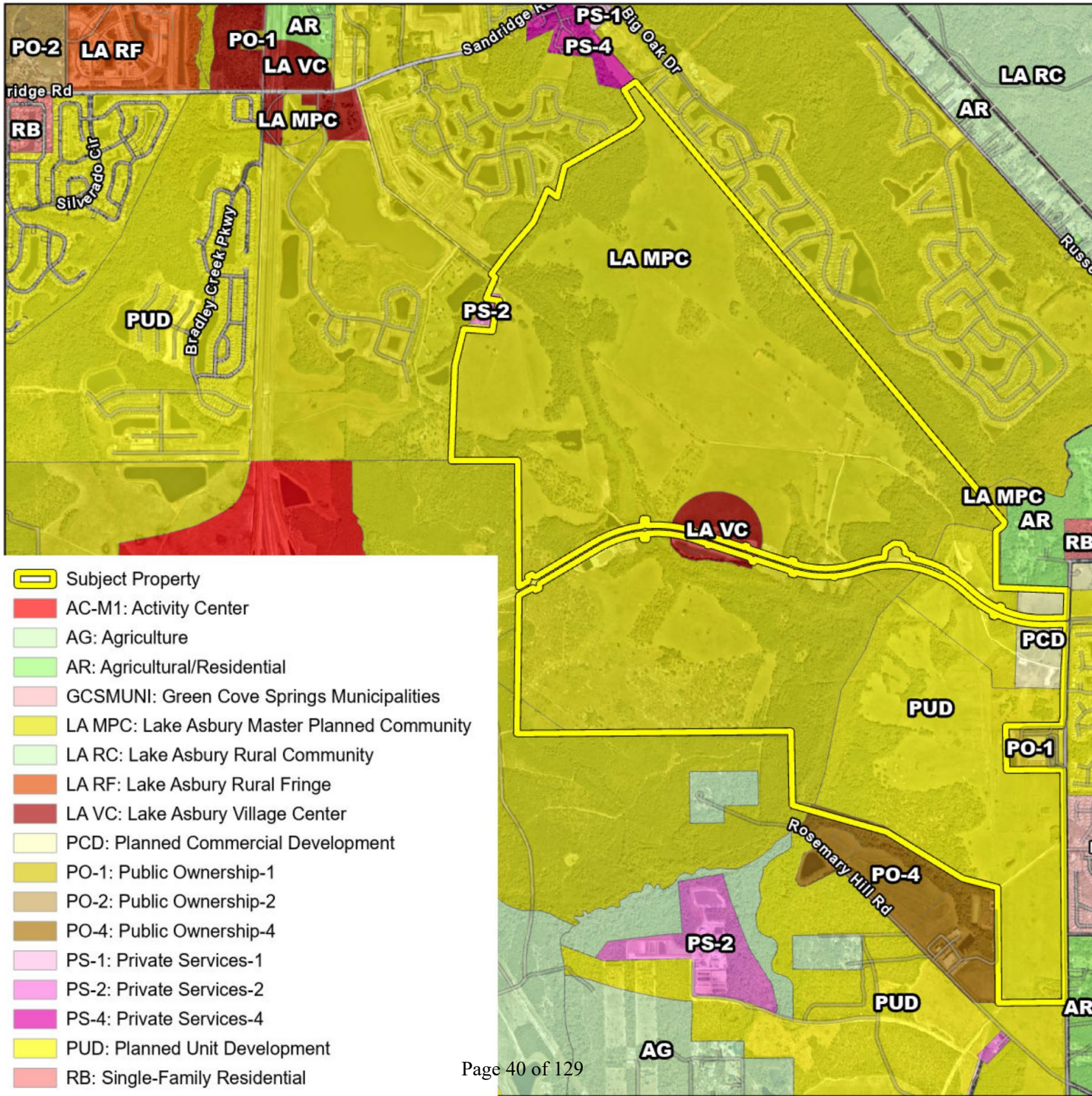


Proposed Changes Future Land Use Map

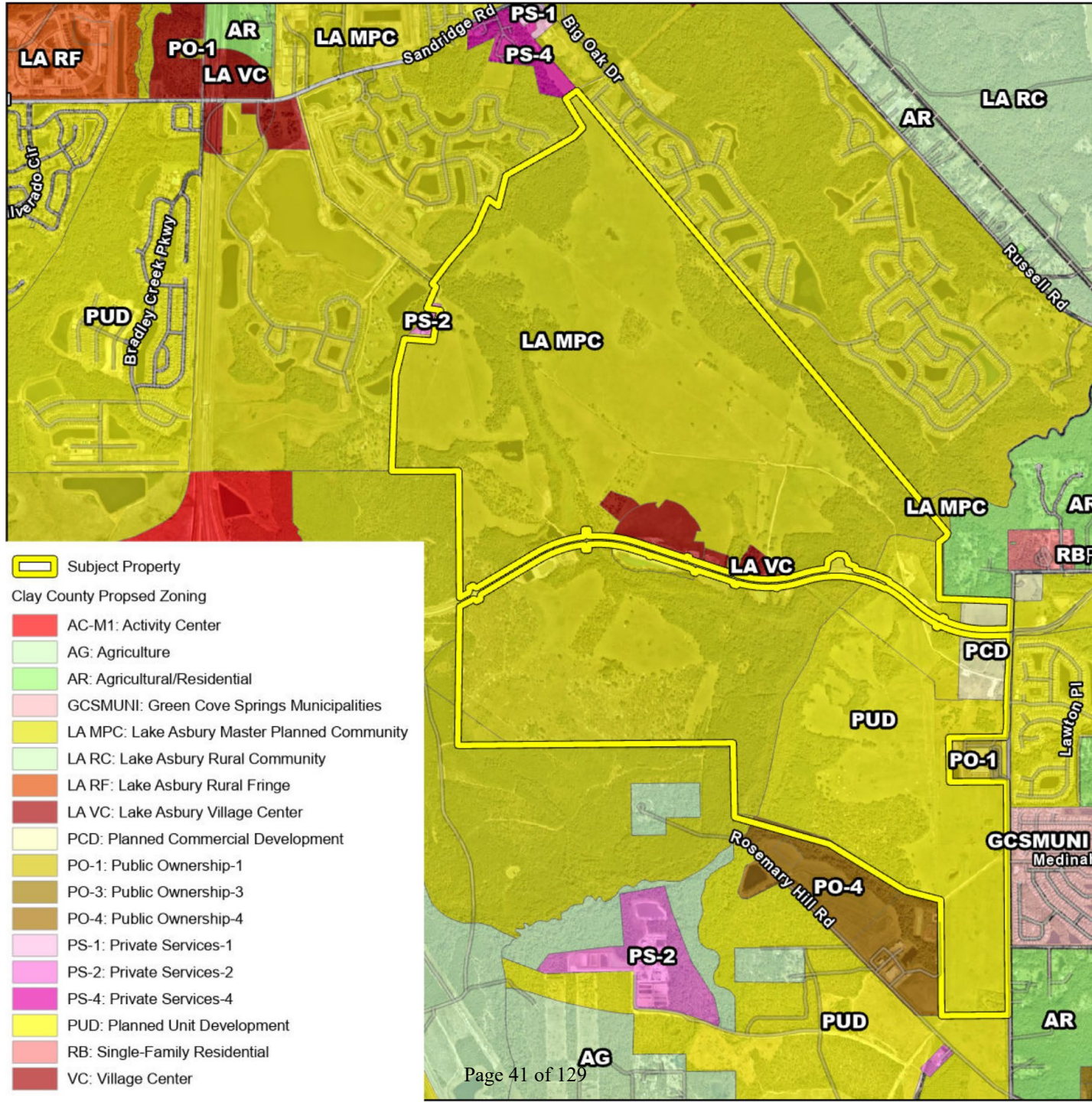
Future Land Use	Existing	Proposed Acreages
LA VC	17.83	17.83
LA MPC	17.83	17.83
Total	35.66	35.66



Existing Zoning Map

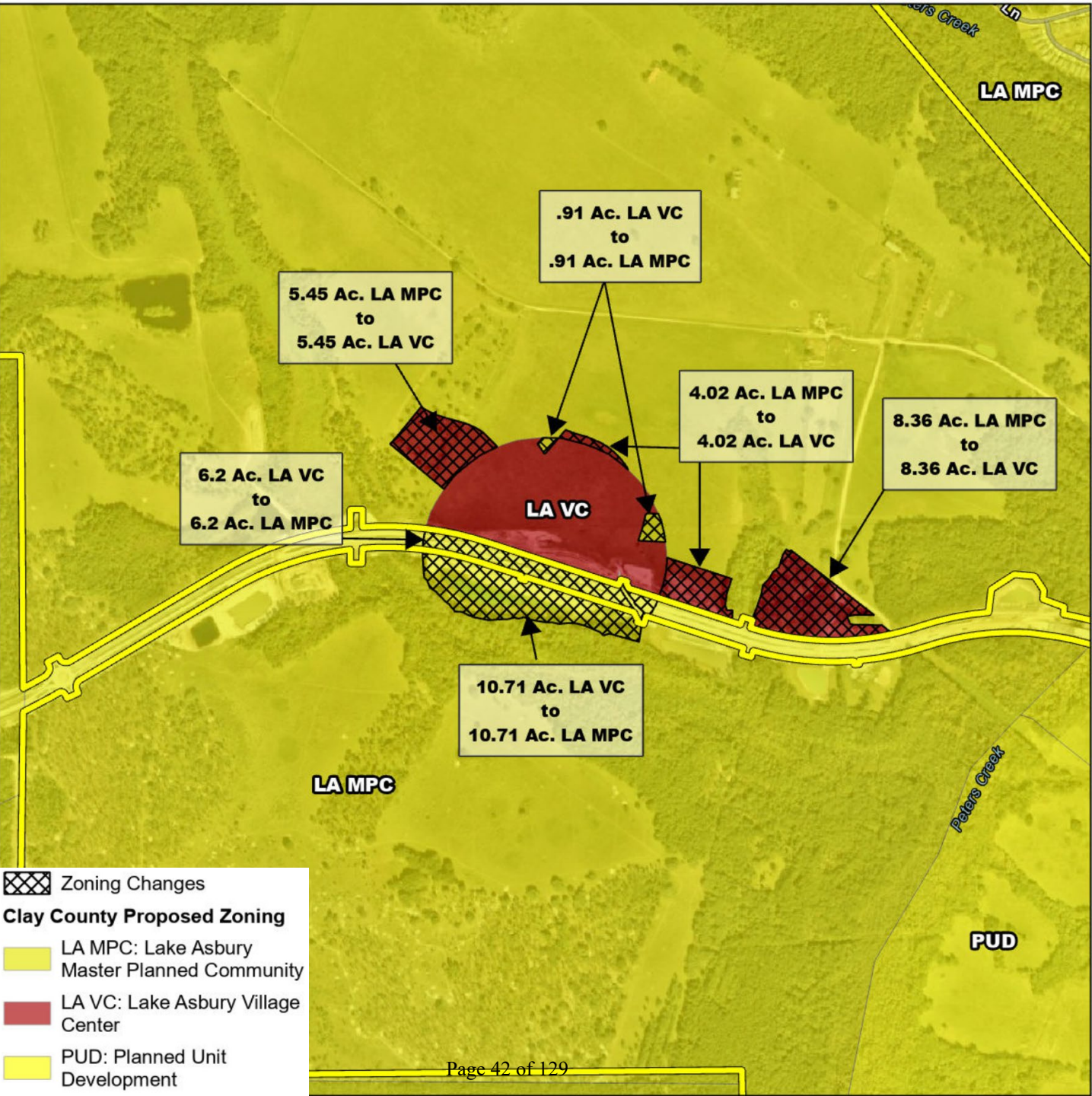


Proposed Zoning Map



Proposed Changes Zoning Map

Zoning District	Existing	Proposed Acreages
LA VC	17.83	17.83
LA MPC	17.83	17.83
Total	35.66	35.66



CONNECTIVITY

CONNECTIVITY INDEX:
 NORTH OF FIRST COAST CONNECTOR = 1.20
 SOUTH OF FIRST COAST CONNECTOR = 1.18

DEVELOPMENT SUMMARY

A. PROJECT NAME: SHANTOON SPRING
 B. LOCATION: LA VIOLETTA & LA GRAMMA
 C. DEVELOPER: LA VIOLETTA & LA GRAMMA, LLC
 300 BOSTON STREET, SUITE 2010
 BOSTON, MA 02111
 D. ENGINEER: NAME, ADDRESS, PHONE NUMBER
 JAMES J. WELLS, P.E.
 ENCLAND - TRING & WELLS, INC.
 14775 OLD 17 AUGUSTINE ROAD
 JACKSONVILLE, FLORIDA 32258
 PHONE: (904) 442-8900
 E. DATE SUMMARY: 08/01/2024
 F. DATE SUMMARY: 08/01/2024
 G. DATE SUMMARY: 08/01/2024
 H. DATE SUMMARY: 08/01/2024
 I. DATE SUMMARY: 08/01/2024
 J. DATE SUMMARY: 08/01/2024
 K. DATE SUMMARY: 08/01/2024
 L. DATE SUMMARY: 08/01/2024
 M. DATE SUMMARY: 08/01/2024
 N. DATE SUMMARY: 08/01/2024
 O. DATE SUMMARY: 08/01/2024
 P. DATE SUMMARY: 08/01/2024
 Q. DATE SUMMARY: 08/01/2024
 R. DATE SUMMARY: 08/01/2024
 S. DATE SUMMARY: 08/01/2024
 T. DATE SUMMARY: 08/01/2024
 U. DATE SUMMARY: 08/01/2024
 V. DATE SUMMARY: 08/01/2024
 W. DATE SUMMARY: 08/01/2024
 X. DATE SUMMARY: 08/01/2024
 Y. DATE SUMMARY: 08/01/2024
 Z. DATE SUMMARY: 08/01/2024

CONNECTIVITY

CONNECTIVITY INDEX:

NORTH OF FIRST COAST CONNECTOR	= 1.20
SOUTH OF FIRST COAST CONNECTOR	= 1.18

DEVELOPMENT SUMMARY

- DEVELOPMENT SUMMARY
- A. PROJECT NAME: SATVATION SPRINGS
OWNER: SHELLEY L. BROWN
CITY/DEVELOPER NAME, ADDRESS, PHONE NUMBER
800 ACAPULCO BLVD. #100
200 BOSTON STREET, SUITE 2010
ROSELAND, MA 02126
- B. PROJECT NAME, ADDRESS, PHONE NUMBER
SHELLEY L. BROWN
ENGLAND-INGRAM & MILLER, INC.
14755 OLD ST. AUGUSTINE ROAD
MACKAYVILLE, FL 32060
PHONE: (904) 462-8940
- C. PROJECT DESCRIPTION
1.1.1. TOTAL PROJECT AREA: 175.83 AC
1.1.2. METADONALIN: 175.83 AC
1.2. UPLAND BUFFER: 23.46 AC
1.3. WETLANDS: 175.83 AC
1.4. OPEN SPACE: 208.06 AC
1.5.1. 1.5.2. 1.5.3. 1.5.4. 1.5.5. 1.5.6. 1.5.7. 1.5.8. 1.5.9. 1.5.10. 1.5.11. 1.5.12. 1.5.13. 1.5.14. 1.5.15. 1.5.16. 1.5.17. 1.5.18. 1.5.19. 1.5.20. 1.5.21. 1.5.22. 1.5.23. 1.5.24. 1.5.25. 1.5.26. 1.5.27. 1.5.28. 1.5.29. 1.5.30. 1.5.31. 1.5.32. 1.5.33. 1.5.34. 1.5.35. 1.5.36. 1.5.37. 1.5.38. 1.5.39. 1.5.40. 1.5.41. 1.5.42. 1.5.43. 1.5.44. 1.5.45. 1.5.46. 1.5.47. 1.5.48. 1.5.49. 1.5.50. 1.5.51. 1.5.52. 1.5.53. 1.5.54. 1.5.55. 1.5.56. 1.5.57. 1.5.58. 1.5.59. 1.5.60. 1.5.61. 1.5.62. 1.5.63. 1.5.64. 1.5.65. 1.5.66. 1.5.67. 1.5.68. 1.5.69. 1.5.70. 1.5.71. 1.5.72. 1.5.73. 1.5.74. 1.5.75. 1.5.76. 1.5.77. 1.5.78. 1.5.79. 1.5.80. 1.5.81. 1.5.82. 1.5.83. 1.5.84. 1.5.85. 1.5.86. 1.5.87. 1.5.88. 1.5.89. 1.5.90. 1.5.91. 1.5.92. 1.5.93. 1.5.94. 1.5.95. 1.5.96. 1.5.97. 1.5.98. 1.5.99. 1.6. 1.7. 1.8. 1.9. 1.10. 1.11. 1.12. 1.13. 1.14. 1.15. 1.16. 1.17. 1.18. 1.19. 1.20. 1.21. 1.22. 1.23. 1.24. 1.25. 1.26. 1.27. 1.28. 1.29. 1.30. 1.31. 1.32. 1.33. 1.34. 1.35. 1.36. 1.37. 1.38. 1.39. 1.40. 1.41. 1.42. 1.43. 1.44. 1.45. 1.46. 1.47. 1.48. 1.49. 1.50. 1.51. 1.52. 1.53. 1.54. 1.55. 1.56. 1.57. 1.58. 1.59. 1.60. 1.61. 1.62. 1.63. 1.64. 1.65. 1.66. 1.67. 1.68. 1.69. 1.70. 1.71. 1.72. 1.73. 1.74. 1.75. 1.76. 1.77. 1.78. 1.79. 1.80. 1.81. 1.82. 1.83. 1.84. 1.85. 1.86. 1.87. 1.88. 1.89. 1.90. 1.91. 1.92. 1.93. 1.94. 1.95. 1.96. 1.97. 1.98. 1.99. 2. 2.1. 2.2. 2.3. 2.4. 2.5. 2.6. 2.7. 2.8. 2.9. 2.10. 2.11. 2.12. 2.13. 2.14. 2.15. 2.16. 2.17. 2.18. 2.19. 2.20. 2.21. 2.22. 2.23. 2.24. 2.25. 2.26. 2.27. 2.28. 2.29. 2.30. 2.31. 2.32. 2.33. 2.34. 2.35. 2.36. 2.37. 2.38. 2.39. 2.40. 2.41. 2.42. 2.43. 2.44. 2.45. 2.46. 2.47. 2.48. 2.49. 2.50. 2.51. 2.52. 2.53. 2.54. 2.55. 2.56. 2.57. 2.58. 2.59. 2.60. 2.61. 2.62. 2.63. 2.64. 2.65. 2.66. 2.67. 2.68. 2.69. 2.70. 2.71. 2.72. 2.73. 2.74. 2.75. 2.76. 2.77. 2.78. 2.79. 2.80. 2.81. 2.82. 2.83. 2.84. 2.85. 2.86. 2.87. 2.88. 2.89. 2.90. 2.91. 2.92. 2.93. 2.94. 2.95. 2.96. 2.97. 2.98. 2.99. 3. 3.1. 3.2. 3.3. 3.4. 3.5. 3.6. 3.7. 3.8. 3.9. 3.10. 3.11. 3.12. 3.13. 3.14. 3.15. 3.16. 3.17. 3.18. 3.19. 3.20. 3.21. 3.22. 3.23. 3.24. 3.25. 3.26. 3.27. 3.28. 3.29. 3.30. 3.31. 3.32. 3.33. 3.34. 3.35. 3.36. 3.37. 3.38. 3.39. 3.40. 3.41. 3.42. 3.43. 3.44. 3.45. 3.46. 3.47. 3.48. 3.49. 3.50. 3.51. 3.52. 3.53. 3.54. 3.55. 3.56. 3.57. 3.58. 3.59. 3.60. 3.61. 3.62. 3.63. 3.64. 3.65. 3.66. 3.67. 3.68. 3.69. 3.70. 3.71. 3.72. 3.73. 3.74. 3.75. 3.76. 3.77. 3.78. 3.79. 3.80. 3.81. 3.82. 3.83. 3.84. 3.85. 3.86. 3.87. 3.88. 3.89. 3.90. 3.91. 3.92. 3.93. 3.94. 3.95. 3.96. 3.97. 3.98. 3.99. 4. 4.1. 4.2. 4.3. 4.4. 4.5. 4.6. 4.7. 4.8. 4.9. 4.10. 4.11. 4.12. 4.13. 4.14. 4.15. 4.16. 4.17. 4.18. 4.19. 4.20. 4.21. 4.22. 4.23. 4.24. 4.25. 4.26. 4.27. 4.28. 4.29. 4.30. 4.31. 4.32. 4.33. 4.34. 4.35. 4.36. 4.37. 4.38. 4.39. 4.40. 4.41. 4.42. 4.43. 4.44. 4.45. 4.46. 4.47. 4.48. 4.49. 4.50. 4.51. 4.52. 4.53. 4.54. 4.55. 4.56. 4.57. 4.58. 4.59. 4.60. 4.61. 4.62. 4.63. 4.64. 4.65. 4.66. 4.67. 4.68. 4.69. 4.70. 4.71. 4.72. 4.73. 4.74. 4.75. 4.76. 4.77. 4.78. 4.79. 4.80. 4.81. 4.82. 4.83. 4.84. 4.85. 4.86. 4.87. 4.88. 4.89. 4.90. 4.91. 4.92. 4.93. 4.94. 4.95. 4.96. 4.97. 4.98. 4.99. 5. 5.1. 5.2. 5.3. 5.4. 5.5. 5.6. 5.7. 5.8. 5.9. 5.10. 5.11. 5.12. 5.13. 5.14. 5.15. 5.16. 5.17. 5.18. 5.19. 5.20. 5.21. 5.22. 5.23. 5.24. 5.25. 5.26. 5.27. 5.28. 5.29. 5.30. 5.31. 5.32. 5.33. 5.34. 5.35. 5.36. 5.37. 5.38. 5.39. 5.40. 5.41. 5.42. 5.43. 5.44. 5.45. 5.46. 5.47. 5.48. 5.49. 5.50. 5.51. 5.52. 5.53. 5.54. 5.55. 5.56. 5.57. 5.58. 5.59. 5.60. 5.61. 5.62. 5.63. 5.64. 5.65. 5.66. 5.67. 5.68. 5.69. 5.70. 5.71. 5.72. 5.73. 5.74. 5.75. 5.76. 5.77. 5.78. 5.79. 5.80. 5.81. 5.82. 5.83. 5.84. 5.85. 5.86. 5.87. 5.88. 5.89. 5.90. 5.91. 5.92. 5.93. 5.94. 5.95. 5.96. 5.97. 5.98. 5.99. 6. 6.1. 6.2. 6.3. 6.4. 6.5. 6.6. 6.7. 6.8. 6.9. 6.10. 6.11. 6.12. 6.13. 6.14. 6.15. 6.16. 6.17. 6.18. 6.19. 6.20. 6.21.

DEVELOPMENT SUMMARY

- [illegible]

NOTES

1. MODIFICATIONS TO AN EXISTING MEDIAN CHENING AND ANY REQUIRED ACCESS IMPROVEMENTS TO THE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
2. DEMONSTRATION OF COMPLIANCE WITH BUILDING DESIGN STANDARDS TO BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN REVIEW.
3. PAVEMENT FINISHES MUST INCLUDE: INTERLOCKING, MULTI-COLOR FIELD FINISHES OR JOINTING TIES, AND PAVING AREAS OF CEMENTS CONTAINING AT LEAST 2.00% OF BUILDING AREA WILL BE PROVIDED IN ONE OF THE PAVEMENT FINISHES.
4. THE CLOSURE/COMMUNITY CENTER WILL BE:
 - a. LOCATED PRIOR TO THE CLOSURE/COMMUNITY CENTER LOTS.
 - b. SMALL SCALE LAND USE ADJUSTMENT TO BRING AREAS IN THE VILLAGE CENTER AREA WILL BE SUBMITTED TO CHANGE THE APPEARANCE OF THE EXISTING VILLAGE CENTER PRIOR TO SUBMITTING THE DEVELOPMENT PLAN FOR THE EXISTING VILLAGE AREA. UPDATED LAND USE MAP CALCULATIONS FOR THE "NEW DEVELOPABLE AREA" OF THE VILLAGE WILL BE PROVIDED FOR THE APPROVAL OF THE COMPREHENSIVE PLAN ADJUSTMENT.

PARKS SUMMARY

1. SINGLE FAMILY DETACHED (3,078)
1.1. HIGHENDHOOF PARKS REQUIRED: 500 SF/LOT
1.1.1. PRIMARY PARK: 400 SF/LOT = 163.8 ACRE (MIN SIZE 3,000 SF)
1.2.1. POCKET PARK: 100 SF/LOT = 7.937 ACRE (MIN SIZE 7,900 SF)
2. SINGLE FAMILY ATTACHED (2944)
2.1. HIGHENDHOOF PARKS REQUIRED: 250 SF/LOT
2.1.1. PRIMARY PARK: 150 SF/LOT = 1.40 ACRE (MIN SIZE 36,000 SF)
2.2.1. POCKET PARK: 50 SF/LOT = 0.476 ACRE (MIN SIZE 7,900 SF)
3. TOTAL HIGHENDHOOF PARKS REQUIRED
3.1. PRIMARY PARK: 29.88 ACRE
3.2. POCKET PARK: 7.45 ACRE
4. TOTAL HIGHENDHOOF PARK PROVIDED
4.1. PRIMARY PARK: 43.11 ACRE
4.2. POCKET PARK: 43.11 ACRE
5. NON-RESIDENTIAL PARKS
5.1. REQUIRED: 10% PER 1,000 SF OF COMMERCIAL SPACE
5.2. PROVIDED: TO BE DETERMINED

1. SINGLE FAMILY DETACHED (15,074)
- 1.1. HIGHENDHOOD PARKING REQUIRED: 500 SF/2U
- 1.1.1. PRIMARY PARK: 400 SF/2U = 38.2% (MIN SIZE 30,000 SF)
- 1.2.1. POCKET PARK: 100 SF/2U = 1.2% (MIN SIZE 7,500 SF)
2. SINGLE FAMILY ATTACHED (2,874)
- 2.1. HIGHENDHOOD PARKING REQUIRED: 500 SF/2U
- 2.1.1. PRIMARY PARK: 400 SF/2U = 1.40% (MIN SIZE 30,000 SF)
- 2.2.1. POCKET PARK: 100 SF/2U = 0.36% (MIN SIZE 7,500 SF)
3. TOTAL HIGHENDHOOD PARKING REQUIRED
- 3.1. PRIMARY PARK: 29.86%
- 3.2. POCKET PARK: 7.63%
4. TOTAL HIGHENDHOOD PROVIDED
- 4.1. PRIMARY PARK: 34.21%
- 4.2. POCKET PARK: 4.31%
5. NON-RESIDENTIAL PARKING
- 5.1. REQUIRED: 200 SF/SPR 1,000 SF% OF TOTAL SPACE
- 5.2. PROVIDED: TO BE DETERMINED

Conceptual Site Plan Approved. 8/7/2024 Mike Brown, Zoning Chief.
NOTE: Conceptual Approval does not include areas identified as "Future Development" which are not located within the existing LA VC land use as depicted on this Site Plan

Page 43 of 129

LEGEND:

- Regular gated ingress/egress location for use by both active adult residents and emergency response personnel.
- Stabilized ingress/egress location for use by emergency response personnel.

Regular gated ingress/egress location for use by both active adult residents and emergency response personnel.

Stabilized ingress/egress location for use by emergency response personnel.

SARATOGA SPRINGS WEST
CONCEPTUAL SITE PLAN
SHEET 2 OF 3
CLAY COUNTY, FLORIDA

ETM
 ENGLAND-THIMS & MILLER

14175 Old St. Augustine Rd.
 Jacksonville, Florida 32256
 (904) 642-6860
 www.etmllc.com
 REG. 000322964 L.C. 00032916

CONCEPTUAL SITE PLAN
SHEET 2 OF 3

SHEET 2 OF 3
CLAY COUNTY, FLORIDA

ETM
ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 647-6900
www.etmusa.com
REG-000022584 LC-0000316

REG-00002584 LL-0000

Additional Information

- Public Benefit
 - More sensitive to wetland impacts, reduces environmental constraints.
 - Enhances connectivity between residential and non-residential uses.
 - Allows for a more integrated and efficient development pattern, allowing for a more community-oriented layout.
- School Concurrency
 - Existing Proportionate Share Agreement for Saratoga Springs development.
 - Contract # 2021/2022-64, recorded in Clay County public records.
- Land Suitability, Regionally Significant Habitats
 - Bald Eagle Nest location: Last recorded active in 1995.
 - SES Environmental Resource Solutions conducted extensive due diligence on the site in 2023.

Summary

- Proposed Changes: LA VC to LA MPC and LA MPC to LA VC
 - Redesignation of lands totaling 35.66 Ac (17.83 AC each)
 - **No Increase of Density/Intensity**
- Consistent with DRC Master Site Plan Approval / Conditions.
 - More sensitive to wetland impacts.
 - Reduces environmental constraints.
 - Enhances connectivity between residential and non-residential uses.
 - Allows for a more integrated and efficient development pattern, allowing for a more community-oriented layout.
- Consistent with Comprehensive Plan and Lake Asbury Master Plan and Clay County Land Development Code, and Lake Asbury Moratorium.

Thank you!



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: Planning Commission

DATE: 5/29/2025

FROM: Jenni Bryla, Zoning Chief

SUBJECT: This application is a rezoning to change 2.31+/-acres from Agricultural Residential (AR) to Planned Commercial Development District (PCD)

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The subject parcel is located on the south side of County Road 220, adjacent to the Crosspoint Church to the west and a vacant parcel to the east owned by Orange Park Medical Center. This eastern parcel is intended to become a stand-alone emergency center. The subject parcel has an existing single-family residence. The applicant plans to construct an out-patient surgical center.

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Hui Tang & Jianwei Wang - owner

Robert White - agent

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	Staff Report for PUD 25-0003	Cover Memo	7/29/2025	PUD_25-0003_-_PC_Staff_Report_-_jb_revisedada.pdf
▢	Ordinance PUD	Ordinance	7/29/2025	PUD_25-0003_Ordinance_-



Staff Report and Recommendations for PUD 25-0003

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: Hui Tang & Jianwei Wang
Agent: Robert White, Taylor and White
Phone: 904-346-0671
Email: Robert.white@taylorandwhite.com

Property Information

Parcel ID: 06-05-26-014235-000-00	Parcel Address: 1853 County Rd. 220 Fleming Island, FL 32003
Current Zoning: Agricultural Residential District (AR)	Current Land Use: Rural Fringe (RF)
Proposed Zoning: Planned Commercial Development District (PCD)	Total Acres: 2.3 +/- acres
	Acres affected by Zoning change: 2.3 +/- acres
Commission District: 1, Comm. Sgromolo	Planning District: Fleming Island

Introduction:

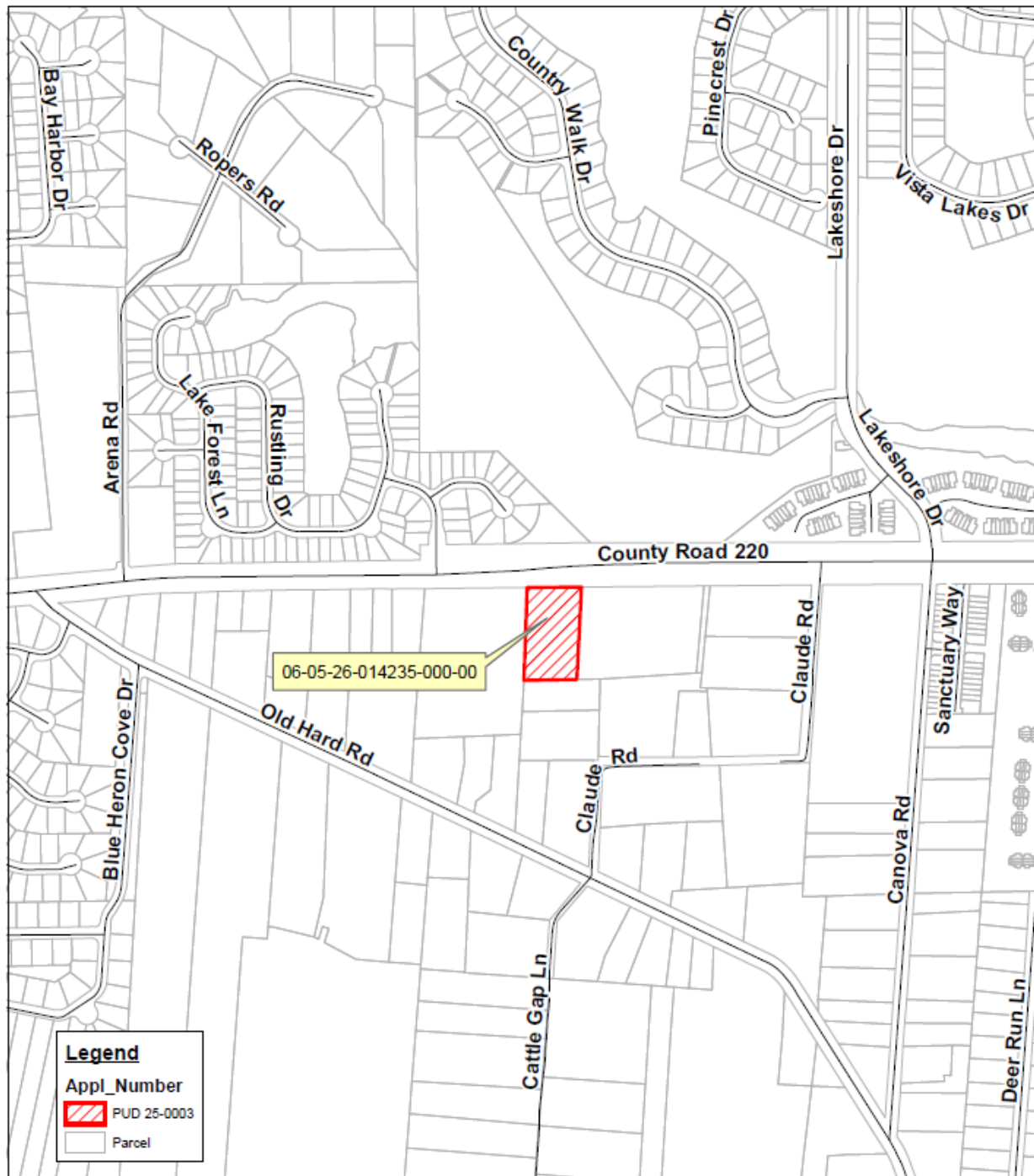
This application is a request to Rezoning of a single parcel of land from Agricultural Residential District (AR) to Planned Commercial Development District (PCD).

The subject parcel is located on the south side of County Road 220, adjacent to the Crosspoint Church to the west and a vacant parcel to the east owned by Orange Park Medical Center. This eastern parcel is intended to become a stand-alone emergency center. The subject parcel has an existing single-family residence. The applicant plans to construct an out-patient surgical center. In order to meet the criteria in the Land Development Code for a Planned Development, the applicant is intending to provide enhanced landscaping within the project boundaries. The applicant is also intending to retain as many existing trees on site and provide an enhanced pedestrian network within the development. The proposed site plan is shown as Exhibit 1 below.

Figure 1 – Location Map



Figure 2 – Parcel Map



0 295 590 1,180 Feet

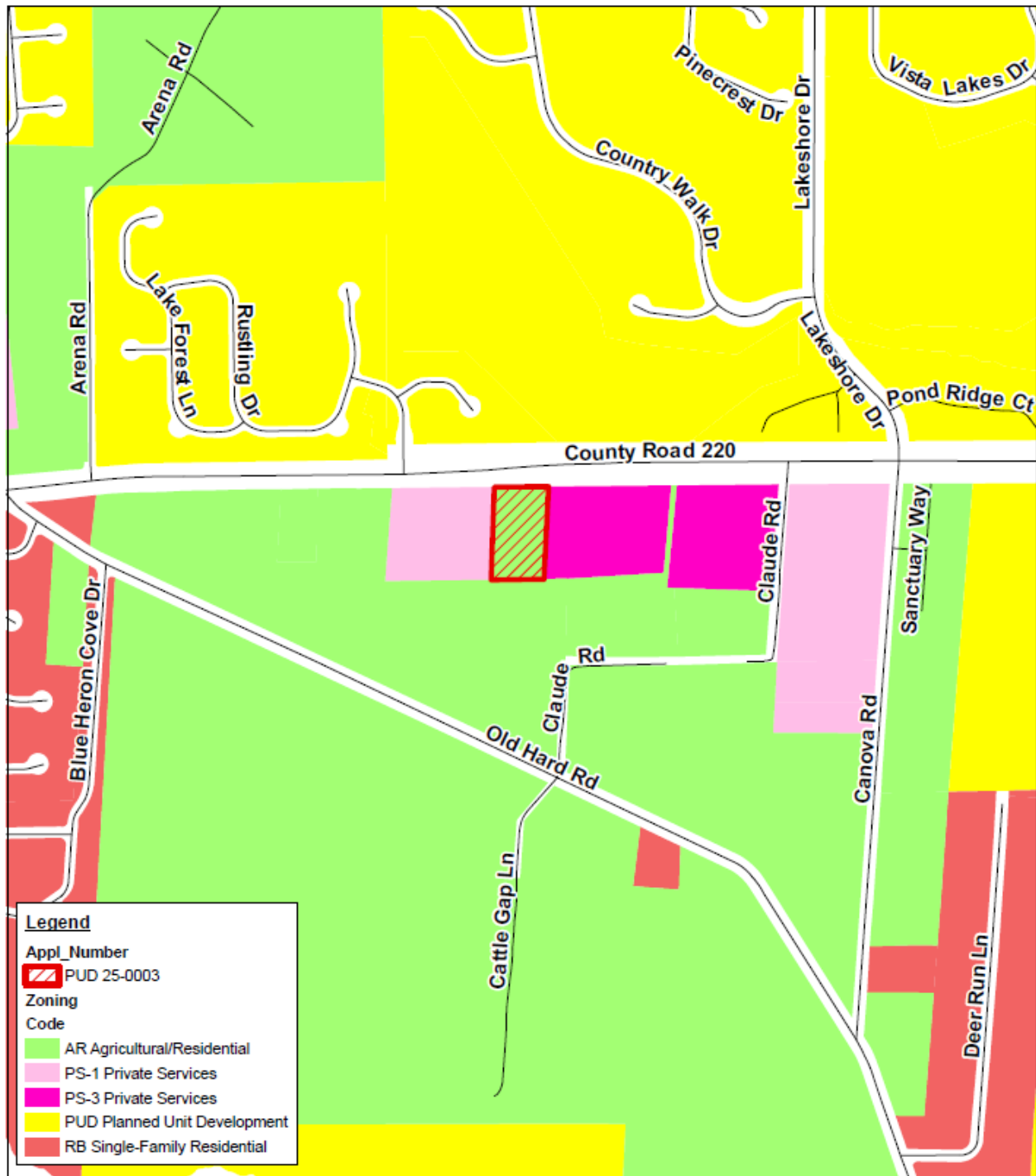
Parcel Location Map
PUD 25-0003



Figure 3 – Aerial Photo



Figure 3 – Existing Zoning Map

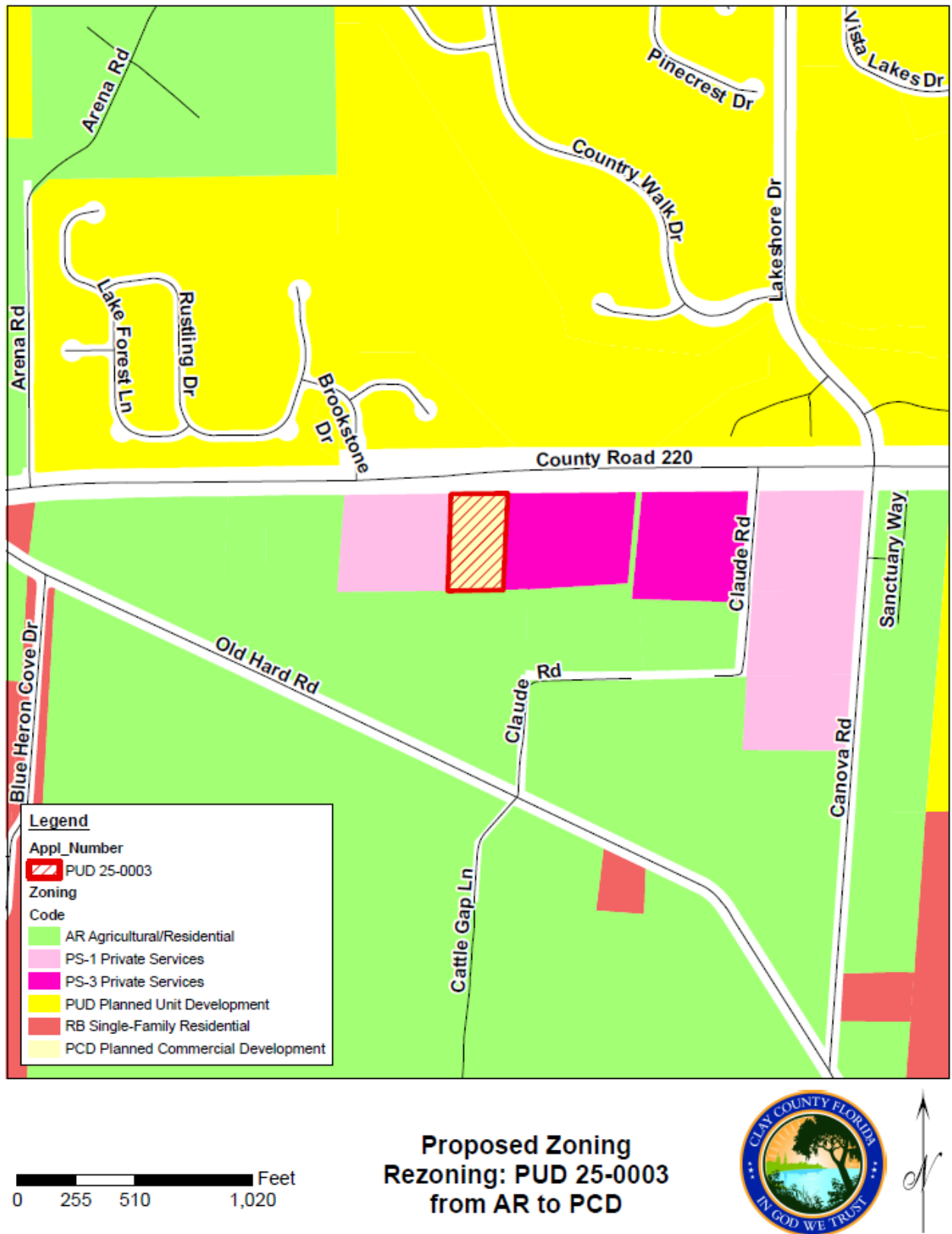


0 295 590 1,180 Feet

**Existing Zoning
Rezoning: PUD 25-0003
from AR to PCD**



Figure 4 – Proposed Zoning Map



56

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

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

59 FL U POL ICY 1 . 4 . 8

60 Amendments to designate additional commercial land use on the Future Land Use Map and
61 otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(1)(c),
62 F.S., shall be further limited to those meeting the Infill and/or the Unified Plan criteria following: 1)
63 Infill: The application parcel is located between parcels with an existing designation of commercial,
64 institutional and/or industrial land use which (1) are located on the same side of the roadway serving
65 the parcel, and (2) are no more than 500 feet apart as measured at the road right of way.

66

67 More discussion regarding this request will be in the application for the Comprehensive Plan land Use
68 change.

69 **Analysis of Proposed Rezoning Amendment**

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

72

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

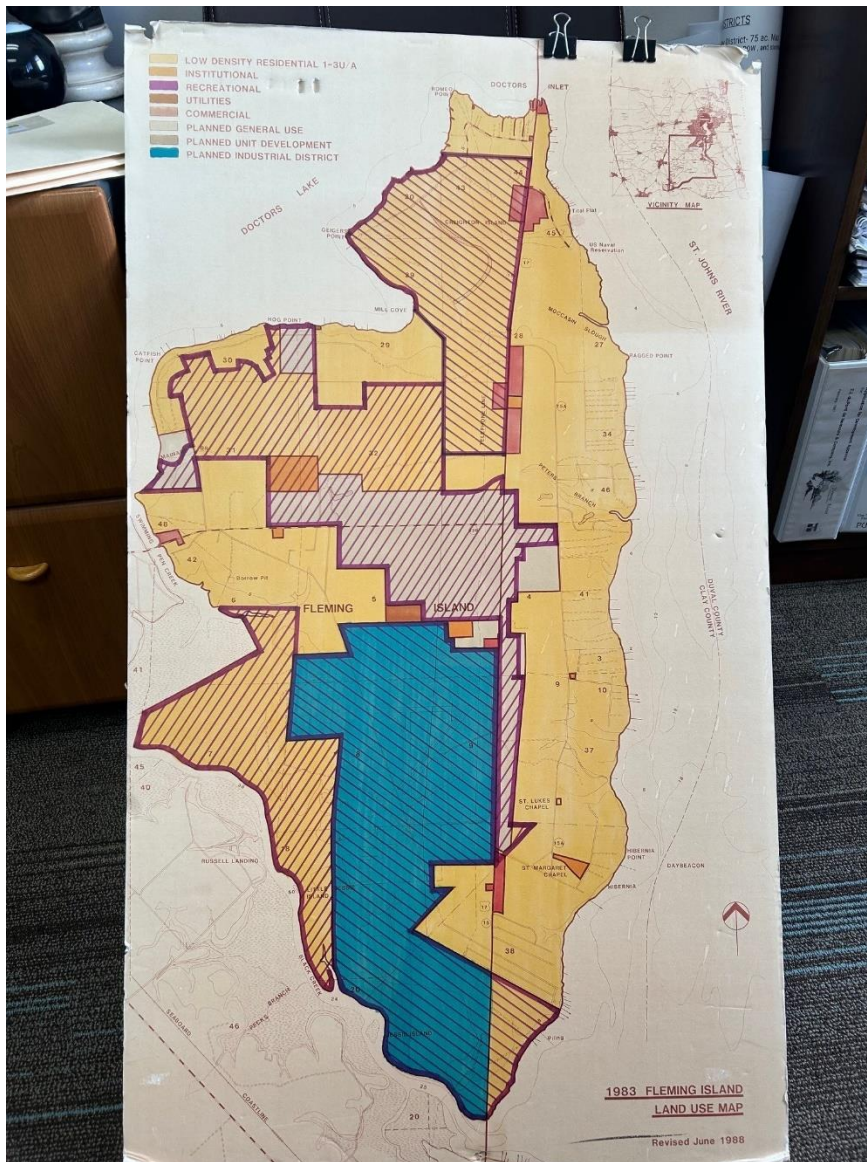
75 *Staff Finding: The parcels to the north are part of the Eagle Harbor PUD with a mixture of uses and*
76 *residential homes. The parcels to the west and east are zoned Private Services, one being a church and the*
77 *other being owned by Orange Park Medical Center, respectively. The land to the south is zoned*
78 *Agricultural Residential (AR). The proposed change will not be incompatible with the adjacent and nearby*
79 *districts and many already have a PUD designation.*

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

82 *Staff Finding: The existing district boundaries are not illogically drawn. They reflect the former use of the*
83 *property prior to the investment into County Road 220 and the growth of Fleming Island Plantation.*

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

87 *Staff Finding: In 1991 the Clay County Comprehensive Plan was adopted which incorporated elements*
88 *from the 1983 Fleming Island Land Use Map. This request would be considered an infill development*
89 *which would be consistent with the Clay County Comprehensive Plan which is the criteria for (c), based on*
90 *the policies in the Plan.*



91

92

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

94 *Staff Finding: The property has a future land use of Rural Fringe which allows for 1 dwelling unit per acre*
 95 *and the lot is approximately 2.3 acres. The property could accommodate one single family home, however*
 96 *the placement of a residential dwelling along the improved 220 corridor sandwiched between two non-*
 97 *residential uses would not be advisable from a livability standpoint.*

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

100 *Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it reduces urban*
101 *sprawl by providing redevelopment in close proximity to a major transportation corridor. The proposed*
102 *project also provides for health care needs near the large residential population of Eagle Harbor.*

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

105 *Staff Finding: There is no public purpose served by maintaining the existing Agricultural / Residential*
106 *zoning, as the property could only support one home. This is not the best use of the property along the CR*
107 *220 Corridor.*

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

110 *Staff Finding: Maintaining the AR zoning is not a reasonable course in this location as it hinders the full*
111 *use of the parcel.*

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

114 *Staff Finding: There are other sites possible for the proposed use within the County, however due to the*
115 *recent transportation investment along the 220 corridor, the development and accessibility this parcel offers*
116 *is unique.*

117 The proposed rezoning would change the subject parcel from Agricultural Residential (AR) to Planned Unit
118 Development (PUD). This change would be in keeping with the evolving character of the surrounding
119 districts as shown in the table below:

	Future Land Use	Zoning District
North	PC (Planned Community)	PUD (single-family homes)
South	RF (Rural Fringe)	Agricultural Residential (AR)
East	RF (Rural Fringe)	PS-3 (Private Services)
West	RF (Rural Fringe)	PS-1 (Private Services)

120

121 **Recommendation**

122 The request was heard at the Citizens Advisory Committee for Fleming Island on July 16 and provided a
123 recommendation of denial 6-0, because the request did not adhere to the Fleming Island Plan.

124 Based on the criteria provided in the Staff Report and the consistency with the intent of the Land
125 Development Code, Staff recommends approval of PUD 25-0003.

126 As a condition of approval, the applicant will need to apply for a Comprehensive Plan amendment by
127 August 8, 2025.

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 CERTAIN REAL PROPERTY (TAX PARCEL IDENTIFICATION # 06-05-26-014235-000-00), TOTALING 2.31 ACRES, FROM ITS PRESENT ZONING CLASSIFICATIONS OF AR (AGRICULTURAL RESIDENTIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application PUD 25-0003, seeks to rezone a single parcel of land (tax parcel identification # 06-05-26-014235-000-00) (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 District (AR) to Planned Commercial Development District (PCD), subject to the conditions outlined in the Written Statement attached as Exhibit “B-1” and the Site Plan attached as Exhibit “B-2”.

Section 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

Section 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 5. This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application PUD 25-0003 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Chairman

ATTEST:

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

Exhibit "A-1"

Legal Description – Attachment A-3

A Part of the East One-half of the Northeast One-quarter of Section 6, Township 5 South, Range 26 East, More Particularly Described as Follows:

Measure Easterly From the Northwest Corner of Aforesaid East One-half of the Northeast One-quarter, Said Point Being on the East Line of Government Lot 1, Along the North Line of the Aforesaid East One-half of the Northeast One-quarter, a Distance of 525 Feet to the Point of Beginning; Thence Southerly Parallel With the West Line of the Aforesaid East One-half of the Northeast One-quarter, a Distance of 485.6 Feet to a Point; Thence Easterly Parallel With the North Line of Aforesaid East One-half of the Northeast One-quarter, a Distance of 243 Feet to a Point; Thence Northerly Parallel With the West Line of the Aforesaid East One-half of the Northeast One-quarter, 485.6 Feet to a Point; Thence Westerly Along the North Line of the Aforesaid East One-half of the Northeast One-quarter, a Distance of 243 Feet to a Point of Beginning, Except That Part in State Road No. 220.

4

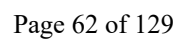


Exhibit "B-1"



**Department of Economic and Development Services
Planning & Zoning Division**

P.O. Box 1366, Green Cove Springs, FL 32043
Phone: (904) 284-6300
www.claycountygov.com



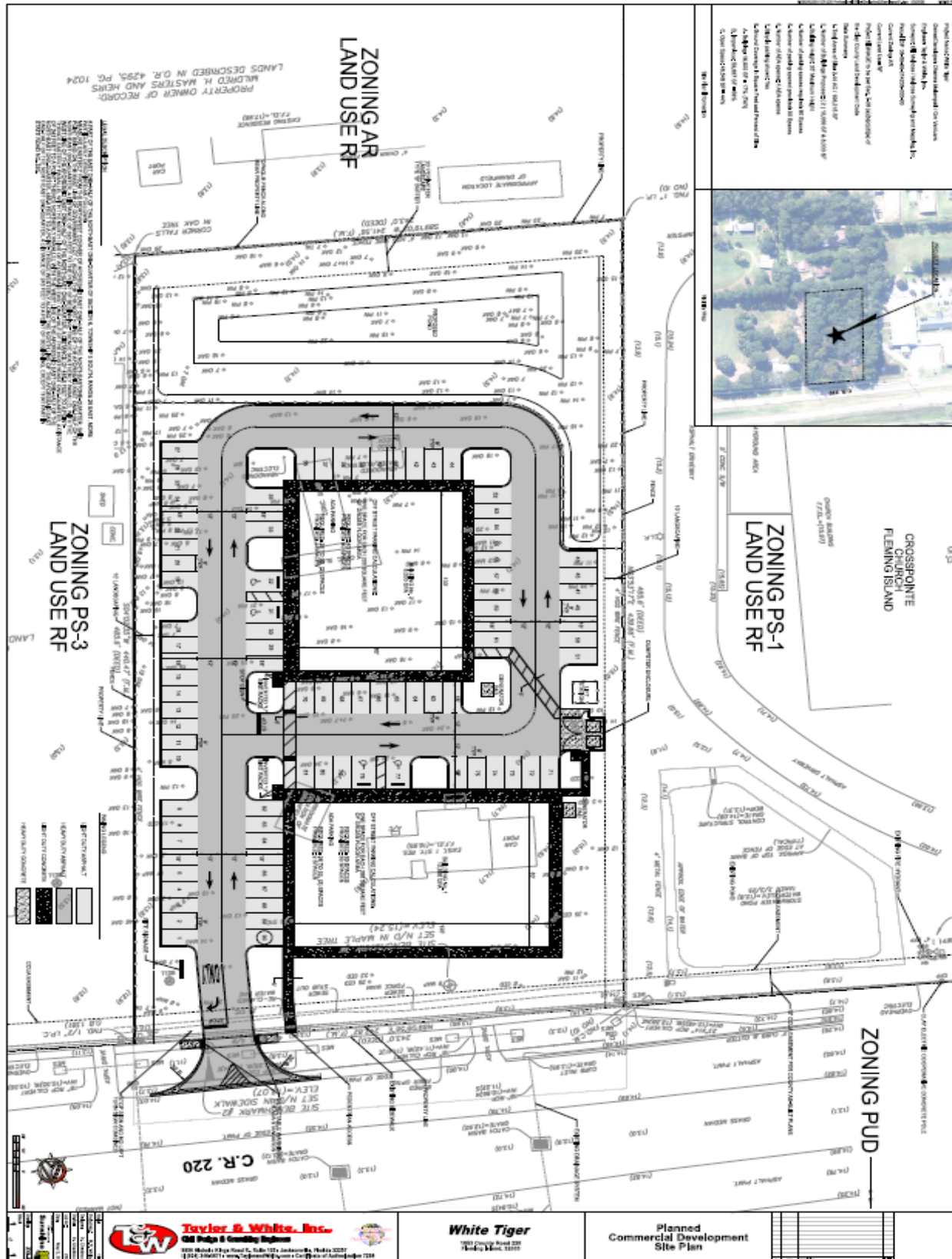
PUD / PCD / PID WRITTEN STATEMENT EXHIBIT "B"

Name of Development:	White Tiger	Net Acres:	2.44
Parcel ID #:	06-05-26-014235-000-00	Wetland Acres:	0.00
Total Number of Dwelling Units Proposed:	N/A	Total Acres:	2.44
Total Amount of Open Space:	N/A	Total Amount of Recreation:	N/A
		Total Active Recreation:	N/A
Phase Schedule for Construction:	Construction is to be in 1 Phase, Commencing in late 2025 or early 2026		
Permitted Uses:	Medical Offices, Outpatient Ambulatory Surgery Center, Professional Offices and non-intrusive trip retail such as Low Traffic like Boutiques and small Specialty Shops witch can include Coffee Shops and Gift Stores. Project Signage to be per Sec. 7-30 (a)(b)(c)(d)(e) of the Clay County Land Development Code		
Conditional Uses:	None		
Permitted Accessory Uses and Structures:	Emergency Generators		
Restrictions of Uses:	(1) Each must be constructed entirely within an enclosed building and include no outside storage or other similar activities. (2) Each must not be dangerous, noxious or or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion or emission of particulate matter or radiation.		

Design Guidelines		
A. Lot Requirements		
Minimum Lot Area: N/A	Minimum Lot Width at Bldg. Line: N/A	Minimum Lot Depth: N/A
Maximum Lot Coverage: 50%	Maximum Rear Lot Coverage: N/A	Max. Bldg. Height: 25'-1 Story
Minimum Front Setback: 15'	Minimum Side Setback: 10'	Minimum Rear Setback: 25'
Minimum Front Setback Intersecting Street: N/A	Minimum Setback for Accessory Structures: N/A	
Minimum Living Area: N/A		
B. Ingress, Egress, and Circulation		
Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Article VIII of the Land Development Code & the Branan Field & Lake Asbury Master Plans.		
Vehicular Access: Vehicular access to the property shall be by way of _____ County Road 220 Substantially as shown in the site plan. The final location of all access points is subject to the review of the Engineering/Public Works Department.		
Non-motorized Access: Non-motorized access shall be provided by sidewalks and pedestrian/bicycle paths installed in accordance with Article VIII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.		
C. Signs		
Signs shall be permitted separately from development plans and shall meet the requirements of the Article VII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.		
D. Landscaping		
Flexibility in meeting the landscape requirements of Article VI of the Land Development Code and the Branan Field and Lake Asbury Master Plans is permitted for Planned Developments provided the outcome meets or exceeds the requirements of the Code. Indicate below what alternative landscaping will be provided or leave blank if the development will comply with the Code requirements.		
Shade Cover Points:	N/A	
Vehicle Use Area Landscaping:	Comply with Article VI- Landscaping of the Clay County Development Code	
Street Trees:	N/A	
Right-of-way Buffers for Subdivision Development	N/A	
Perimeter Buffers:	20' "B" Type Landscape Buffer from any Residential Property	
Branan Field/Lake Asbury Non-Residential Standards	N/A	

E. Recreation and Open Space:		
Recreation for residential, non-residential and open space shall meet the minimum requirements of Article III of the Land Development Code. N/A		
F. Utilities		
Water Provided By: Clay County Utility Authority		
Sanitary Sewer Provided By: Clay County Utility Authority		
Reuse Irrigation Provided By: Clay County Utility Authority		
Electric Provided By: Clay Electric Cooperative, Inc.		
Gas Provided By: Teco Energy		
G. Wetlands		
Wetlands, if present will be delineated and permitted according to local, state, and federal requirements.		
H. Vegetation		
The following natural communities are present on the development site according to the County's Vegetation Map (Check all that apply)		
<input type="checkbox"/> Scrub	<input type="checkbox"/> Sandhill	<input type="checkbox"/> Scrubby Flatwoods
<input type="checkbox"/> Xeric Hammock	<input checked="" type="checkbox"/> Upland Coniferous	<input type="checkbox"/> Mesic Flatwoods
<input type="checkbox"/> Wet Flatwoods		
The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.		
All proposed developments in the Lake Asbury Master Plan area are required to submit an environmental assessment in accordance with LA FLP 1.2.4 of the 2040 Comprehensive Plan at the time of development review and prior to any land clearing or disturbance.		
I. Contact Information		
Owner / Agent Name: Dharma Malempati, President of Om Ventures		
Owner / Agent Address: 3607 S. West Shore Blvd.		
City: Tampa	State: FL	Zip Code: 33629
Owner / Agent Phone: (813) 362-6952		
Owner / Agent Email: dharma@omventures.com		

Exhibit "B-2"





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: Planning Commission

DATE: 5/28/2025

FROM: Jenni Bryla, Zoning Chief

SUBJECT:

This item was continued from the June 3 meeting. This application has been withdrawn at this time.

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

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Clay County acquired the subject repetitive flood loss property through a Flood Mitigation Assistance Grant, administered by FEMA. With this grant, the county was able to acquire the lot, demolish the dwelling and structures that sat on it and return the land to open space.

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Staff

Economic Development Department



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: Planning Commission

DATE: 4/28/2025

FROM: Jenni Bryla, AICP, Zoning
Chief

SUBJECT:

This item has been withdrawn by the Applicant in order to make changes to the request.

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).

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The subject parcel is located east side of the CSX active railroad tracks and on the south side of Russell Road/CR 209. Two parcels are undeveloped land and the 3rd parcel has one mobile home located on it.

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Owner: Donnie & Janice Walker

Agent: Colin Groff (Black Creek Engineering)



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: Planning Commission

DATE: 7/28/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: This application is a FLUM amendment to change a portion of one parcel (0.60 acres) from Branran Field Primary Conservation Network (BF-PCN) to Branran Field Master Planned Community (BF-MPC).

AGENDA ITEM TYPE:

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Kathleen Leneghan, Agent
James Leneghan, Owner

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for COMP 25-0004	Cover Memo	7/29/2025	PC_Staff_Report_- _COMP_25- 0004_(Wilderness_Dr)ada.pdf
▢ Ordinance for COMP 25-0004	Ordinance	7/29/2025	ordinance_-_COMP_25- 0004_finalada.pdf



Staff Report and Recommendations for COMP 25-0004

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: James Leneghan
Agent: Kathleen Leneghan
Phone: 904-400-2751
Email: kt.leneghan@gmail.com

Property Information

Parcel ID: 37-05-25-010149-100-02	Parcel Address: 3207 Wilderness Dr, Middleburg, FL
Current Land Use: Branran Field Primary Conservation Network (BF-PCN) and Urban Core 10 (UC-10)	Current Zoning: Branran Field Planned Unit Development (BF-PUD)
Proposed Land Use: Branran Field Master Planned Community (BF-MPC)	Total Acres: 3.04 +/- acres
Commission District: 2, Comm. Compere	Acres affected by FLU change: 0.6 acres +/- Planning District: Doctors Inlet/Ridgewood

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change a portion of a single parcel of land from Branran Field Primary Conservation Network (BF-PCN) to Branran Field Master Planned Community (BF-MPC). The applicant is proposing to construct a single-family home.

The subject parcel is located on the east side of Wilderness Drive and abuts the western bank of Black Creek. The portion of the parent parcel that is the subject of this application is approximately a little over a half an acre. This area was cleared and leveled in 2021 when the original bulkhead installed along the parcel boundary with Black Creek in 2008 was replaced under a permit with the Florida Department of Environmental Protection. The cleared area was then seeded. The remainder of the parcel remains undeveloped land.

Figure 1 – Location Map

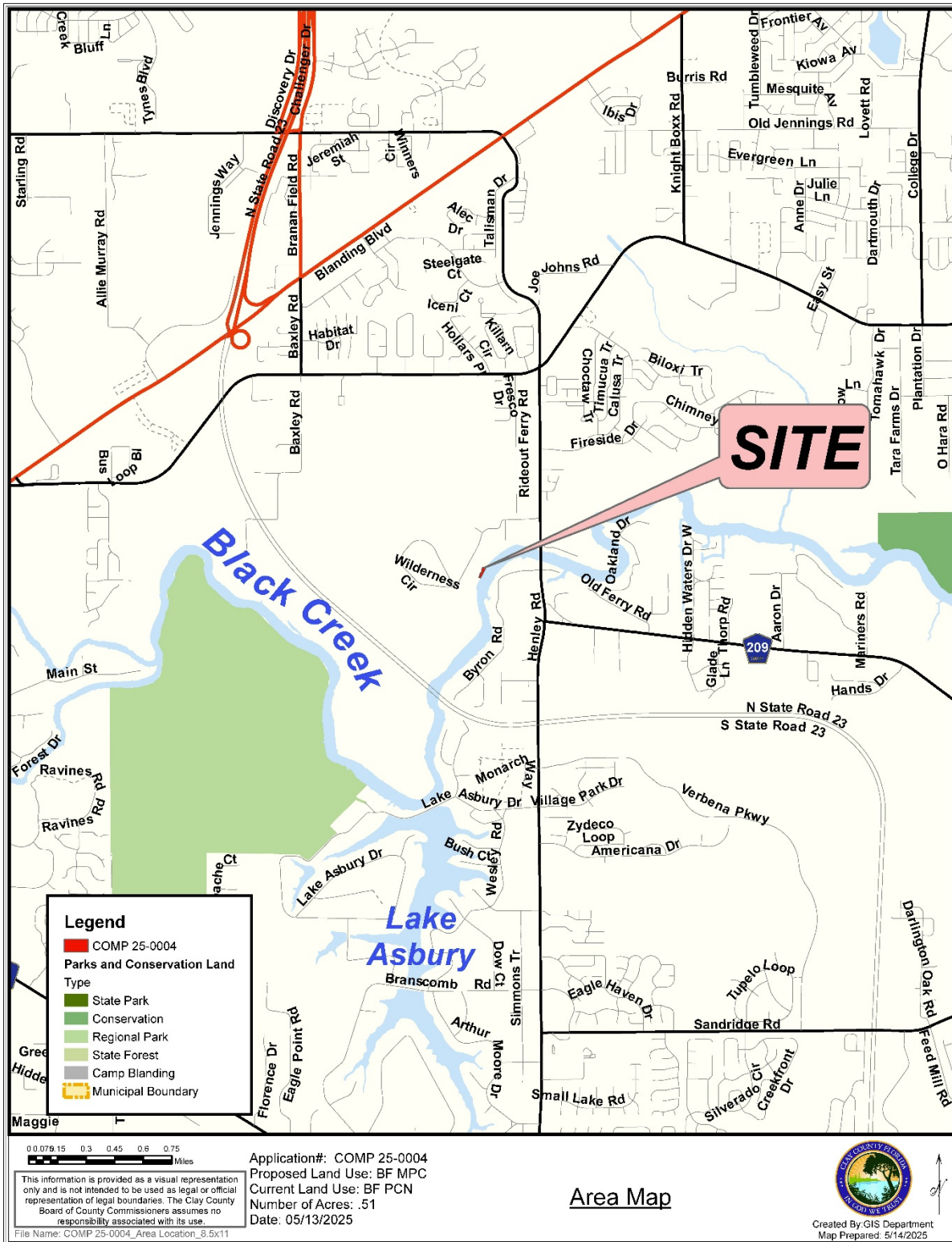


Figure 2 – Parcel Map

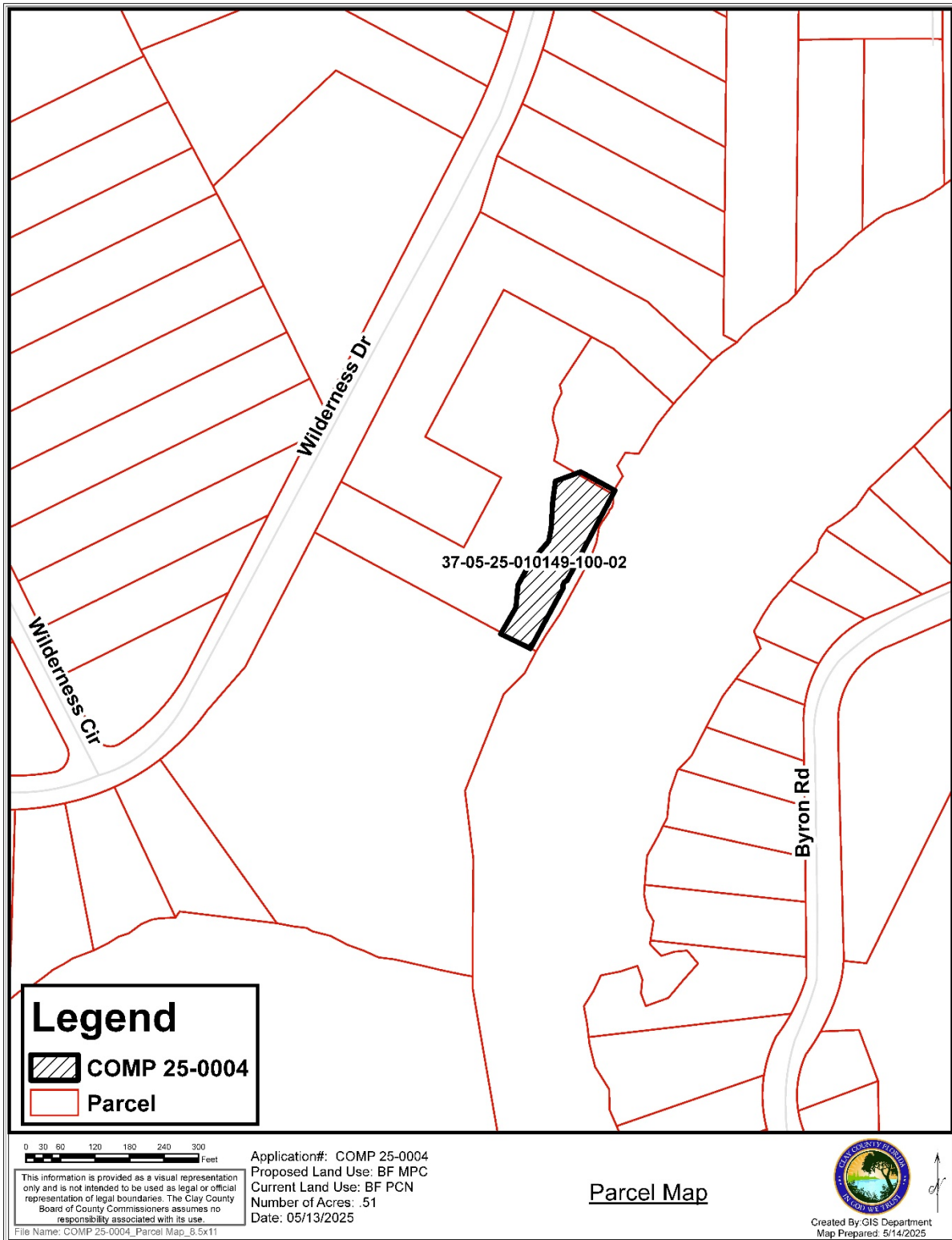


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

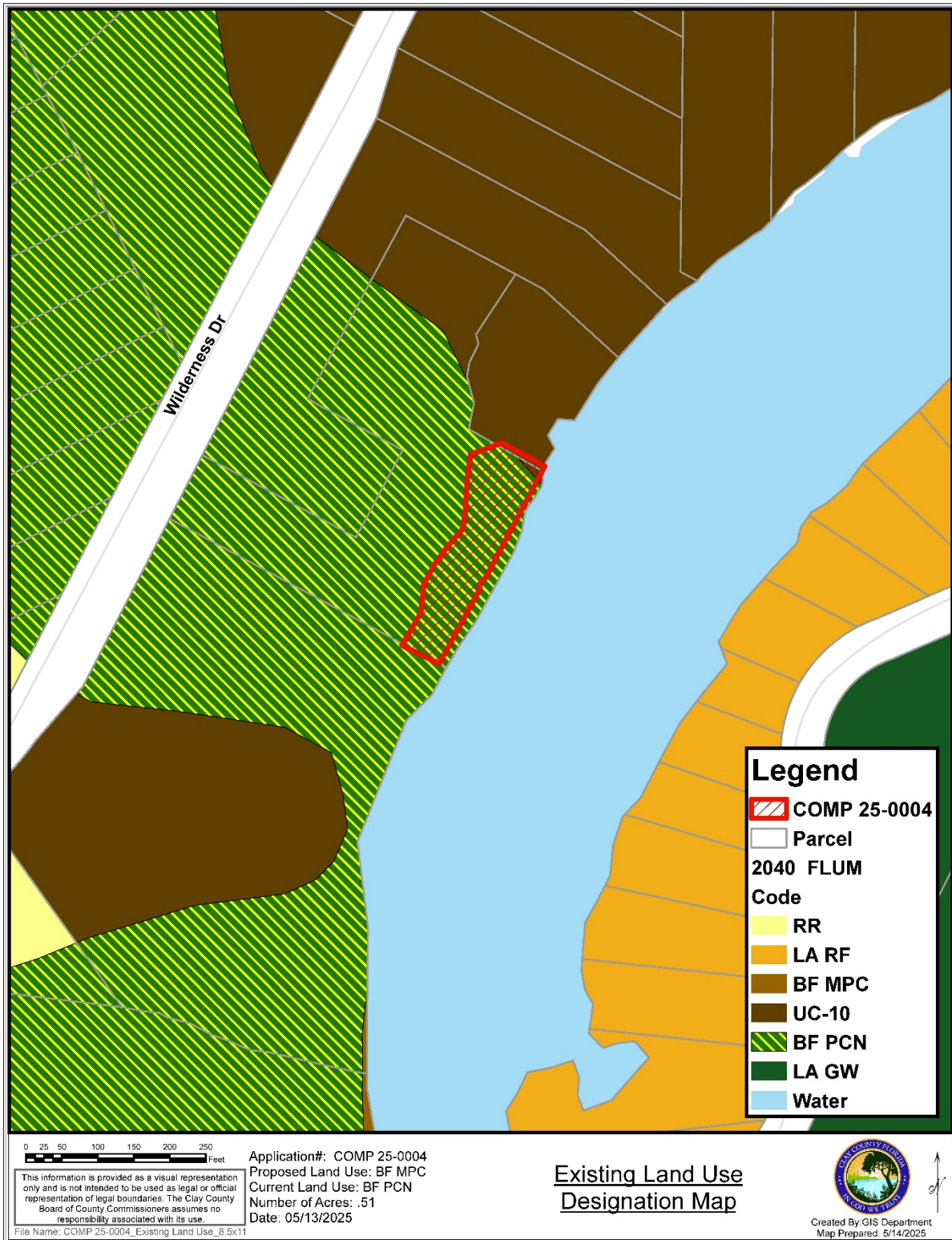


Figure 5 – Proposed Future Land Use Designation Map

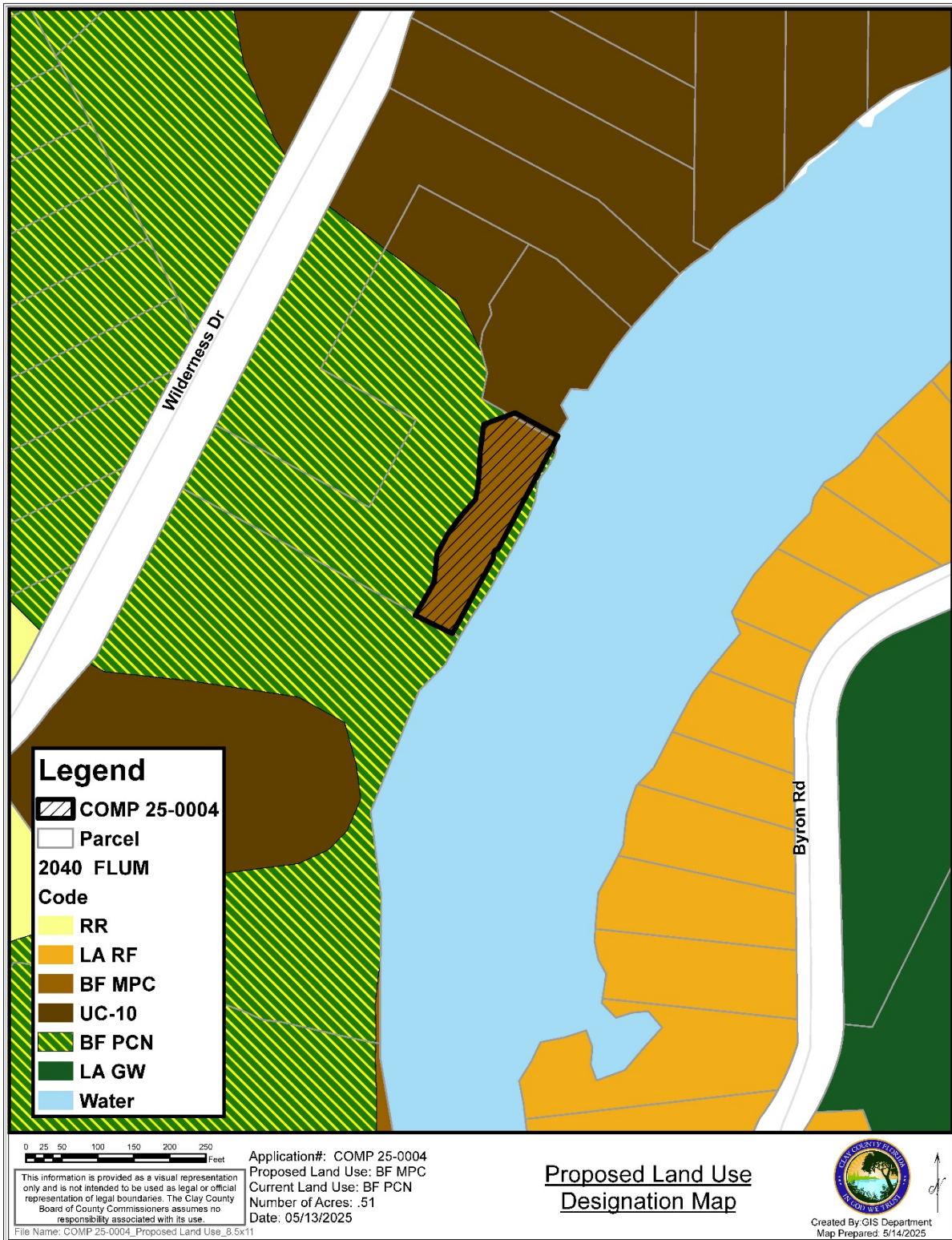
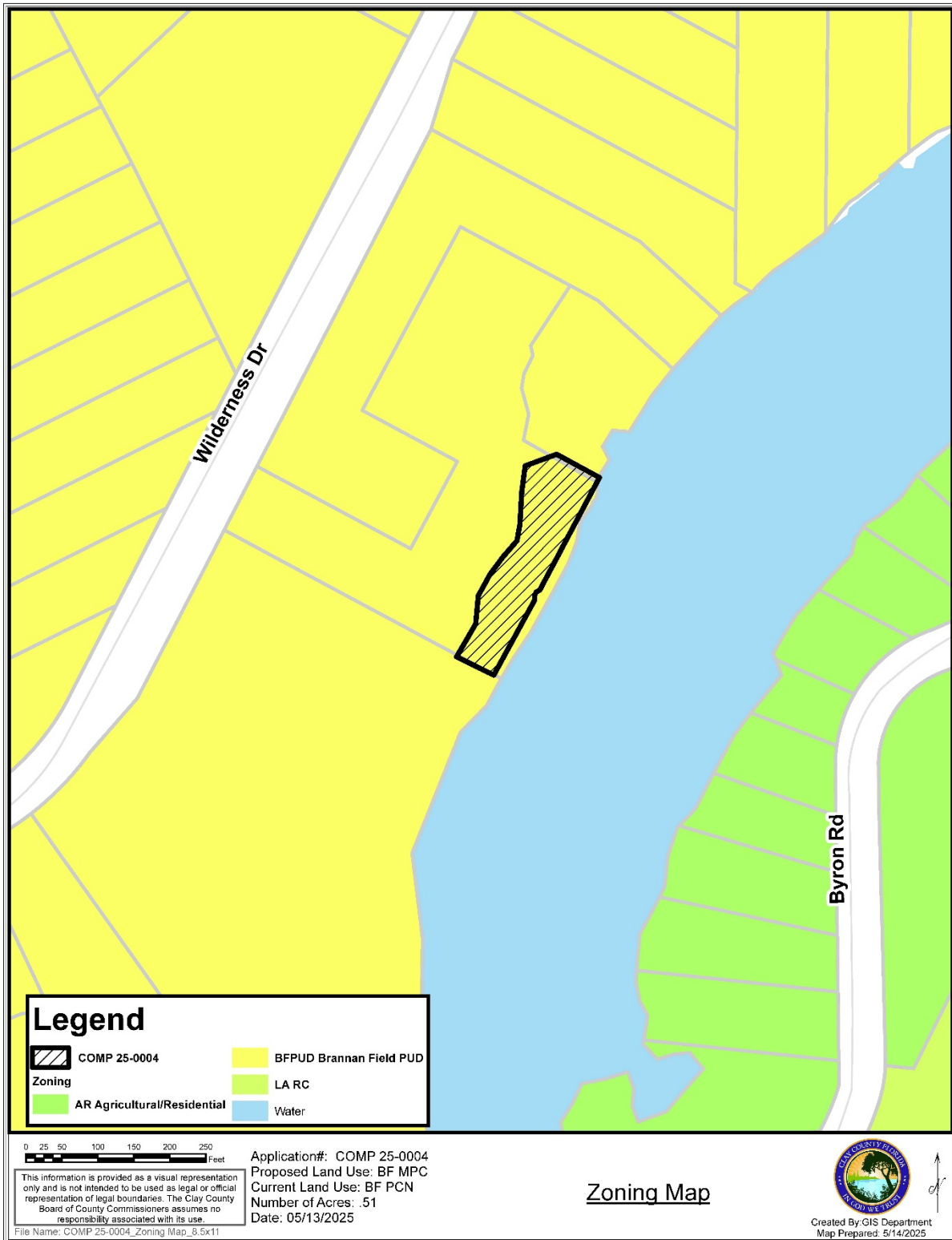


Figure 6 – Zoning Map



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Traffic Facilities:

Roadway LOS

Road	Segment	Avg. Daily Trips	Adopted LOS
CR 739 (Henley Road)	US 17 to CR 220	12,500	E

Wilderness Drive is a local road with direct access onto Henley Road. There is available capacity on this segment of Henley Road to accommodate potential increase in traffic.

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

Schools:

Provision of school concurrency will be required for any future residential development.

Recreation:

Provision of recreational areas will be required for any future residential development.

Water and Wastewater:

Water is available along Wilderness Drive for the proposed use. The nearest sewer service is along Henley Road.

Stormwater/Drainage:

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

Solid Waste:

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

Source: Environmental Protection Division, Georgia Department of Natural Resources,
Clay County 2040 Comprehensive Plan Data and Analysis,
Community Facilities Element

Land Suitability:

Soils:

See Figure 7.

Flood Plain:

Any development impacts within any wetland or floodplain area on the subject parcel will be required to be mitigated. See Figure 8.

Topography:

The portion of the subject parcel affected by the proposed change is relatively level. See Figure 9.

Regionally Significant Habitat:

There has been a black bear sighting to the east of the subject parcel near Henley Drive. 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 south 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 a (0.55 acre +/-) portion of the total parcel from Branran Field Primary Conservation Network (BF-PCN) to Branran Field Master Planned Community (BF-MPC). The table below shows the Future Land Use and Zoning designations for properties surrounding the subject parcel.

	Future Land Use	Zoning District
North	Branran Field Primary Conservation Network (BF-PCN) and Urban Core 10 (UC-10)	Branran Field Planned Unit Development (BF-PUD)
South	Branran Field Primary Conservation Network (BF-PCN) and Urban Core 10 (UC-10)	Branran Field Planned Unit Development (BF-PUD)
East	Black Creek (river)	Black Creek (river)
West	Branran Field Primary Conservation Network (BF-PCN) and Rural Residential (RR)	Branran Field Planned Unit Development (BF-PUD)

Figure 7 – Soil Map

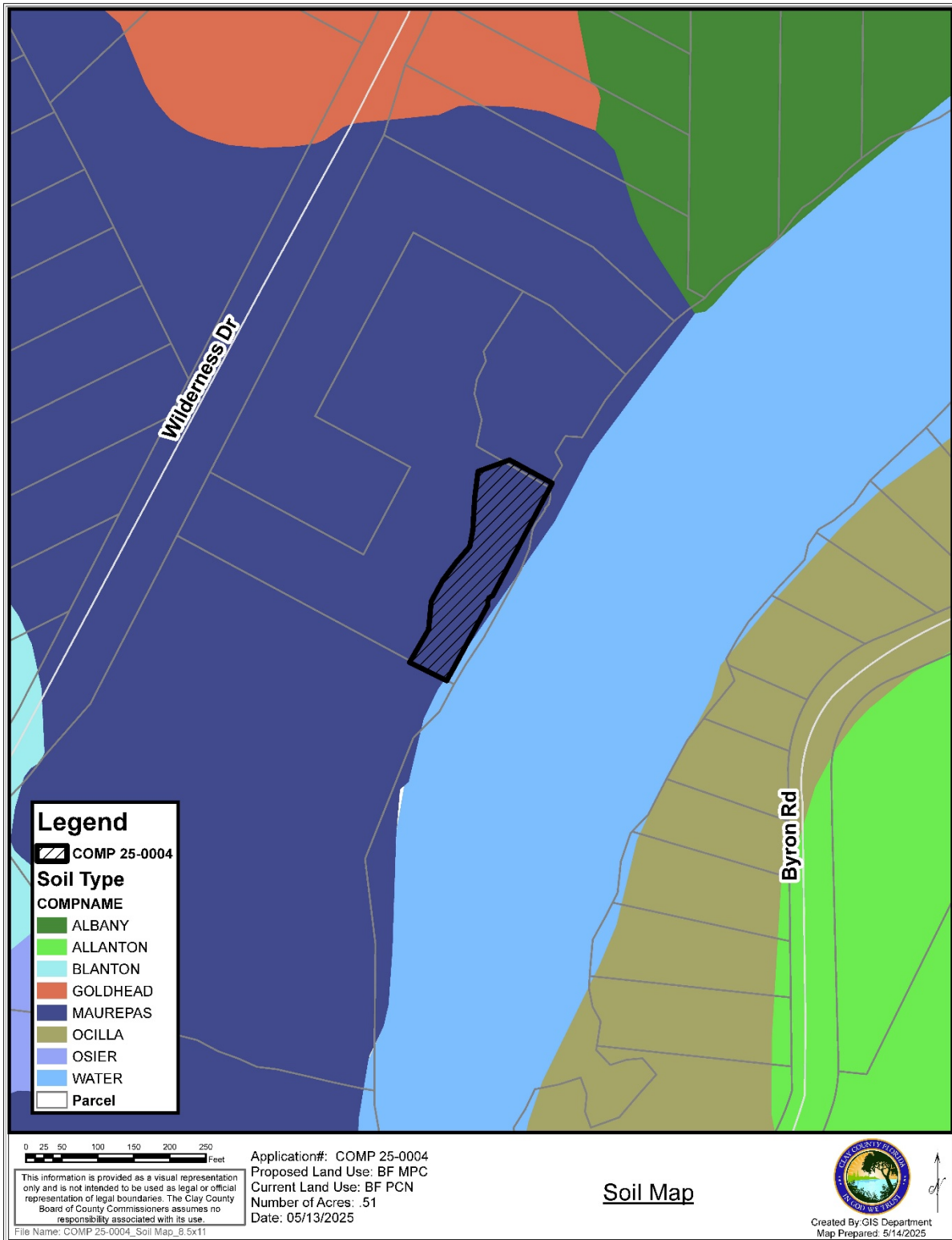


Figure 8 – Flood Zone Map

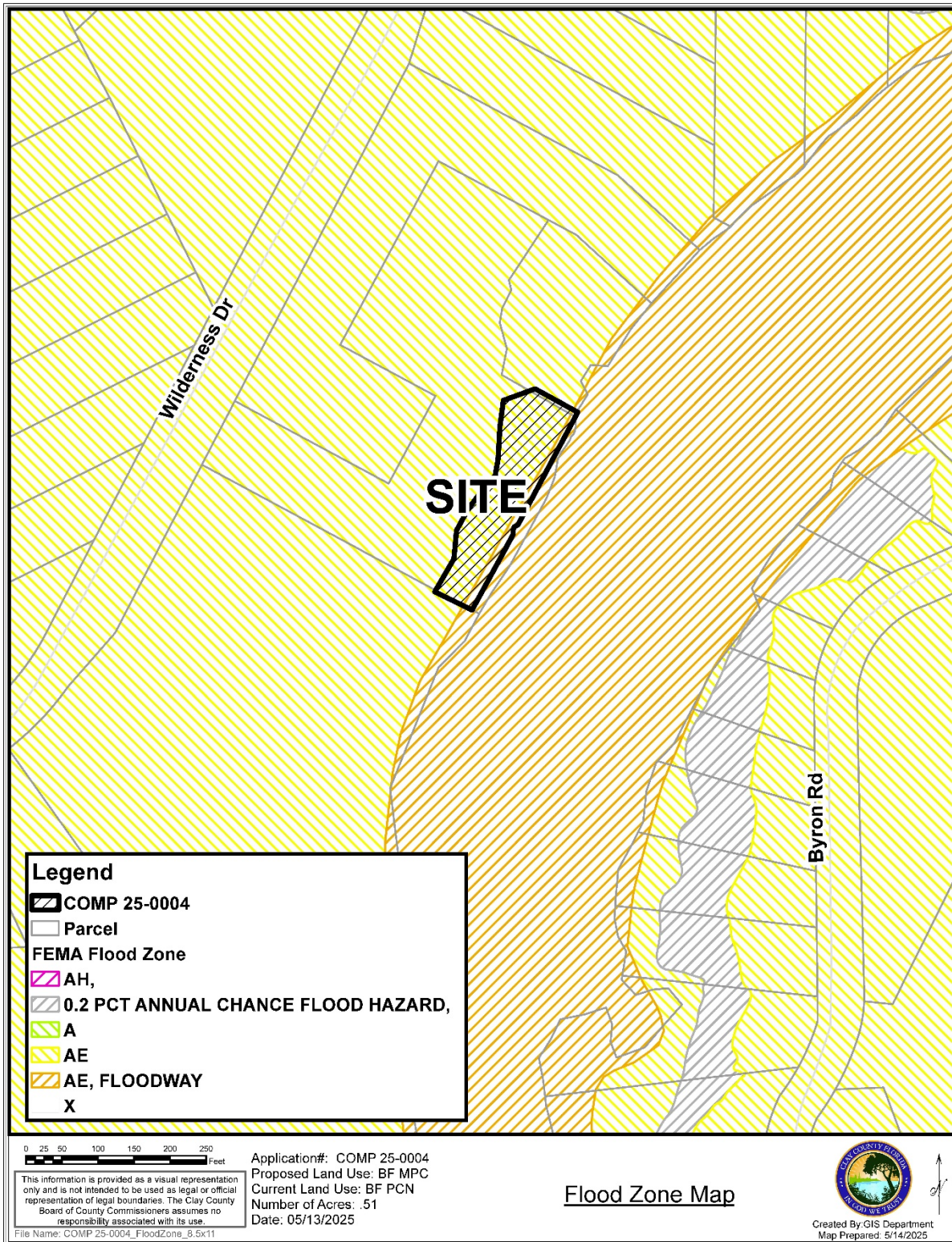


Figure 9 – Topography Map

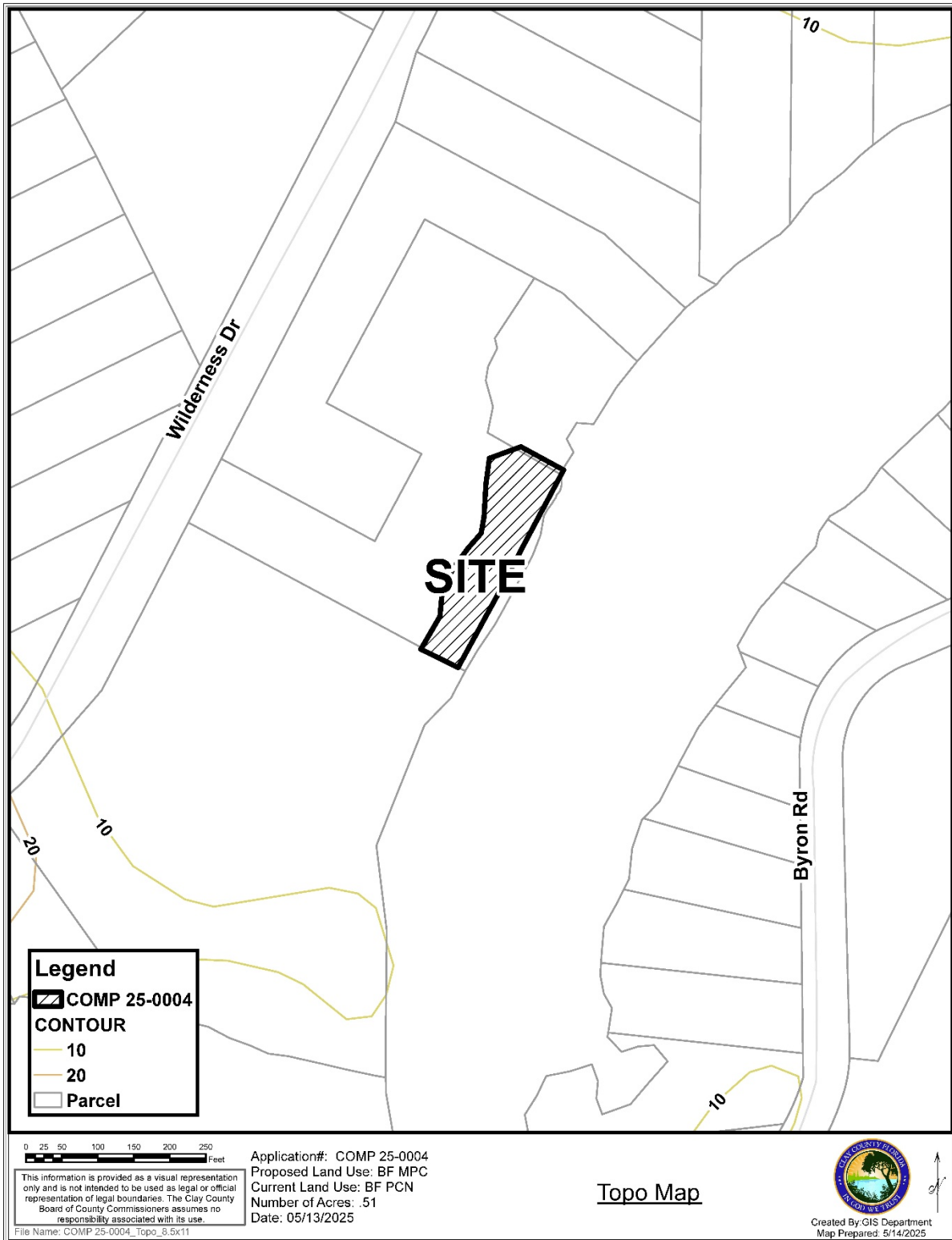


Figure 10 – Habitat Value Map

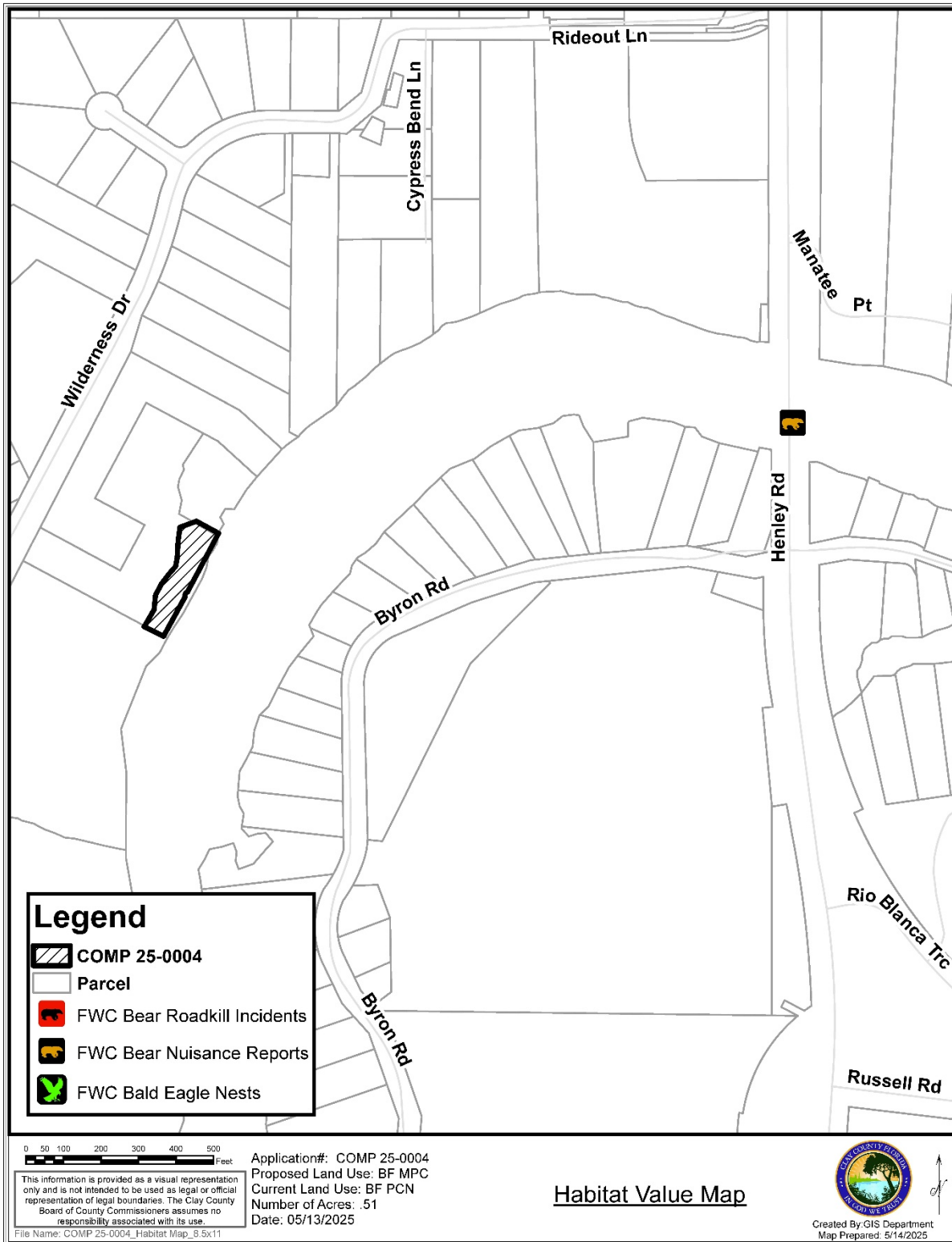
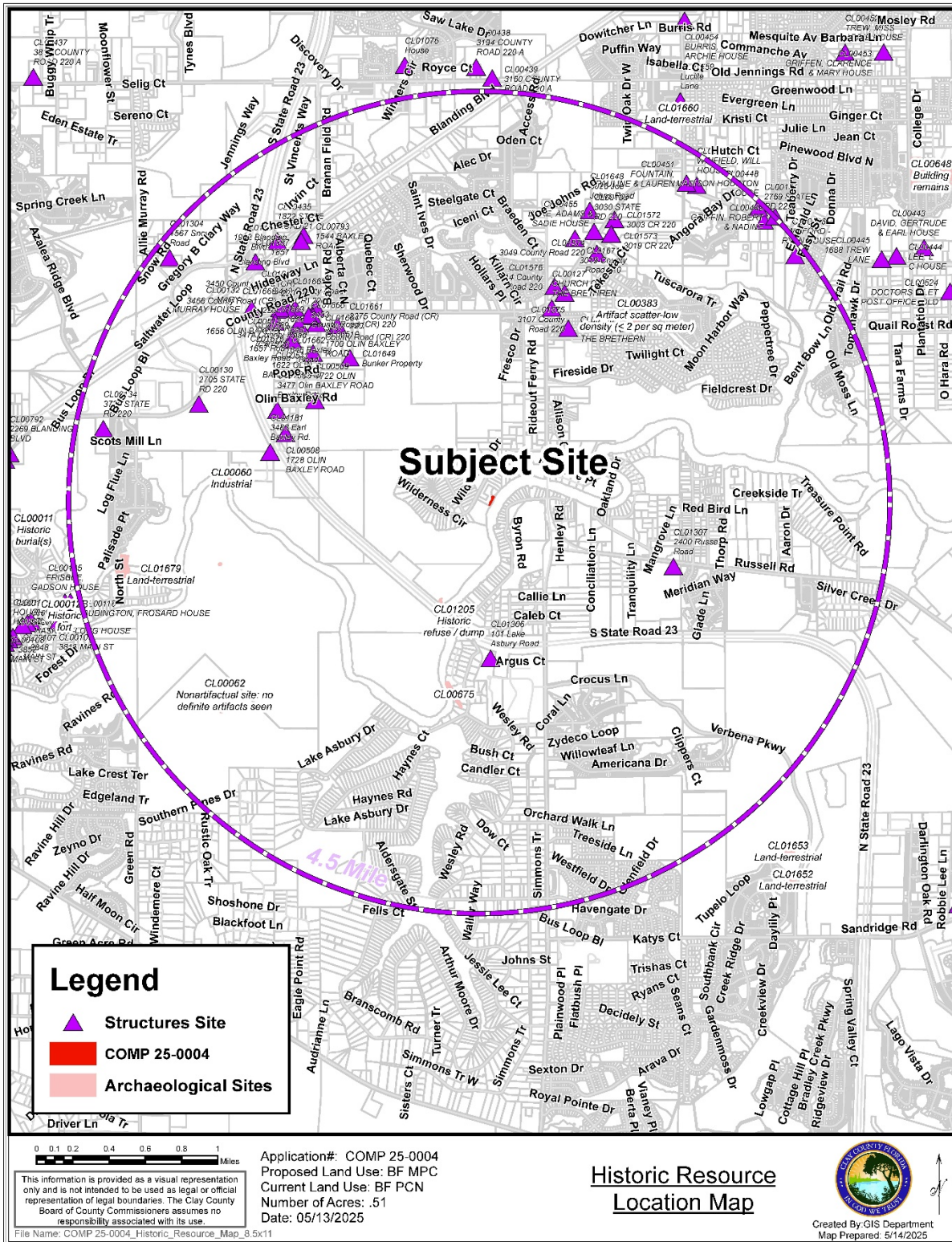


Figure 11 - Historical Resources



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

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

98 **BF FLU POLICY 1.4.4** **BF Primary Conservation Network (BF PCN)**

99 The wetland/conservation areas are lands that will provide for the conservation and protection of Clay
100 County's natural resources in order to prevent any degradation to the major natural resources. The Primary
101 Conservation Network (BF PCN) overlay district includes most creek and stream banks, major drainage ways,
102 major wetlands, hydric soils, and FEMA designated 100 year floodplains.

103 Natural water bodies and major drainage features within the Master Plan area shall be protected with the
104 establishment of the BF PCN.

105 The BF PCN depicted on the Master Plan Map will interconnect natural resources throughout the Master
106 Plan area protecting drainage systems and headwaters of the regional tributaries. This network will serve to
107 separate and buffer adjacent land uses while providing for wildlife habitat and opportunities for passive
108 recreation. Such passive recreation elements may include pedestrian walkways, bicycle paths, boardwalks,
109 docks built for water access, fences necessary to protect habitat areas, and similar uses for which no adverse
110 effects to the BF PCN would result. Impacts to the network may include filling for roadway and utility
111 construction for crossings shown on the adopted plan. Impacts to the network may also include road crossings
112 not shown on the adopted plan where no other feasible alternatives exist, excavation of stormwater
113 management systems when accompanied by the dedication of additional land that is generally equivalent in
114 quality and quantity for conservation, and construction of the passive recreational facilities identified above.
115 All roadway and utility encroachments not shown on the adopted plan should be avoided and/or minimized
116 when possible.

117 The boundary of the BF PCN (depicted on the Branan Field Master Plan FLUM Map) shall be a minimum of
118 200 feet in width or 25 feet from the jurisdictional wetland line, whichever is greater.

119 Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation and
120 wetlands within the BF PCN shall be protected by a conservation easement that is dedicated to the St. Johns
121 River Water Management District, the Florida Fish and Wildlife Conservation Commission, an established
122 land trust, or the County. These lands shall be deeded to one of these agencies or the homeowners' association,
123 with specific restrictions prohibiting development or disturbance except for environmental management or
124 by the creation of hiking trails.

125

126 **BF FLU POLICY 1.4.2** **BF Master Planned Community (BF MPC)**

127 1) Land Use

128 The BF Master Planned Community (BF MPC) land use category provides the opportunity for a mix of uses
129 in one project, but may be developed as a combination of individual projects, the density and development
130 characteristics to be determined relative to activity centers, neighborhood centers, PCN and existing

development characteristics. The BF MPC is characterized by a mix of residential, recreation and neighborhood commercial uses within clearly defined neighborhoods. Civic buildings for education, community meetings, religion and culture serve as landmarks by being centrally located either in or in close proximity to neighborhood centers. This balanced mix of land uses allows for increased efficiency and economy by providing home, work, and service places in close proximity to each other.

2) Density

The density range in the Master Planned Community is one dwelling unit per three gross acres to 12 dwelling units per gross acre, with an average density of five units per gross acre. To ensure that the density will not deviate substantially from the planned average, this average may not depart from the range of 2 to 5 units per gross acre at any time, across the total BF MPC areas. Higher density and senior housing, when provided, will be placed adjacent to the Neighborhood Centers, Community Centers, Activity Centers and transit lines to provide travel opportunities for the least mobile residents. The density will be reduced based on distance from Neighborhood Centers, Community Centers and Activity Centers, placing housing with lower densities near conservation areas.

3) BF MPC Neighborhood Principles

Planning within the BF MPC should be in the form of complete and integrated neighborhoods containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the BF MPC residents. Each neighborhood should be designed so that housing is generally within a 1 mile radius of a Neighborhood Center (shops, services and civic uses) or Community Center. This radius may be increased where natural features or community facilities and services interrupt such design. The requirement for a Neighborhood Center may be eliminated when development is less than 3 units per gross acre (Contemporary Residential). The BF MPC should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Local and collector streets and pedestrian/bike paths should contribute to a system of fully-connected routes from individual neighborhoods to the Neighborhood Center, Community Center, activity nodes and other neighborhoods. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting.

Neighborhoods within the BF MPC should have well defined edges and centers with common areas where neighbors can interact. The common area may take the form of a park, playground or recreation center provided it fits the population it is intended to serve. Edges should be defined, whenever possible, by natural buffers such as tree screens, wetlands, and/or lakes, rather than physical barriers such as walls or fences.

The BF MPC development pattern is arranged in the form of villages, with three zones encouraged within each village. Starting with the business and civic core known as the Neighborhood Center, this zone is intended to serve local residents. The Village Zone occupies the area around the Neighborhood Center. This zone is characterized by denser multi-family, townhome, and small-lot single family residential units. The Suburban zone is located around the Village Zone or may be immediately adjacent to Neighborhood Centers. A designated Activity or Community Center may substitute for the Neighborhood Center. Neighborhood Centers, when provided, may be located as little as one and one-half miles apart (to promote walking from

adjacent dwellings) and must be located at least one mile from Activity or Community Center, unless the Neighborhood Center is utilized as a transition element for an existing Activity or Community Center.

4) Residential Development Classifications.

Residential development within the BF MPC category shall be classified under three distinct types: Contemporary Residential, TND Moderate and TND High. Contemporary Residential is for development that is less than 3 units per gross acre, and will have few design standards other than neighborhood connectivity. Residential development between 3 and 6 units per gross acre will be TND Moderate, and along with connectivity will required some basic TND elements like short blocks, maximum front setbacks, and recessed garages. All development greater than 6 units per gross acre must meet TND Moderate standards, and must also provide alleys for parking purposes. Six or more units per acre may be developed as multi-family or attached single-family.

5) Neighborhood Center Principles

Each neighborhood within the BF MPC land use category should have a minimum of one Neighborhood Center that serves as the focus of the community combining neighborhood commercial (service-oriented small office, retail and small grocery), civic uses and public facilities such as fire stations and post offices.

The Neighborhood Center must be designed to provide connections to the pedestrian/bike path system and to integrate with the collector streets within the neighborhoods. The Neighborhood Center should maintain a minimum separation of approximately one and one-half miles from Activity Center or Community Center, unless the Neighborhood Center is utilized as a transition element for an existing Activity or Community Center.

The size of each Neighborhood Center shall be two to ten acres with a maximum of eight acres designated as commercial. Neighborhood Centers shall not be required when there is a designated Activity or Community Center serving residents living within a one and one-half mile radius or when the surrounding residential density is less than 3 units per acre (Contemporary Residential). Neighborhood Centers should be located adjacent to or within walking distance of schools whenever possible. The maximum floor area ratio (FAR) for each non-residential development within the Neighborhood Center shall not exceed 70%.

The quantification of uses within the Master Planned Community Neighborhood Center designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office	0%	40%
Commercial/Retail	50%	80%
Public Parks/Open Space	5%	30%

6) Specialized Open Space

199 Each development within BF MPC land use should include specialized open space in the form of squares,
200 greens and neighborhood parks whose frequent use is encouraged through placement and design. The level
201 of service for neighborhood parks is set in the BF Recreation and Open Space Element. Specialized open space
202 shall be calculated during development review of site plans. Retention facilities when designed as a functional
203 amenity, wetlands, and natural water bodies may constitute up to 25% of the required open space. When
204 possible, the natural terrain, drainage and vegetation of the area should be preserved within parks or open
205 space.

206 Neighborhood parks within the BF MPC shall be equipped with playground equipment, picnic areas, and a
207 multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses.

208 7) Recreation

209 The BF MPC shall include a minimum of 5% of the developable land designated as Community Parks.
210 Community Park locations within the BF MPC areas will be designated during development review.
211 Determination of need will be based on the LOS standard identified in the BF Recreation and Open Space
212 Element.

213

214 [Analysis Regarding Urban Sprawl](#)

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

218 **FS 163.3177(6)(a)(9)(a)**

219 The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl
220 are listed below:

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

223 Staff Finding: The proposed future land use change would affect only a half-acre portion of the parent
224 parcel and would apply a medium density future land use to this portion.

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

228 Staff Finding: The portion of the subject parcel affected by this application is approximately a half acre in
229 size. The parent parcel is located in an area of suburban development that is in close
230 proximity to the First Coast Expressway interchange at Henley Road. Additionally it is not
231 far south of the Branan Field Activity Center commercial development at the intersection of
232 State Road 23 and Blanding Blvd.

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

235 Staff Finding: The proposed amendment will not result in a radial, strip, isolated or ribbon development
236 pattern.

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

240 Staff Finding: The proposed change would only affect that portion of the parcel which is no longer part of
241 the adjacent wetland.

242 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
243 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
244 *farmlands and soils.*

245 Staff Finding: There are no agricultural areas or activities near the subject property.

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

247 Staff Finding: The subject parcel is on an existing paved roadway and is served by potable water. Additional
248 public facilities and services are available to serve the property.

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

250 Staff Finding: The subject parcel will be required to connect to sewer services at such time as the service
251 line is extended down Wilderness Drive.

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

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

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

259 Staff Finding: The area surrounding the subject parcel is suburban in form.

260 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
261 *communities.*

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

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

264 Staff Finding: The property and the surrounding development are all suburban residential in character and
265 served by a single local roadway. Therefore, a mix of uses would not be advisable in this
266 location.

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

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

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

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

272

273 **Recommendation**

274 Staff recommends approval of COMP 25-0004.

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 PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 37-05-25-010149-100-02), TOTALING APPROXIMATELY 0.6 ACRES, FROM BRANAN FIELD PRIMARY CONSERVATION NETWORK (BF PCN) TO BRANAN FIELD MASTER PLANNED COMMUNITY (BF MPC); 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 25-0004 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 portion of a single parcel of land (tax parcel identification # 37-05-25-010149-100-02), totaling approximately 0.6 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Branran Field Primary Conservation Network (BF PCN) to Branran Field Master Planned Community (BF MPC).

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 August, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

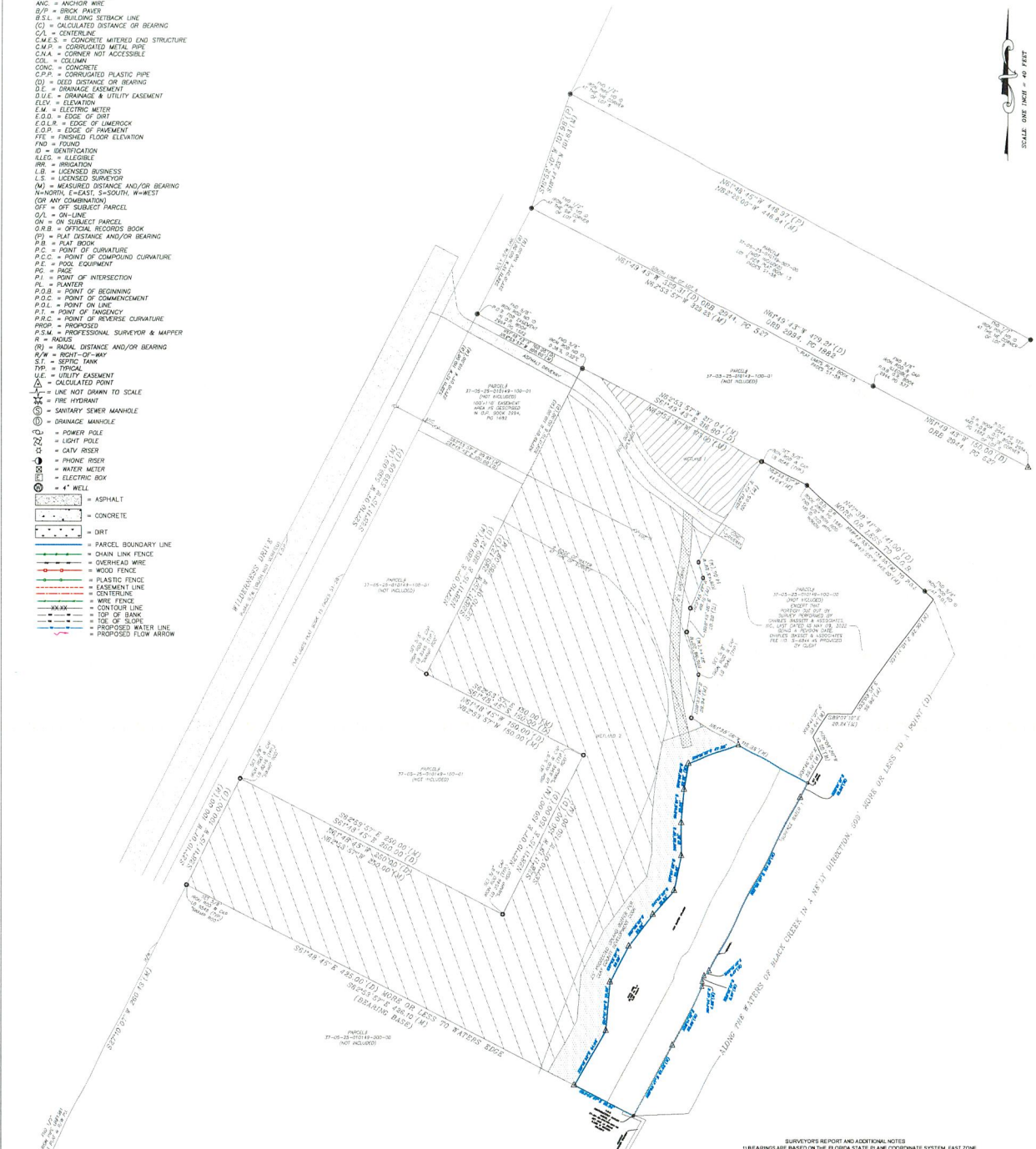
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"

BEGIN AT THE NORTHEASTERLY CORNER OF PARCEL #37-05-25-010149-000-00; THENCE N29°02'47"E 67.53'; THENCE N28°14'10"E 55.89'; THENCE N04°05'42"E 4.36'; THENCE N22°18'51"E 5.07'; THENCE N49°18'45"E 6.47'; THENCE N27°59'07"E 164.62'; THENCE N61°38'56"W 67.37'; THENCE S70°38'33"W 47.20'; THENCE S09°38'29"W 22.12'; THENCE S05°02'37"W 28.06'; THENCE S00°26'19"E 27.61'; THENCE S11°50'28"W 29.91'; THENCE S41°52'35"W 26.93'; THENCE S37°38'00"W 33.56'; THENCE S27°52'27"W 33.89'; THENCE S04°51'35"W 39.09'; THENCE S29°18'33"W 54.68'; THENCE S62°53'57"E 56.35' TO THE P.O.B.

- LEGEND AND ABBREVIATIONS**
- A/C = AIR CONDITIONER
 A.M.C. = ANCHOR MILE
 B.P. = BLOCK PAPER
 B.S.L. = BUILDING SETBACK LINE
 (C) = CALCULATED DISTANCE OR BEARING
 C/L = CENTERLINE
 C.W.E.S. = CORRUGATED METELED END STRUCTURE
 C.M.P. = CORRUGATED METAL PIPE
 C.N.A. = CORNER NOT ACCESSIBLE
 C.O.L. = COLUMN
 C.O.N.C. = CONCRETE
 C.P.P. = CORRUGATED PLASTIC PIPE
 (D) = DEED DISTANCE OR BEARING
 D.L. = DRAINAGE EASEMENT
 D.U.E. = DRAINAGE & UTILITY EASEMENT
 E.L.V. = ELEVATION
 E.M. = ELECTRIC METER
 E.O.D. = EDGE OF DIRT
 E.O.L.R. = EDGE OF LUMBER
 E.O.P. = EDGE OF PAVEMENT
 F.F.E. = FINISHED FLOOR ELEVATION
 F.N.D. = FOUND
 I.D. = IDENTIFICATION
 I.L.E.G. = ILLEGIBLE
 I.R.R. = IRRIGATION
 L.B. = LICENSED BUSINESS
 L.S. = LICENSED SURVEYOR
 (M) = MEASURED DISTANCE AND/OR BEARING
 N-NORTH, E-EAST, S-SOUTH, W-WEST
 (OF ANY COMBINATION)
 O.P. = OFF-SUBJECT PARCEL
 O/L = ON-LINE
 O.N. = ON-SUBJECT PARCEL
 O.R.B. = OFFICIAL RECORDS BOOK
 (P) = PLAT DISTANCE AND/OR BEARING
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.E. = TOOL EQUIPMENT
 P.G. = PAGE
 P.I. = POINT OF INTERSECTION
 P.L. = PLANTER
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.L. = POINT ON LINE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.R.O.P. = PROPOSED
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 R = RADIAL
 R.D. = RADIAL DISTANCE AND/OR BEARING
 R/W = RIGHT-OF-WAY
 S.T. = SEPTIC TANK
 T.M. = TYPICAL
 U.E. = UTILITY EASEMENT
 Δ = CALCULATED POINT
 — = LINE NOT DRAWN TO SCALE
 * = FIRE HYDRANT
 S = SANITARY SEWER MANHOLE
 (D) = DRAINAGE MANHOLE
 P = POWER POLE
 L = LIGHT POLE
 Q = QUATY ROSS
 P = PHONE RISER
 W = WATER METER
 E = ELECTRIC BOX
 W = 4" WELL
- = ASPHALT
 — = CONCRETE
 — = DIRT
 — = PARCEL BOUNDARY LINE
 — = CHAIN LINK FENCE
 — = OVERHEAD WIRE
 — = WOOD FENCE
 — = PLASTIC FENCE
 — = EASEMENT LINE
 — = CENTERLINE
 — = FENCE
 — = CONTOUR LINE
 — = BANK
 — = TOE OF SLOPE
 — = WATER LINE
 — = PROPOSED FLOW ARROW

SCALE: ONE INCH = 40 FEET



LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF PARCEL 31-05-25-010149-000-00; THENCE N20°02'47"E 87.53'; THENCE N20°14'10"E 56.96'; THENCE N40°05'42"E 4.36'; THENCE N22°18'51"E 5.07'; THENCE N49°18'45"E 5.47'; THENCE N27°50'07"E 164.62'; THENCE N81°36'58"W 67.37'; THENCE S17°36'33"W 47.20'; THENCE S03°36'29"W 22.12'; THENCE S05°02'37"W 28.90'; THENCE S07°08'19"W 27.61'; THENCE S1°30'29"W 28.81'; THENCE S41°32'25"W 26.87'; THENCE S31°38'07"W 33.86'; THENCE S07°52'27"W 33.86'; THENCE S04°33'55"W 38.08'; THENCE S29°18'33"W 54.68'; THENCE S62°53'31"E 56.38' TO THE P.O.B.

- SURVEYOR'S REPORT AND ADDITIONAL NOTES**
- 1) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY. THE SOUTH LINE OF SUBJECT PARCELS HAS A BEARING OF S07°07'00"E.
 - 2) BOUNDARY SURVEY FOR KATIE LENECHAN.
 - 3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - 4) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR BROADCASTING CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND LOCATION.
 - 5) RECOVERED HISTORICAL MONUMENTATION WAS USED BY THIS SURVEYOR TO ESTABLISH DEED PLAT LINES AND CORNERS.
 - 6) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL, TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
 - 7) THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
 - 8) IF FENCES SHOWN HEREON MAY OR MAY NOT MEASURE ALONG PROPERTY LINES, SPECIFIC FENCE TIES AS SHOWN, ARE FROM SPECIFIC LOCATIONS. THIS SURVEYOR MAKES NO GUARANTEE OF THE FENCE MEASUREMENTS.
 - 9) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPRODUCED BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM EUGENE F. HART, L.S. 2232.
 - 10) THIS SURVEY DOES NOT REPRESENT A DETERMINATION OF WHETHER THIS LAND WILL OR WILL NOT FLOOD OR BE SUBJECT TO FLOODING.
 - 11) ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.S.D. 1988 DATUM, UNLESS OTHERWISE SPECIFIED.
 - 12) SETBACKS AND FENCE MUST BE CHECKED BY CLIENT OR PROJECT OWNER. SURVEY DATA SOLUTIONS DO NOT MAKE ANY WARRANTY IN THE FIELD. THE STATE WHAT THE SURVEYOR'S DATA SOLUTIONS ARE BASED ON AND RECOMMEND THE NECESSARY PREPARATION TO CHECK IT. A STATEMENT OF CONFIRMATION AND APPROVAL OF THE PLACEMENT OF THE HOME AND THE FENCE IS REQUIRED.
 - 13) CONSTRUCTION SHALL NOT BE MADE UNTIL ALL PROPOSED ELEVATIONS AND SETBACKS SHOWN ON THE SITE PLANS PRIOR TO COMMENCING CONSTRUCTION INCLUDING ANY CRITICAL POINTS OF GRADE CHANGE, AND IMMEDIATELY AFTER SURVEY DATA SOLUTIONS IN WRITING OF ANY DISCREPANCIES OR CONFLICTS FOUND, AS PER FLORIDA STATUTES, BEFORE PROCEEDING WITH ANY WORK BASED ON POTENTIALLY INACCURATE INFORMATION.

SURVEY DATA SOLUTIONS, LLC.

P.O. BOX 1148 ALTOONA, FL, 32702
 PHONE (352) 816-4084 LB 8546
 CONTACT: SDS.US@GMAIL.COM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION DEPICTED HEREON IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED. FURTHERMORE THIS PLAT AND DESCRIPTION MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11, F.S. 472.02-472.03, FLORIDA ADMINISTRATIVE CODE, SUPPLEMENT, SECTION 472.022, FLORIDA STATUTES.

Signature: EUGENE F. HART, L.S.

DATE: 2-18-25

Florida Registration No. 2232

6-12-25 REMOVED WETLAND BUFFER

REVISIONS:

ADDRESS: 3207 WILDERNESS DRIVE MIDDLEBURG, FL.

SCALE: 1" = 40' FIELD DATE: 2-26-25 DWG NO: 25-120 PARTY: JC DRAWN BY: TM

CERTIFIED TO: KATIE LENECHAN

PRINTED AND SIGNED BY SURVEYOR

IN ORDER FOR THIS DOCUMENT TO BE VIEWED

SURVEYOR'S CERTIFICATE MUST BE PRINTED

AND UNDO-REDO MUST BE USED TO VIEW

ONLY FOR LEGAL AND PURPOSES OF THE SURVEY

THE SURVEYOR'S CERTIFICATE MUST BE PRINTED

AND UNDO-REDO MUST BE USED TO VIEW

COUNTY: CLAY
 FLORIDA ZONE 16
 COMMUNITY NUMBER: 10000
 PARCEL: 31-05-25-010149-000-00
 SURVEY: E
 BASE FLOOD ELEVATION: 12'
 FLOOD PROTECTION: 12'

NOTE: Unless noted, this survey has been prepared without the benefit of a life search or title commitment, and therefore is subject to any discrepancies, restrictions, easements and/or other such items of record that a commitment or search may reveal. Building setbacks have been shown on the map of survey, unless otherwise noted. To determine setback requirements, inquiries need to be made by the certified owner to the county or city zoning department. All distances shown, other than lot or boundary distances, are approximate only and should be assumed or such by the certificate holder(s). Structures, topography items and other information shown are in approximate locations; their configurations are also approximated and could vary. Other utilities/items may be present on this parcel, but might not be shown on this map.



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: Planning Commission

DATE: 7/28/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: This rezoning application would change the current zoning designations of three parcels from Commercial and Professional Office District (BA-2), Intermediate Business District (BB) and Specialty Business District (BB-3) to Neighborhood Business District (BA).

AGENDA ITEM TYPE:

Planning Requirements:
Public Hearing Required (Yes\No):
Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Lana and Glynn Wimberly, Owner
ABC Realty Capital, LLC.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for ZON 25-0018	Cover Memo	7/29/2025	PC_Staff_Report_-_ZON_25-0018_(Russell_Rd)ada.pdf
▢ Ordinance for ZON 25-0018	Ordinance	7/29/2025	Ordinance_-_ZON_25-0018_tjh_reviewedada.pdf



Staff Report and Recommendations for ZON 25-0018

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: Lana Wimberly	Owner: ABC Realty Capital LLC
Phone: 904-613-1172	Phone: 904-613-1172
Email: lanawimberly@aol.com	Email: lanawimberly@aol.com

Property Information

Parcel ID: 28-05-26-014408-000-00, 28-05-26-014410-000-00, and 28-05-26-014410-001-00	Parcel Address: 1501 Boivin RD, 1456 Russell Rd and 1462 Russell Rd
Current Zoning: BA-2, BB-3 and BB	Current Land Use: COM
Proposed Zoning: BA	Total Acres: 2.2 +/- acres
	Acres affected by Zoning change: 1.9 +/- acres
Commission District: 5, Comm. Burke	Planning District: The Springs

Introduction:

This rezoning application would change the current zoning designations of three parcels from Commercial and Professional Office District (BA-2), Intermediate Business District (BB) and Specialty Business District (BB-3) to Neighborhood Business District (BA). The tables below detail the specific changes being proposed by this application.

Parcel: 28-05-26-014408-000-00 Owned by: ABC Realty Capital LLC

Acres affected:	Current Zoning:	Proposed Zoning:
0.26 acres	BA-2	BA

Parcel: 28-05-26-014410-000-00 Owned by: Lana & Glynn Wimberly

Acres affected:	Current Zoning:	Proposed Zoning:
0.74 acres	BA-2 and BB-3	BA

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Parcel: 28-05-26-014410-001-00 Owned by: Lana & Glynn Wimberly

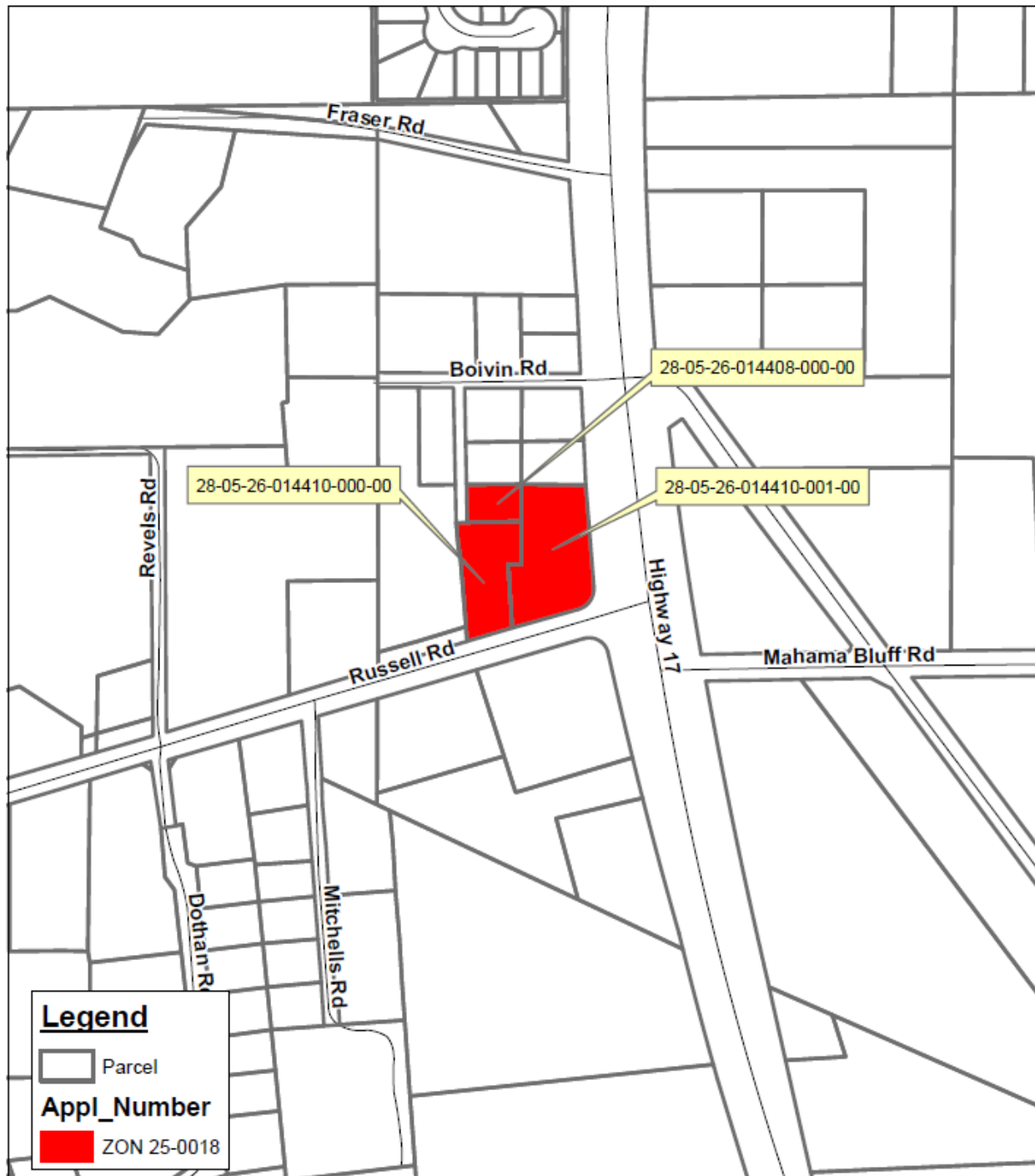
Acres affected:	Current Zoning:	Proposed Zoning:
0.91 acres	BA-2 and BB	BA

The proposed changes would provide the same zoning classification to the entirety of all 3 parcels for the purpose of combining the lots to allow for new commercial development.

The subject parcels are located at the northwest corner of US 17 and Russell Road.

A companion Comprehensive Plan Amendment is not required as the existing Future Land Use designation of all three parcels is Commercial.

Figure 1 – Location Map



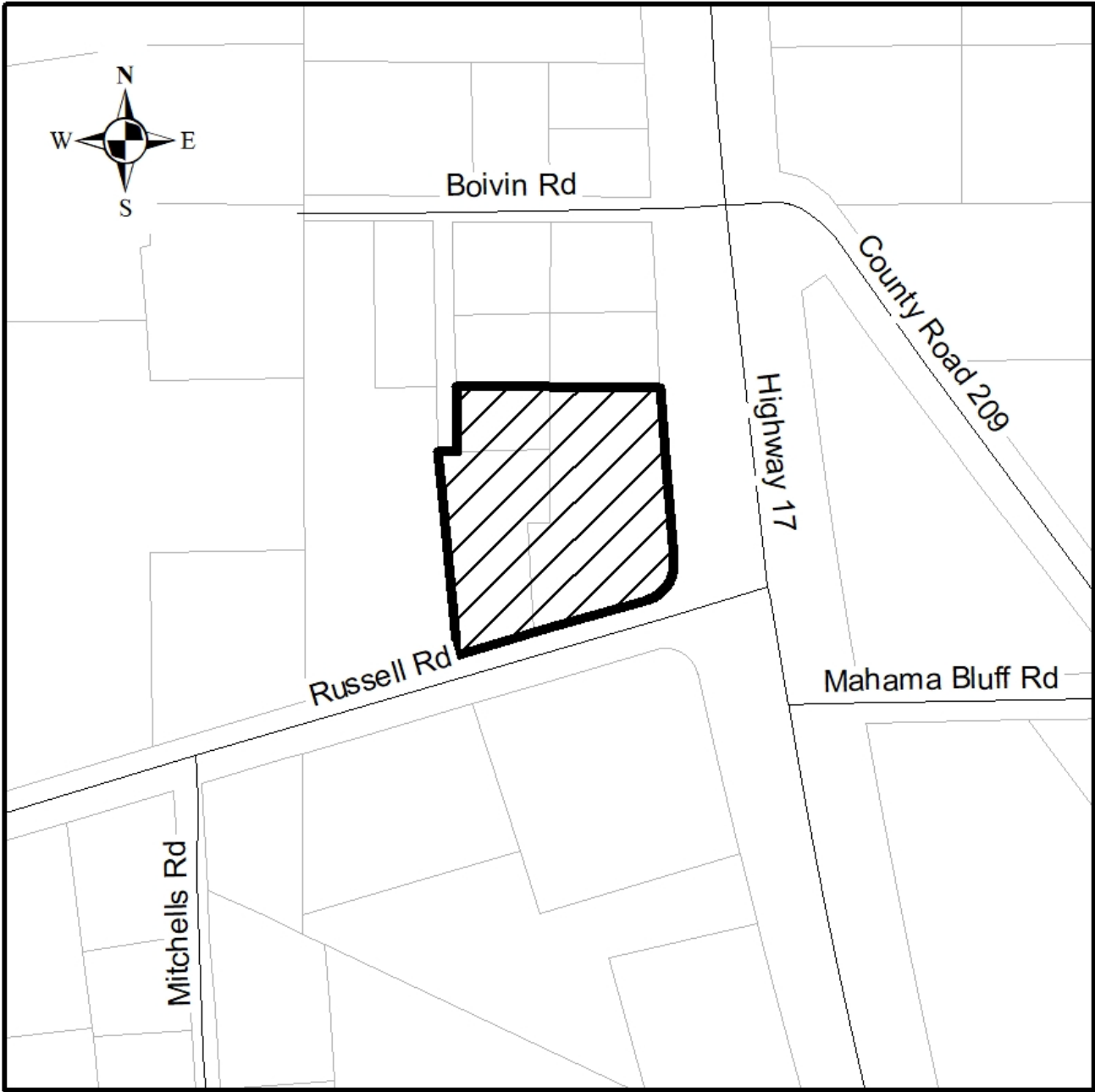
0 150 300 600 Feet

Location Map
Rezoning: ZON 25-0018
from BA, BA-2, BB, BB-3 to BA



37
38

Figure 2 – Parcel Map



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40

Parcels Map

Figure 3 - Aerial Photo



0 125 250 500 Feet

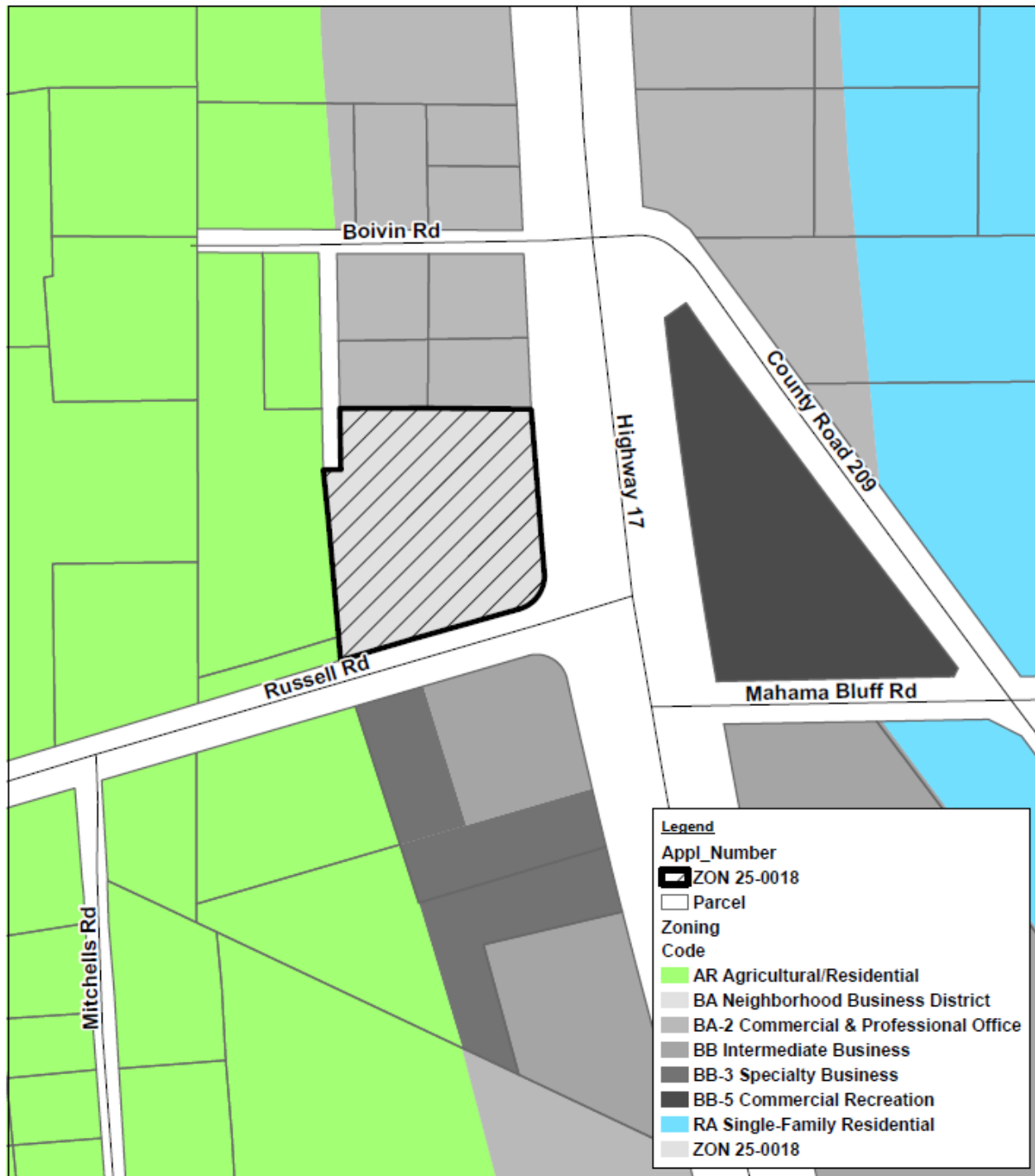
**Rezoning: ZON 25-0018
from BA, BA-2, BB, BB-3 to BA**



Figure 4 – Existing Zoning Map



Figure 5 – Proposed Zoning Map



0 90 180 360 Feet

Proposed Zoning
Rezoning: ZON 25-0018
from BA, BA-2, BB, BB-3 to BA



Analysis of Surrounding Uses

The proposed rezoning would change the zoning of 2 parcels and 2 portions of a third parcel in order to create one unified zoning for the purpose of redevelopment. This change would be in keeping with the evolving character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Commercial and Professional Office District (BA-2)
South	Commercial (COM)	Intermediate Business District (BB) & Specialty Business District (BB-3)
East	Commercial (COM)	Commercial Recreation District (BB-5)
West	Rural Residential (RR)	Agricultural/Residential (AR)

Relevant Clay County 2045 Comprehensive Plan Policies

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

FLU POLICY 1.4.9 Commercial (COM)

The commercial designation accommodates the full range of sales, service, and office activities. These uses may occur in self-contained shopping centers, free standing structures, campus-like business parks, central business districts, or along arterial highways. These areas are intended for larger scale, more intensive community-type commercial uses.

The location of commercial development shall be concentrated at major intersections and within Activity Centers and Planned Communities. The development shall create a commercial node, not a strip, with a mixture of retail, office, and hotel uses.

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 proposed change will not create an isolated district. It will expand the zoning already in place on one of the subject parcels to cover the entirety of all three parcels.

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

74 Staff Finding: The district boundaries are illogically drawn. They carve up two of the parcels into a
75 patchwork of different commercial zoning districts. The proposed rezoning change will create a uniform
76 zoning across all 3 parcels.

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

79 Staff Finding: The recent demand for residential housing in the County, especially in the central part of the
80 Lake Asbury Master Plan area to the west of the subject parcels, has significantly increased the demand for
81 commercial uses to serve those commuting residents who pass through this intersection daily. The smaller
82 parcels in this area and the fragmented portions of these subject parcels are ineffective to meet this demand
83 as they are.

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

85 Staff Finding: The parcels cannot be redeveloped as a unified project without eliminating the existing split
86 zoning.

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

89 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent
90 of the existing Commercial Future Land Use designation.

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

93 Staff Finding: There is no public purpose served by keeping the zoning district boundaries in their current
94 locations on the subject parcels.

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

97 Staff Finding: The proposed rezoning is driven by changes in land uses further to the west on Russell Road.
98 Increased residential development has created higher demand for commercial development which can serve
99 the frequent shopping needs of residents as they transition from the highway to the local roads. The proposed
100 zoning district of Neighborhood Business District (BA) is intended to provide "a limited commercial facility
101 of a convenience nature... ". This is consistent with the adjacent commercial zoning and land use as well as
102 the needs of the larger residential community.

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

105 Staff Finding: There is an inadequate supply of the proposed Neighborhood Business District (BA) zoning
106 at this intersection and an inadequate supply of alternative transportation routes serving the commuting
107 residents turning off US 17 to make an alternative location for this use relevant to the need.

108 **Recommendation**

109 Staff recommends approval of ZON 25-0018.

110

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 THREE PARCELS OF LAND: PARCEL ONE (TAX PARCEL IDENTIFICATION # 28-05-26-014408-000-00) TOTALING APPROXIMATELY 0.26 ACRES, FROM COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) TO NEIGHBORHOOD BUSINESS DISTRICT (BA); PARCEL TWO (TAX PARCEL IDENTIFICATION # 28-05-26-014410-000-00) TOTALING APPROXIMATELY 0.74 ACRES, FROM COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) AND SPECIALTY BUSINESS DISTRICT (BB-3) TO NEIGHBORHOOD BUSINESS DISTRICT (BA); AND PARCEL THREE (TAX PARCEL IDENTIFICATION # 28-05-26-014410-001-00) TOTALING APPROXIMATELY 1.20 ACRES, TO REZONE THE PORTION CURRENTLY ZONED COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) TO NEIGHBORHOOD BUSINESS DISTRICT (BA) AND TO REZONE THE PORTION CURRENTLY ZONED INTERMEDIATE BUSINESS DISTRICT (BB) TO NEIGHBORHOOD BUSINESS DISTRICT (BA); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 25-0018 seeks to rezone certain real property (tax parcel identification #s 28-05-26-014408-000-00, 28-05-26-014410-000-00, & 28-05-26-014410-001-00) (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 classifications of the Property are hereby changed from Commercial and Professional Office District (BA-2), Specialty Business District (BB-3) and Intermediate Business District (BB) to Neighborhood Business District (BA).

Section 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

Section 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 5. This Ordinance shall become effective as provided by law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of August, 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"

Grantee's heirs and assigns forever, the following described land, situate lying and being in Clay County, Florida, to wit:

Commence at the Northeast corner of Lot Four, Arnowin, according to plat recorded in Plat Book 4, Page 30, of the public records of Clay County, Florida, thence run West along the North line of said Lot 4, a distance of 150 feet to a point which is the Point of Beginning; Thence continue on the same course a distance of 128.00 feet; Thence run Southerly at a right angle a distance of 89 feet, Thence run easterly at a right angle a distance of 126.5 feet; Thence Northerly a distance of 86 feet to the Point of Beginning.

Parcel ID Number: 28-05-26-014408-000-00

Parcel 1:

A parcel of land situated In Lot 4, Arnowin, Clay County, Florida, according to plat thereof recorded in Plat Book 4, Page 30 of the public records of said county, said parcel being more particularly described as follows,

Begin at the northeast corner of said Lot 4 (said corner being situated In the west right-of-way line of State Road No. 15 C.U.S. Highway No. 17); thence on the north line of said Lot 4, North 81 degrees 43 minutes 31 seconds West, 149.71 feet to the east line of those lands described in Official Records Book 2599, page 1709 of said public records; thence on said east line, South 00 degree 01 minute 25 seconds East, 86.00 feet to the southeast corner of said lands; thence South 00 degrees 01 minute 04 seconds East, 100.01 feet; thence North 89 degrees 33 minutes 42 seconds West, 30.43 feet; thence South 03 degrees 58 minutes 30 seconds East, 148.17 feet to the north line of County Road No. 20q; thence on said north line, North 73 degrees 54 minutes 57 seconds East, 160.21 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 50.00 feet, an arc distance of 70.77 feet to the west line of said State Road No. 15, said arc being subtended by a chord bearing and distance of North 33 degrees 21 minutes 57 seconds East, 65.01 feet; thence northerly, on said west line and along the arc of a curve concave easterly and having a radius of 2964.71 feet, an arc distance of 235.17 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 04 degrees 54 minutes 32 seconds West, 235.11 feet; being 1.20 acre, more or less, in area.

Parcel Identification Number: 280526-014410-001-00

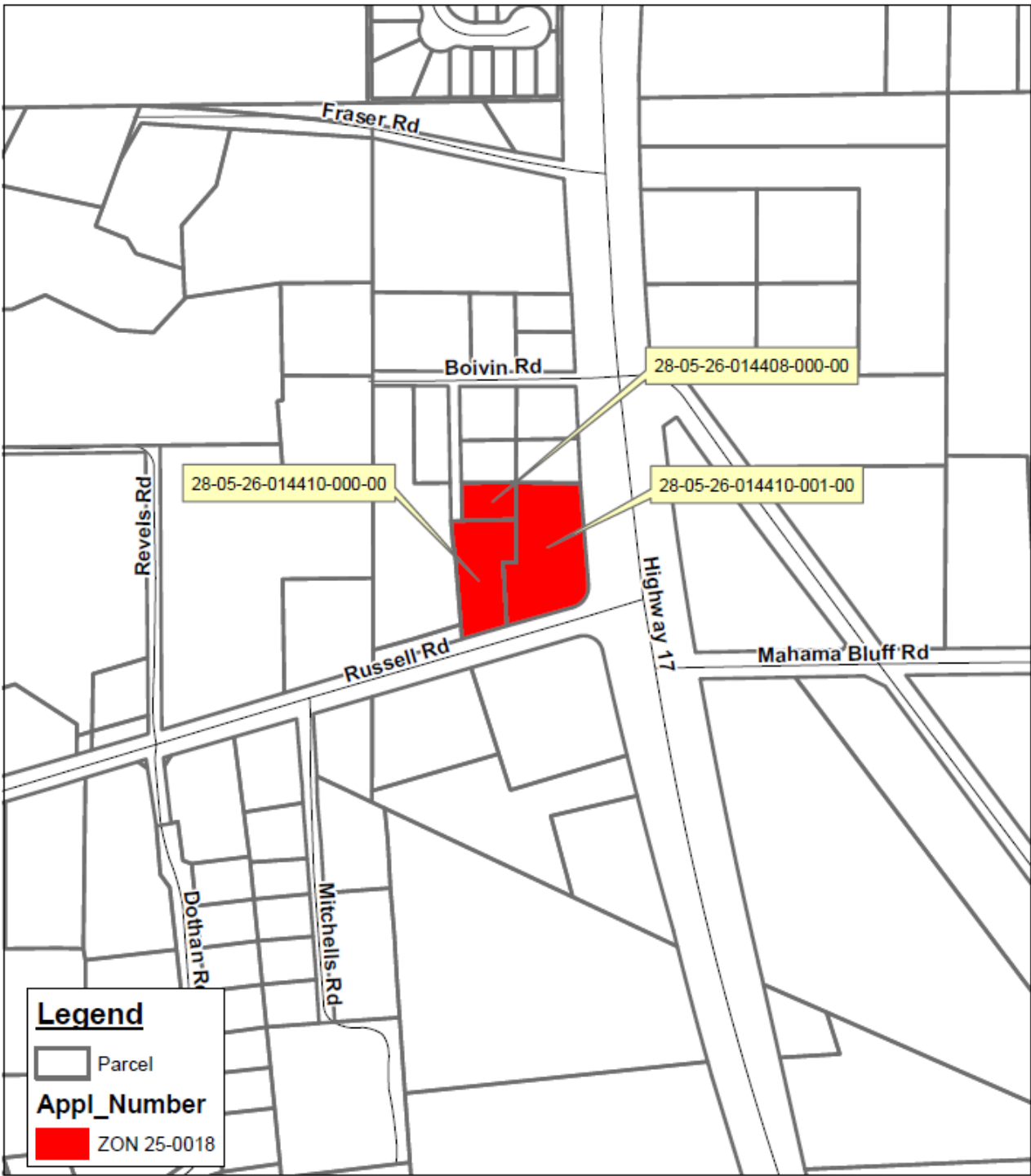
Parcel 2:

A parcel of land situated in Lot 4, Arnowln, Clay County, Florida, according to plat thereof recorded In Plat Book 4, page 30 of the public records of said county, said parcel being more particularly described as follows'

Commence et the northeast corner of said Lot 4 (said corner being situated in the west right-of-way line of State Road No. 15 C.U.S. Highway No. 17); thence on the north line of sold Lot 4, North 89 degrees 43 minutes 31 seconds West, 149.71 feet to the east line of those lands described in Official Records Book 2599, page 1709 of said public records; thence on said east line, South 00 degree 01 minute 25 seconds East, 86.00 feet to the southerly line of said lands and the point of beginning; thence South 00 degrees 06 minute 04 seconds East, 100.09 feet; thence North 89 degrees 33 minutes 42 seconds West, 30.43 feet; thence South 03 degrees 58 minutes 30 seconds East, 148.17 feet to the north line of County Road No. 209; thence on said north line, South 73 degrees 54 minutes 57 seconds West, 109.37 feet to a point on the southerly extension of the east line of those lands described In Official Records Book 2117, page 550 of said public records; thence on said southerly extension, and then on said east line, run the following 3 courses' 1) North 04 degrees 56 minutes 01 second West, 210.91 feet; 2) North 55 degrees 53 minutes 03 seconds West, 3.74 feet; 3) northerly, along the arc of a curve concave easterly and having a radius of 3264.80 feet, an arc distance of 63.18 feet, said arc being subtended by a chord bearing and distance of North 05 degrees 27 minutes 19 seconds West, 63.18 feet; thence North 88 degrees 55 minutes 47 seconds East, 152.33 feet to the point of beginning, being 0.74 acre, more or less. In area.

Parcel Identification Number: 280526-014410-000-00

Exhibit "A-2"



0 150 300 600 Feet

Location Map
Rezoning: ZON 25-0018
from BA, BA-2, BB, BB-3 to BA





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: Planning Commission

DATE: 7/28/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: This rezoning application would change the current zoning designations of one parcel of land, approximately 39.06 acres, from Single Family Residential District (RB) to Agricultural/Residential District (AR).

AGENDA ITEM TYPE:

Planning Requirements:
Public Hearing Required (Yes\No):
Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Kelly and Toni Moulton

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for ZON 25-0016	Cover Memo	7/29/2025	PC_Staff_Report_- _ZON_25- 0016_(CR_214)-2ada.pdf
▢ Ordinance for ZON 25-0016	Ordinance	7/29/2025	ordinance_-_ZON_25- 0016_tjh_reviewedada.pdf



Staff Report and Recommendations for ZON 25-0016

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: Kelly & Toni Moulton

Phone: 352-279-0754

Email: moultonexteriors@yahoo.com

Property Information

Parcel ID: 22-08-23-004619-003-00

Current Zoning: RB

Proposed Zoning: AR

Commission District: 4, Comm. Condon

Parcel Address: CR 214

Current Land Use: COM

Total Acres: 39.06 +/- acres

Acres affected by Zoning change: 39.06 +/- acres

Planning District: Keystone Heights

Introduction:

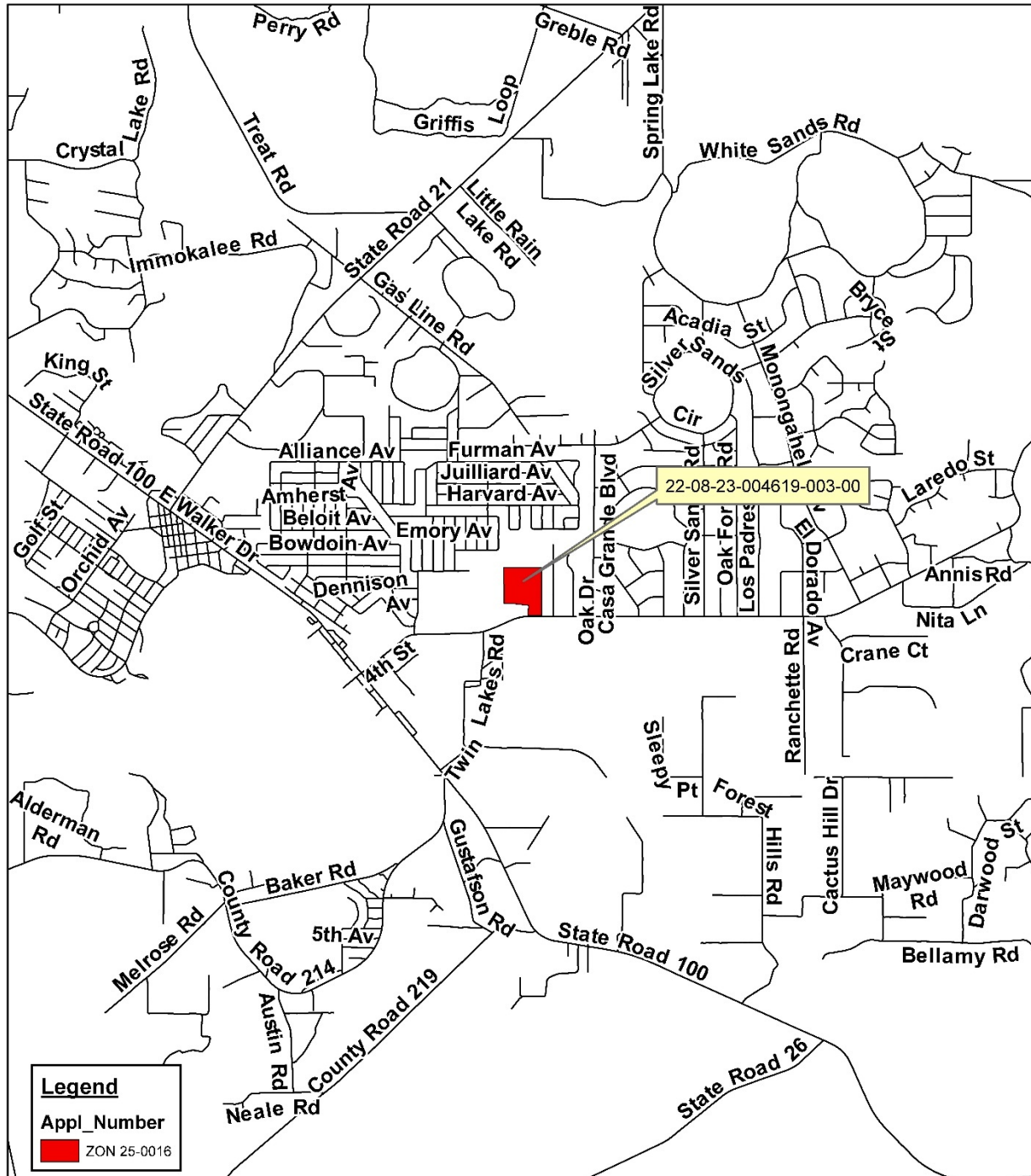
This rezoning application would change the current zoning designations of one parcel of land from Single Family Residential District (RB) to Agricultural/Residential District (AR).

The applicant wishes to create a pond from the existing oval shaped depression on the northern portion of the property and then construct one or more residences for family members around the pond. This could be achieved through the current zoning district; however, that route would require a formal subdivision process including civil engineering for planned lots, a paved roadway and a stormwater pond. The AR zoning designation is sought instead as it allows the construction of the principal residence as well as the creation of the pond as a “private pond” under the Conditional Use regulations of Article III. Additional family homes would then be possible under the heir’s lot process.

The subject parcels are located on the north side of CR 214, between Twin Lakes Road to the west and Alameda Way to the east.

A companion Comprehensive Plan Amendment is not required as the existing Future Land Use designation is Rural Fringe.

Figure 1 – Location Map

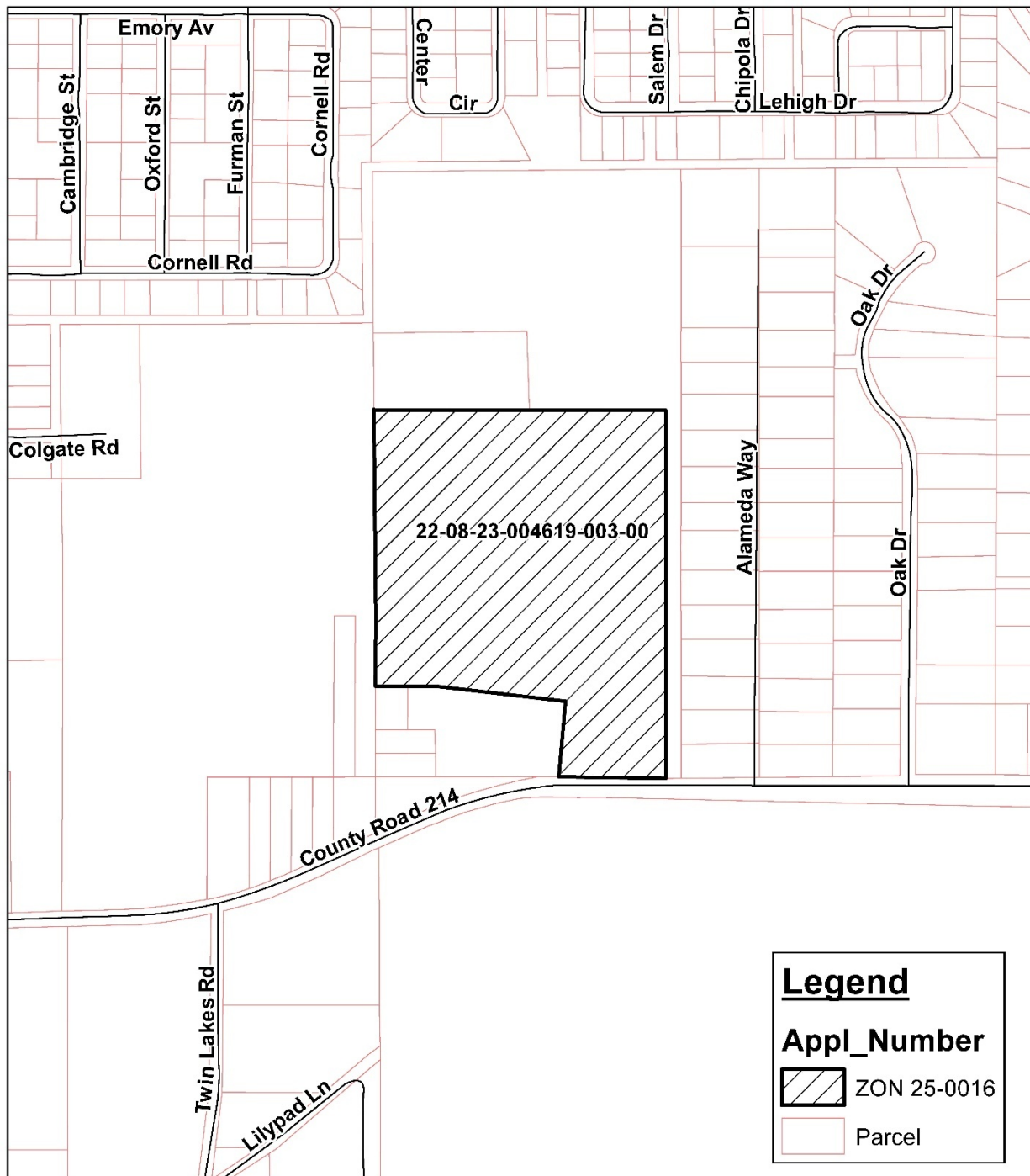


0 2,125 4,250 8,500 Feet

**Rezoning: ZON 25-0016
from RB to AR**



Figure 2 – Parcel Map

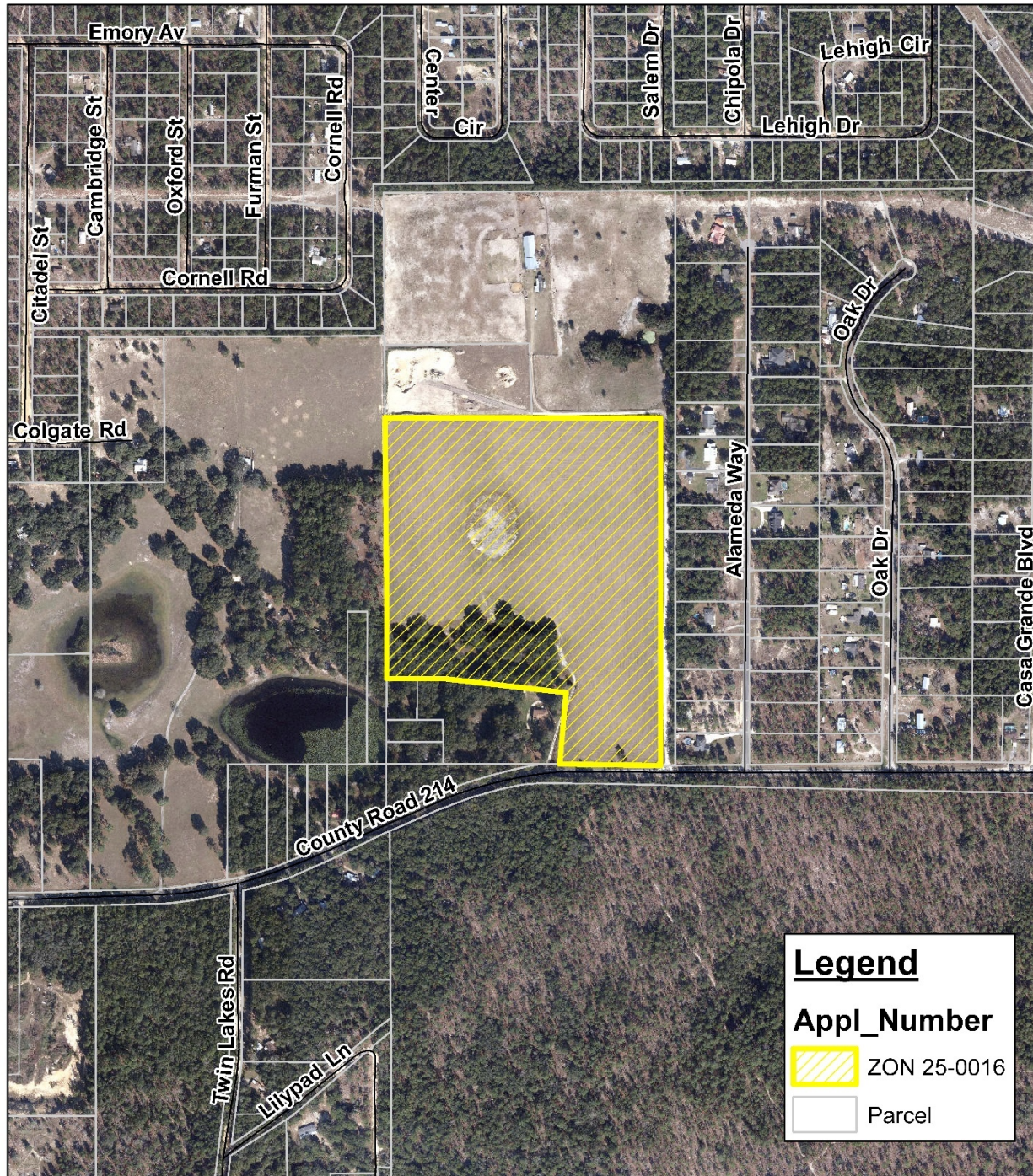


0 275 550 1,100 Feet

Rezoning: ZON 25-0016
Parcel Map



Figure 3 - Aerial Photo

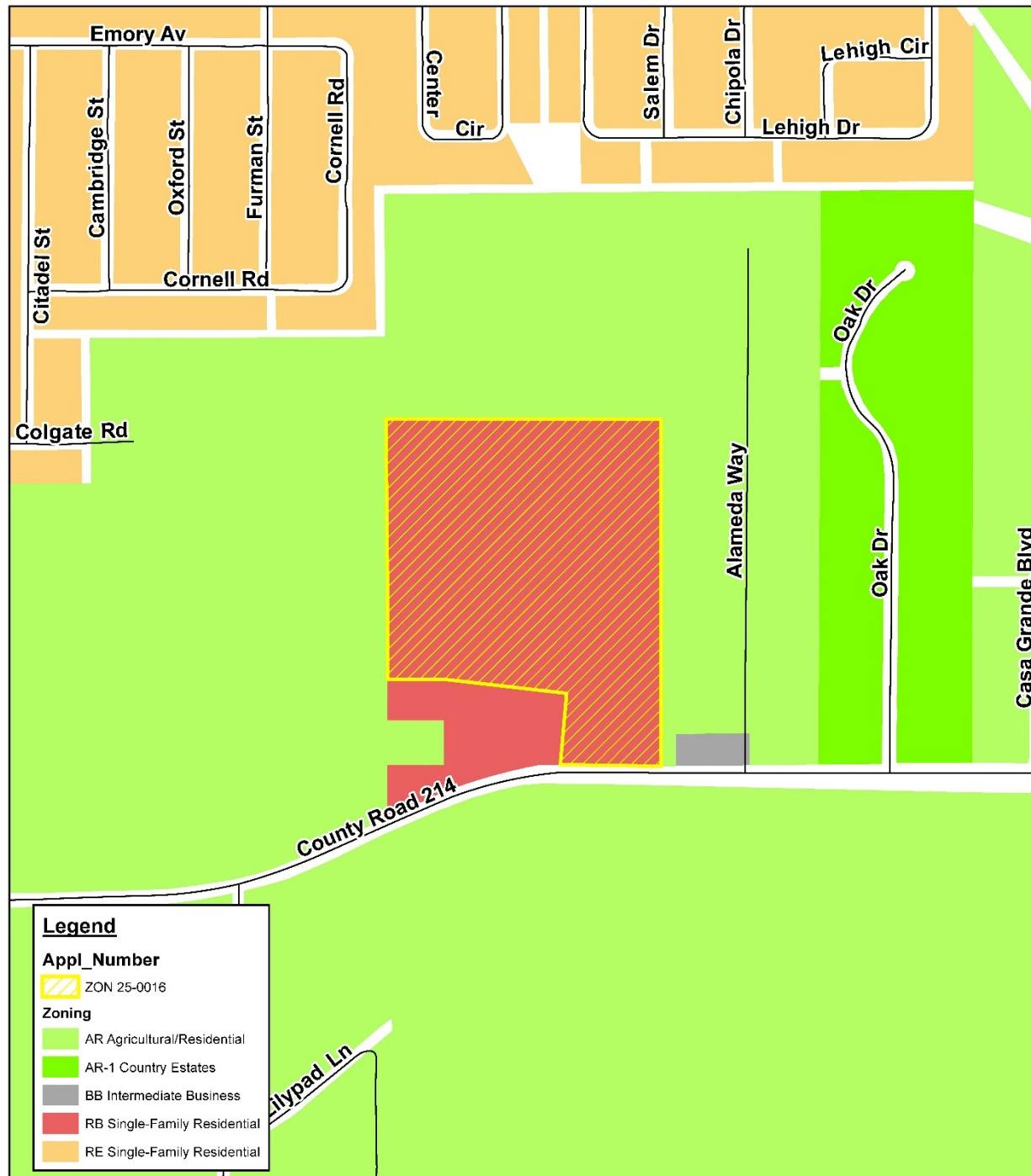


0 295 590 1,180 Feet

Rezoning: ZON 25-0016
from RB to AR



Figure 4 – Existing Zoning Map

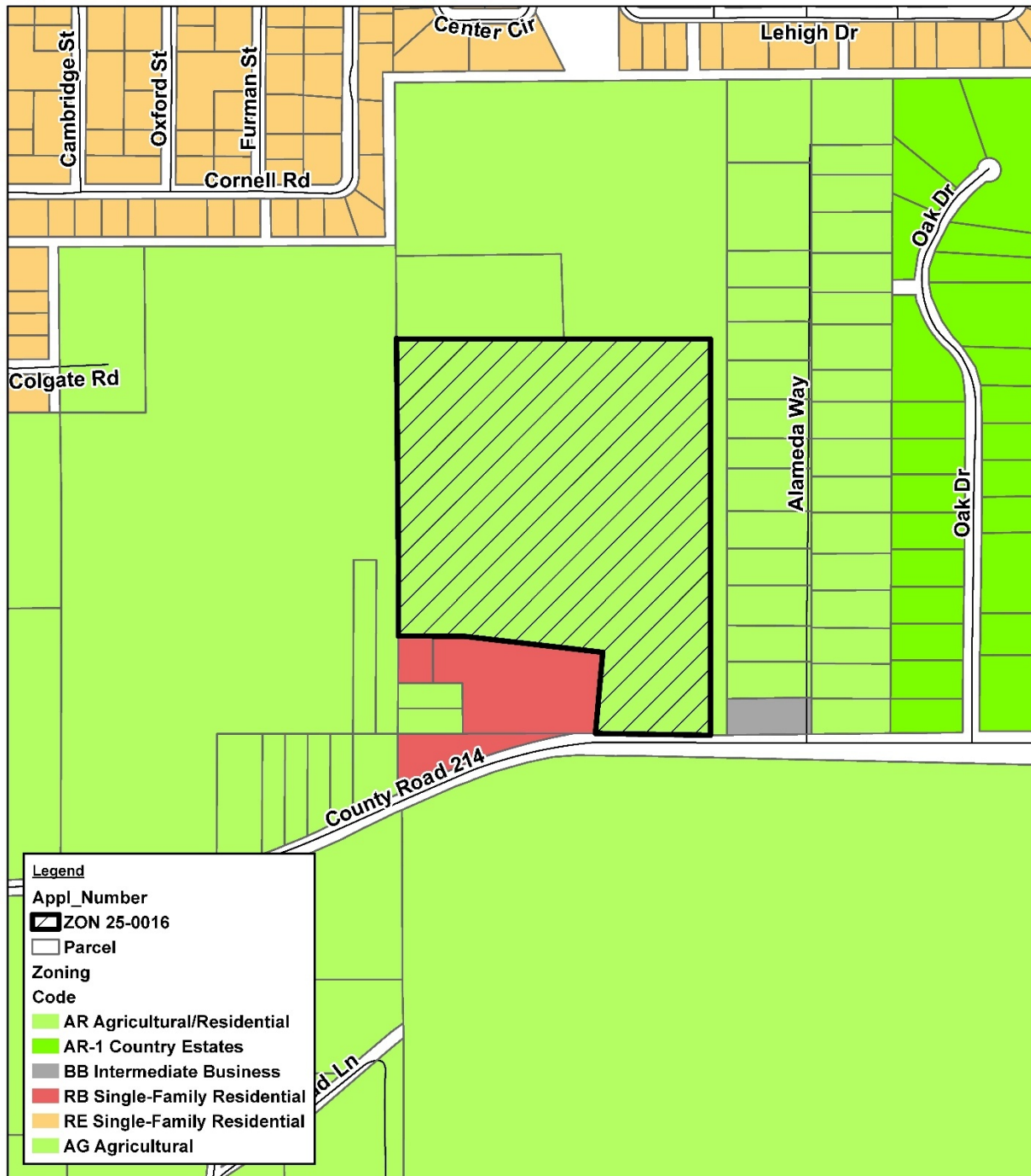


0 295 590 1,180 Feet

Existing Zoning
Rezoning: ZON 25-0016
from RB to AR



Figure 5 – Proposed Zoning Map



0 255 510 1,020 Feet

**Proposed Zoning
Rezoning: ZON 25-0016
from RB to AR**



Analysis of Surrounding Uses

The proposed rezoning would change the zoning of the subject parcel in order to create a single-family residence and private pond. The current zoning designation of Single Family Residential (RB) was applied in 2006 under project # Z-06-27 in order to create a subdivision which did not happen. The prior zoning district was the same Agricultural/Residential (AR) currently being sought. This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Rural Fringe (RF)	Agricultural/Residential (AR)
South	Rural Fringe (RF)	Single Family Residential (RB) and Agricultural/Residential (AR)
East	Rural Fringe (RF) and Commercial (COM)	Agricultural/Residential (AR), Intermediate Business (BB) and Country Estates (AR-1)
West	Rural Fringe (RF)	Agricultural/Residential (AR)

Relevant Clay County 2045 Comprehensive Plan Policies

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

FLU POLICY 1.4.5 Rural Fringe (RF)

This designation is reserved for land accessible to existing Urban Services and located in the areas where extension of central water and (where applicable) sewer service can be easily provided. Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per net acre. This density category is almost exclusively characterized by single-family detached housing units but may also include two and three family residential developments.

A maximum density of 7 units per net acre may be allowed within the Rural Fringe designation on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing for very low, low income and moderate income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations.

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 proposed change will not create an isolated district. It will return the former zoning designation already in place on the surrounding properties.

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

69 Staff Finding: The district boundaries were not illogically drawn for the intended use at the time the zoning
70 was applied. However, as that use has not come to pass and the land remains undeveloped, it is logical to
71 return the parcel to the prior zoning district.

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

74 Staff Finding: The economic recession which occurred shortly after the property was rezoned in 2006
75 prevented the creation of the subdivision for which the rezoning was proposed. Therefore, the proposed
76 rezoning under this application will maintain consistency with the low-density residential nature of the
77 surrounding community.

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

79 Staff Finding: The parcel could be used as a single family residence under the existing zoning but the private
80 pond would not be allowed.

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

83 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan.

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

86 Staff Finding: There is no public purpose served by keeping the current zoning district designation.

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

89 Staff Finding: The proposed rezoning is consistent with the surrounding land use.

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

92 Staff Finding: There are other sites within the County with the proposed density, however this property is
93 unique with respect to the existing hollow which is ideal for the creation of the private pond desired by the
94 applicant.

95 **Recommendation**

96 Staff recommends approval of ZON 25-0016.

97

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 # 22-08-23-004619-003-00), TOTALING APPROXIMATELY 39.06 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF SINGLE-FAMILY RESIDENTIAL DISTRICT (RB) TO AGRICULTURAL/RESIDENTIAL DISTRICT (AR); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 25-0016 seeks to rezone certain real property totaling 39.06 acres (tax parcel identification # 22-08-23-004619-003-00) (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 of the Property is hereby changed from the present zoning classification of Single-Family Residential District (RB) to Agricultural/Residential District (AR).

Section 3. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

Section 4. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 5. This Ordinance shall become effective as provided by law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of August, 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

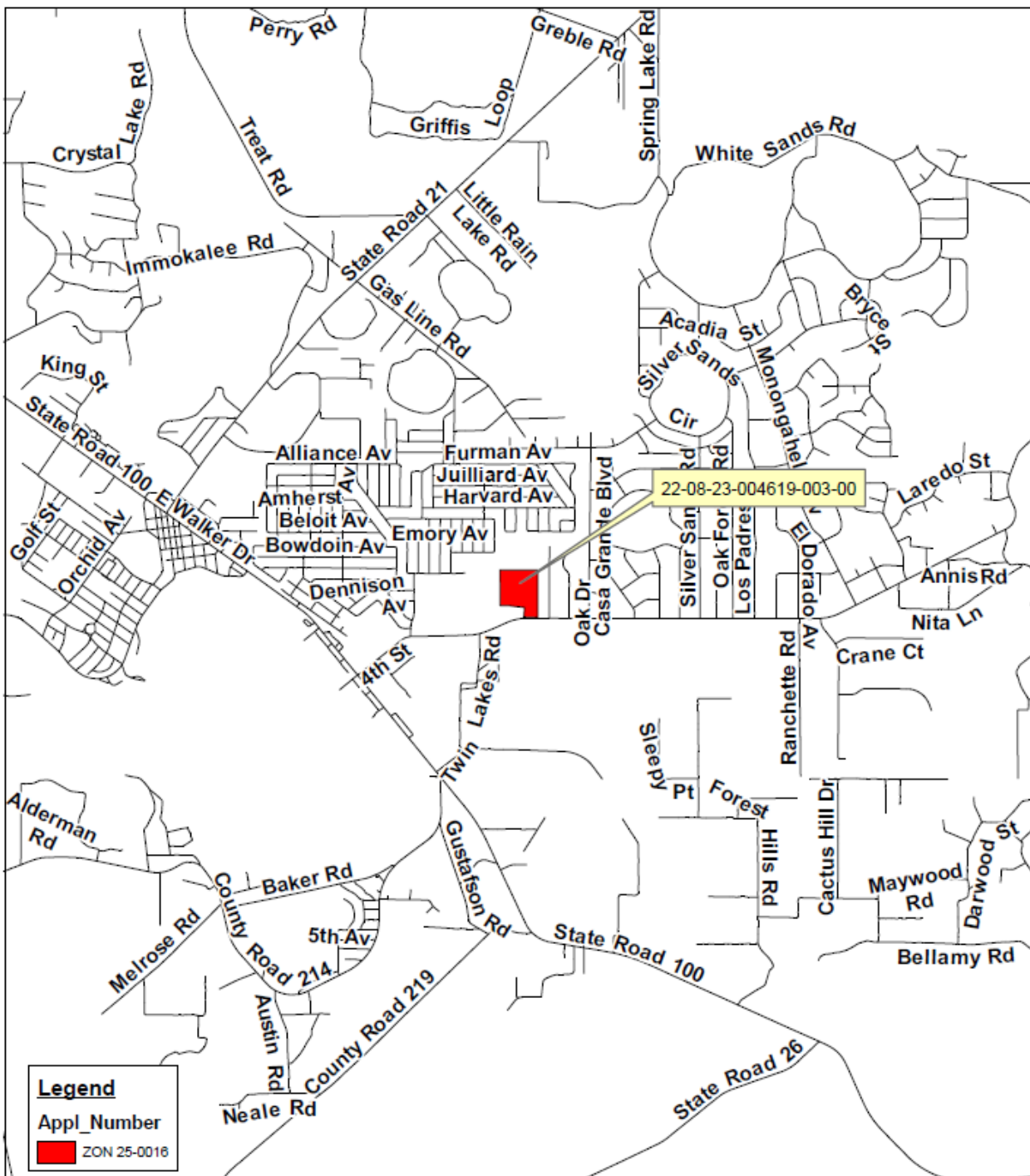
Exhibit "A-1"

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 23 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, AND RUN NORTH 00 DEGREES, 05 MINUTES, 19 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH 00 DEGREES, 05 MINUTES, 19 SECONDS WEST ALONG SAID LINE, 1200.27 FEET; THENCE RUN NORTH 89 DEGREES, 50 MINUTES, 31 SECONDS EAST, A DISTANCE OF 1260.02 FEET; THENCE RUN SOUTH 00 DEGREES, 18 MINUTES, 53 SECONDS WEST, A DISTANCE OF 1574.20 FEET TO THE NORTHERLY R/W LINE OF COUNTY ROAD NO. 214; THENCE RUN NORTH 89 DEGREES, 48 MINUTES, 07 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 457.04 FEET TO THE POINT OF CURVE; THENCE CONTINUE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY WITH A CURVE CONCAVE SOUTHERLY; SAID CURVE HAVING A DELTA ANGLE OF 01 DEGREES, 50 MINUTES, 19 SECONDS, A RADIUS OF 1178.92 FEET, AN ARC LENGTH OF 37.83 FEET, A TANGENT LENGTH OF 18.92, AND A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST, 37.83 FEET; THENCE RUN NORTH 05 DEGREES, 07 MINUTES, 56 SECONDS EAST, A DISTANCE OF 323.16 FEET; THENCE RUN NORTH 86 DEGREES, 00 MINUTES, 52 SECONDS WEST, 139.23 FEET; THENCE RUN NORTH 84 DEGREES, 45 MINUTES, 26 SECONDS WEST, 390.68 FEET; THENCE RUN NORTH 89 DEGREES, 26 MINUTES, 16 SECONDS WEST, 256.50 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 22-08-23-004619-003-00

Exhibit "A-2"



**Rezoning: ZON 25-0016
from RB to AR**





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, August 5 5:00 PM

TO: Planning Commission

DATE: 7/28/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT: This application is a Staff initiated amendment to the Land Development Code amending Article III related to front setback regulations for properties in the Suburban Zone of the Branan Field Master Planned Community (BF MPC) Zoning district.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ Staff Report for ZON 25-0017	Cover Memo	7/29/2025	PC_Staff_Report_ZON_25-0017_(Art._3)ada.pdf
▣ Ordinance for ZON 25-0017	Ordinance	7/29/2025	ordinance - ZON_25-0017_(Art._3)_tjh_reviewed_ada.pdf



Staff Report and Recommendations for ZON-25-0017

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

Introduction:

This application is a Staff initiated amendment to the Land Development Code amending Article III related to front setback regulations for properties in the Suburban Zone of the Branan Field Master Planned Community (BF MPC) Zoning district.

Background:

Ordinance 2024-39, adopted in August of last year, sought to standardize the minimum driveway length for residential dwellings in all zoning districts throughout the county. This action was primarily undertaken to address the issue of vehicles parking in residential driveways while at the same time blocking the sidewalk. The ordinance specified that the minimum distance would be 25 feet from the property line to the front of the garage for each zoning district listed. The Branan Field Master Planned Community district is the only zoning district that has “zones” which have bulk zoning regulations including setbacks which are unique to each zone type. The changes listed in ordinance 2024-39 included the first residential zone (Village Zone) but not the second one (Suburban Zone). This amendment to the code will correct that accidental omission.

Proposed Zoning Text Amendments:

ARTICLE III, SECTION 3-33A.II.2.f.iii.E: Branan Field Master Planned Community, Suburban Zone

- E. Minimum Front Setback: 10 feet for front porches; 15 feet for front façade, ~~205~~ feet for ~~both~~ attached ~~or and~~ detached front facing garage or carport for single-family attached or detached.

Analysis of Proposed Zoning Text Amendment

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

- (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; and

Staff Finding: The proposed text amendment is necessary in order to standardize the minimum driveway length for all zoning districts county-wide.

(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.

Staff Finding: The proposed amendment will support the policies and objectives of the Plan, specifically the intent that development shall promote walkability.

BF TRA POLICY 1.10.3

All local residential streets within the Branan Field Master Plan Area should be constructed with a minimum of a five (5) foot sidewalk on both sides of the road.

LA FLU Policy 1.4.6

Master Planned Community (LA MPC)

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.

TRA POLICY 1.9.2

Within the Urban Service Area, the County shall require new local streets and all collector roads serving residential areas and nonresidential land uses to include five foot sidewalks within the dedicated right-of-way or an approved alternative pedestrian circulation system.

Recommendation

Staff recommends approval of ZON-25-0017.

ORDINANCE 2025-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 93-16, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE ZONING AND LAND USE REGULATIONS, BY AMENDING THE MINIMUM FRONT SETBACK IN SECTION 3-33A.II.2.f.iii.E. BF MASTER PLANNED COMMUNITY (BF MPC) SUBURBAN ZONE TO REQUIRE A MINIMUM FRONT SETBACK OF 25 FEET FOR AN ATTACHED OR DETACHED GARAGE OR CARPORT FOR SINGLE-FAMILY ATTACHED OR DETACHED DEVELOPMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board adopted Ordinance 93-16, as amended, which created Article III of the Clay County Land Development Code being the Zoning and Land Use Development Regulations; and,

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

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

Section 1. As used in Section 2-23, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, being the codification of Ordinance 93-16, as subsequently amended, and comprising the Zoning and Land Use Land Development Regulations.

Section 2. Sec. 3-33A.II.2.f.iii.E., Minimum Front Setback, of BF Master Planned Community (BF MPC) Suburban Zone, Article III is hereby amended as follows:

E. Minimum Front Setback: 10 feet for front porches, 15 feet for front façade, 205 feet for both attached ~~or~~ and detached front facing garages or carport for single-family attached or detached.

Section 3. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This Ordinance shall take effect as provided by Florida general law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of August, 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, August 5 5:00 PM

TO: Planning Commission

DATE: 7/28/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application is a Staff initiated amendment to the Land Development Code amending Article VIII related to the regulation of several roadway termination design types.

Staff requests a continuation of this item to the October 7th Planning Commission meeting.

AGENDA ITEM TYPE:
