



## PLANNING COMMISSION MEETING

September 2, 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 August 5, 2025.

### **Public Comment**

### **Public Hearings**

1. Public Hearing to consider ZON 25-0019. (District 4, Comm. Condon) (J. Bryla)  
This application is a Rezoning of 5+/- acres to change from Commercial and professional Office District (BA-2) to Specialty Business District (BB-3)
2. Public Hearing to consider COMP 25-0012 and PUD 25-0005 (District 4, Comm Condon) (J. Bryla)  
A. COMP 25-0012  
This application is a FLUM Amendment to change 16.34+/- acres from Rural Residential (RR) to Urban Fringe (UF)  
B. PUD 25-0005  
This application is a Rezoning to change from Agricultural Residential (AR) to Planned Unit Development (PUD).
3. 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 Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC).  
  
This item was continued by the Planning Commission on August 5, 2025.
4. PUBLIC HEARING TO CONSIDER ZON 25-0025. (District 1, Comm. Sgromolo) (J. Bryla)  
This application is a request to Rezone a single parcel of land from Agricultural Residential District (AR) to Private Services (PS-3).

### **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, September 2 5:00 PM

TO:                      DATE:

FROM:

SUBJECT:

AGENDA  
ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes August 5, 2025.	Backup Material	9/2/2025	lanning_Commission_Meeting_Minutes_and_Attachments_August_5__2025.ADA.pdf



## PLANNING COMMISSION MEETING MINUTES

August 5, 2025

5:00 PM

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

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### Pledge of Allegiance

Chairman Pete Davis led the Pledge of Allegiance.

### Call to Order

#### **Present:**

Commissioner Pete Davis, Chairman  
Commissioner Howard "Bo" Norton, Vice-Chairman  
Commissioner Mary Bridgman  
Commissioner Michael Bourré  
Commissioner Joe Anzalone @ 5:27 pm  
Commissioner Ralph Puckhaber  
School Board Representative Paul Bement

#### **Absent:**

Commissioner Bill Garrison  
Camp Blanding Representative Sam Tozer

#### **Staff Present:**

County Attorney Courtney Grimm  
Assistant County Attorney Jamie Hovda  
Director of Planning and Zoning Beth Carson  
Zoning Chief Jenni Bryla  
Chief Planner Dodie Selig  
Economic and Development Services Coordinator Kellie Henry  
Clay County Real Estate Acquisitions Manager Caleb Risinger

Chairman Pete Davis called the meeting to order at 5:00 pm.

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

### 1. **Approval of Minutes**

Planning Commission Meeting Minutes July 1, 2025.

Commissioner Michael Bourré made a motion for approval of the July 1, 2025, Planning Commission Meeting minutes, seconded by Commissioner Howard "Bo" Norton, which carried 7-0.

## **Public Comment**

*Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/August 5, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/August%205,%202025), beginning at 4:00 and ending at 12:59. Below is a summary of the discussion.*

Chairman Pete Davis opened the floor for public comment at 5:04 pm.

Lisa Hauber, 3261 Doctors Lake Drive, Orange Park, Florida, addressed the Commission to express her concerns regarding the traffic on Doctors Lake Drive.

There were comments from the Commission advising Ms. Hauber to attend the BoCC meeting and express her concerns.

Hearing no other comments, Chairman Pete Davis closed public comment at 5:10 pm.

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

## **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)

*Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/August 5, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/August%205,%202025), beginning at 13:06 and ending at 36:23. Below is a summary of the discussion and the vote for this agenda item.*

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider PUD-25-0003 as indicated above. See Attachment A.

There was a brief discussion to clarify the use requested - PUD vs PCD.

Robert White, Taylor and White, Inc., Agent for the Applicant, addressed the Commission to provide more details and information regarding the requested change.

Chairman Pete Davis opened the floor for the public hearing at 5:21 pm.

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

The Commission and staff had continued discussions regarding the language in the staff report about the relevance of the 1983 Fleming Island Plan, clarification of the denial vote of 6-0 from the Fleming Island CAC, allowed uses, and the request in the

application for retail space, and commercial vs residential development along CR220.

Commissioner Michael Bourré made a motion for approval with commercial and professional office space only, excluding retail, seconded by Commissioner Mary Bridgman. There were comments from the Commission regarding concerns of commercial development in the area. The motion failed 2-4, with Commissioners Ralph Puckhaber, Bo Norton, Joe Anzalone, and Chairman Pete Davis in opposition.

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

Application for ZON-25-0008 has been withdrawn.

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).

Applications COMP-25-0009 and ZON-25-0010 have been withdrawn.

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

*Item Four (4) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/August 5, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/August%205,%202025), beginning at 36:57 and ending at 59:36. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide details and information regarding the public hearing for COMP-25-0004, as indicated above. See Attachment B.

There were questions and discussions regarding the timeline of events, i.e., when the land was placed in conservation, when a permit for the bulkhead and fill was issued,

when the bulkhead was constructed, as well as the conservation and drainage value of the land.

Kathleen Leneghan, 3207 Wilderness Drive, Middleburg, Florida, owner/applicant, addressed the Commission to provide more details and information for the requested change.

Chairman Pete Davis opened the floor for the public hearing at 5:45 pm.

Lynne Gann, 3397 Wilderness Circle, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Chase Thompson, 3389 Wilderness Circle, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Olan McFerrin, Jr., 3306 Wilderness Circle, Middleburg, Florida, submitted a public comment card in opposition to the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:50 pm.

There were follow-up discussions with the Commission, the applicant, and staff regarding uplands identified, wetlands mitigation survey, permits, storm water containment, school concurrency, requests for more information, and egress/ingress.

Commissioner Michael Bourré made a motion for approval to continue the application until September 2, 2025, seconded by Commissioner Ralph Puckhaber. Following more comments from the Commission and a request for documentation for the previous application, the motion carried 6-0.

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).

*Item Five (5) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/August 5, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/August%205,%202025), beginning at 59:37 and ending at 1:05:02. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide details and information regarding the public hearing for ZON-25-0018, as indicated above. See Attachment C.

John Mahoney, Toco Engineering, and Agent for the Applicant, and Lana Wimberly, Applicant, addressed the Commission to provide more details and information regarding the requested change.

Chairman Pete Davis opened the floor for the public hearing at 6:04 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 6:04 pm.

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

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).

*Item Six (6) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/August 5, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/August%205,%202025), beginning at 1:05:08 and ending at 1:12:16. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide the details and information regarding the public hearing for ZON-25-0016, as indicated above. See Attachment D.

There were questions and discussions regarding requirements for the pond, water/sewer or well/septic, and the heirs' split process and number of homes allowed.

Kelly Moulton, 10582 Southeast 38th Avenue, Starke, Florida, owner/applicant, addressed the Commission to provide more details and information regarding the requested change.

Chairman Pete Davis opened the floor for the public hearing at 6:11 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 6:11 pm.

Commissioner Ralph Puckhaber made a motion for approval, seconded by Commissioner Bo Norton. There were comments from the Commission to support the request. The motion carried 6-0.

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.

Application ZON-25-0017 has been withdrawn.

There was a brief conversation regarding Senate Bill 180 and the relevance to this item.

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.

*Item Eight (8) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning-Commission/August 5, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning-Commission/August 5, 2025), beginning at 1:13:45 and ending at 1:14:36. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Chief Planner, requested that the Commission continue ZON-25-0021 until the October 7, 2025, Planning Commission meeting.

Chairman Pete Davis opened the floor for the public hearing at 6:14 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 6:14 pm.

Commissioner Joe Anzalone made a motion for approval of the requested continuance until the October 7, 2025, Planning Commission meeting, seconded by Commissioner Bo Norton, which carried 6-0.

### **Presentations**

There were no other presentations.

### **Old Business/New Business**

There was no discussion regarding Old/New Business.

### **Public Comment**

Chairman Pete Davis opened the floor for public comment at 6:15 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 6:15 pm.

### **Adjournment**

Hearing no further business, Chairman Davis adjourned the meeting at 6:15 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk

**Attachment**  
**“A”**  
**PUD-25-0003**



# Rezoning Application:

PUD 25-0003

Planning Commission  
August 5, 2025



# Application Information

Applicant: Hui Tang & Jianwei Wang

Agent: Dharma Malempati, OM Ventures

Location: 1853 County Rd 220, Fleming Island, FL 32003

Planning District: Fleming Island District

Commission District: 4 Commissioner Sgromolo

Parcels: 1 parcels totaling 2.31+/- acres

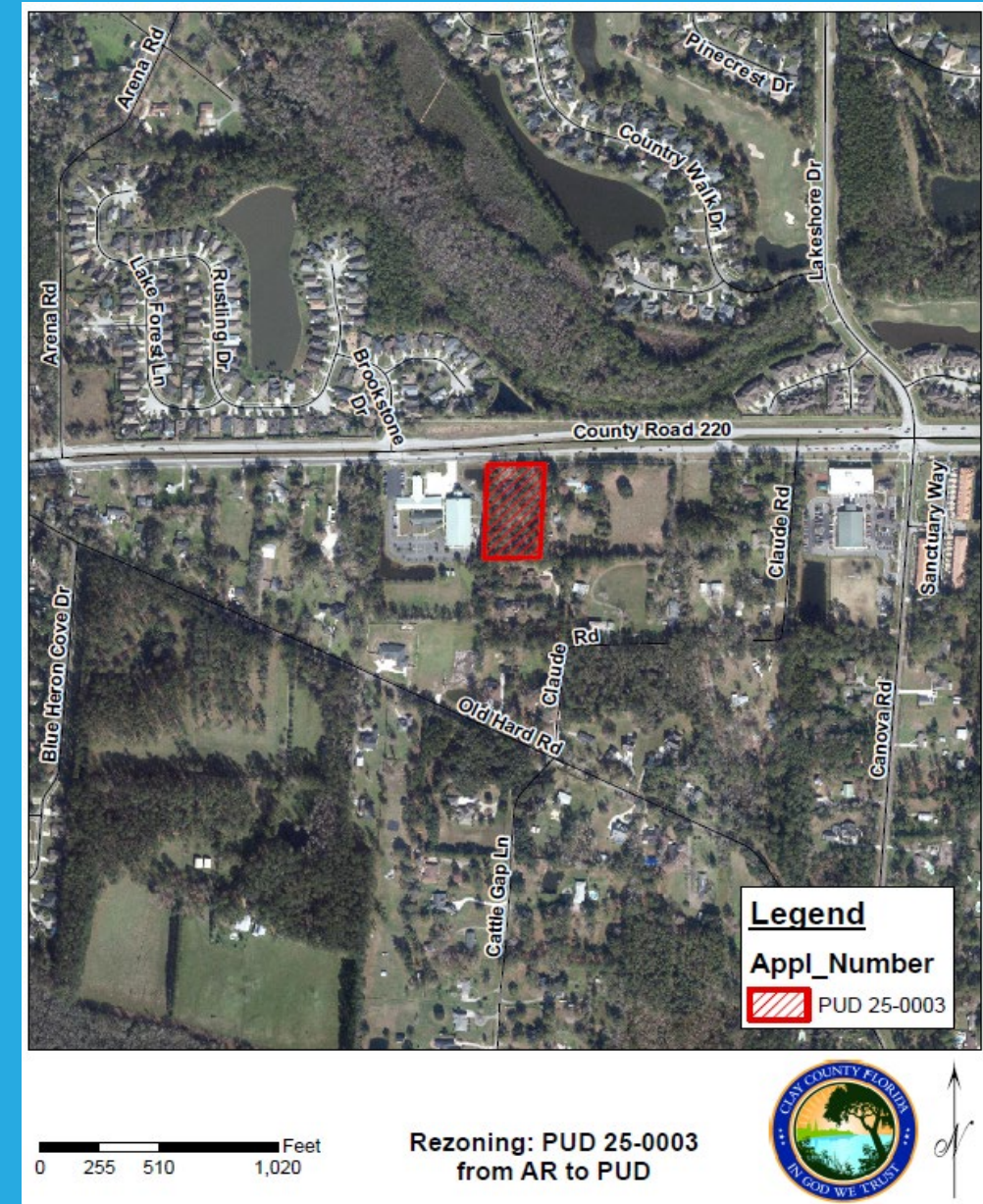
- PUD 25-0003 would change the zoning from Agricultural Residential(AR), to Planned Commercial Development (PCD) .

# BACKGROUND

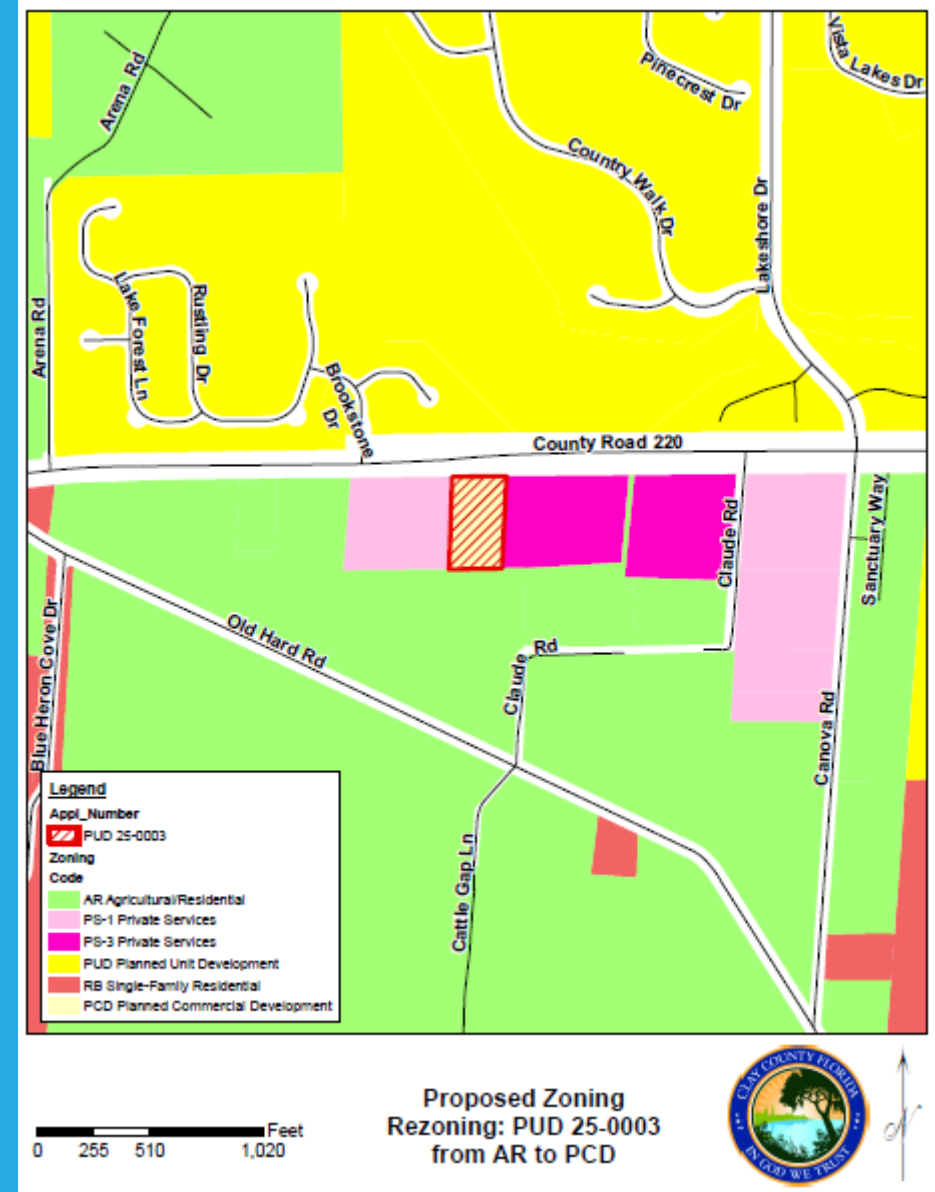
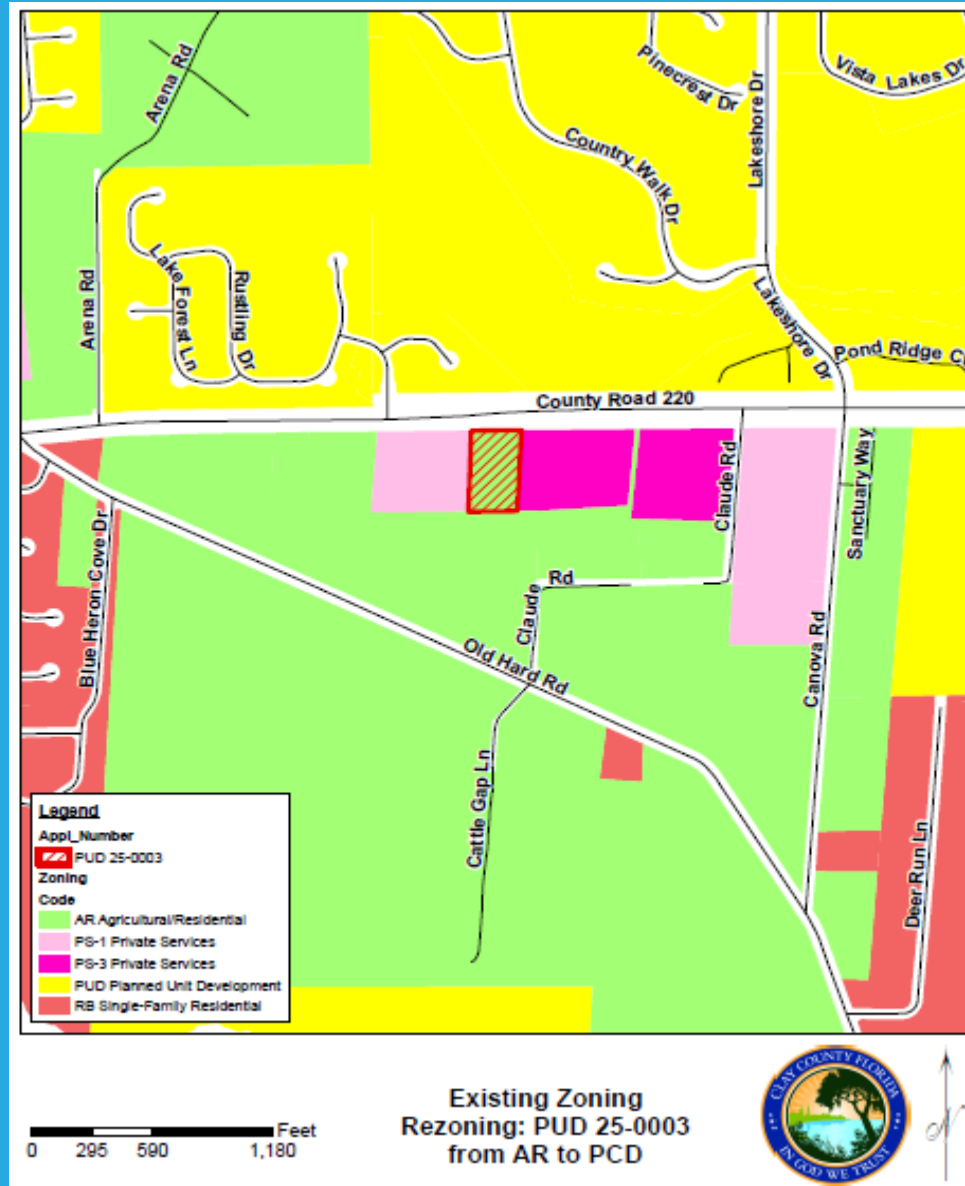
The property is located on the south side of County Road 220, just west of Canova Road. The subject parcel is between two parcels zoned PS-1 and PS-3.

IMC Construction Group has occupied the property since its establishment in 1992.

The stated purpose of the requested rezoning is to allow for an out-patient surgery center as well as some professional office. The property directly to the east is owned by Orange Park Medical Center which intends to build a stand along emergency center and the property directly to the west is occupied by the Crosspoint Church.

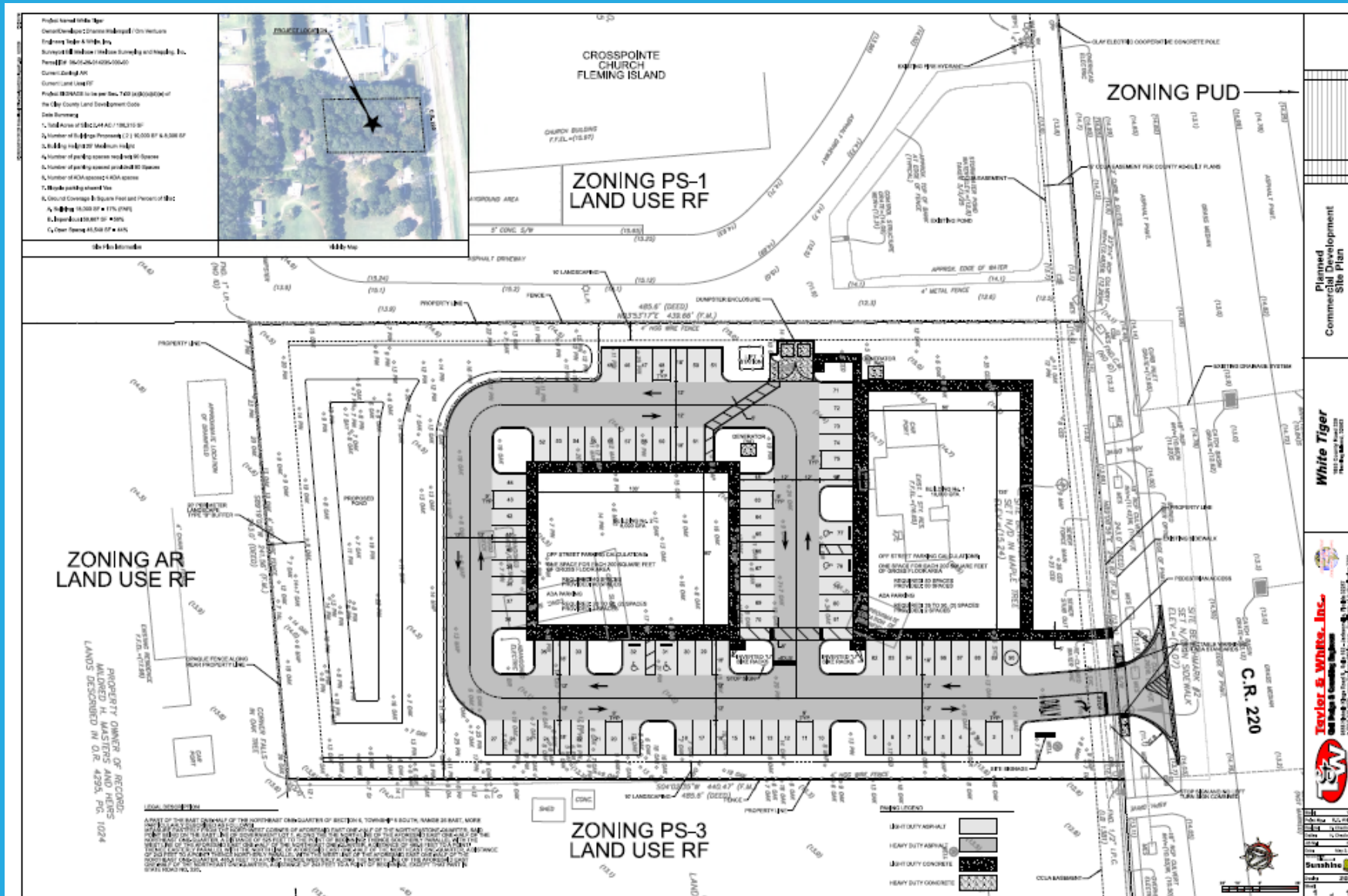


# ZONING





# PROPOSED SITE PLAN



# PCD REQUIREMENTS

## Planned Commercial Developments:

It is the intent of this district to permit Planned Commercial Developments which are intended to encourage the development of land as planned commercial sites; encourage flexible and creative concepts of site planning; accomplish a more desirable environment.

Any non-residential use, including commercial or retail uses, offices, clinics and professional uses, and residential dwellings as an accessory use to the permitted nonresidential use for the purpose of providing security for the non-residential use, provided that any use proposed for the site must be approved by the Board of County Commissioners at the time of zoning approval.

# Analysis

Analysis, provided in the staff report, indicates there are no negative impacts to services from the proposed change in zoning.

FLU Policy 1.4.8, limits small scale FLUM amendments to commercial to either infill projects between commercial, institutional and/or industrial or projects that exhibit a unified plan of development. The subject property is bordered by churches (institutional) and is proposing a unified plan of development through a PCD that has been revised to limit the uses to those of the IMC facility.

# FINDINGS and RECOMMENDATION

The applicant is requesting a change in zoning from AR to PCD for 2.31 acres.

The proposed development would be considered both infill (between institutional uses) and as providing a unified plan of development.

The Fleming Island Citizen's Advisory Committee voted 6-0 to recommend denial of this rezoning their July 16, 2025, meeting. Their recommendation was based on the Fleming Island 1988 plan and not the Clay County Comprehensive Plan which has incorporated relevant portions of the Fleming Island Plan into it..

Based on the analysis in the Report, Staff has determined that the request is Consistent with the intent of the Land Development Code and the surrounding uses. Therefore, Staff recommends approval of PUD-25-0003 to amend zoning map for 2.3 acres from AR to PCD conditioned on the approval of a Commercial Comprehensive Plan application for the subject property from Rural Fringe to Commercial.



# Questions?

**Attachment**  
**“B”**  
**COMP-25-0004**

# Small Scale Comprehensive Plan Future Land Use Map Amendment:

COMP 25-0004

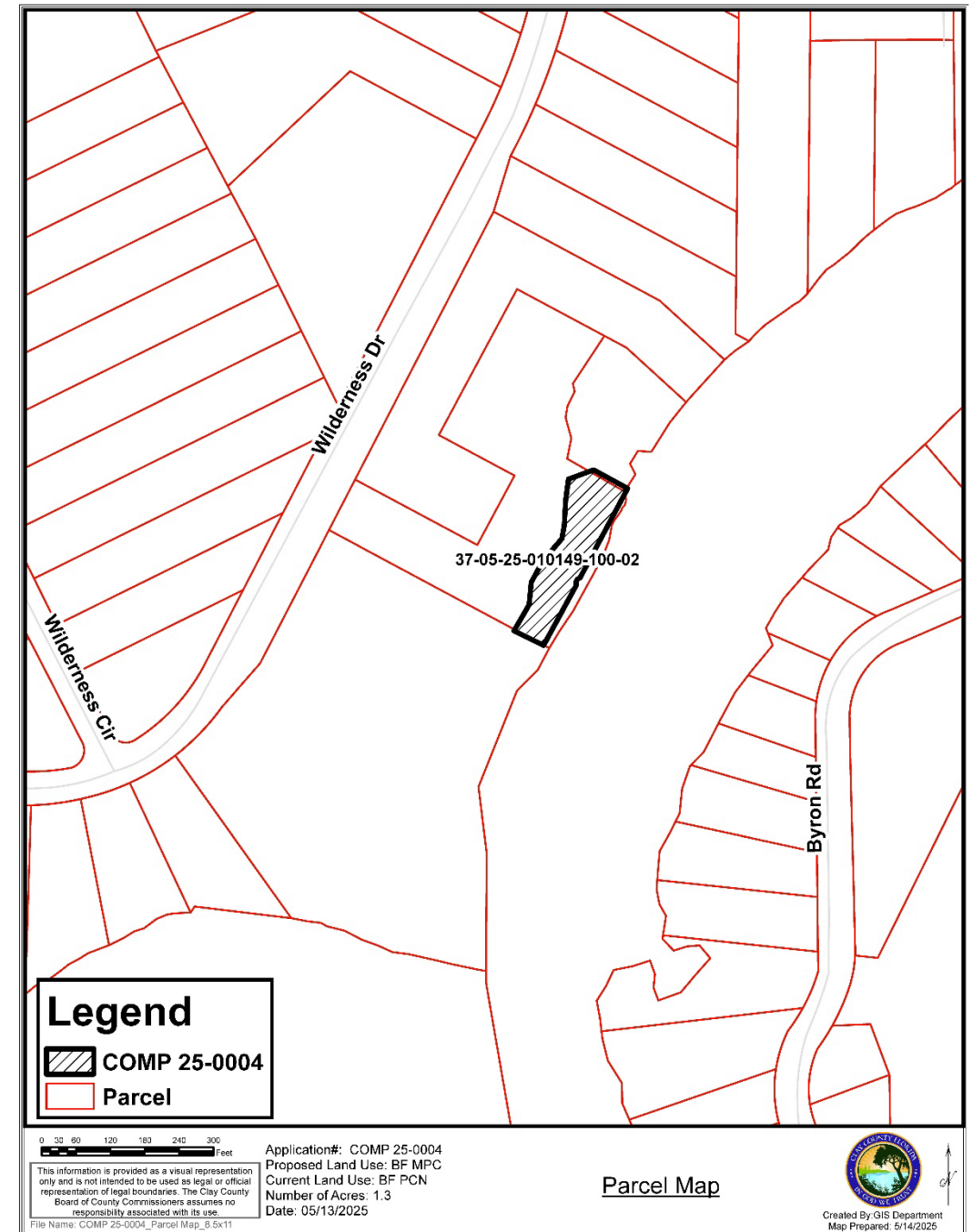
Board of County Commissioners  
August 26, 2025



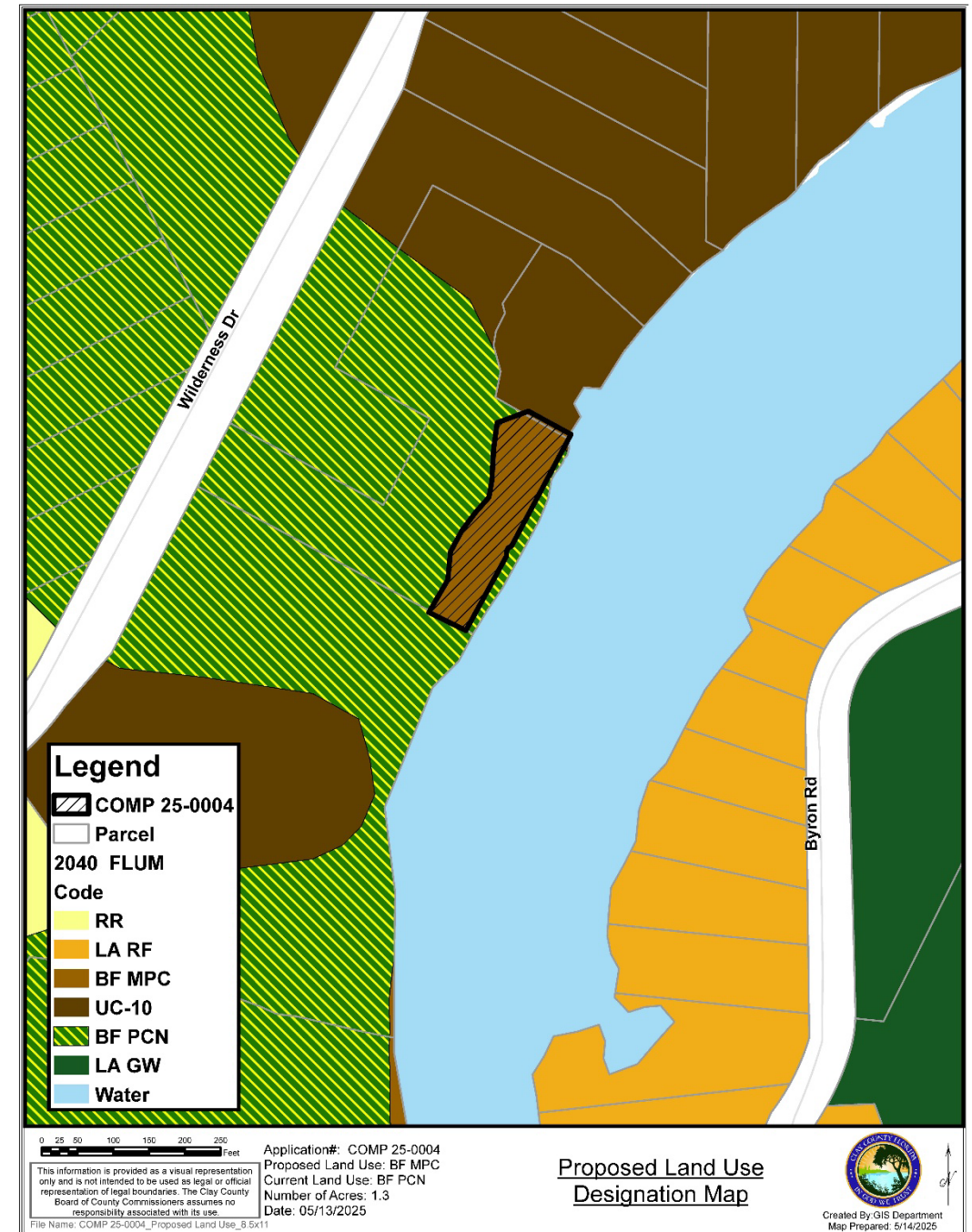
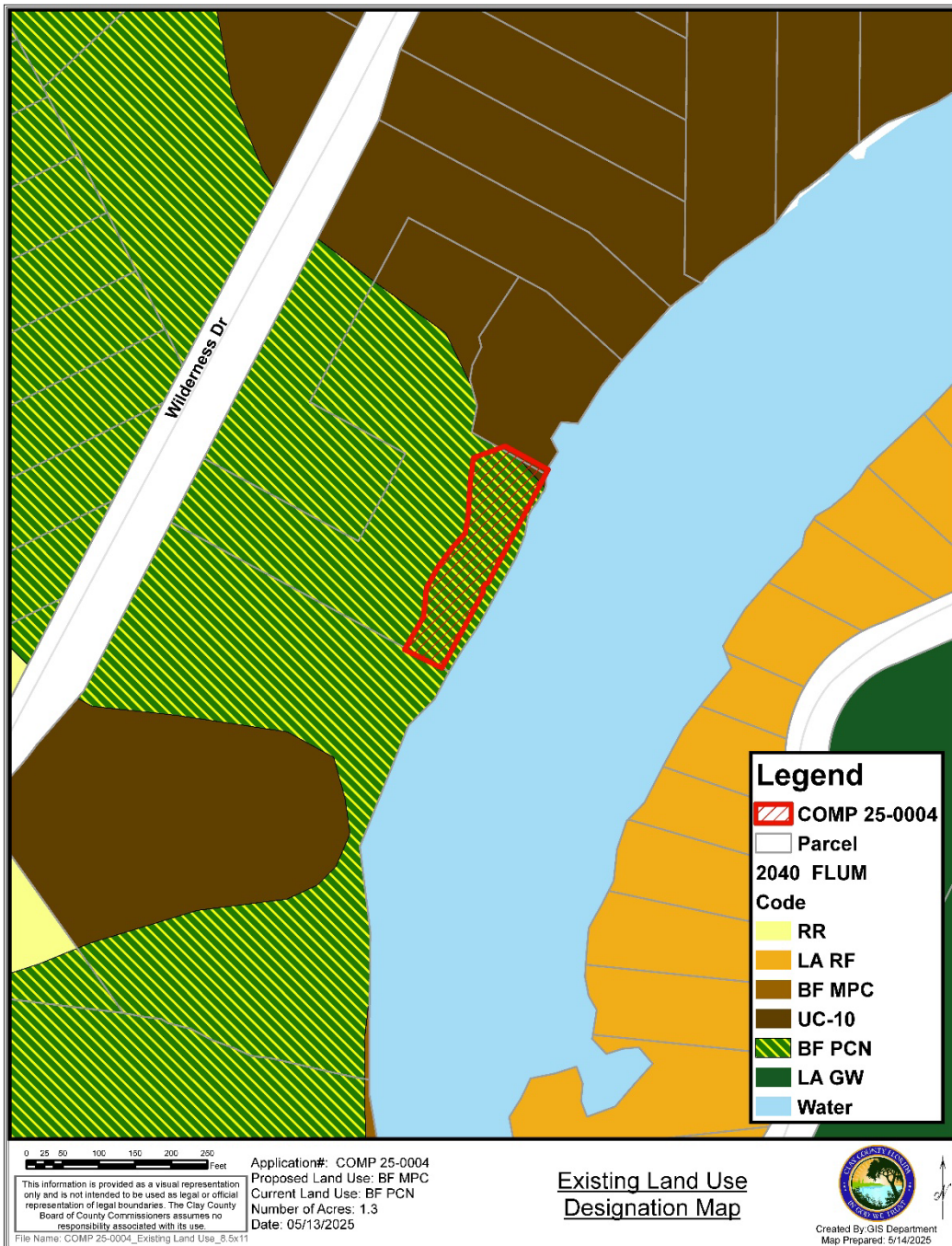
## Application Information

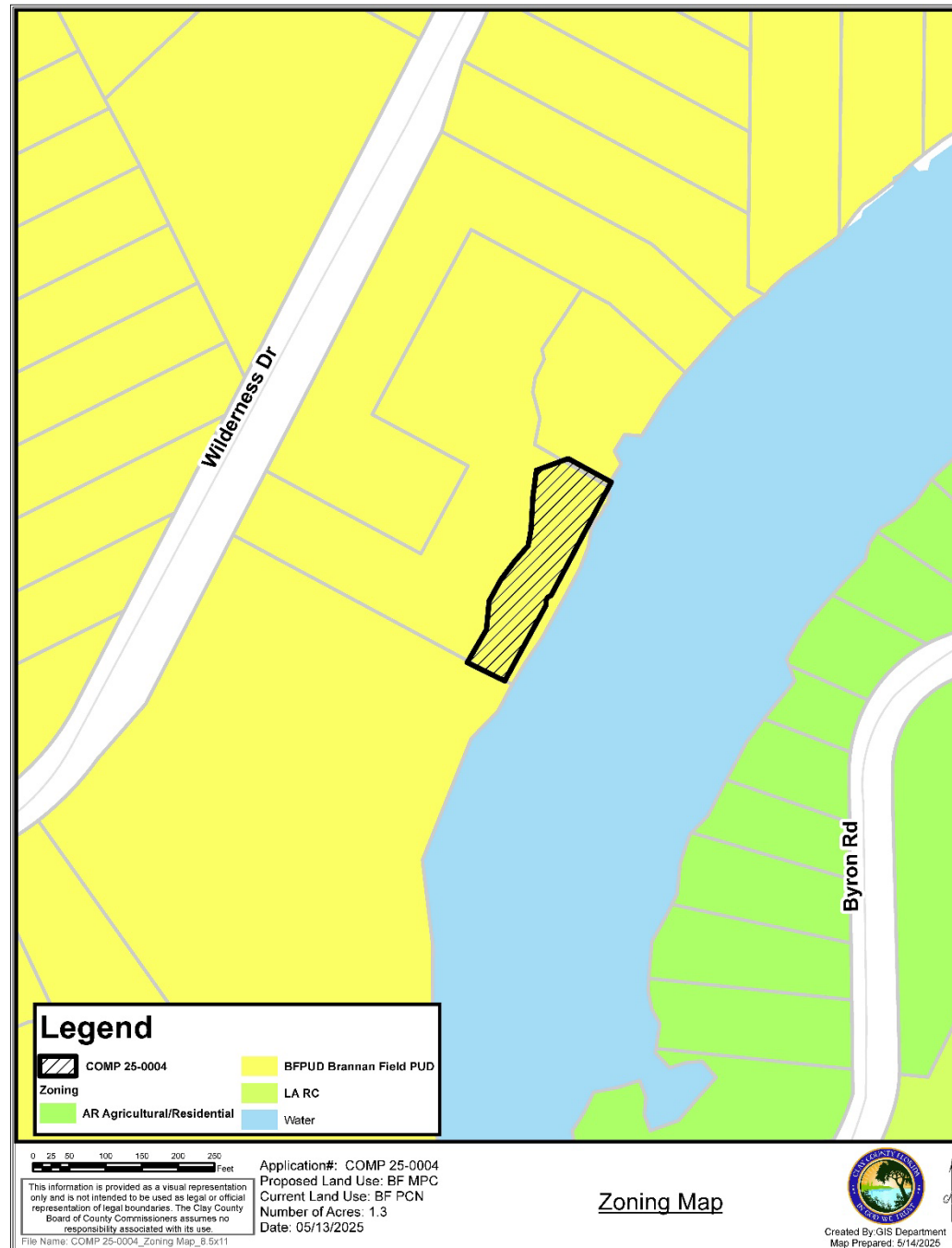
Applicant: Kathleen Leneghan  
Location: 3207 Wilderness Drive  
Planning District: Doctors Inlet / Ridgewood  
Commission District: 2 Commissioner Compere  
Parcel: 37-05-25-010149-100-02

- COMP 25-0004 would change the Future Land Use designation of a portion of the parcel (0.60 acres) from Branran Field Primary Conservation Network (BF PCN) to Branran Field Master Planned Community (BF MPC)

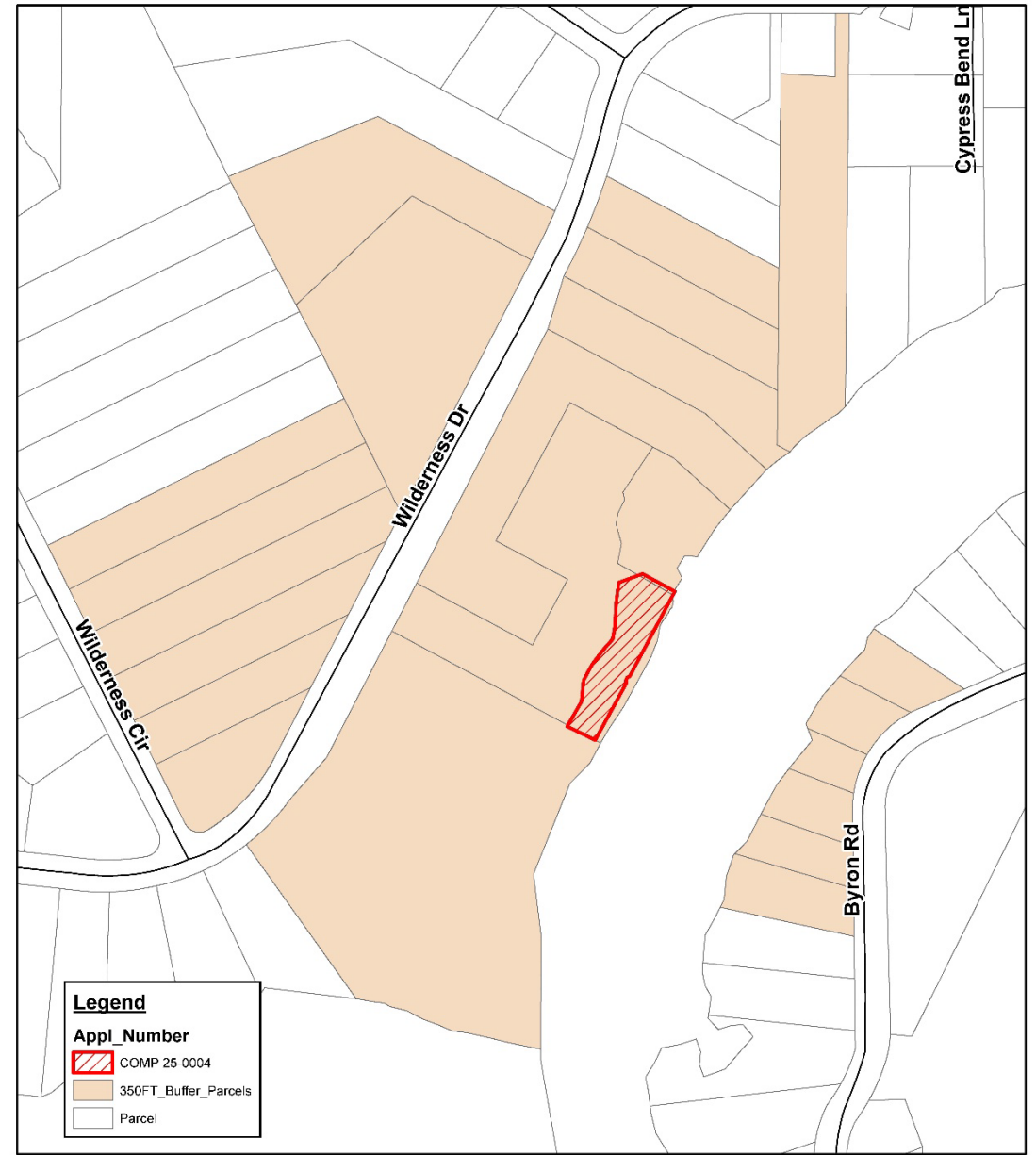












0 115 230 460 Feet

350' Parcel Notifications Map  
COMP 25-0004





# Recommendations

## COMP 25-0004:

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 25-0004.

**Attachment**  
**“C”**  
**ZON-25-0018**

Rezoning Application:  
ZON 25-0018

Board of County Commissioners  
August 26, 2025



# Application Information

Location: 3 parcels located at the northwest corner of US 17 and Russell Road.

Planning District: Springs

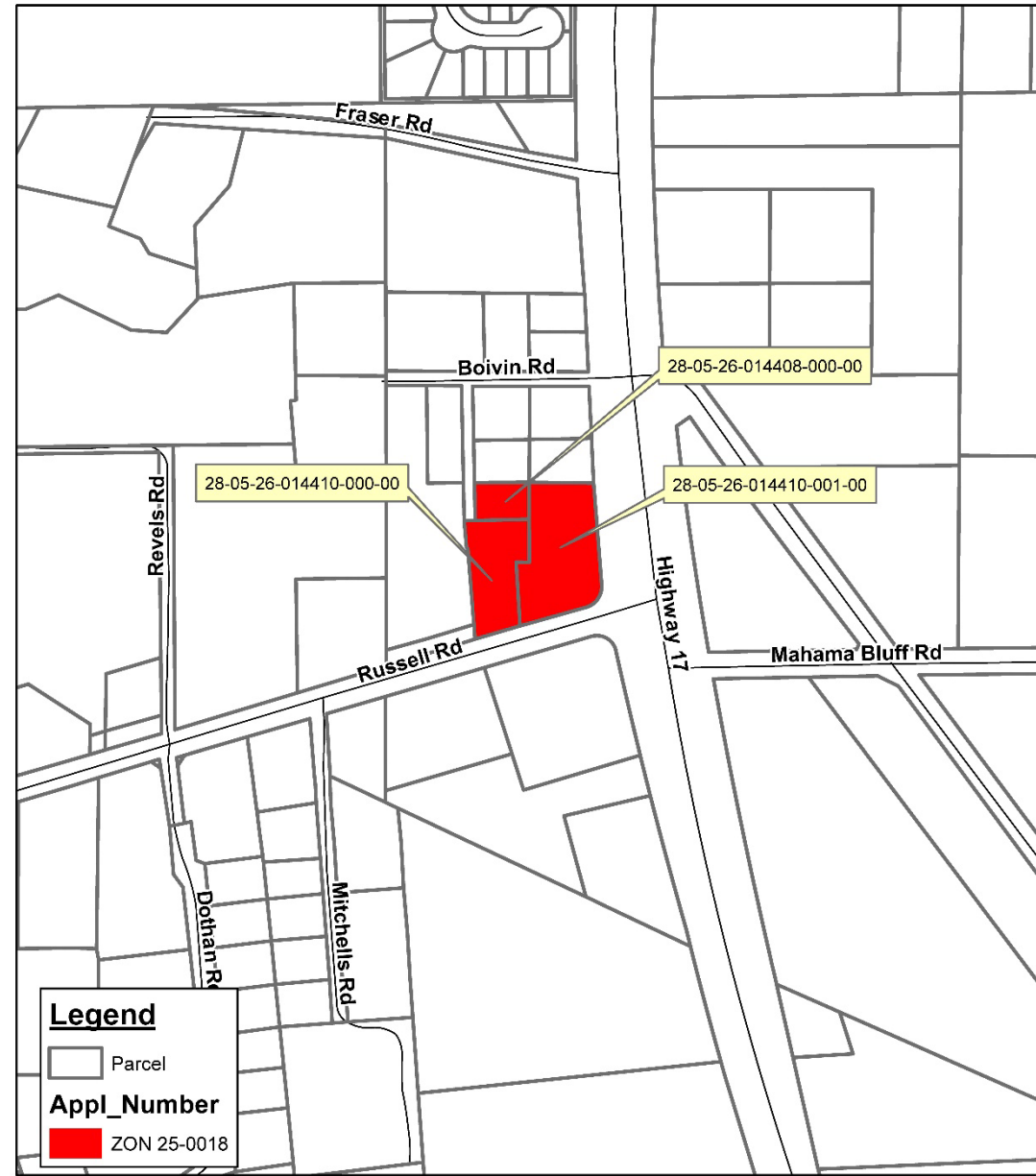
Commission District: 5 Commissioner Burke

Parcel #	Owner	Acres affected	Current Zoning	Proposed Zoning
28-05-26-014408-000-00	ABC Realty Capital LLC	0.26 acres	BA-2	BA
28-05-26-014410-000-00	Lana & Glynn Wimberly	0.74 acres	BA-2 and BB-3	BA
28-05-26-014410-001-00	Lana & Glynn Wimberly	0.91 acres	BA-2 and BB	BA



0 125 250 500 Feet

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



0 150 300 600 Feet

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



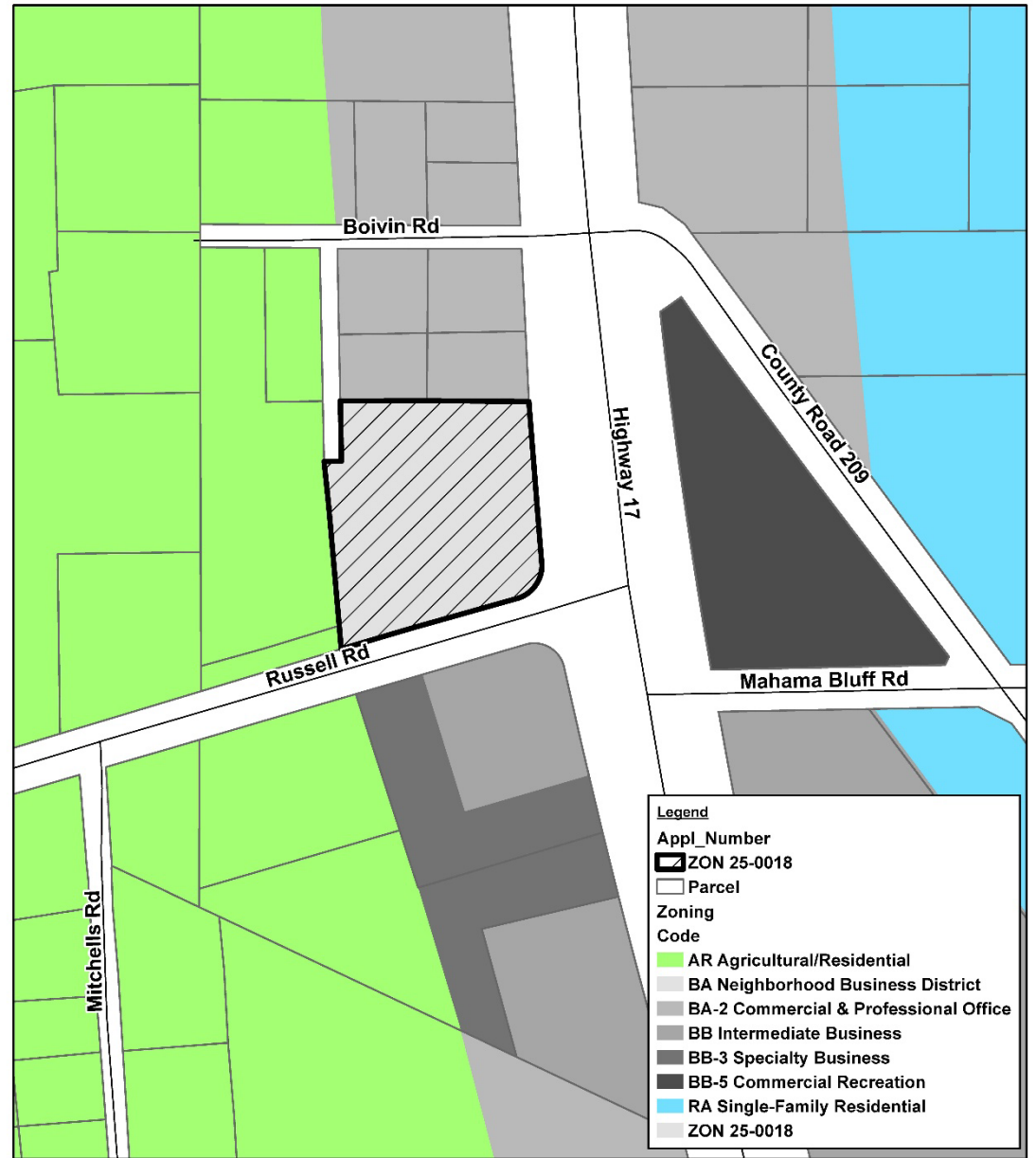




0 50 100 200 Feet

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

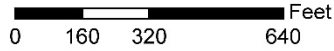
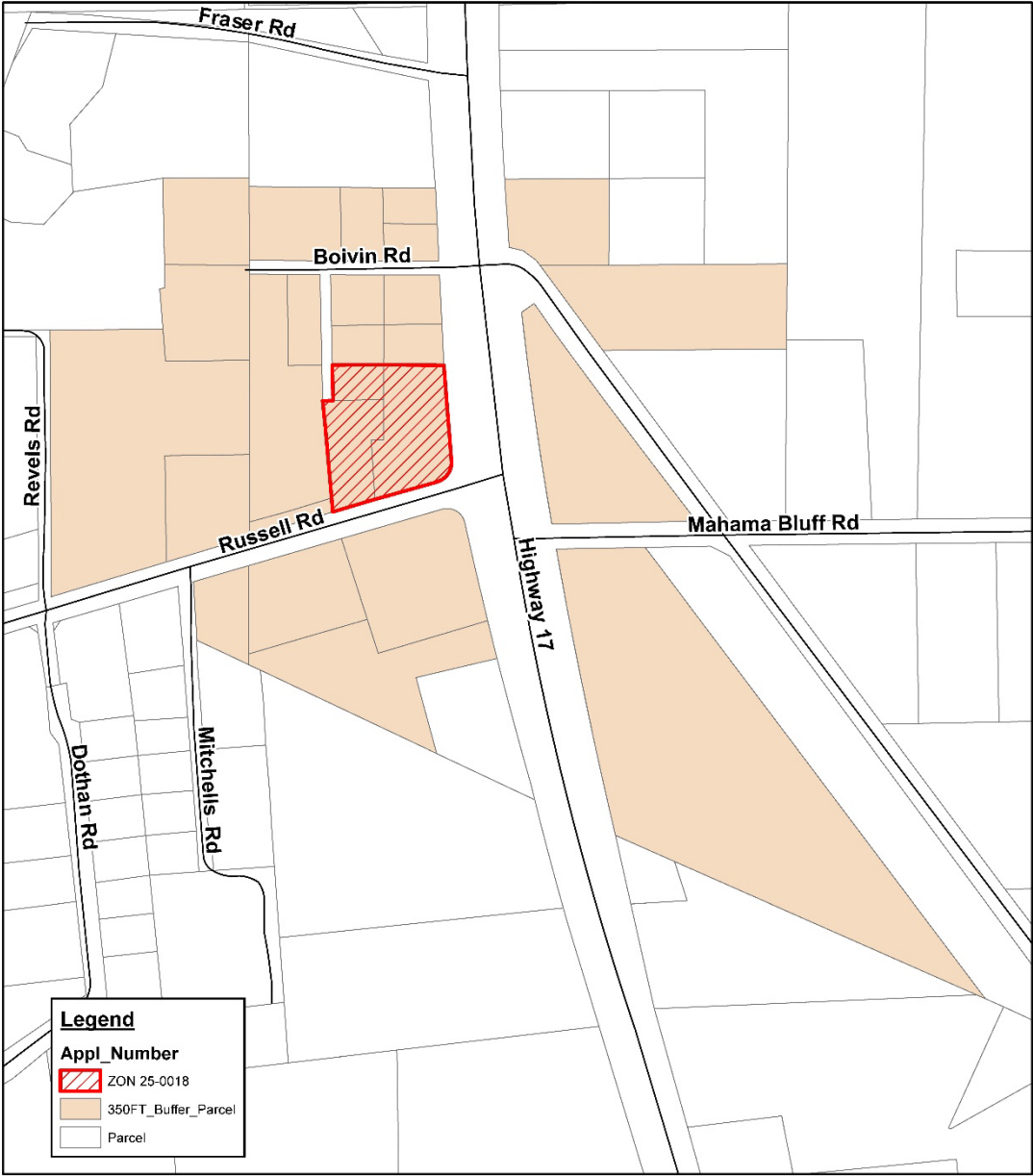
Page 32 of 140



0 90 180 360 Feet

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





350' Parcel Notifications Map  
ZON 25-0018



## Prior Actions

On July 9, 2025, the Springs CAC voted 5-0 to recommend approval of this application.

## Recommendation

ZON 25-0018:

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 25-0018.



**Attachment**  
**“D”**  
**ZON-25-0016**

Rezoning Application:  
ZON 25-0016

Board of County Commissioners  
August 26, 2025



## Application Information

Applicant: Kelly & Toni Moulton

Location: the north side of CR 214, between Twin Lakes Road to the west and Alameda Way to the east.

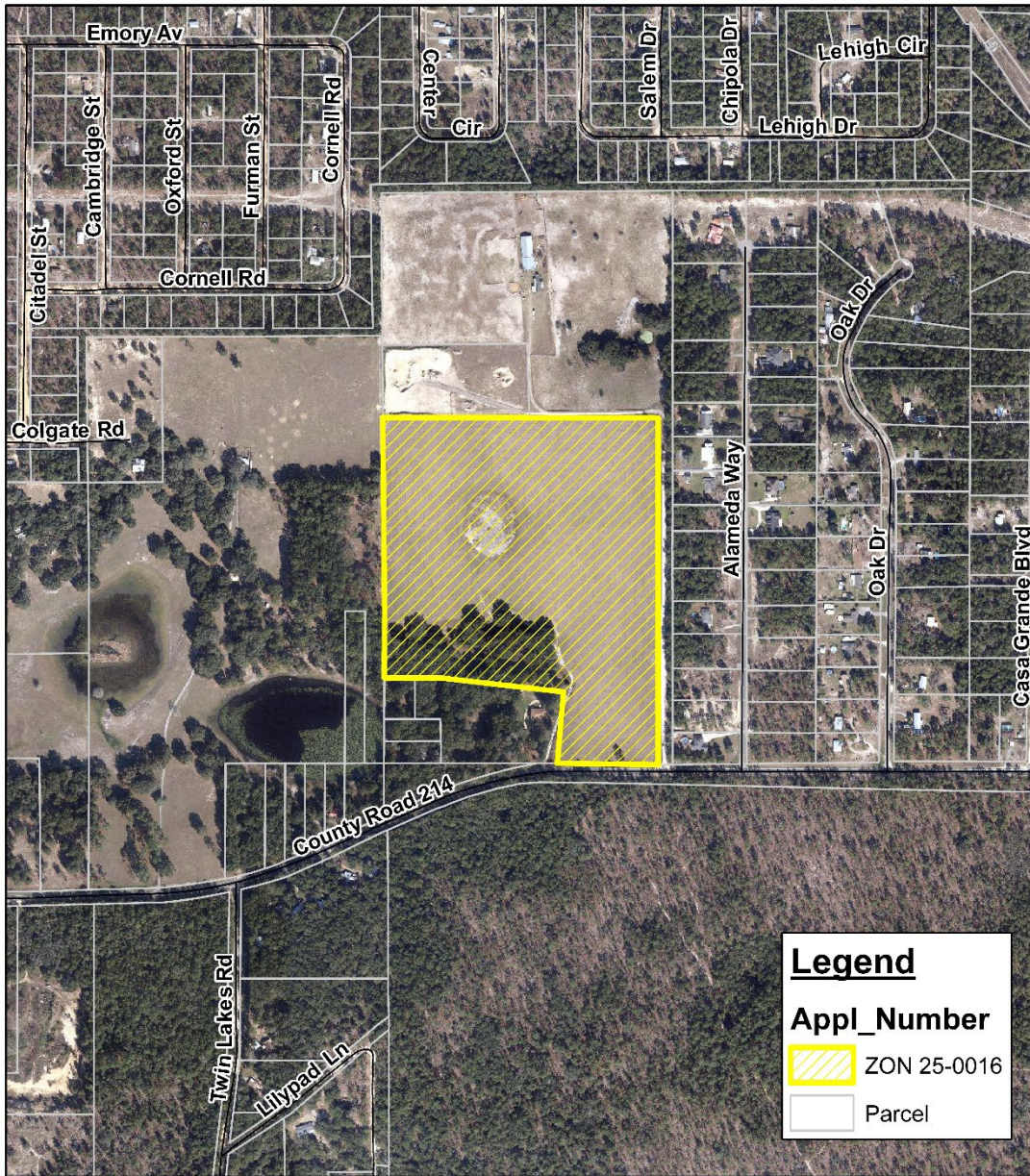
Planning District: Keystone Heights

Commission District: 4 Commissioner Condon

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

- ZON 25-0016 would change the Zoning designation of the parcel from Single Family Residential District (RB) to Agricultural/Residential District (AR).

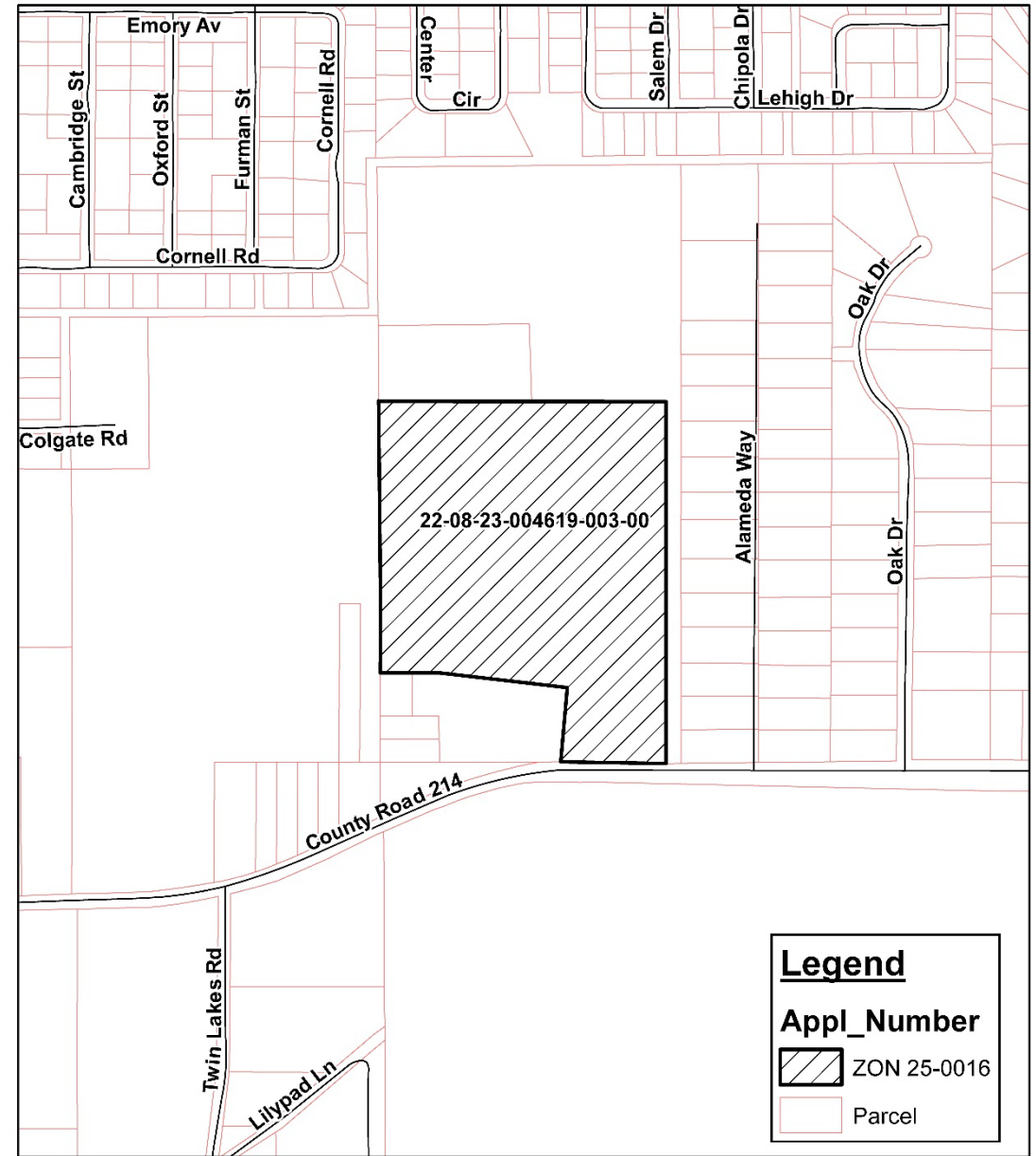




0 295 590 1,180 Feet

Rezoning: ZON 25-0016  
from RB to AR

Page 38 of 140

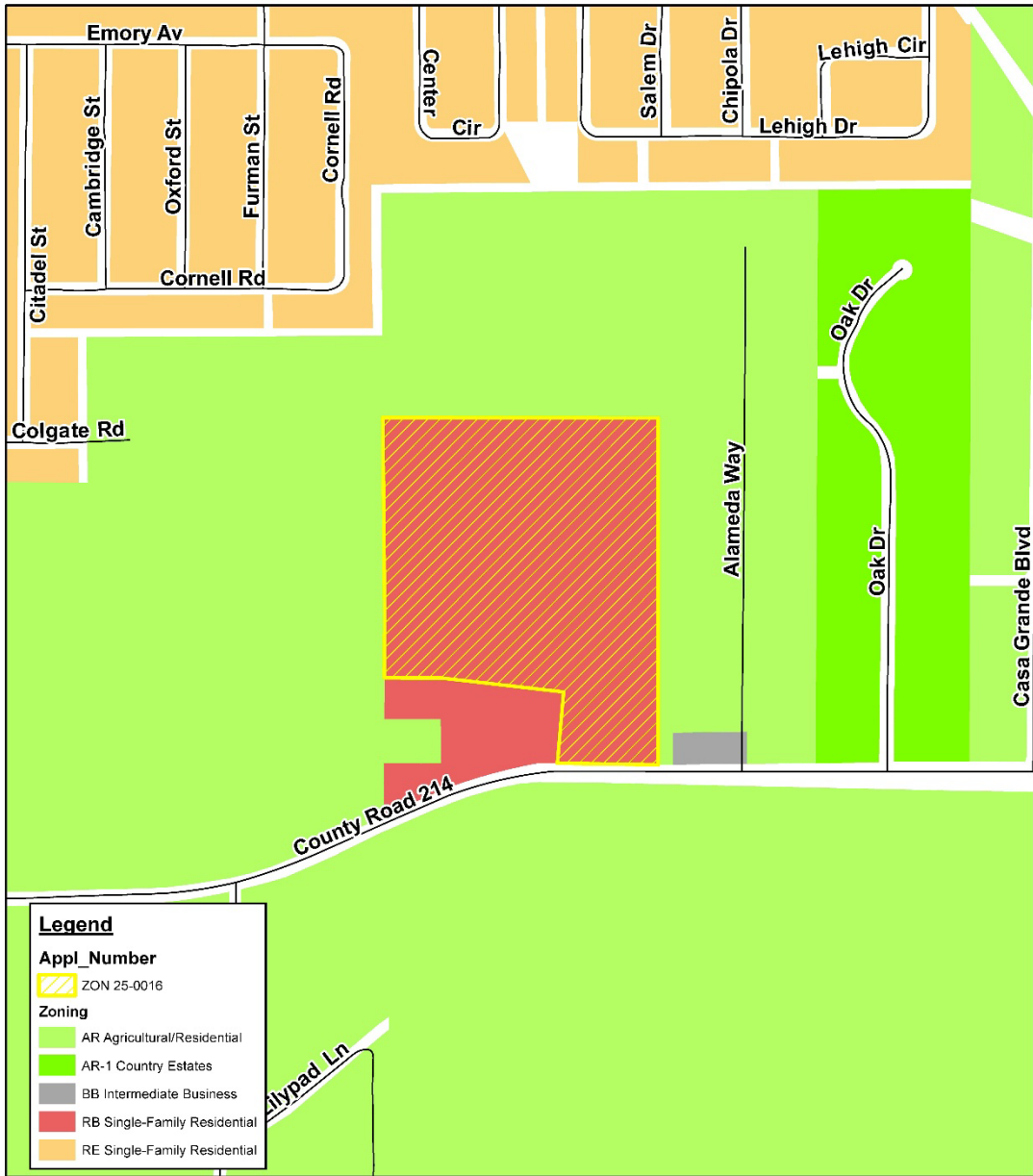


0 275 550 1,100 Feet

Rezoning: ZON 25-0016  
Parcel Map

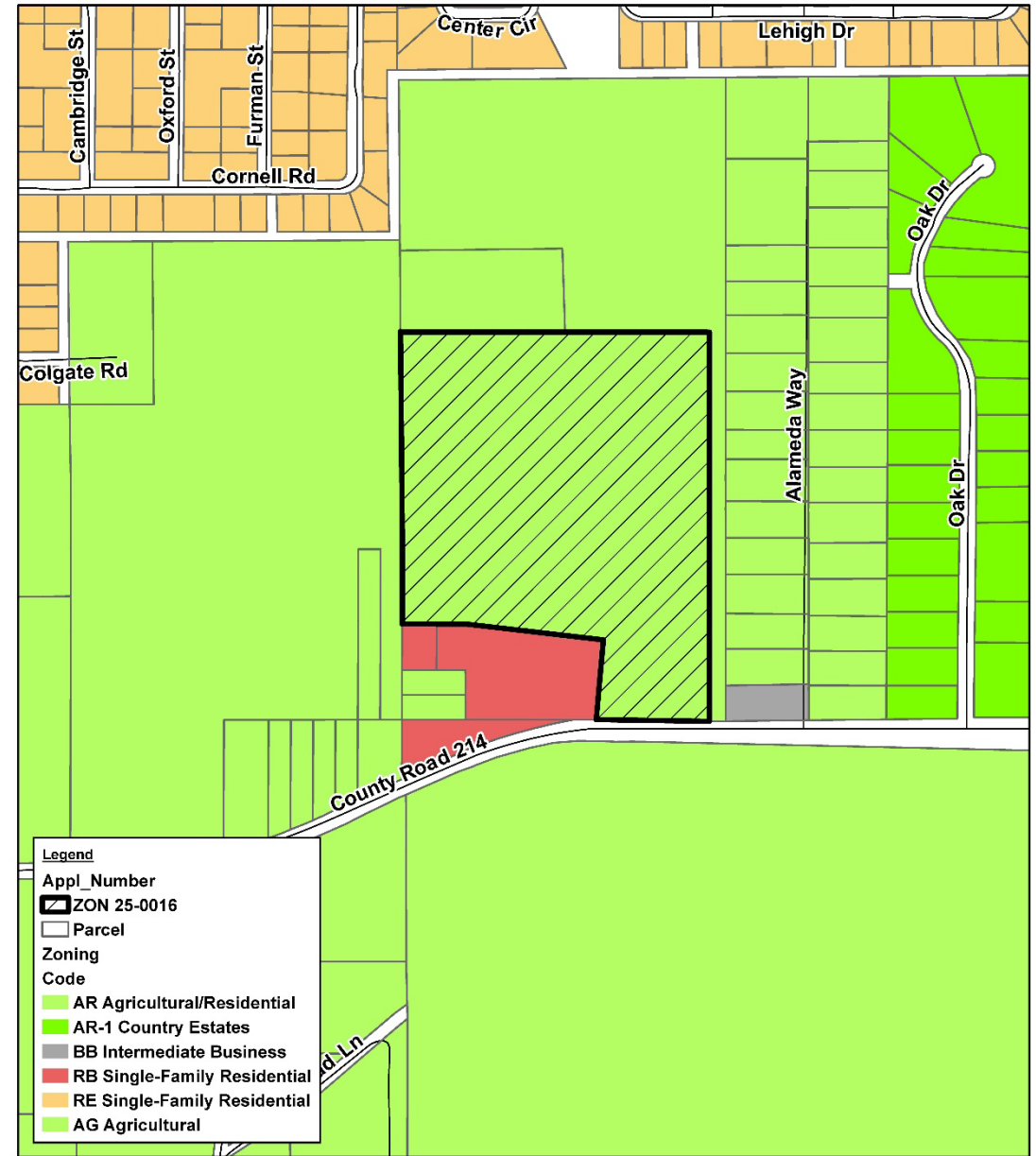






0 295 590 1,180 Feet

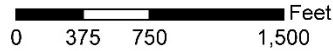
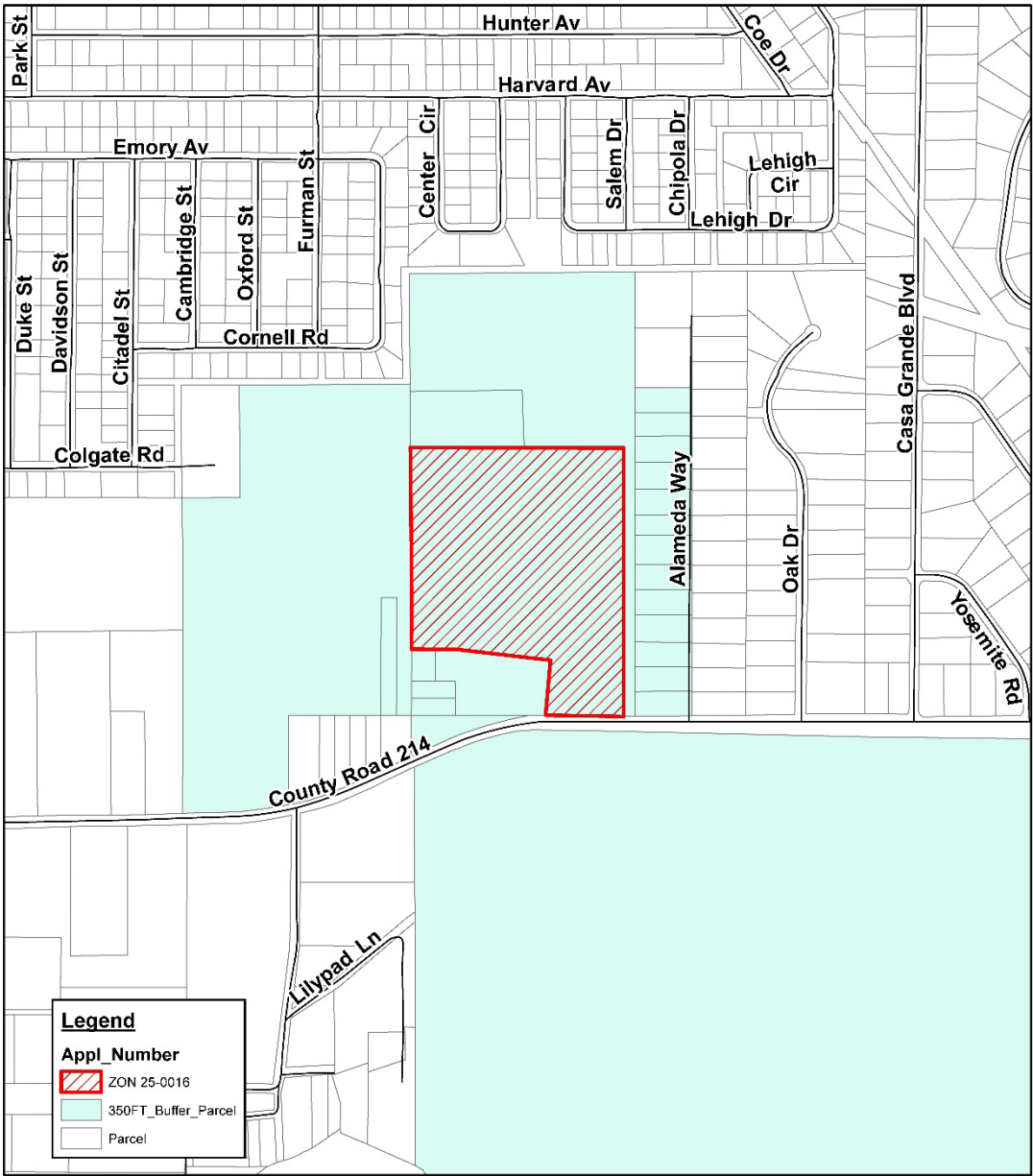
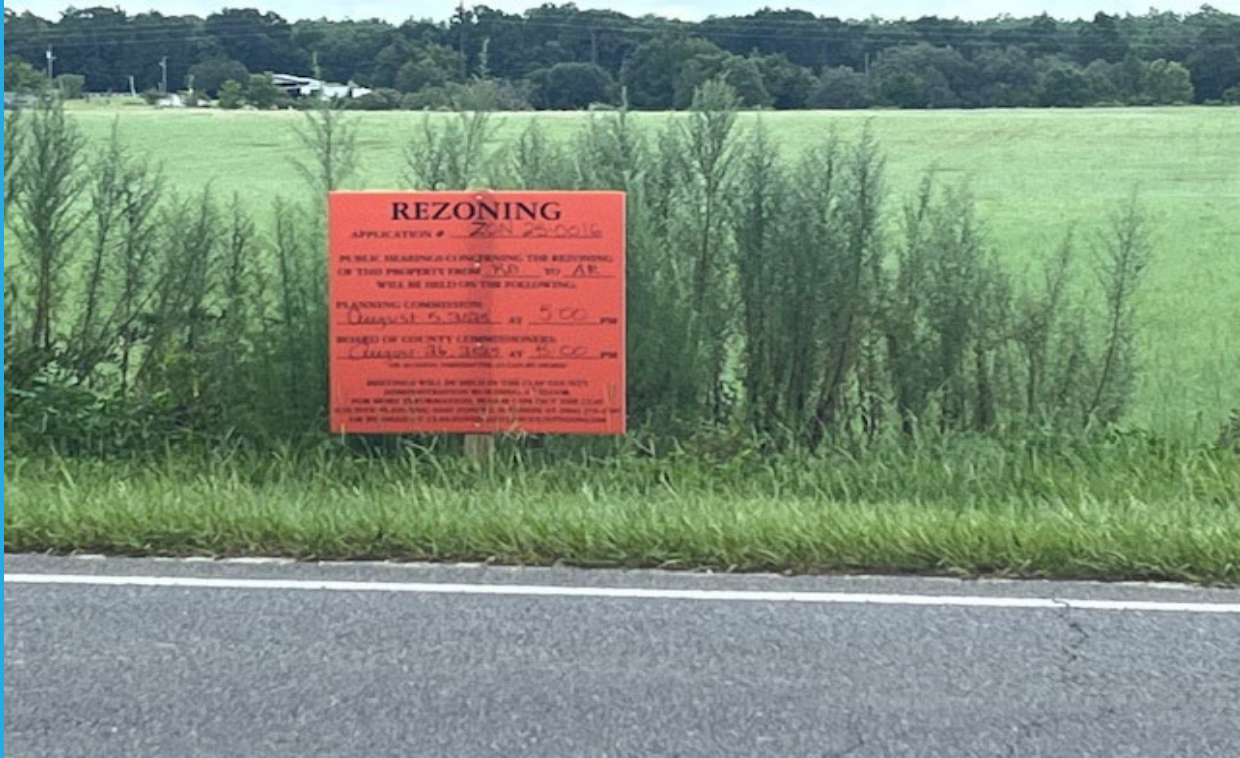
**Existing Zoning**  
Rezoning: ZON 25-0016  
from RB to AR



0 255 510 1,020 Feet

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





350' Parcel Notifications Map  
ZON 25-0016



## Recommendation

### ZON 25-0016:

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 25-0016.



Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, September 2 5:00 PM

TO: Planning Commission

DATE: 6/30/2025

FROM: Jenni Bryla, AICP, Zoning  
Chief

SUBJECT: This application is a Rezoning of 5+/- acres to change from Commercial and professional Office District (BA-2) to Specialty Business District (BB-3)

AGENDA ITEM TYPE:

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**BACKGROUND INFORMATION:**

This application is a rezoning to change a single parcel of land (5 acres) from Commercial and Professional Office District (BA-2) to Specialty Business District (BB-3). The subject parcel lies within the Clay Hill overlay, with approximately 0.8 acres lying outside of the overlay to the southwest.

Planning Requirements:

Public Hearing Required (Yes\No):

**Yes**

Hearing Type: First Public Hearing

Initiated By: Applicant

Smart Land Holdings, LLC  
Agent: Sarah Smart

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
▢ Staff Report ZON 25-0019	Cover Memo	8/28/2025	ZON_25-0019- _PC_Staff_Report_- jb_bc.ADA.pdf ZON_25-0019_-







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## Staff Report and Recommendations for ZON 25-0019

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

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### Owner / Applicant Information:

**Owner:** Smart Land Holdings, LLC  
**Agent:** Sarah Smart  
**Phone:** 904-545-5328  
**Email:** [smartfamily2004@yahoo.com](mailto:smartfamily2004@yahoo.com)

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### Property Information

<b>Parcel ID:</b> 36-04-23-000515-000-00	<b>Parcel Address:</b> 5401 CR 218, Middleburg, FL 32068
<b>Current Zoning:</b> BA-2	<b>Current Land Use:</b> COM
<b>Proposed Zoning:</b> BB-3	<b>Total Acres:</b> 5 +/- acre portion of the parcel
	<b>Acres affected by Zoning change:</b> 5 +/- acres
<b>Commission District:</b> 4, Comm. Condon	<b>Planning District:</b> Middleburg/Clay Hill

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### Introduction:

This application is a rezoning to change a single parcel of land (5 acres) from Commercial and Professional Office District (BA-2) to Specialty Business District (BB-3). The subject parcel lies within the Clay Hill overlay, with approximately 0.8 acres lying outside of the overlay to the southwest. The property currently contains a single residential unit. The Applicant would like to use the property for outdoor storage which is not a permitted use in the BA-2 zoning district. The purpose of the Clay Hill Overlay District is to establish design standards for the visual and functional development of non-residential zoned property within the Clay Hill area of the County. The subject parcel is located on the southwest side of County Road 218.

A companion Comprehensive Plan Amendment is not required for this request.

Figure 1 – Location Map

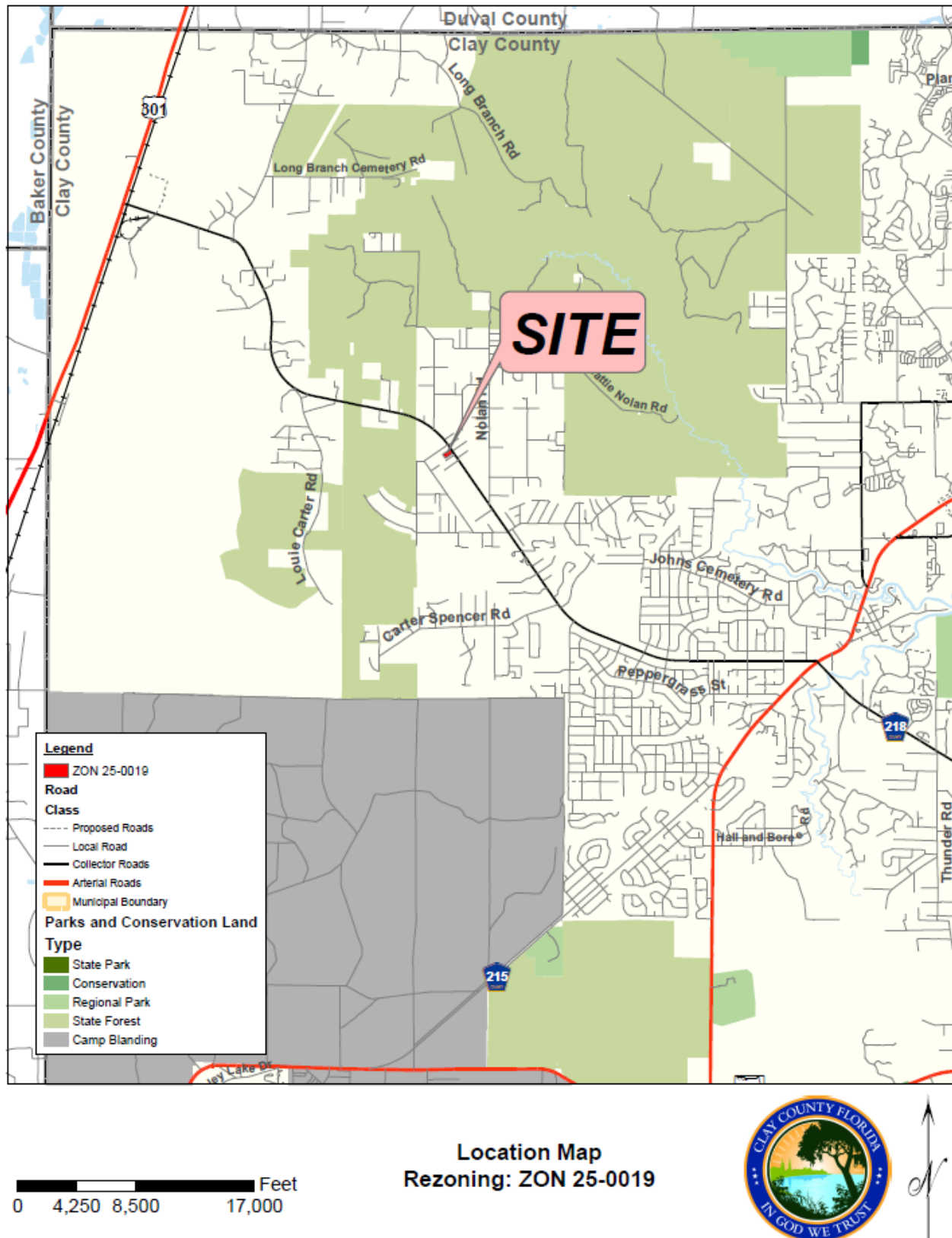


Figure 2 – Parcel Map

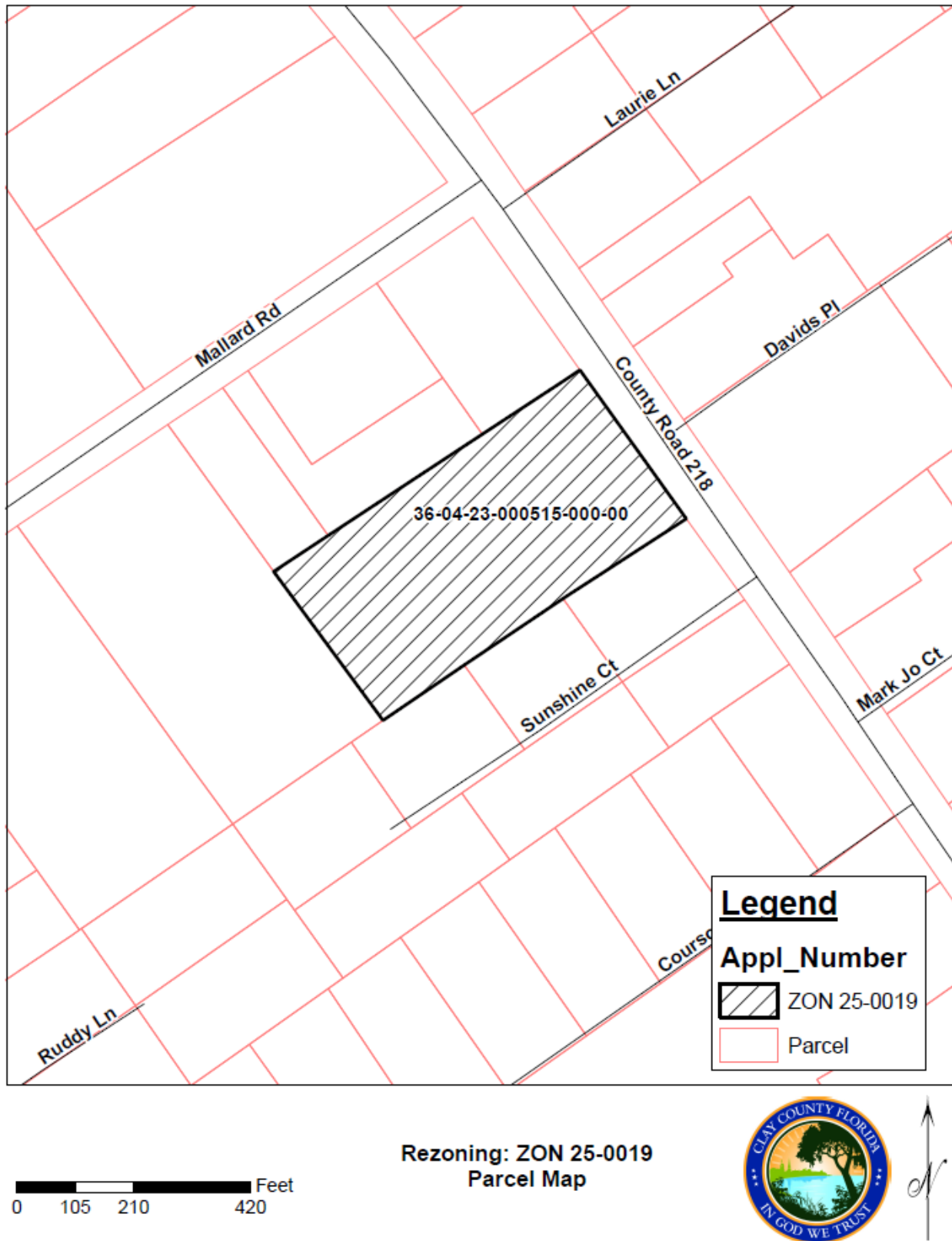




Figure 3 - Aerial Photo

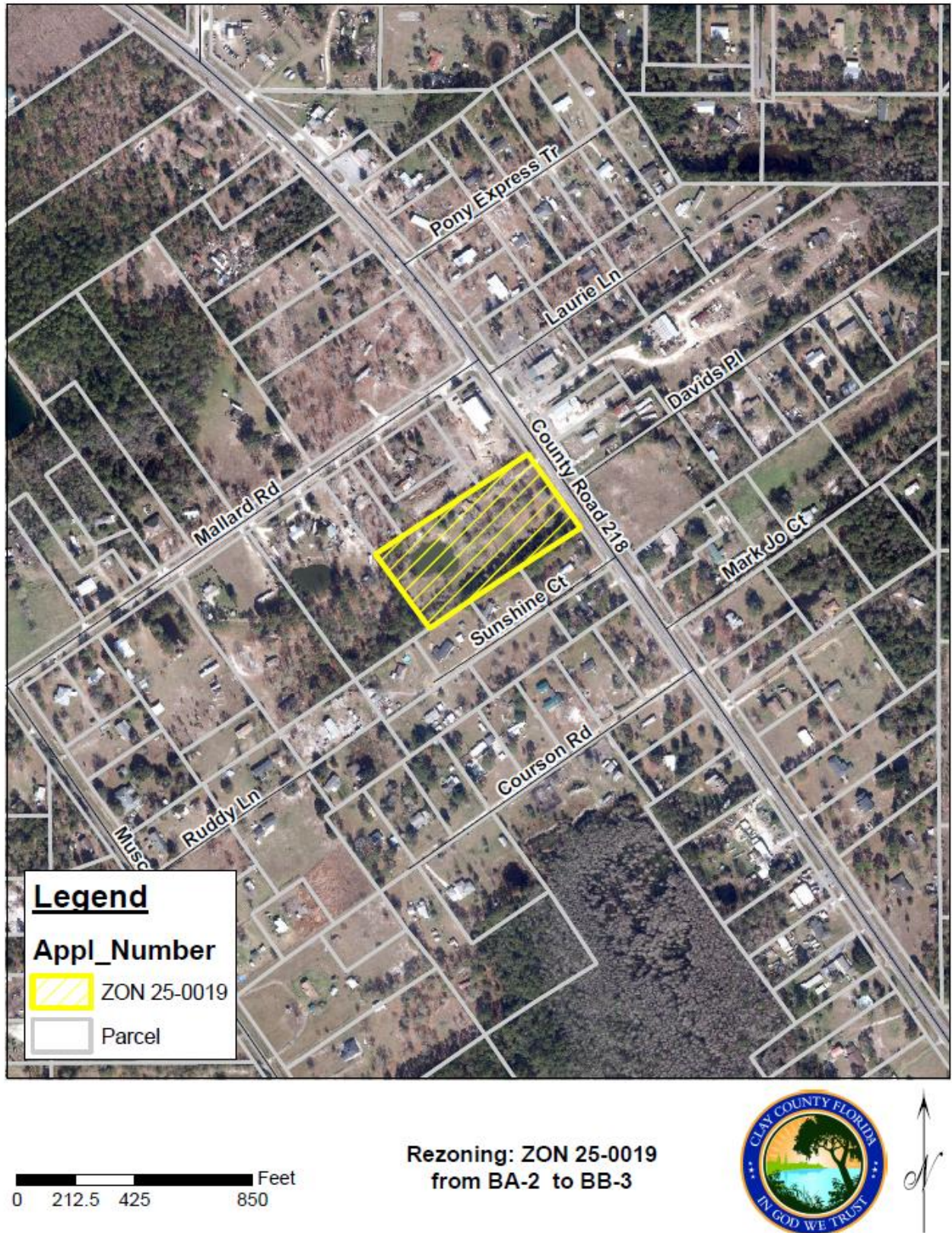




Figure 4 – Existing Zoning Map

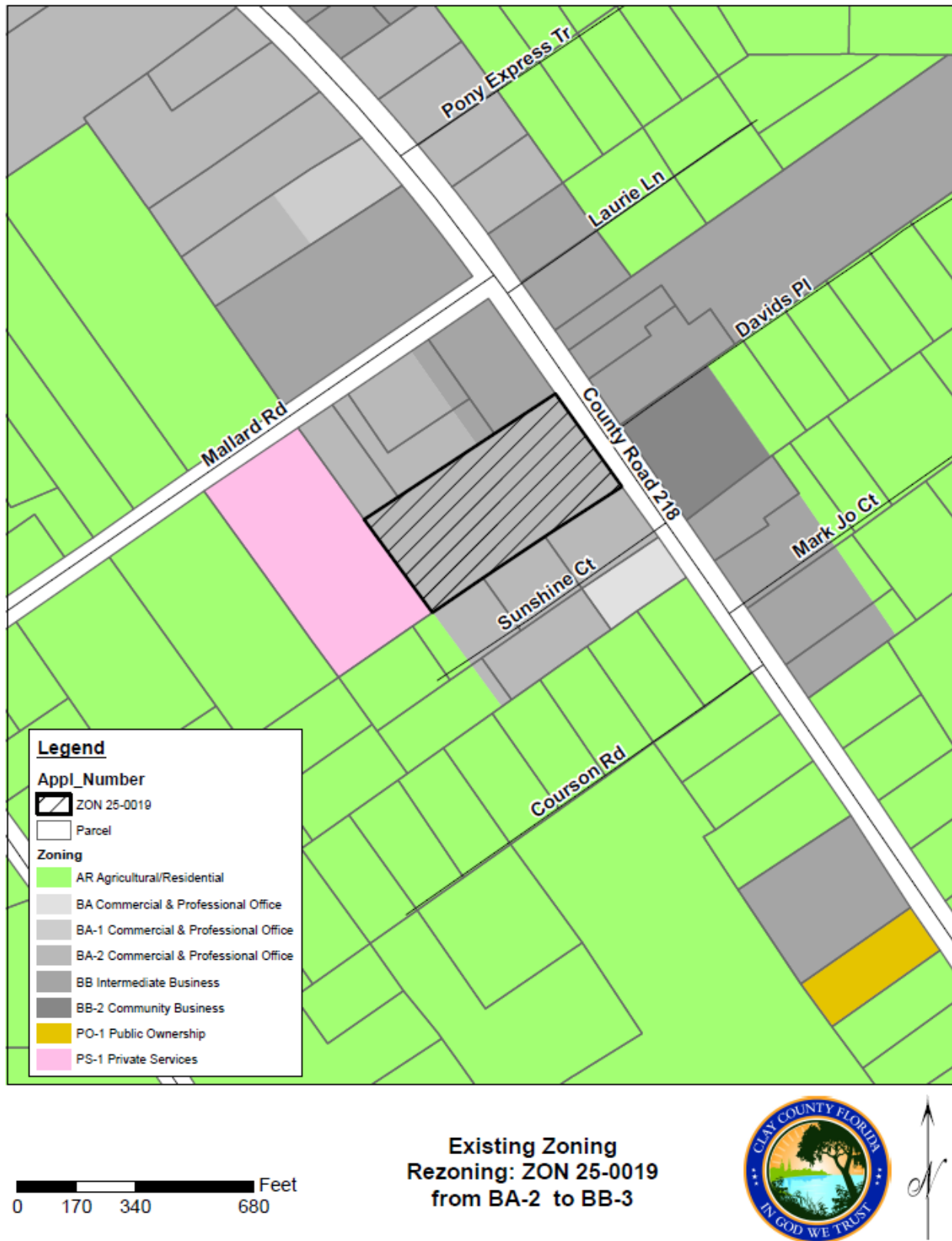
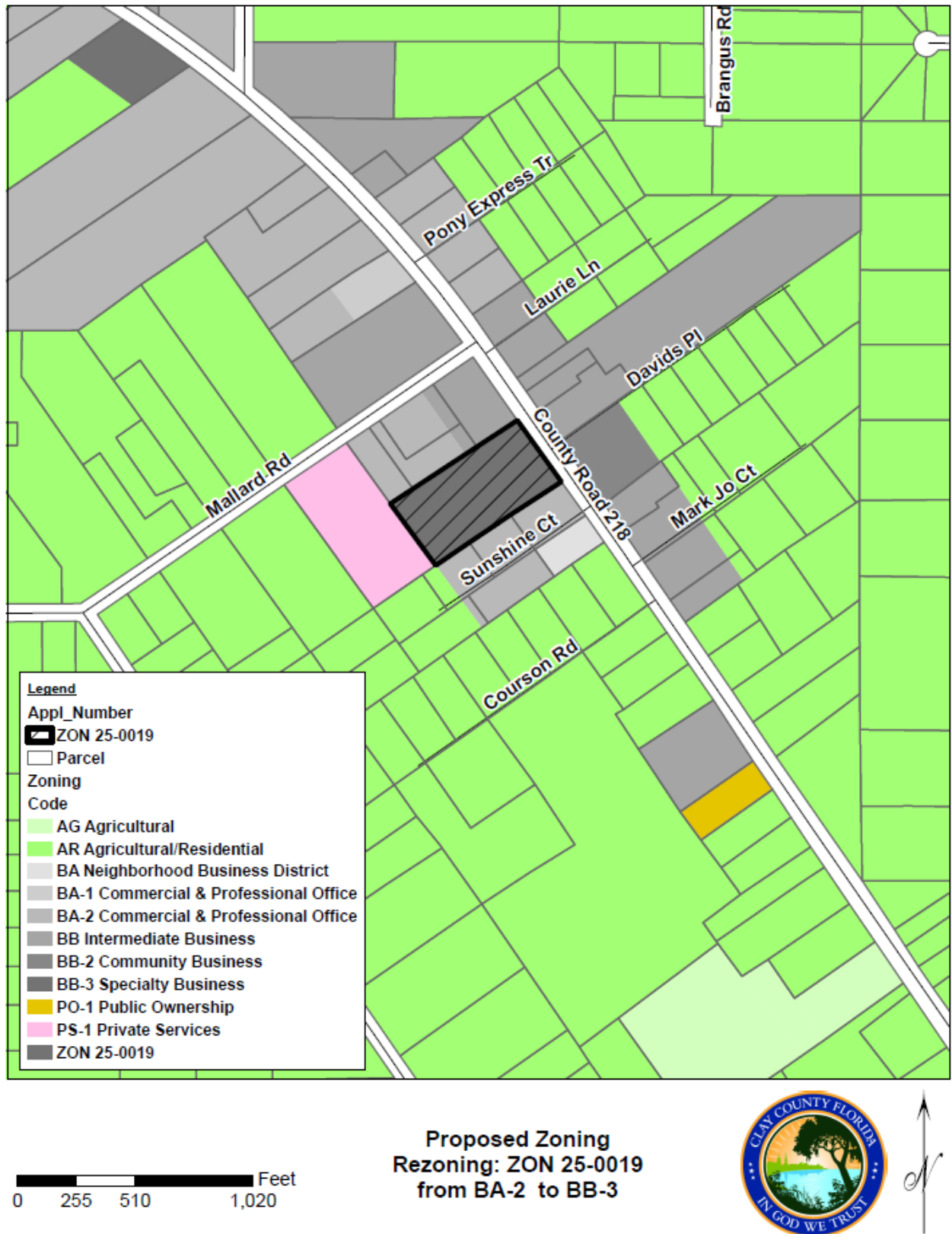


Figure 5 – Proposed Zoning Map



### Analysis of Surrounding Uses

The proposed rezoning would change a single parcel of land (5 acres) from Commercial and Professional Office District (BA-2) to Specialty Business District (BB-3). This request could be construed as “spot zoning” as no other district is in place that that this would be considered a transition zoning. This change would intensify this lot specifically while leaving the majority of the properties the surround the subject parcel, limited to the ability to develop offices. The surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Commercial and Professional Office District (BA-2) & Intermediate Business District (BB)
South	Commercial (COM))	Commercial and Professional Office District (BA-2) & Agricultural Residential (AR)
East	Commercial (COM)	Intermediate Business District (BB) & Community Business District (BB-2) & Commercial and Professional Office District (BA-2)
West	Rural Residential (RR)	Private Services (PS-1) & Agricultural Residential (AR)

In addition, the Clay Hill overlay’s intent is to allow non-residential properties to retain the rural character by encouraging a “rustic” Florida vernacular in the design review of new commercial structures. The overlay recommends that all storage be inside a structure, if outdoor storage is necessary, it shall be screened from all sides by a 15’ wide buffer on all sides. The Overlay standards are intended to strengthen the identity of the Clay Hill neighborhood by reinforcing the rustic, rural character of the Clay Hill Community by utilizing the Florida Vernacular Wooden Cracker Style.

### Relevant Clay County 2045 Comprehensive Plan Policies

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

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.

53 Analysis of Proposed Rezoning Amendment

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

56  
57 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
58 adjacent and nearby districts;

59 Staff Finding: *This application is for the rezoning of the parcel that introduces an isolated zoning district*  
60 *BB-3 which does not exist in the immediate vicinity. There are several different Commercial Zoning districts*  
61 *that include BB, BB-2, BA, BA-2 and BA-2. The difference between the districts is the intensity of uses*  
62 *permitted. The County no longer allows properties to use the BB zoning designation since 1999. As this*  
63 *would be the only BB-3 parcel, it would create an isolated parcel.*

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

66 Staff Finding: *The boundaries of the zoning districts have changed over the years. The area was likely all*  
67 *Agricultural/Residential. There is a mixture of businesses and mobile homes and small homesteaded*  
68 *properties. This particular stretch of road has developed into a commercial strip of roadway, that has not yet*  
69 *implemented the Clay Hill overlay standards. The subject property was a part of the originally platted*  
70 *subdivision, Duck Pond, lot 109.*

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

73 Staff Finding: *The Future Land Use for this strip of roadway is Commercial, and therefore the request is*  
74 *consistent with the Plan. The area does not appear to be transitioning to an exclusively commercial area as*  
75 *evidenced by the majority of homesteaded properties to the south of the subject parcel.*

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

77 Staff Finding: *The existing BA-2 can be used for the applicant's proposed business. The zoning district*  
78 *however does not allow outdoor storage which is the desire of the applicant.*

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

81 Staff Finding: *As stated, the Future Land Use for the area is Commercial. All of the BA and BB zoning*  
82 *districts are compatible with the Commercial Plan designation. There are just intensity differences between*  
83 *the zoning districts.*

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

86 Staff Finding: *There may be a public purpose served by continuing the less intensive zoning of BA-2 as the*  
87 *district limits the size of commercial structures and intensity of use.*

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

90 Staff Finding: *The proposed rezoning will not be inconsistent with the surround land use.*

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

93 Staff Finding: *There are a significant amount of zoning districts that would allow for outdoor storage in the*  
94 *County, just not within the area of the subject property.*

95

96 **Recommendation**

97 Based on the analysis above, Staff does not find that the request is consistent with the intent of the Land  
98 Development Code or the Clay Hill overlay and recommends denial of ZON 25-0019.



**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 (TAX PARCEL IDENTIFICATION # 36-04-23-000515-000-00), TOTALING APPROXIMATELY 5 ACRES, FROM COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) TO SPECIALTY BUSINESS DISTRICT (BB-3); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 25-0019, seeks to rezone certain real property totaling 5 acres (tax parcel identification # 36-04-23-000515-000-00) (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 of the Property is hereby changed from the present zoning classification of Commercial and Professional Office District (BA-2) to Specialty Business District (BB-3).

**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 September, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Betsy Condon, Its Chairman

ATTEST:

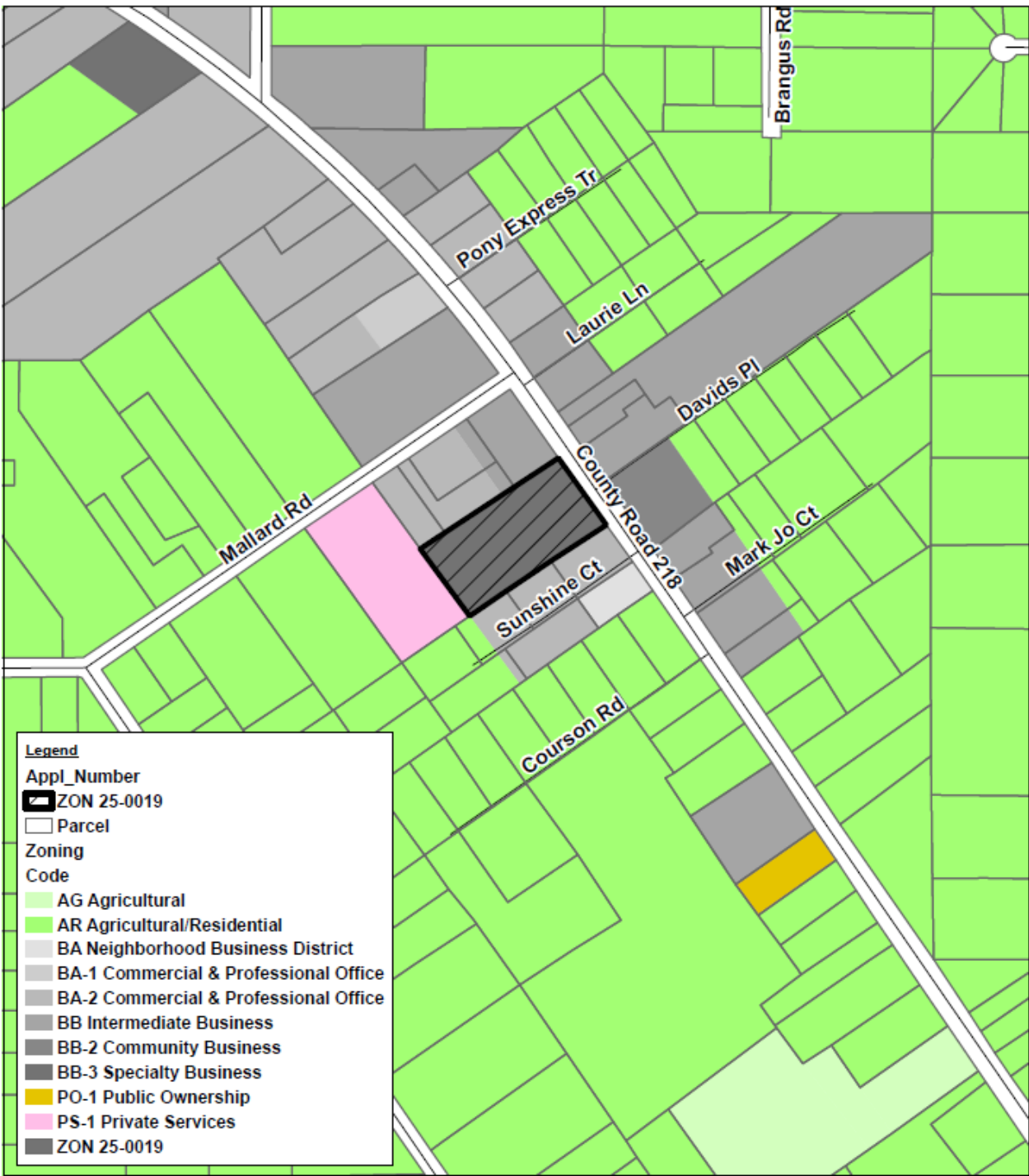
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

Lot 109, Duck Pond, according to an unrecorded plat thereof, prepared by Lewis H. McKee, Registered Surveyor, No. 1221 on May 6, 1969, said Lot being a Portion of Section 36, Township 4 South, Range 23 East, Clay County, Florida and being more particularly described as follows: Commence at the Southeast Corner of Section 1, said corner also being the Southwest corner of Section 6, Township 5 South, Range 24 East, thence on the South line of Section 6 run North 89 Degrees 40 Minutes 37 Seconds East 2,219.98 feet; thence on the Southwesterly line of State Road No. 218 run North 34 Degrees 59 Minutes 07 Seconds West, 8,570.01 feet to the point of beginning, thence continue of last said line North 34 Degrees 59 Minutes 07 Seconds West 330 feet, thence South 55 Degrees 00 Minutes 53 Seconds West 660 feet, then South 34 Degrees 59 Minutes 07 Seconds East 330 feet, thence North 55 Degrees 00 Minutes 53 Seconds East 660 feet to the Point of Beginning.

Parcel ID Number: 36-04-23-000515-000-00

Exhibit "A-2"



0 255 510 1,020 Feet

**Proposed Zoning  
Rezoning: ZON 25-0019  
from BA-2 to BB-3**





Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, September 2 5:00 PM

TO: Planning Commission

DATE: 7/7/2025

FROM: Jenni Bryla, AICP, Zoning  
Chief

SUBJECT:

A. COMP 25-0012

This application is a FLUM Amendment to change 16.34+/- acres from Rural Residential (RR) to Urban Fringe (UF)

B. PUD 25-0005

This application is a Rezoning to change from Agricultural Residential (AR) to Planned Unit Development (PUD).

AGENDA ITEM TYPE:

---

BACKGROUND INFORMATION:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change a single parcel of land from RR (Rural Residential) to UF (Urban Fringe). This could equate to a density of 4 units to the acre depending on the zoning district and water and sewer availability. The Applicant intends to build approximately 51 detached single-family homes which would equate to 3.3 units per acre.

The PUD 25-0005 is the companion re-zoning to the Comprehensive Plan Amendment.

Planning Requirements:

Public Hearing Required (Yes\No):

**Yes**

Hearing Type: First Public Hearing

Initiated By: Applicant

**Owner:** Roland R Townsend Jr, Todd A

Townsend,  
Jamie L Hudson  
**Agent:** Frank Miller

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report COMP 25-0012	Cover Memo	8/26/2025	COMP_25-0012- PC_Staff_Report_-DRAFT_jb_bc.ADA.pdf
▢ Ordinance	Ordinance	8/27/2025	COMP_25-0012-_ordinance_-DRAFT_jbada.pdf
▢ Staff Report PUD 25-0005	Cover Memo	8/27/2025	PUD_25-0005_Staff_Report-_DRAFT_jb_(2)ada.pdf
▢ Written Narrative	Backup Material	8/27/2025	Pine_Tree_Land_PUD_Written_Statement_v1ada.pdf
▢ Ordinance	Backup Material	8/27/2025	PUD_25-0005_- _Ordinance_- _DRAFT_jb_(1)ada.pdf



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## Staff Report and Recommendations for COMP 25-0012



Copies of the application are available at the Clay County

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

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### Owner / Applicant Information:

**Owner:** Roland R Townsend Jr, Todd A Townsend,  
Jamie L Hudson

**Agent:** Frank Miller

**Phone#** 904-354-1980

**Email:** fmiller@gunster.com

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

---

### Property Information

**Parcel ID:** 14-05-24-006355-000-00

**Current Land Use:** RR (Rural Residential)

**Proposed Land Use:** UF (Urban Fringe)

**Commission District:** 4, Comm. Condon

**Parcel Address** 2169 Pine Tree Lane

**Current Zoning:** AR (Agricultural Residential)

**Total Acres:** 16.34 +/- acres

**Acres affected by FLU change:** 16.34 +/- acres

**Planning District:** Middleburg-Clay Hill

---

### Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change a single parcel of land from RR (Rural Residential) to UF (Urban Fringe). This could equate to a density of 4 units to the acre depending on the zoning district and water and sewer availability. The Applicant intends to build approximately 51 detached single-family homes which would equate to 3.3 units per acre. A companion Rezoning application from AR to PUD follows this comprehensive plan amendment.

The subject parcel is located west of Blanding Blvd and north of CR 218, just north of the intersection of Pine Tree Lane and CR 218. The property to the north of the subject parcel has a future land use of Rural Fringe (RF) and underwent a rezoning of the land from AR to RB in 2003. That 29-acre parcel has an approximate density of 3 units to the acre. A companion Rezoning application from AR to PUD follows this comprehensive plan amendment. This zoning designation would equate to a density of 3.3 units to the acre.

Figure 1 – Location Map

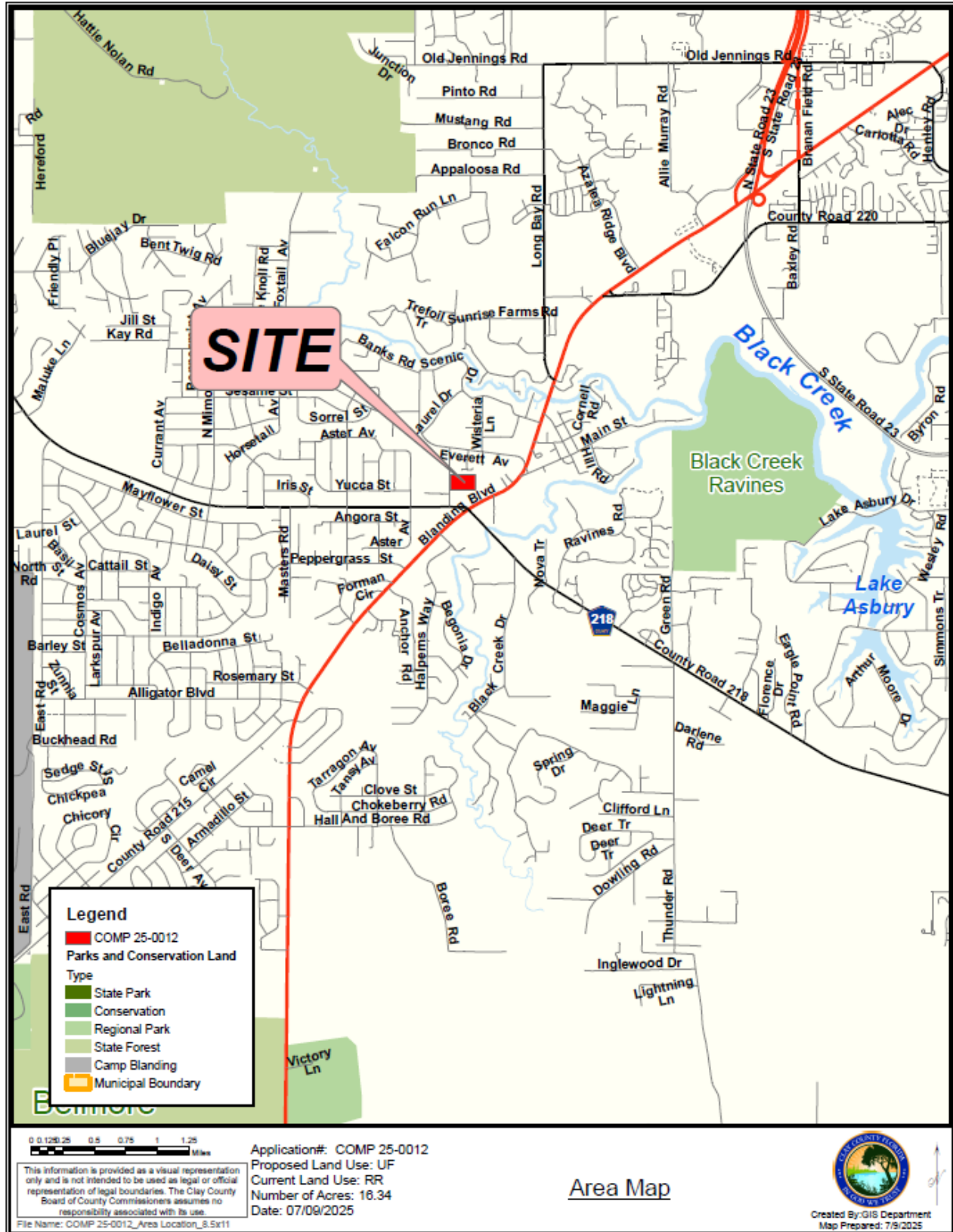


Figure 2 – Parcel Map

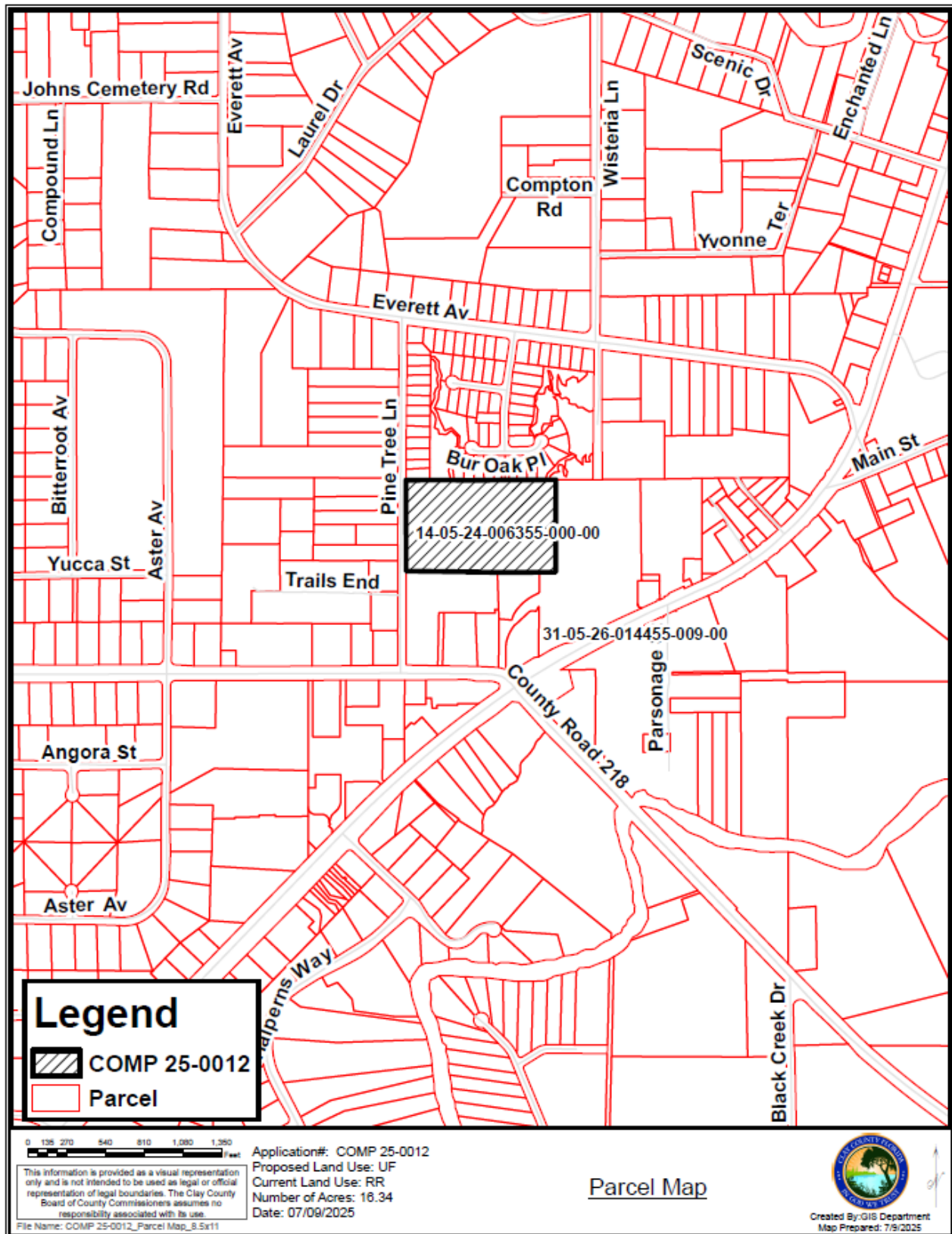




Figure 3 - Aerial Photo





Figure 4 – Existing Future Land Use Designation Map

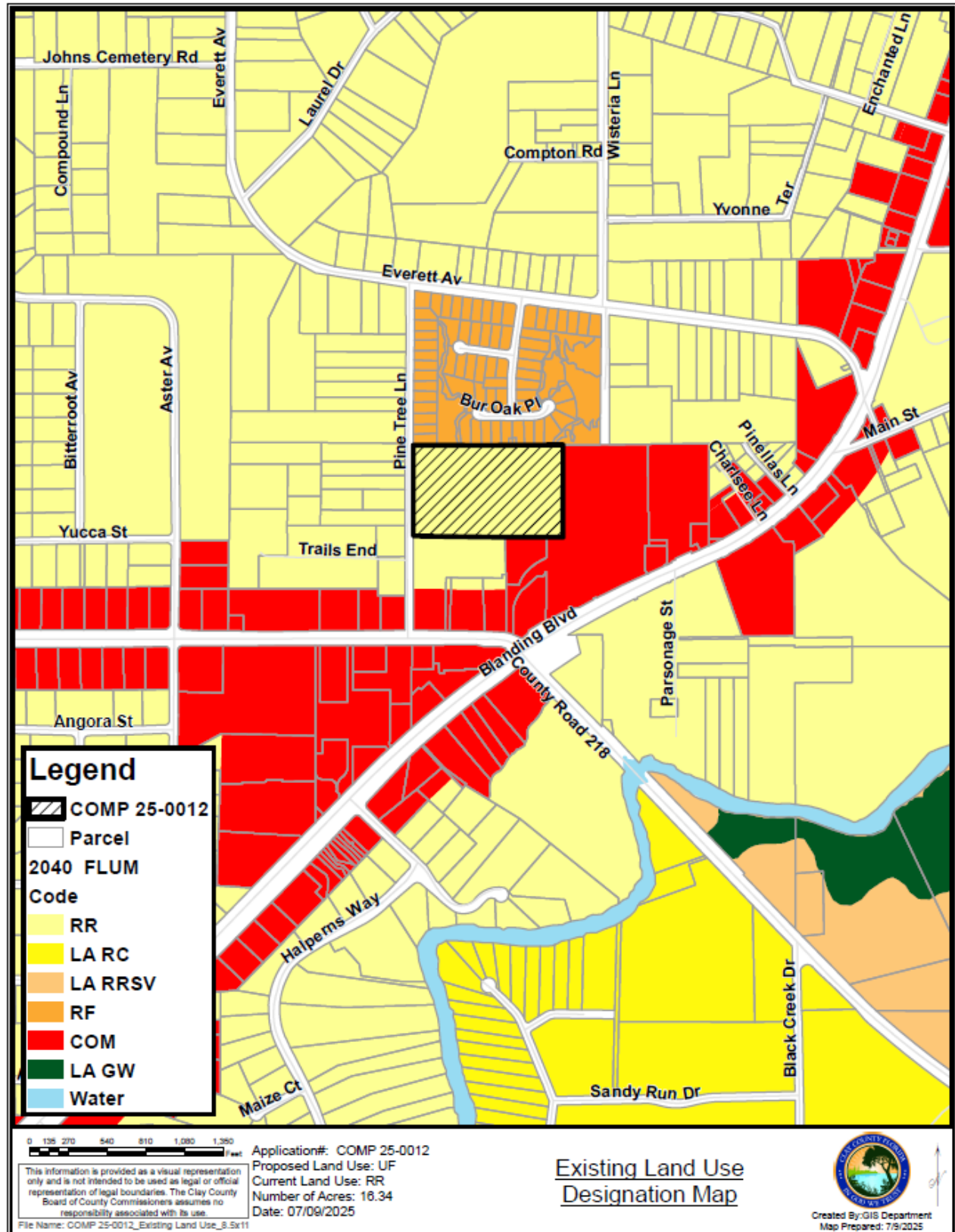




Figure 5 – Proposed Future Land Use Designation Map

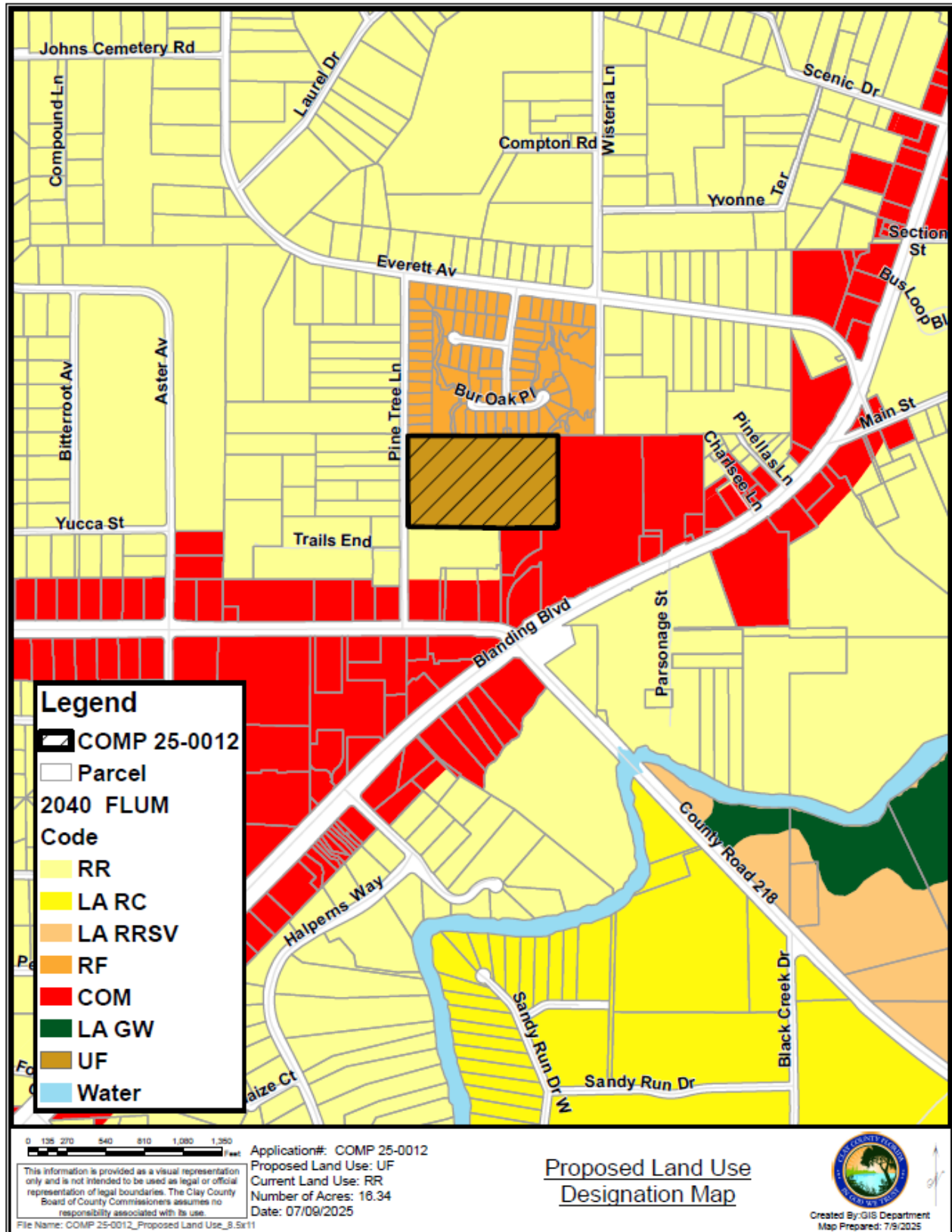
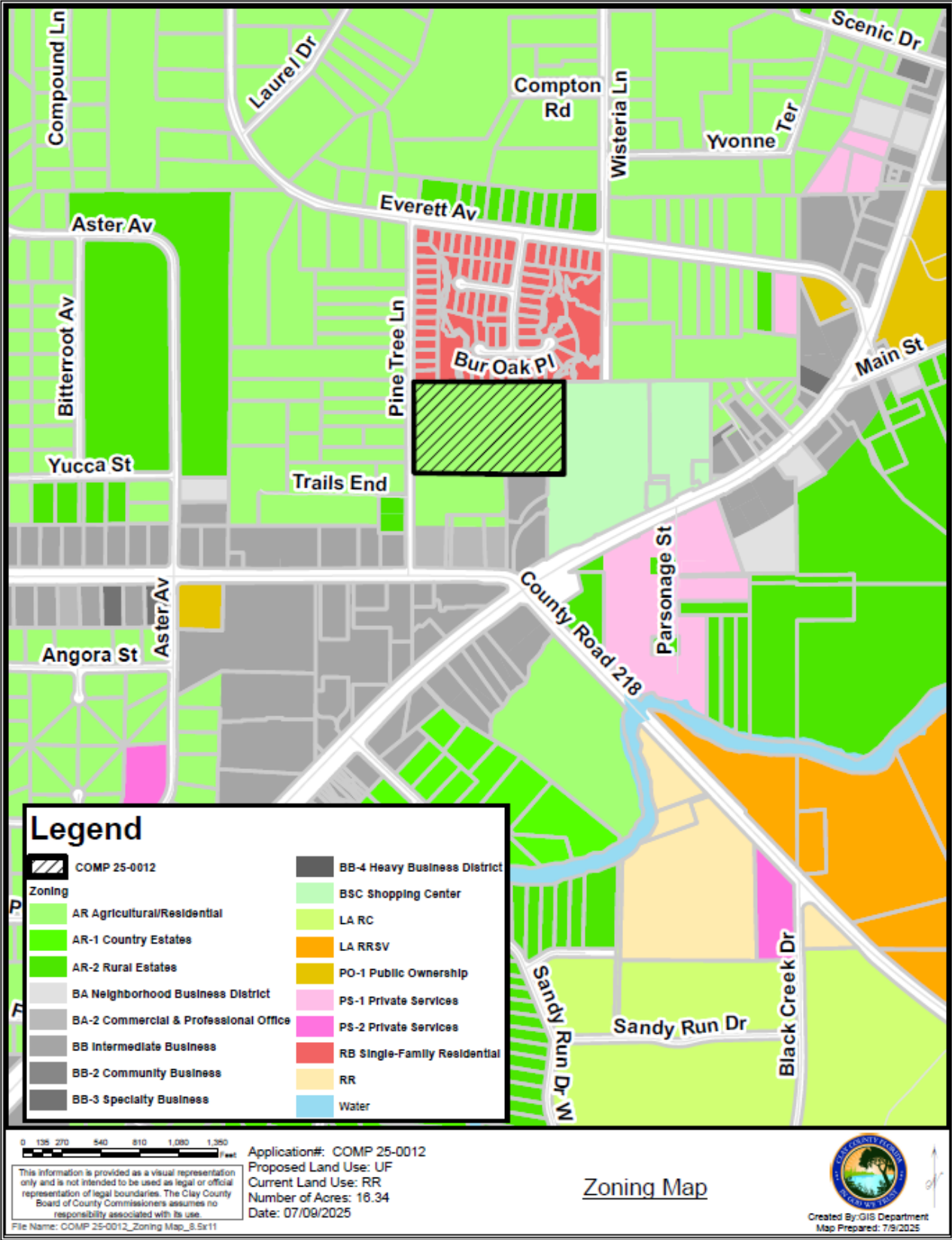


Figure 6 – Zoning Map



## Availability of Services

### Traffic Facilities:

Trip Generation calculated as: Single Family Detached (ITE 210) P.M. Peak Hour of Generator Weekday

Average Rate of Vehicle Trips per dwelling unit = 0.94

Total PM Peak Hour Trips for this project = 61 trips (0.94 x 65 du)

### **Trip Generation**

Road	Segment	Entering*		Exiting*		Total PM Peak Hour Trips
CR 218	SR 21 to S. Mimosa Ave.	Percentage	Trips	Percentage	Trips	
		63%	38	37%	23	61

\*For Distribution Analysis, Single Family Detached (ITE 210) Weekday, PM Peak was used.

### Schools:

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

### Recreation:

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

### Water and Wastewater:

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

### 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.

## Land Suitability:

### Soils:

See Figure 7.

Flood Plain:

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

Topography:

The subject parcel has roughly a high point of 22' that runs generally from the north-east portion of the site to the south-west area where the flood plain begins. See Figure 9.

Regionally Significant Habitat:

There have been black bear sightings to the north and south but nothing in or around the subject parcel. See Figure 10.

Historic Resources:

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

Compatibility with Military Installations:

The subject property is not located near Camp Blanding.

## Analysis of Surrounding Uses

The proposed future land use amendment would change the total parcel acreage of land (16.34 acres) from RR (Rural Residential) to UF (Urban Fringe). 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	Rural Fringe	RB (Single-Family Development)
South	Commercial and Rural Residential	AR (Agricultural/Residential) and BB (Intermediate Business District)
East	Commercial	BSC (Planned Unit Development) and AR (Agricultural Residential)
West	Rural Residential	AR (Agriculture / Residential)

Figure 7 – Soil Map

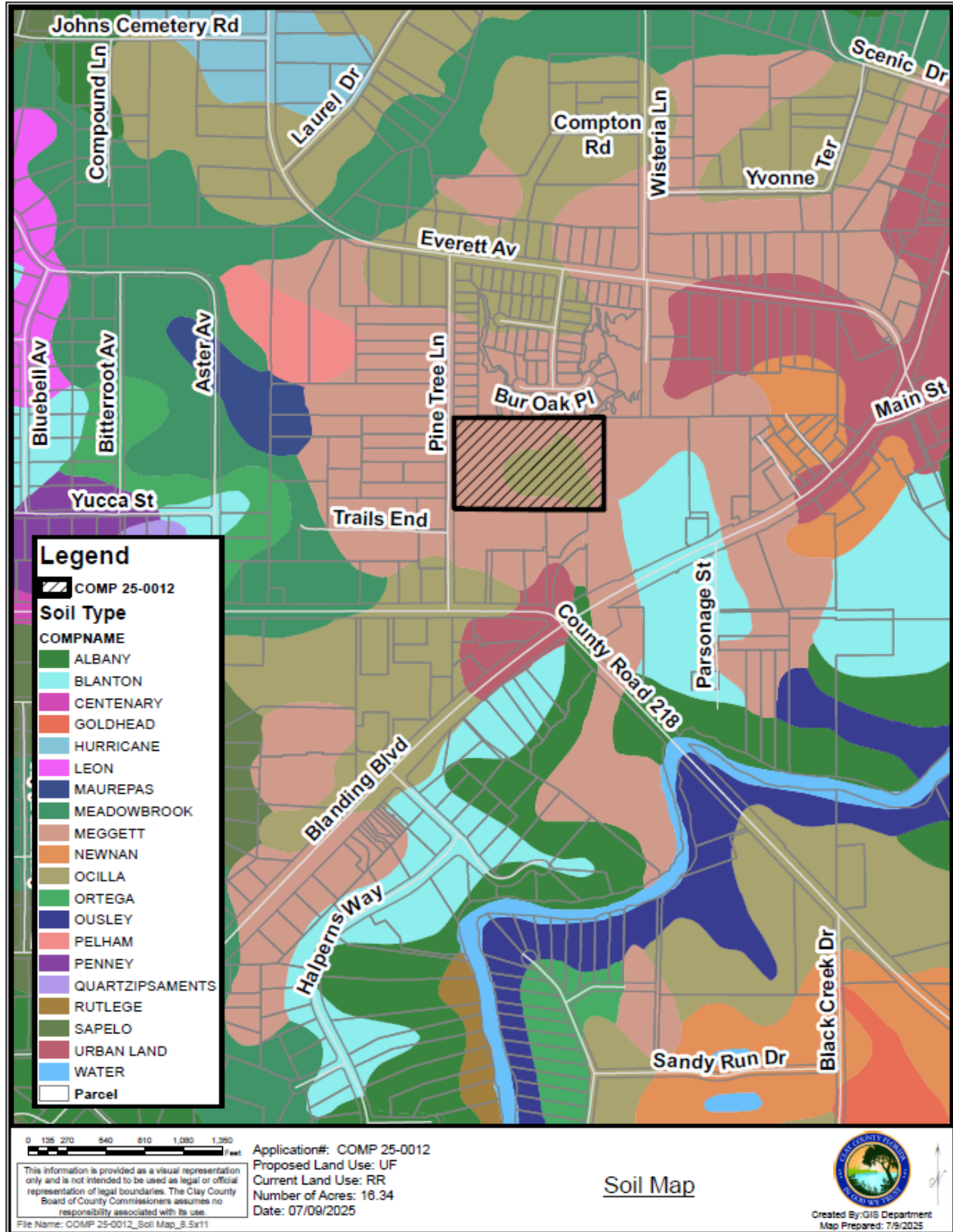




Figure 8 – Flood Zone Map

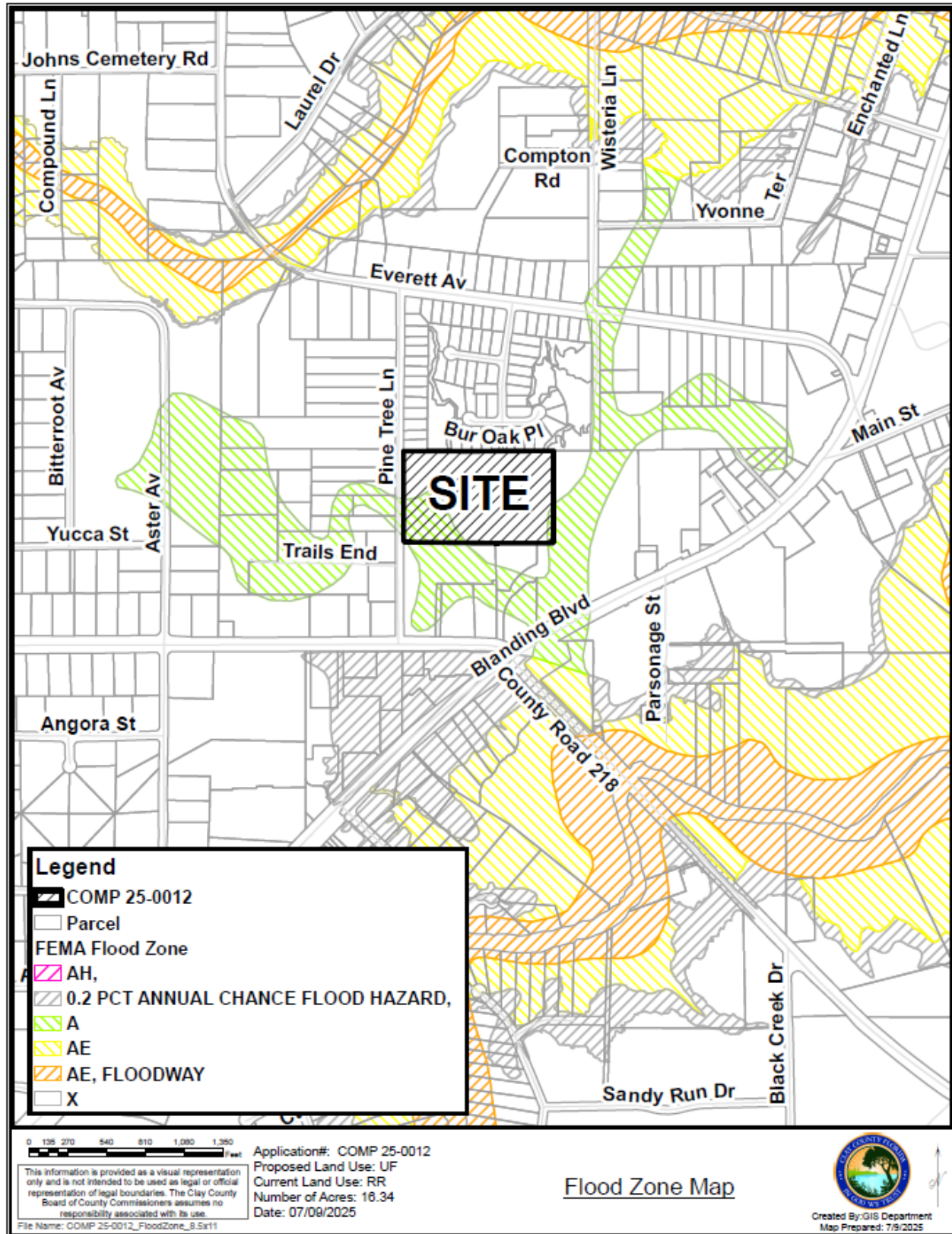


Figure 9 – Topography Map

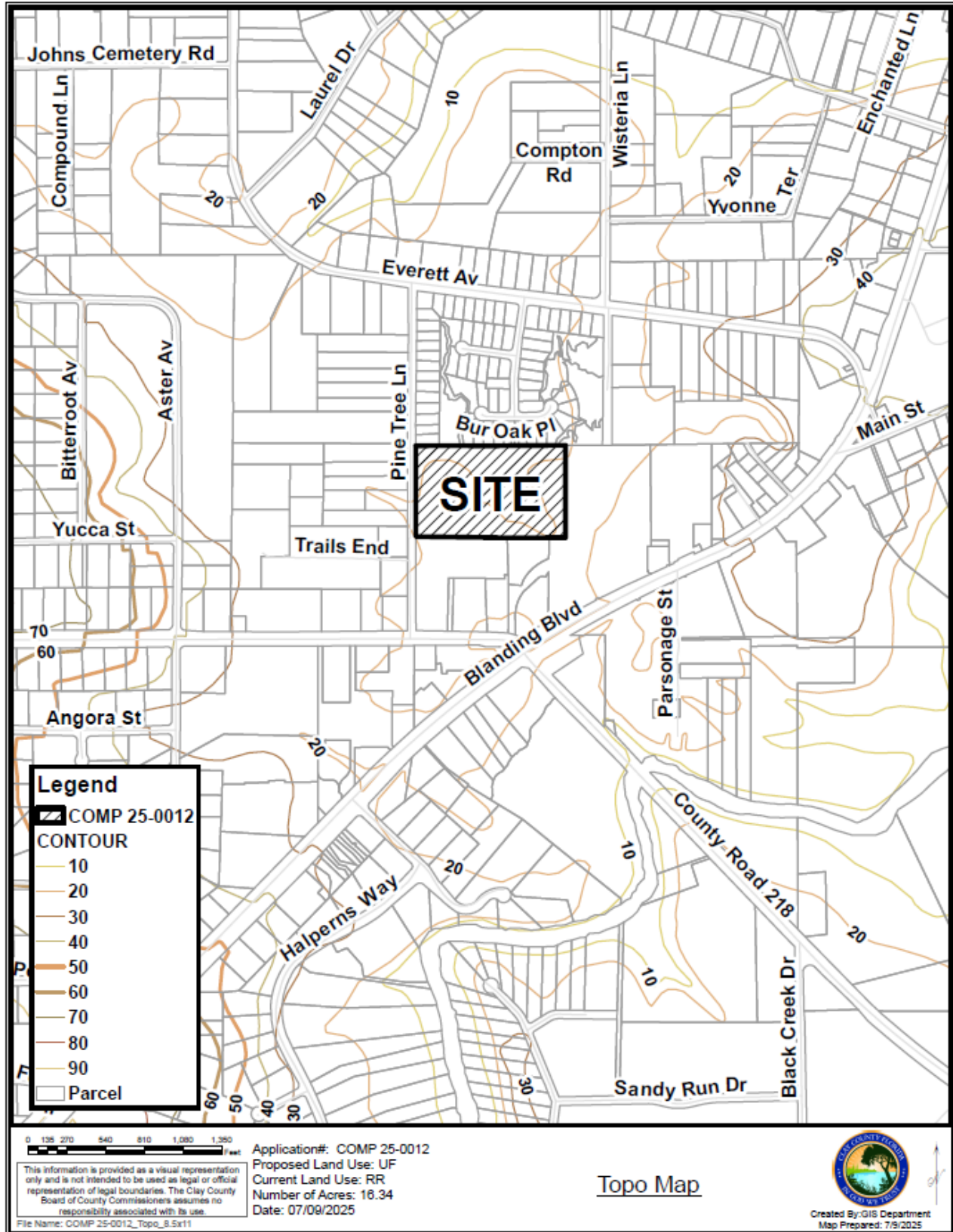


Figure 10 – Habitat Value Map

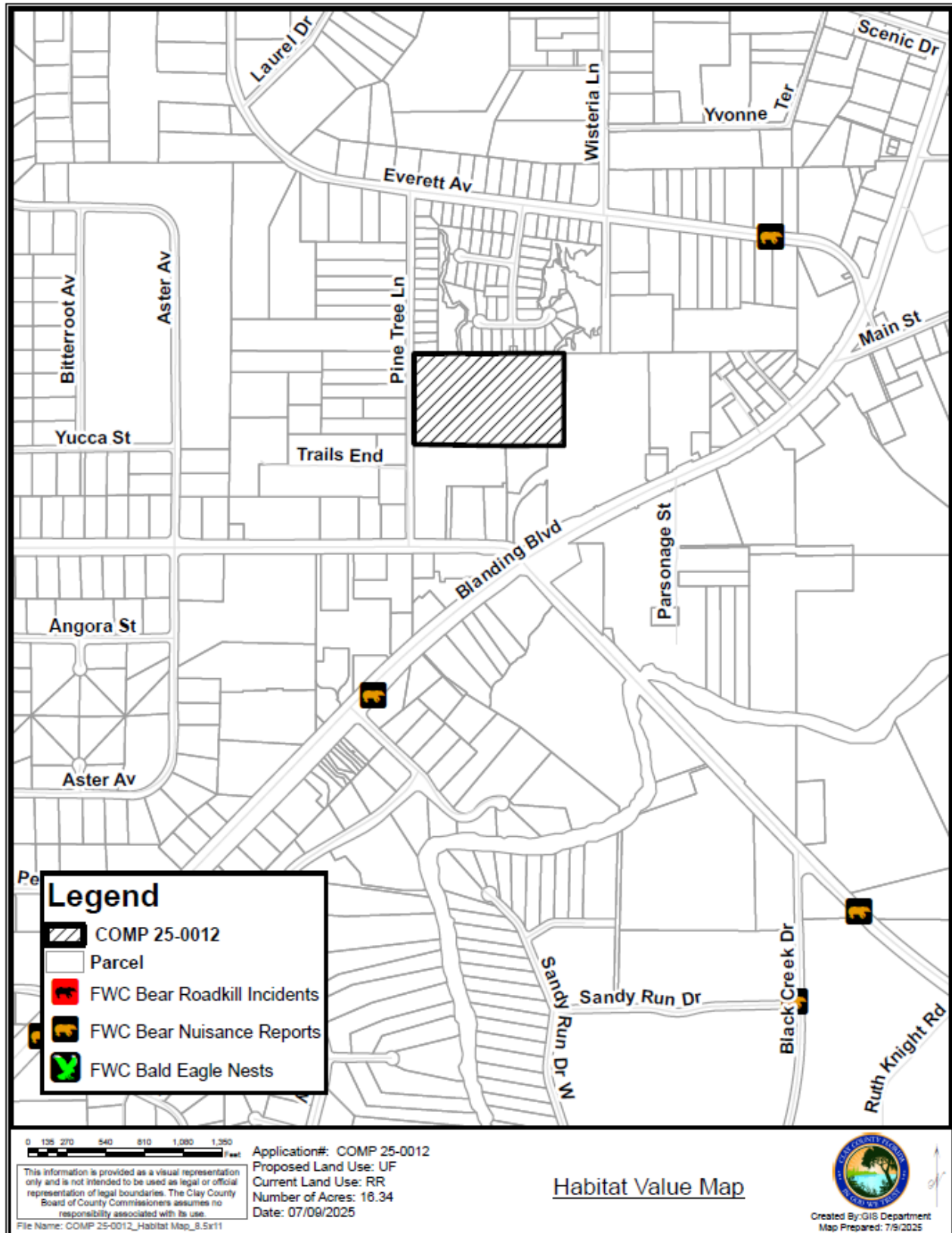
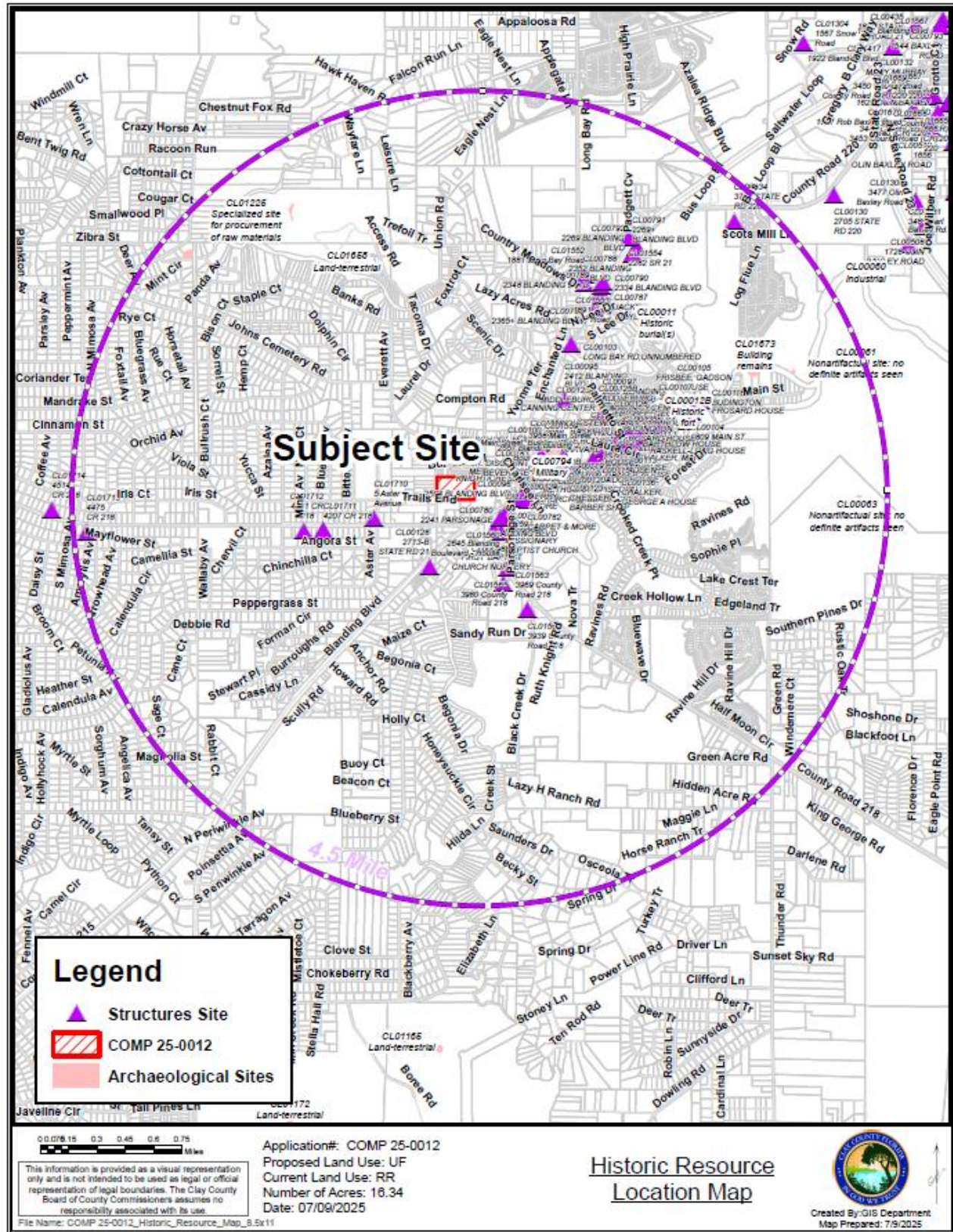




Figure 11 - Historical Resources



## Relevant Clay County 2040 Comprehensive Plan Policies

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

### FLU Policy 1.4.1.6 Urban Fringe (UF)

This designation is reserved for land accessible to existing urban services and located in the immediate expansion area where extension of public services can be easily provided. Densities in this area shall be a minimum of two units per net acre and a maximum of four units per net acre. This density category is generally characterized by single-family attached/detached housing units.

A maximum density of 14 units per net acre may be allowed within the Urban 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. A maximum of 10 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development.

### FLU OBJ 1.5 Urban Service Area

The County shall discourage urban sprawl by directing urban growth to the Urban Service Area (USA) where public facilities and services are available or are anticipated to be available within the horizon of this Plan. FL U POL ICY 1 . 5 . 1 The County shall include an Urban Service Area boundary map in its Future Land Use Map Series.

### FLU POL ICY 1.6.2 Infill

Infill sites with plans of appropriate density and amenities are encouraged to be developed.

## Analysis Regarding Urban Sprawl

It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177, all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative impacts are not promoted. A future land use plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*



4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
6. *Fails to maximize use of existing public facilities and services.*
7. *Fails to maximize use of future public facilities and services.*
8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
9. *Fails to provide a clear separation between rural and urban uses.*
10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
11. *Fails to encourage a functional mix of uses.*
12. *Results in poor accessibility among linked or related land uses.*
13. *Results in the loss of significant amounts of functional open space.*

Specifically, the proposed amendment shall be determined to discourage the proliferation of urban sprawl because it incorporates a development pattern or urban form that achieves the following:

Staff Finding: Directs economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Staff Finding: The proposed amendment is an infill development project located between another densely populated residential community within the urban service boundary and in close proximity to commercial land use parcels, emergency services and schools.

Staff Finding: Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils by redeveloping existing infill parcels of land.

Staff Finding: Does not further impact open space and natural lands as it is developing in an area that has already had commercial and public services invested.

## Staff Findings

The Middleburg/Clay Hill Citizens Advisory Committee heard the item at their August 18<sup>th</sup> meeting and provided a recommendation of 7-0.

Based on the above analysis, Staff recommends approval of COMP 25-0012.

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

WHEREAS, on June 26, 2018, the Board of County Commissioners of Clay County, Florida (the “Board”), adopted Ordinance No. 2018-31, 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 25-0012, 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. 2018-31, as amended, is amended as provided in Section 2 hereof.

**Section 2.** The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for a single parcel of land (tax parcel identification # 14-05-24-006355-000-00), totaling approximately 16.0 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from RURAL RESIDENTIAL (RR) to URBAN FRINGE (UF).

**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 September, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Betsy Condon, Its Chairman

ATTEST:

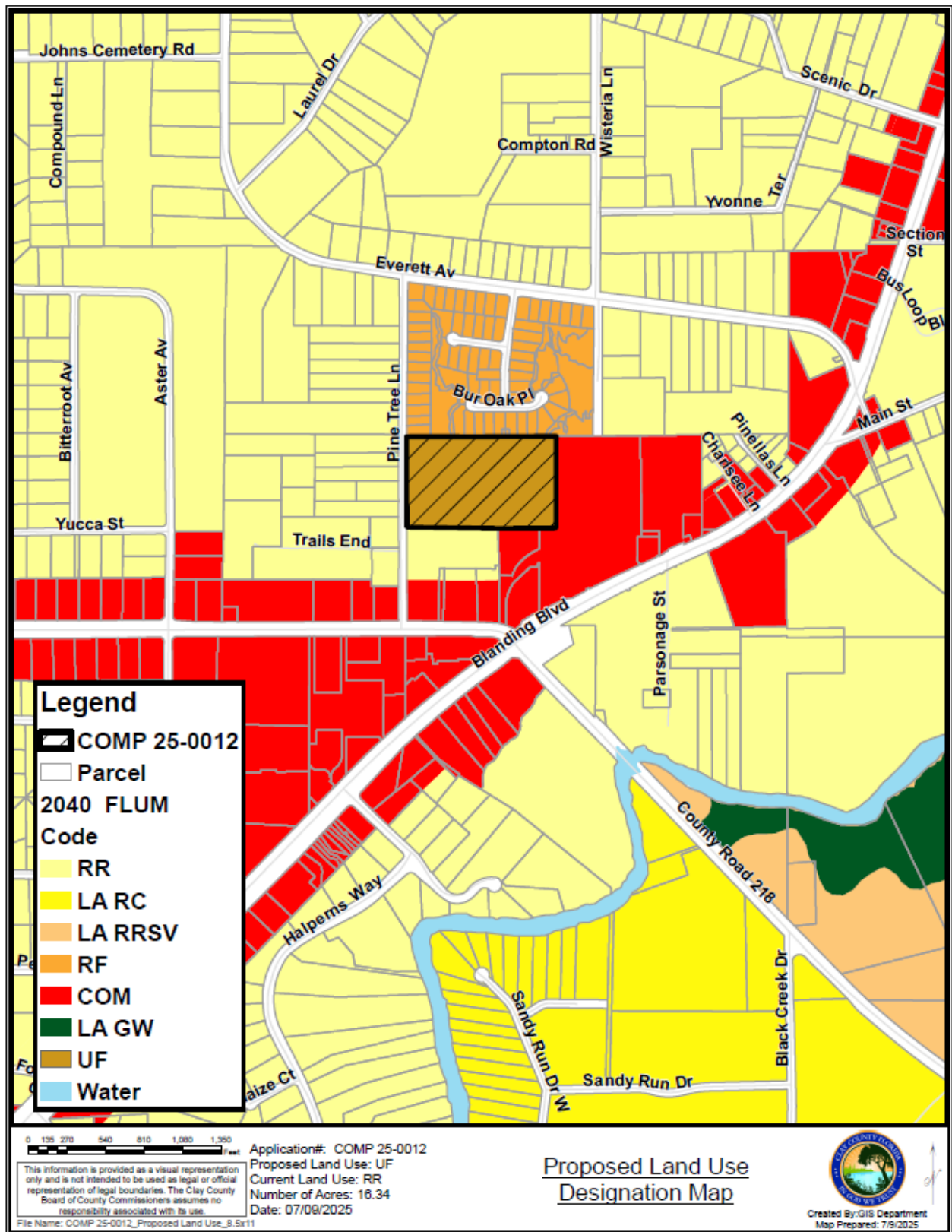
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

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

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

Exhibit "A-2"







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## Staff Report and Recommendations for PUD 25-0005

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

---

### Owner / Applicant Information

**Owner:** Roland R Townsend Jr, Todd A Townsend,  
Jamie L Hudson

**Agent:** Frank Miller

**Phone#** 904-354-1980

**Email:** fmiller@gunster.com

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

---

### Property Information

**Parcel ID:** 14-05-24-006355-000-00

**Current Zoning:** AR

**Proposed Zoning:** PUD

**Parcel Address:** 2169 Pine Tree Lane

**Current Land Use:** RR

**Total Acres:** 16.34 +/- acres

**Planning District:** Middleburg-Clay Hill

**Commission District:** 4, Comm. Condon

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### Introduction:

This application is a request to rezone a parcel of land (16.34+/- acres) from Agricultural Residential (AR) to Planned Unit Development (PUD). The Applicant intends to build approximately 51 detached single-family homes.

The subject parcel is located west of Blanding Blvd and north of CR 218, just north of the intersection of Pine Tree Lane and CR 218. A companion Comprehensive Plan Amendment application preceded this application and this zoning application is required to make the zoning compatible with the Land Use.

Figure 1 – Location Map

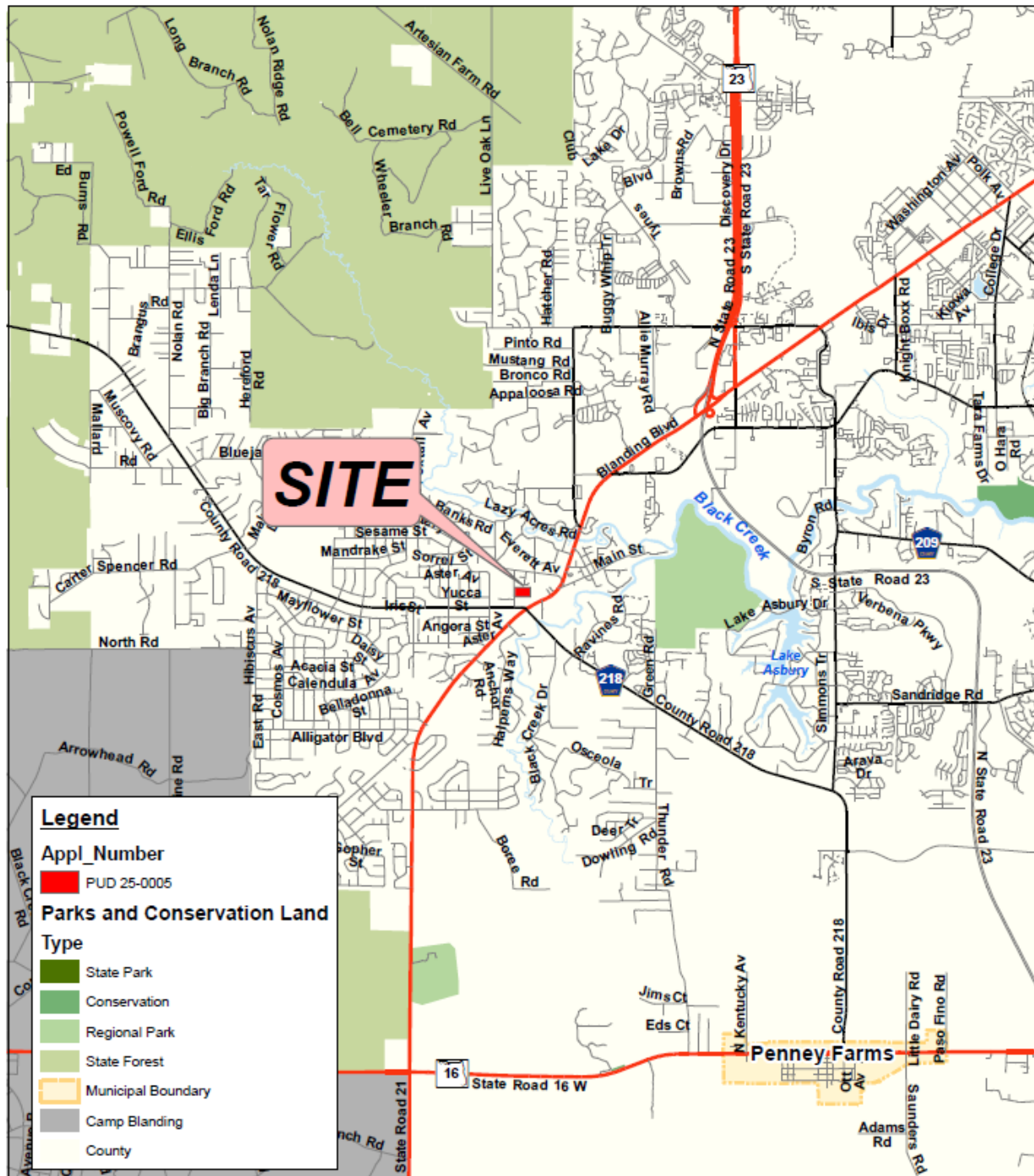
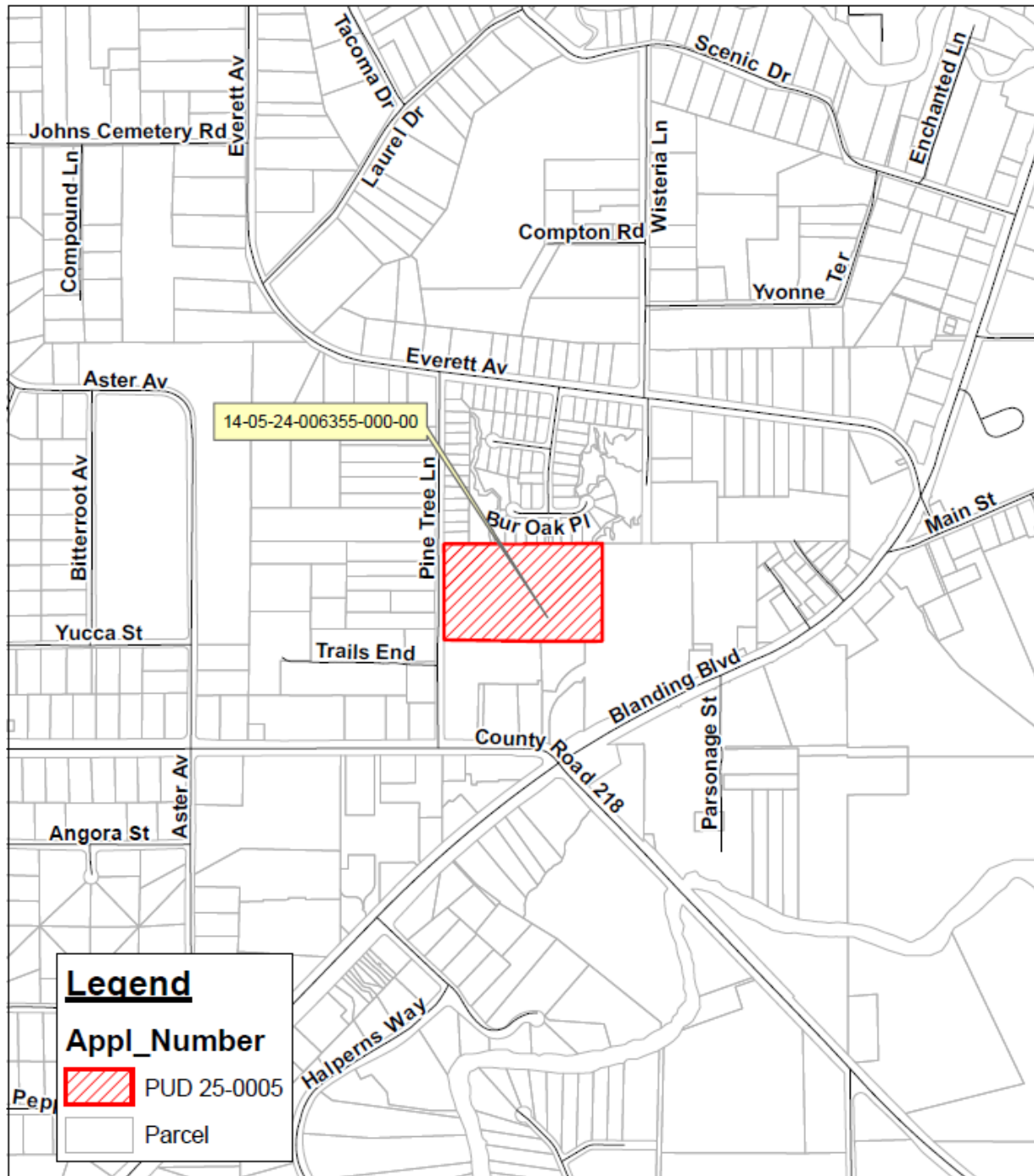


Figure 2 – Parcel Map



0 425 850 1,700 Feet

**Parcel Location Map**  
**PUD 25-0005**





Figure 3 – Aerial Photo



0 425 850 1,700 Feet

**Rezoning: PUD 25-0005  
from AR to PUD**





Figure 3 – Existing Zoning Map

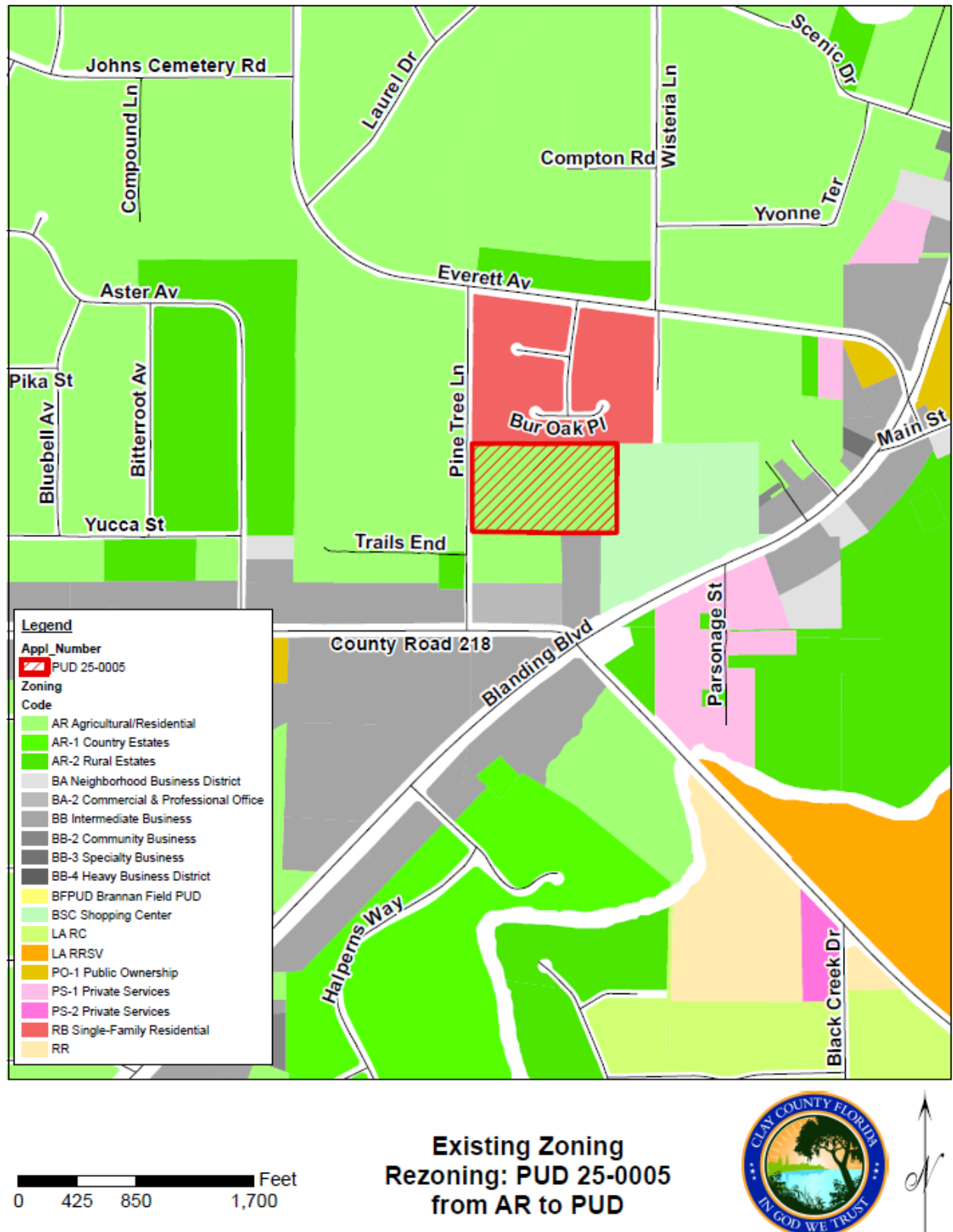
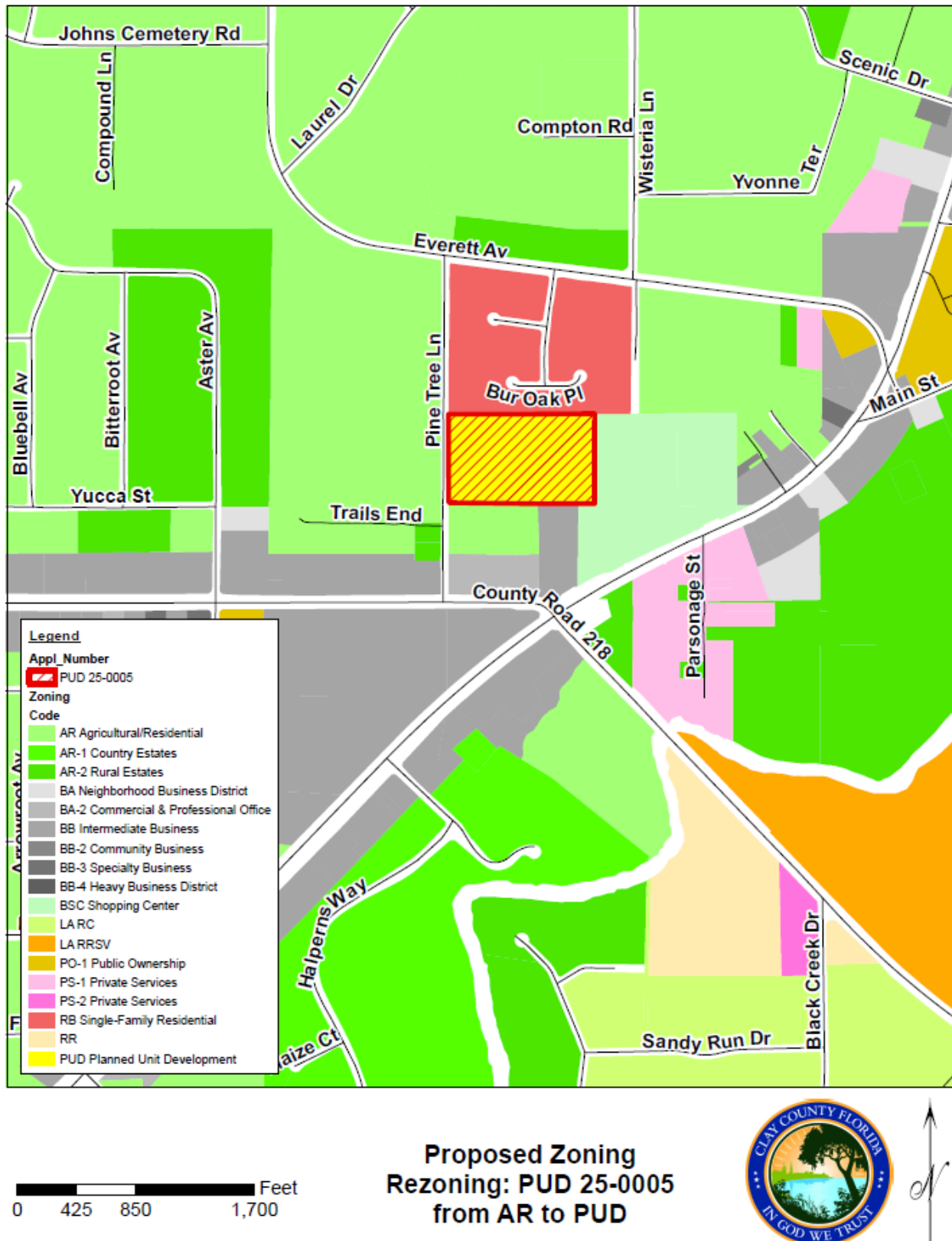


Figure 4 – Proposed Zoning Map



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

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

35        FLU Policy 1.4.1.6 Urban Fringe (RF) (Urban)

36        This designation is reserved for land accessible to existing urban services and located in the immediate  
37        expansion area where extension of public services can be easily provided. Densities in this area shall be a  
38        minimum of two units per net acre and a maximum of four units per net acre. This density category is  
39        generally characterized by single-family attached/detached housing units.

40        A maximum density of 14 units per net acre may be allowed within the Urban Fringe designation on the  
41        Future Land Use Map for the provision of housing for the elderly or handicapped and housing for very  
42        low, low income and moderate income households. Location shall be based on need and criteria  
43        assessing proximity to the following: employment, mass transit, health care, parks, commercial services,  
44        and central utility services, as detailed in the Housing Element and land development regulations. A  
45        maximum of 10 units per net acre may also be allowed if it is a proposed infill development meeting  
46        criteria of a Traditional Neighborhood Development.

47        **Analysis of Proposed Rezoning Amendment**

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

50  
51    (a)      Whether the proposed change will create an isolated district unrelated to or incompatible with  
52    adjacent and nearby districts;

53    *Staff Finding: This application is a rezoning that changes a single parcel to a more consistent zoning district*  
54    *to allow for a compatible housing product to be developed. The properties to the north have a similar density*  
55    *of single-family units as the proposed project and the parcels to the south and east are commercial in nature.*  
56    *This proximity allows for ease of connectivity between the residential user and necessary commercial*  
57    *products. It is a common land use process to buffer lower densities which exist to the west of the subject*  
58    *parcel. The rezoning should not create an unrelated district.*

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

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

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

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

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

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

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

76 *Staff Finding: The proposed rezoning is compatible with the policies of the Comprehensive Plan and*  
77 *supports infill redevelopment of properties in close proximity to services.*

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

80 *Staff Finding: There is no public purpose served by keeping the Agricultural/Residential zoning district*  
81 *boundaries in their current locations on the subject parcel.*

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

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

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

88 *Staff Finding: There are few sites in the County within the Urban Service Boundary and that already have the*  
89 *commercial investment and transportation systems in place to support residential development and are*  
90 *vacant.*

91

92

93

94



95     **Analysis of Surrounding Uses**

96     The proposed rezoning would change a parcel of land (16.34 acres) from Agricultural Residential (AR) to  
97     Planned Unit Development (PUD) with a density of approximately 3.3 units per acre. This change would be  
98     in keeping with the evolving character of the surrounding districts as shown in the table below:

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

99

100    **Staff Finding:**

101    The Application was heard by the Middleburg / Clay Hill Citizens Advisory Committee on August 18, 2025,  
102    during which they offered a recommendation of 7-0 in favor of the application

103    Based on the analysis in the Report, Staff finds that the request is consistent with the 2045 Comprehensive  
104    Plan and consistent with the intent of the Land Development Code and therefore recommends approval of  
105    PUD 25-0005.

## **PINE TREE LANE PUD**

**Written Statement  
July 7, 2025**

### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 14-05-24-006355-000-00
- B. Current Land Use Designation: RR
- C. Proposed Land Use Designation: Urban Fringe
- D. Current Zoning District: AR
- E. Proposed Zoning District: PUD
- F. The Property satisfies the locational criteria points of Sec. 20.3-10(d)

### **II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

KB Home Jacksonville LLC proposes to rezone approximately 16.34 acres of land more particularly described by the legal description attached to this application as **Exhibit “A”** (the “Property”) located on Pine Tree Lane near the intersection of CR 218 and Blanding Boulevard and the Publix shopping center in Middleburg, FL. The Property is currently zoned AR and is essentially vacant land, although there exists an old residence and barn on the Property. The Property is bounded on the north by land zoned RB, on the east by land zoned BSC, on the south by land zoned AR and BA-2 and on the west by lands zoned AR.

This Planned Unit Development (this “PUD”) allows for a maximum of 51 single family detached residential units with a maximum height of 35 feet except that the homes constructed along the northern boundary of the Property must only be single story. As described below, this PUD zoning district is being sought to provide for the development of the Property as a single family detached residential subdivision consisting of seventeen (17) 60 foot lots, thirty four (34) 50 foot lots, open space and preserved wetlands in a common scheme of development, as shown on the PUD Conceptual Site Plan dated July 7, 2025 attached hereto as **Exhibit “B”** (the “Site Plan”).

The Property is sandwiched between an existing residential subdivision along its northern boundary and the Publix shopping center and stores along its eastern boundary. As such this PUD will provide for an ideal transition in uses between single family residential development to the north and the commercial uses on the east and south sides of the Property. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan.

### **III. DESCRIPTION OF DEVELOPMENT**

#### **A. PUD CONCEPTUAL SITE PLAN**

The Property will be developed with a density of less than 4 units per net acre. The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway

layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, stormwater management facilities and other development features and infrastructure may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Development Review Committee.

**B. PERMITTED USES**

1. Permitted Uses and Structures:

- a. Single family detached homes.
- b. Sales offices, models, and similar uses.
- c. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, , tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational or mail kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- d. Uses which are adjacent to a lake/wetland may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake/wetland. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake/wetland.
- e. Mail center.
- f. Live-work uses, subject to the provisions of the Zoning Code.
- g. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- h. Essential services, including water, sewer, re-use, lift stations, gas, telephone, radio, cable, fiber optic, television, and electric.
- i. Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.
- j. Swimming pools.
- k. Accessory structures that do not exceed the height of the primary structure.

1. Satellite dish receivers for individual use.
2. Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.
  - a. Minimum Lot width, lot coverage, setbacks and maximum height of structures:
    - i. *Minimum lot width at building line* – 50 feet, except that lots along the north boundary of the Property shall have a minimum lot width of 60 feet
    - ii. *Minimum lot depth* –100 feet
    - iii. *Minimum Lot Size* – 5,000 square feet, except that lots along the north boundary shall be a minimum of 6,000 square feet
    - iv. *Maximum lot coverage by all buildings based on the entirety of the Property* – 50%
    - v. *Minimum Setbacks:*
      - (1) Front: 20 feet from front façade
      - (2) Side: 5 feet
      - (3) Rear: 10 feet
    - vi. *Maximum height of structure* – 35 feet except that homes along the north boundary of the Property shall be limited to single story.
  - b. Patios/porches. Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard or the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way.
3. Maximum Density. The maximum density of the development on the Property shall be 4 units per net acre.

**C. OPEN SPACE/RECREATION**

Open space/recreation will be provided substantially as shown on the site plan. The open space may be developed or used as a recreation field, a dog park, linear park running to the lake/wetland and pocket parks or tot lots. The open space/recreation will be well in excess of the minimum ten percent (10%) required.



**D. ACCESS**

Access will be provided as shown on the Site Plan from Pine Tree Lane. The location and design of the access points and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Review Committee.

**E. LANDSCAPING/BUFFERS**

Perimeter buffers satisfying the requirements of a Perimeter Buffer “B” as described in section 6.8 of the County’s Tree Protection and Landscaping Standards (“Landscape Code”) shall be installed along the portion of the Property abutting property under Commercial land use and zoning. A right of way buffer as described in section 6.7 of the Landscape Code shall be installed along Pine Tree Lane.

**F. CONSTRUCTION OFFICES/MODEL HOMES/SALES ACTIVITIES.**

On-site, temporary construction offices/trailers/model units/sales offices will be permitted on the Property until that lot is sold to an end user. Sales activities are permitted within model units. Associated parking for sales activities is permitted in proximity to model units and sales offices.

**G. PARKING**

Off street parking will be provided for each lot sufficient to allow at least two (2) vehicles to be parked on the lot without encroaching on the side walk.

**H. SIGNAGE**

Signage will be permitted and provided in accordance with the Sign Regulations of Clay County under Article VII, Section 7-28 of the Zoning Code for residential property. In addition, temporary marketing and sales signage shall be permitted.

**I. COMMON AREAS AND ROADS AND STREETS**

The developer of the Property will create a homeowner’s association that will be responsible for the maintenance, operation and repair of the common areas of the development and will be entitled to assess the lot owners for the cost thereof. Maintenance and repair of the roads and streets within the development will at the election of the developer either be the responsibility of the homeowner’s association or a Municipal Services Taxing Unit created by the County which will have the ability to assess the lot owners for the cost thereof.

**IV. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a unique single family detached residential subdivision with unique characteristics making it more appealing to the market and enhancing the type of housing available in the Middleburg area. This

PUD allows for certain deviations from any straight zoning to create standards and lot sizes that are not available under any straight zoning district and incorporates a common scheme of development that includes lot variations, preserved wetlands and open space well in excess of what would be required under any straight zoning district. This PUD design allows for the unique development scheme while ensuring consistency and compatibility with the surrounding land uses, zoning and existing uses.

**V. Names of Development Team**

Developer: KB Home Jacksonville LLC

Planner/Engineer: Live Oak Engineering

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 14-05-24-006355-000-00), TOTALING APPROXIMATELY 16.34 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL (AR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 25-0005, seeks to rezone certain real property totaling 16.00 acres (tax parcel identification #14-05-24-006355-000-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Agricultural/Residential District (AR) to Planned Unit Development (PUD), subject to the conditions outlined in the Written Statement attached as Exhibit “B-1” and the Site Plan attached as Exhibit “B-2”.

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

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

**Section 5.** This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 25-0012 becoming effective.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of September, 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

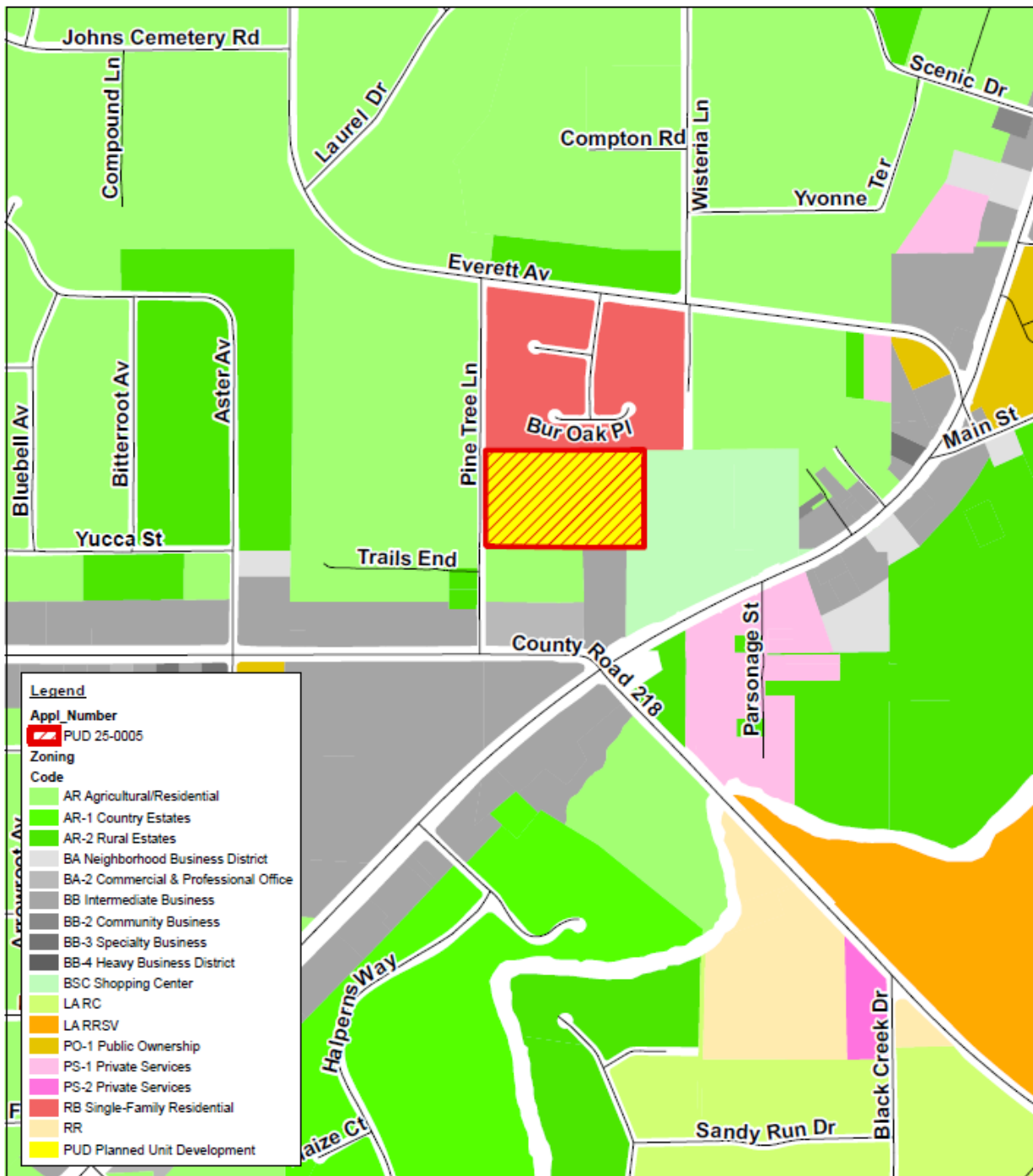
Exhibit "A-1"

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

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



Exhibit "A-2"



0 425 850 1,700 Feet

**Proposed Zoning  
Rezoning: PUD 25-0005  
from AR to PUD**



**PINE TREE LANE PUD**

**Written Statement  
July 7, 2025**

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**V. Names of Development Team**

Developer: KB Home Jacksonville LLC

Planner/Engineer: Live Oak Engineering



Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, September 2 5:00 PM

TO: Planning Commission

DATE: 8/27/2025

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).

This item was continued by the Planning Commission on August 5, 2025.

**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



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## Staff Report and Recommendations for COMP 25-0004

Copies of the application are available at the Clay County

Administration Office, 3<sup>rd</sup> 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](mailto:kt.leneghan@gmail.com)

---

### Property Information

**Parcel ID:** 37-05-25-010149-100-02

**Parcel Address:** 3207 Wilderness Dr,  
Middleburg, FL

**Current Land Use:** Branan Field Primary  
Conservation Network (BF-PCN) and Urban  
Core 10 (UC-10)

**Current Zoning:** Branan Field Planned Unit  
Development (BF-PUD)

**Proposed Land Use:** Branan 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

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### 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 Branan Field Primary Conservation Network (BF-PCN) to Branan 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

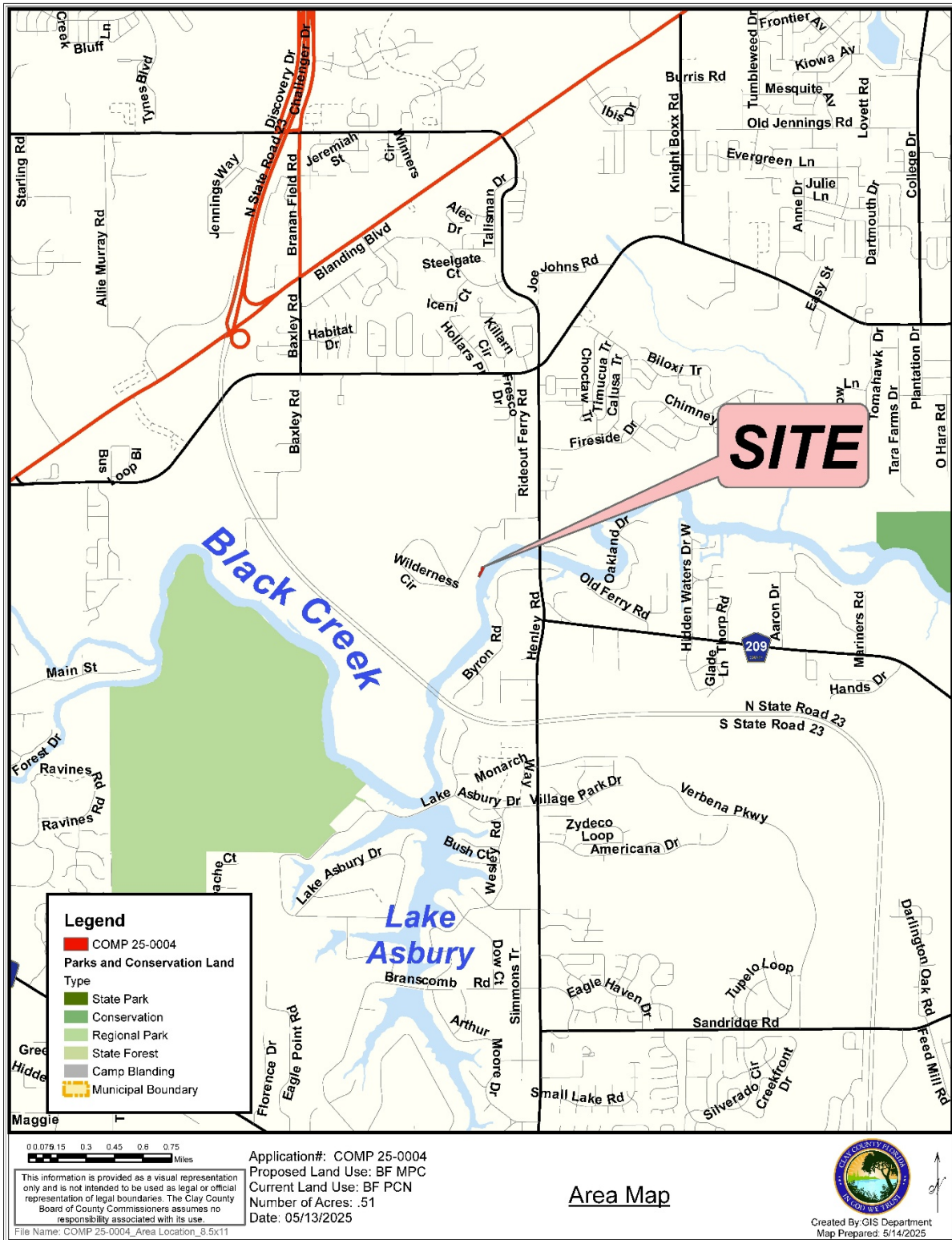


Figure 2 – Parcel Map

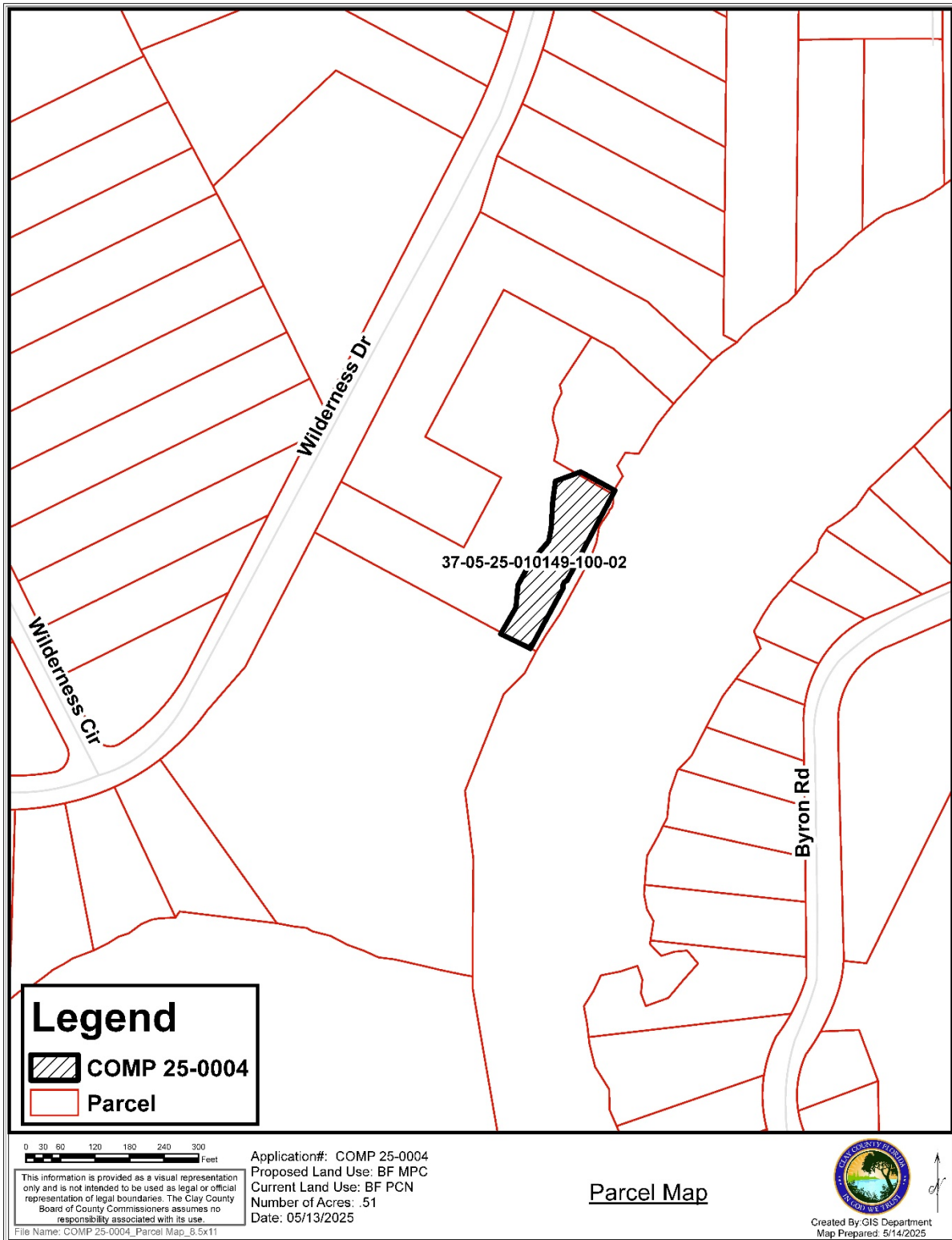




Figure 3 - Aerial Photo





Figure 4 – Existing Future Land Use Designation Map

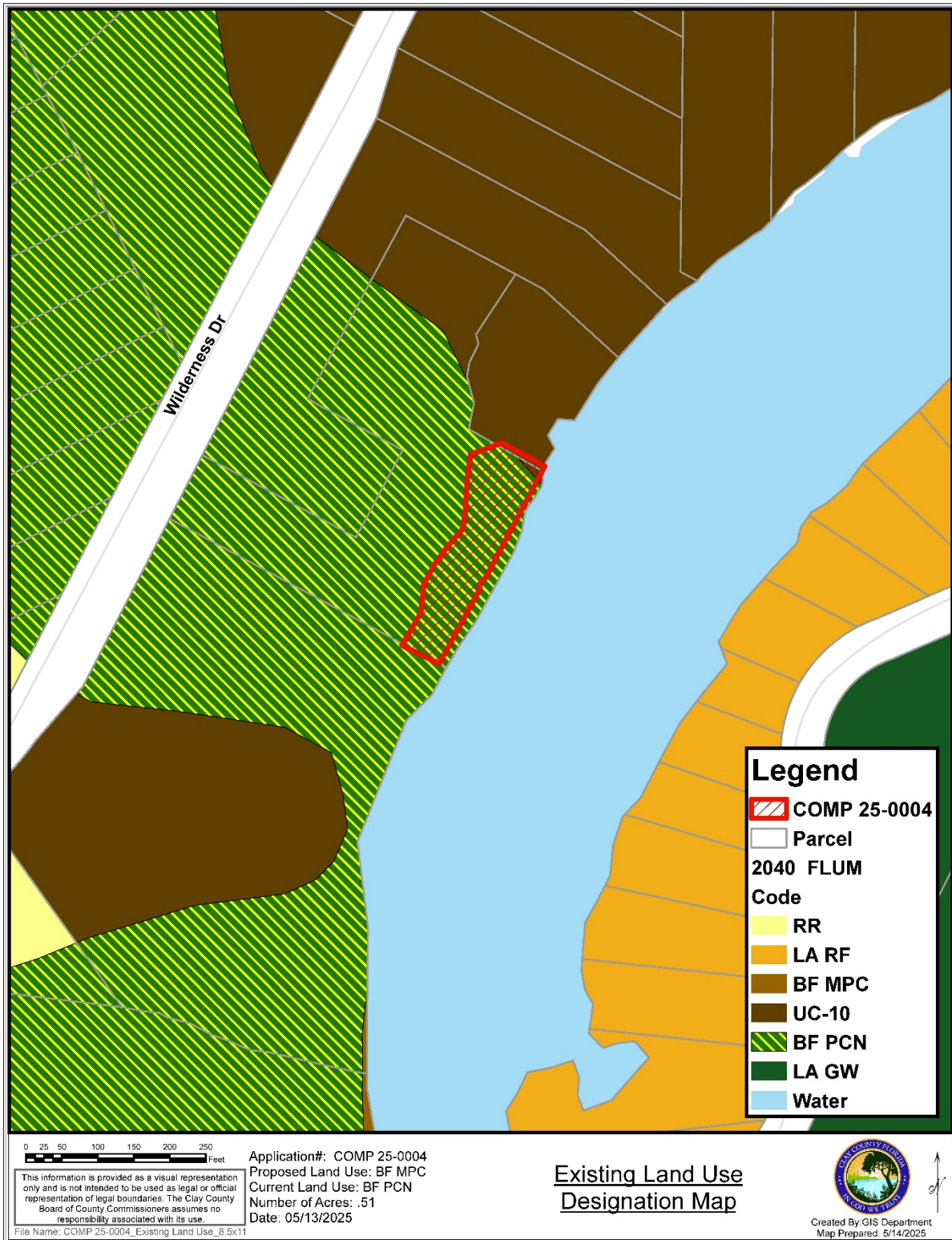


Figure 5 – Proposed Future Land Use Designation Map

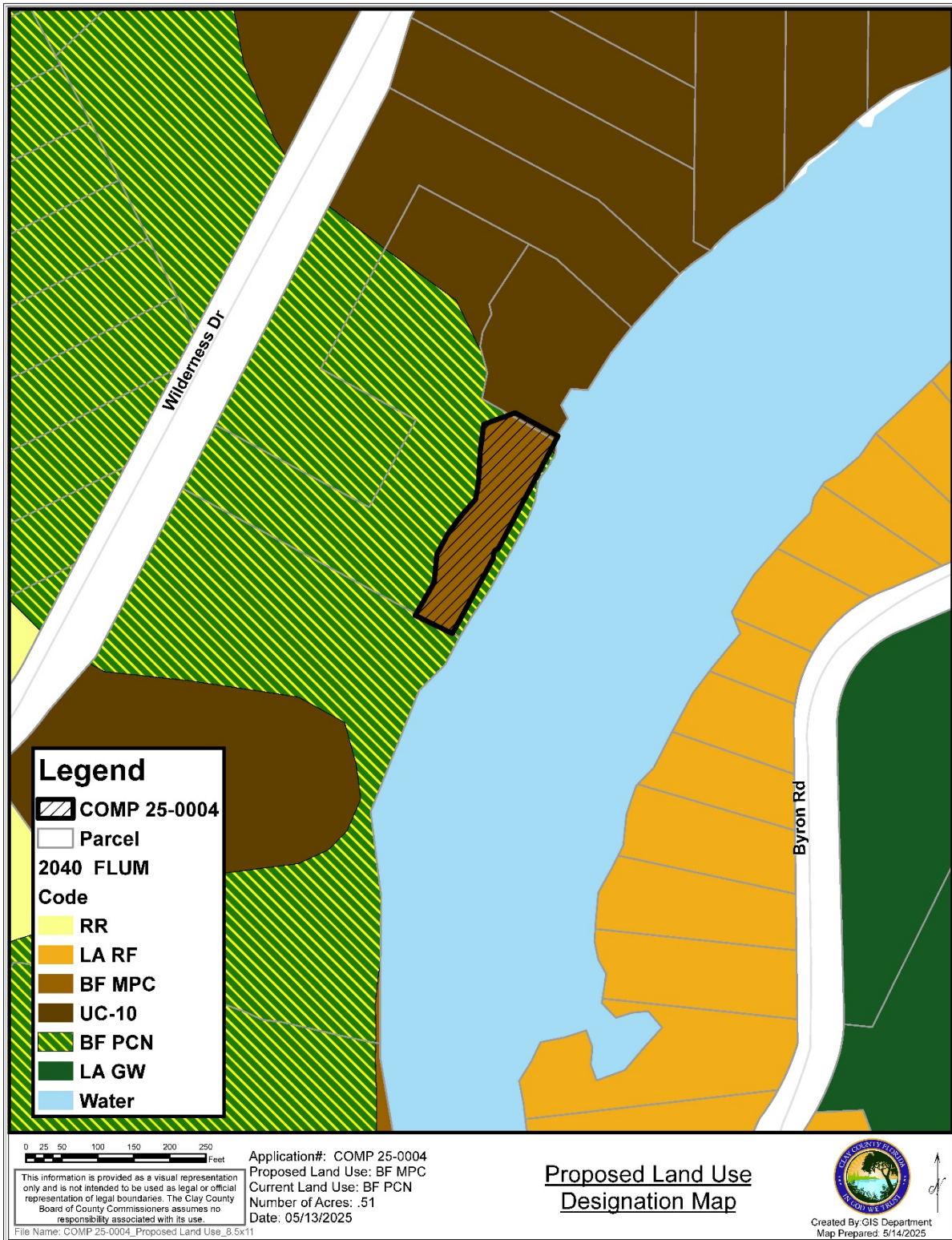
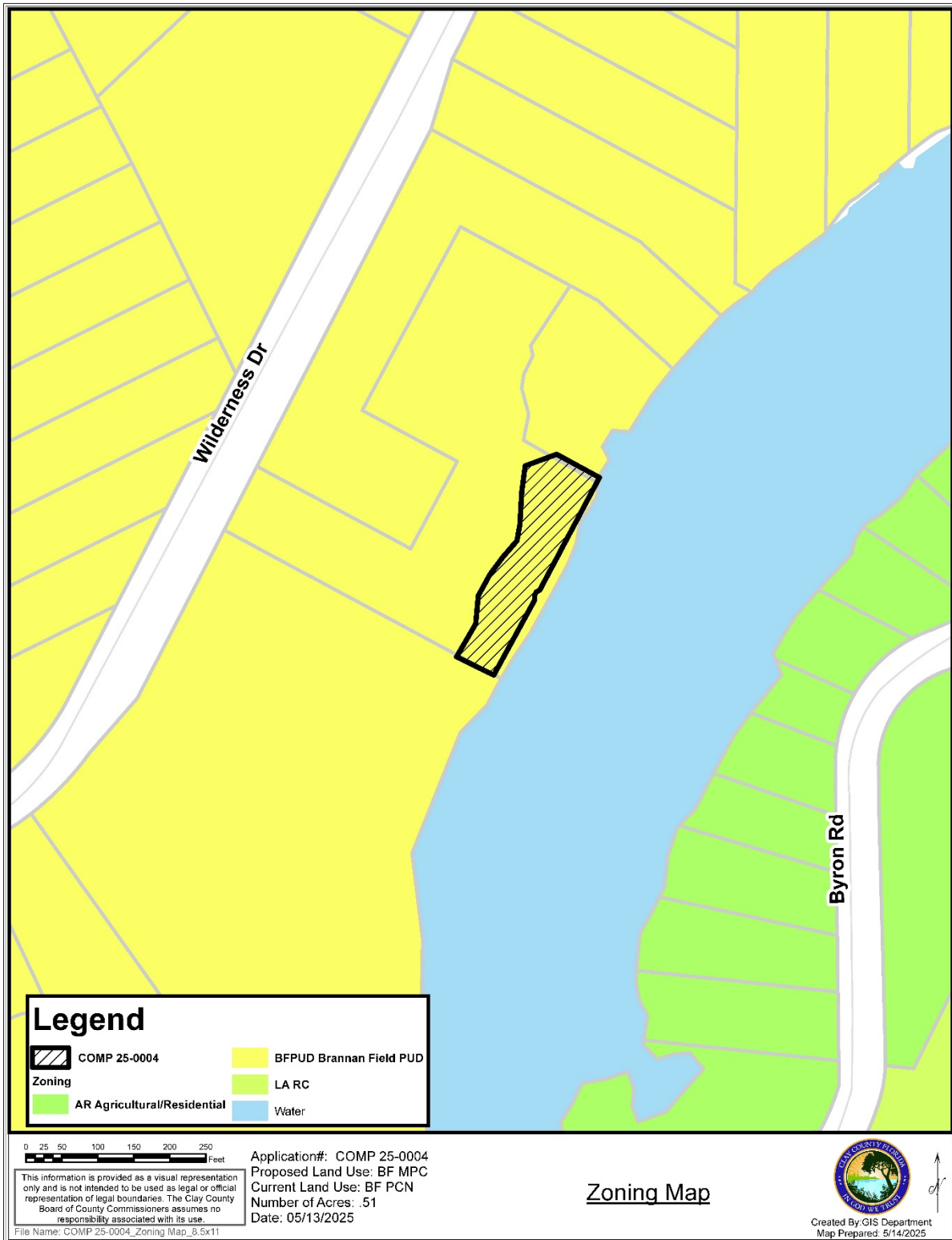


Figure 6 – Zoning Map





**Availability of Services**

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*



63 **Land Suitability:**

64 Soils:

65 See Figure 7.

66 Flood Plain:

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

69 Topography:

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

71 Regionally Significant Habitat:

72 There has been a black bear sighting to the east of the subject parcel near Henley Drive. See Figure 10.

73 Historic Resources:

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

76 Compatibility with Military Installations:

77 The subject property is not located near Camp Blanding.

78

79 **Analysis of Surrounding Uses**

80 The proposed future land use amendment would change a (0.55 acre +/-) portion of the total parcel from  
81 Branran Field Primary Conservation Network (BF-PCN) to Branran Field Master Planned Community (BF-  
82 MPC). The table below shows the Future Land Use and Zoning designations for properties surrounding the  
83 subject parcel.

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

84

85

Figure 7 – Soil Map

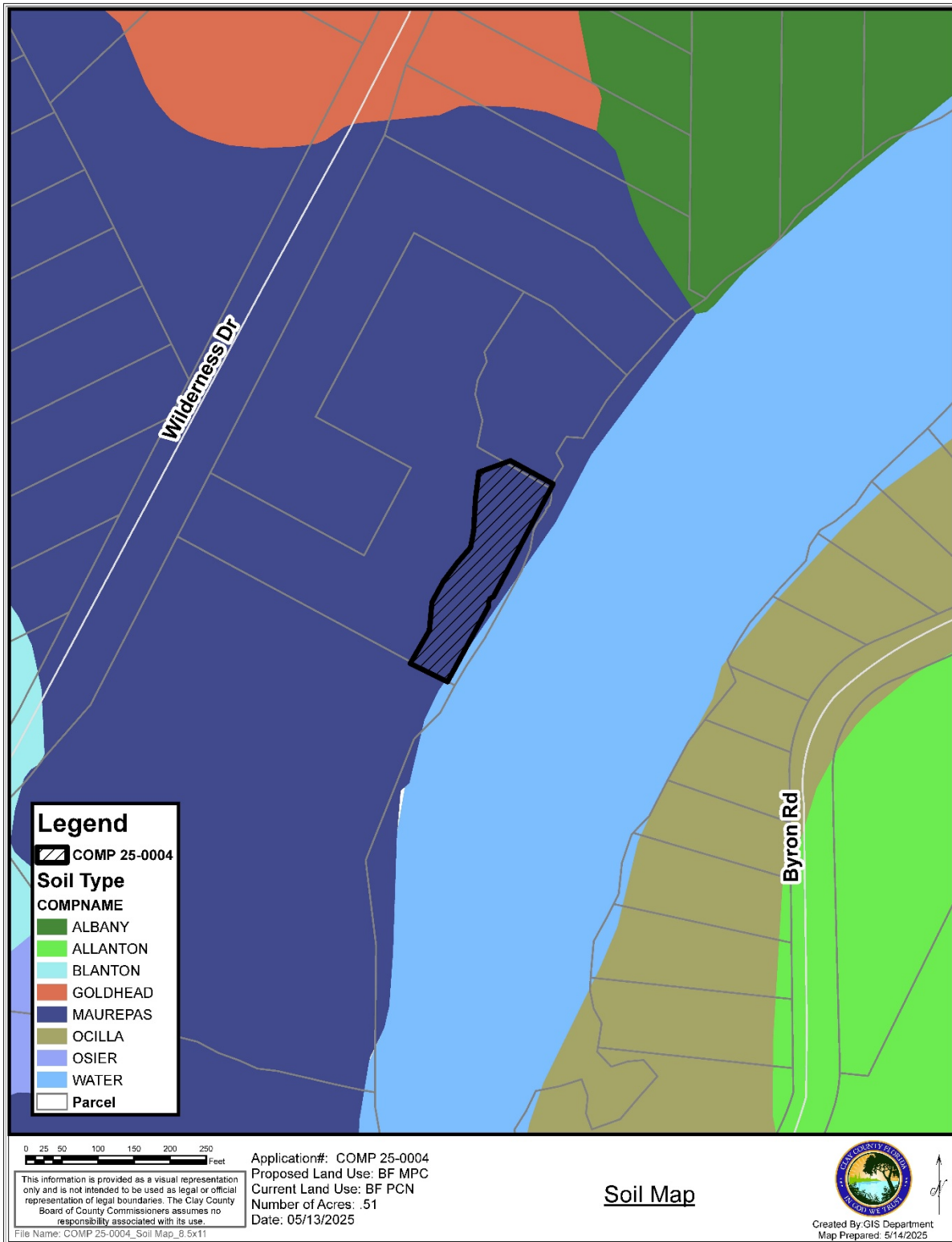




Figure 8 – Flood Zone Map

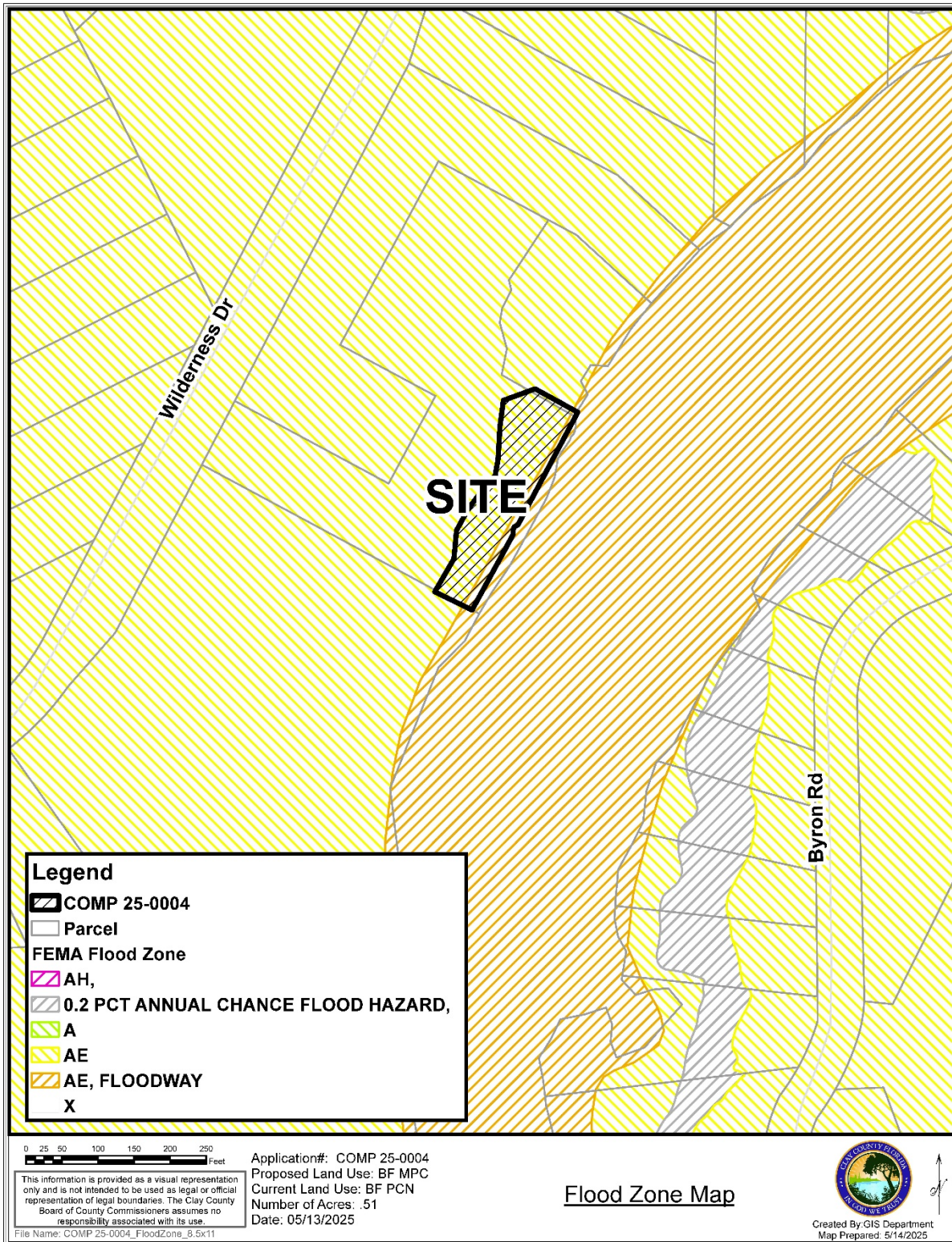


Figure 9 – Topography Map

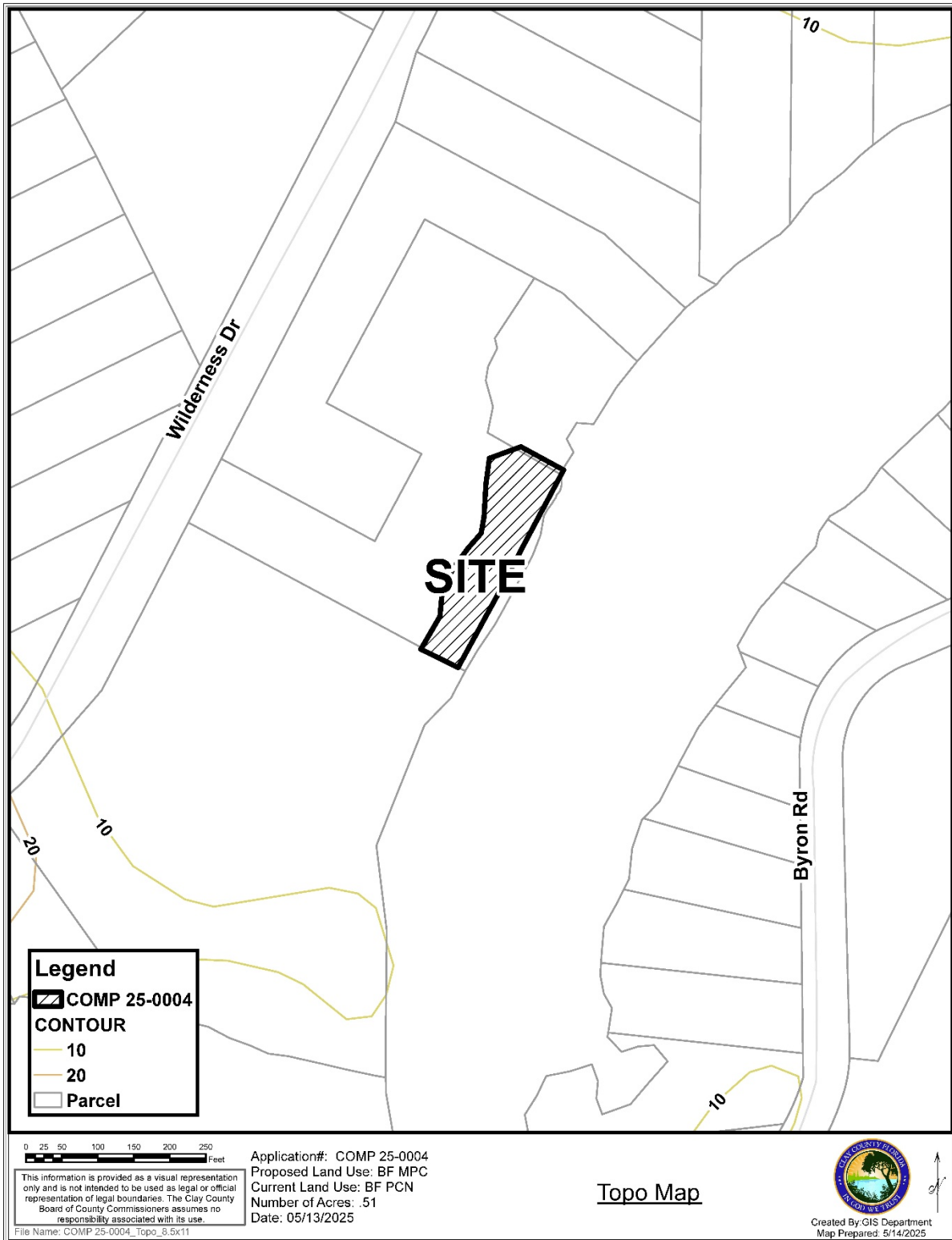




Figure 10 – Habitat Value Map

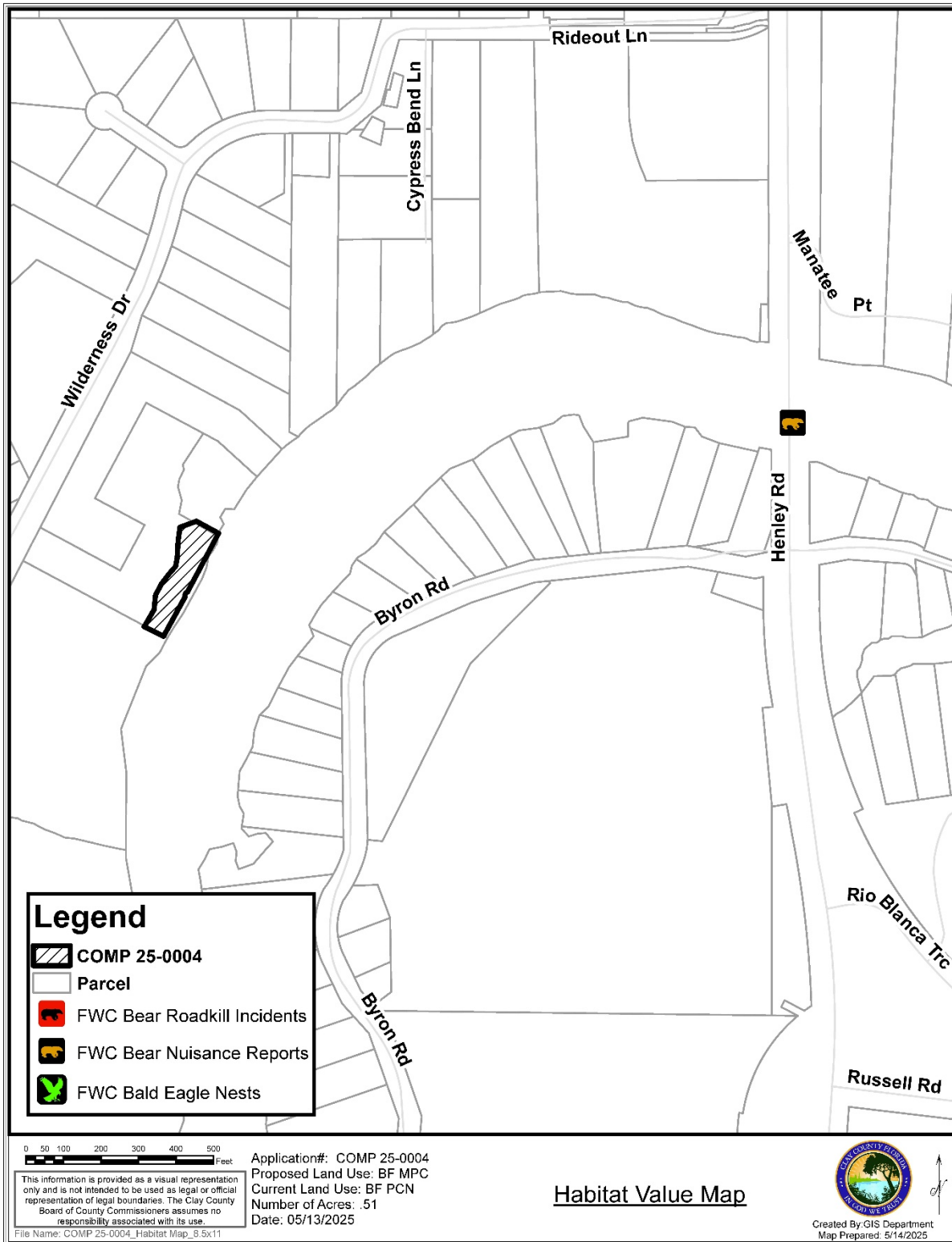
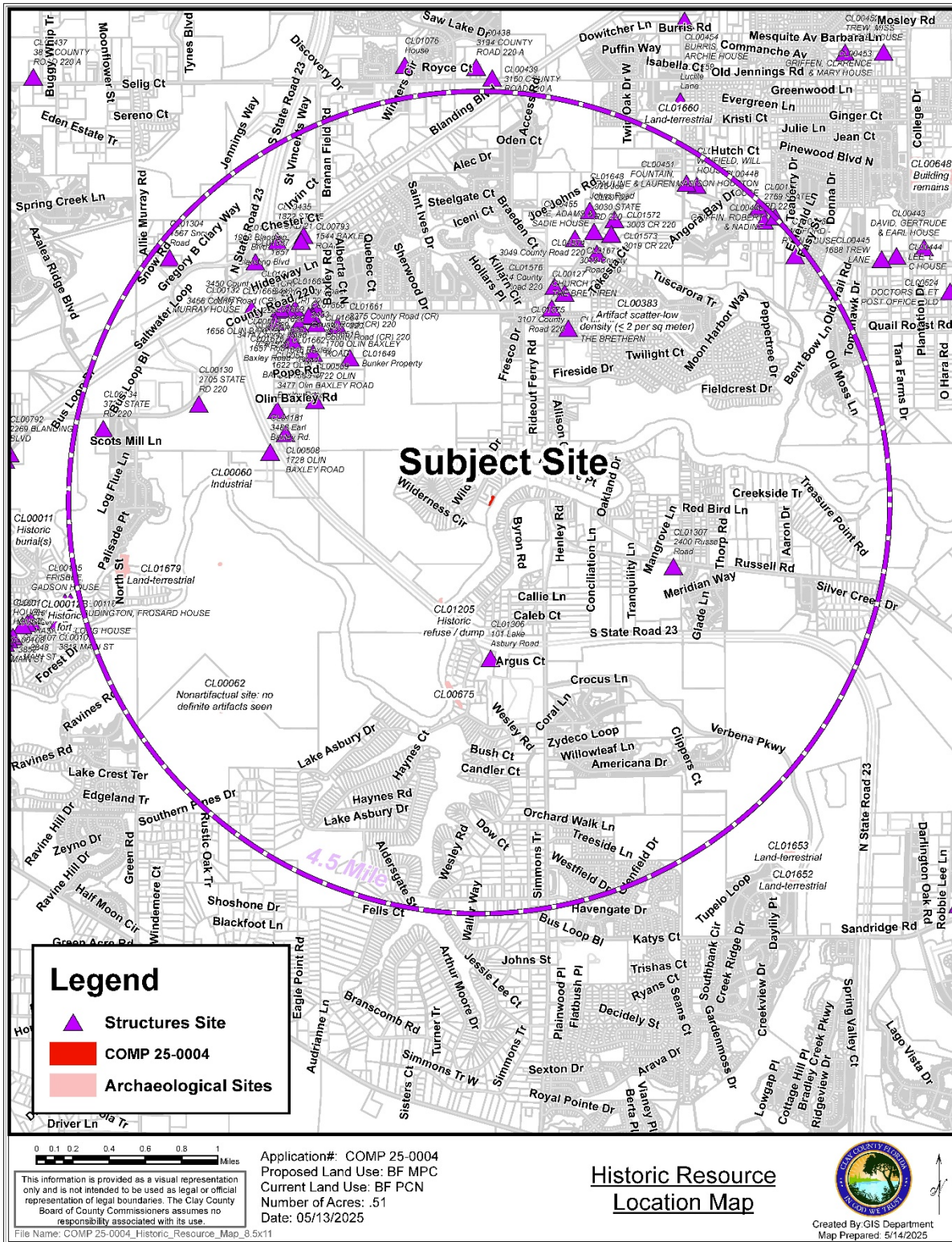




Figure 11 - Historical Resources



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

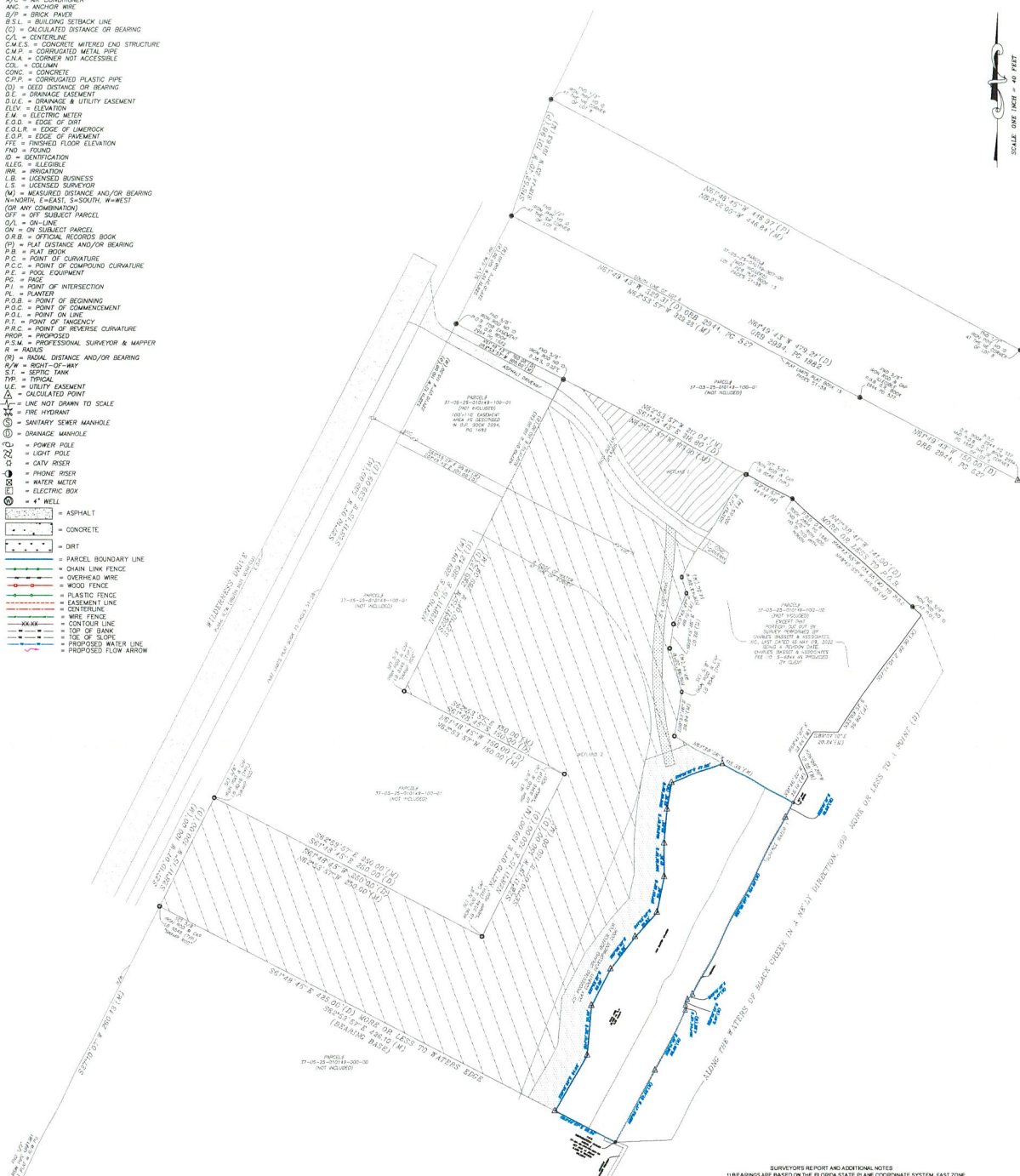
ATTEST:

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  
 ANC = ANCHOR NAIL  
 B/P = BRICK PAVE  
 B.S.L. = BUILDING SETBACK LINE  
 (C) = CALCULATED DISTANCE OR BEARING  
 C/L = CENTERLINE  
 C.W.S. = CORRUGATED METELED END STRUCTURE  
 C.M.P. = CORRUGATED METAL PIPE  
 C.N.A. = CORNER NOT ACCESSIBLE  
 COL = COLUMN  
 CONC = CONCRETE  
 C.P.P. = CORRUGATED PLASTIC PIPE  
 (D) = DEED DISTANCE OR BEARING  
 D.E. = DRAINAGE EASEMENT  
 D.U.E. = DRAINAGE & UTILITY EASEMENT  
 ELEV. = 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  
 FND = FOUND  
 ID = IDENTIFICATION  
 ILEG. = ILLIGIBLE  
 IRR. = 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)  
 OFF = OFF SUBJECT PARCEL  
 O/L = ON-LINE  
 ON = 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  
 PG. = PAGE  
 P.I. = POINT OF INTERSECTION  
 PL. = 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  
 PROP. = PROPOSED  
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER  
 R = RADIAL DISTANCE AND/OR BEARING  
 (R) = RADIAL DISTANCE AND/OR BEARING  
 R/W = RIGHT-OF-WAY  
 S.T. = SEPTIC TANK  
 TYP. = TYPICAL  
 U.E. = UTILITY EASEMENT  
 Δ = CALCULATED POINT  
 --- = LINE NOT DRAWN TO SCALE  
 \* = FIRE HYDRANT  
 S = SANITARY SEWER MANHOLE  
 (S) = SANITARY SEWER MANHOLE  
 (D) = DRAINAGE MANHOLE  
 --- = POWER POLE  
 --- = LIGHT POLE  
 --- = DIRT ROSS  
 --- = PHONE RISER  
 --- = WATER METER  
 --- = ELECTRIC BOX  
 --- = 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



## LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF PARCEL 31-05-25-010149-000-00; THENCE N20°02'47\"/>

- 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°05'00\"/>

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

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. I FURTHER CERTIFY THAT THIS PLAT AND DESCRIPTION MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11-1205, F.S., AND THE FLORIDA ADMINISTRATIVE CODE, SUPPLEMENT SECTION 11-1205, F.S., STATUTES.

Signature: *Eugene J. Hark*

DATE: 2-18-25

Florida Registration No. 2228

6-12-25 REMOVED WETLAND BUFFER

ADDRESS: 3207 WILDERNESS DRIVE MIDDLEBURG, FL

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

CERTIFIED TO: KATIE LENEGHAN

NOTE: Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to any restrictions, encumbrances, 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; that configurations are also approximated and could vary. Other utility/items may be present on this parcel, but might not be shown on this map.



Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, September 2 5:00 PM

TO: Planning Commission

DATE: 8/20/2025

FROM: Jenni Bryla, Zoning Chief

SUBJECT:

This application is a request to Rezone a single parcel of land from Agricultural Residential District (AR) to Private Services (PS-3).

AGENDA ITEM TYPE:

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**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. The applicant intends to develop a stand alone surgery center.

**Planning Requirements:**

**Public Hearing Required (Yes\No):**

**Yes**

**Hearing Type:** First Public Hearing

**Initiated By:**Applicant

Hui Tang & Jianwei Wang - Owners  
Robert White - Agent

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
▣ Staff Report ZON 25-0025	Cover Memo	8/25/2025	ZON_25-0025_- _PC_Staff_Report_- _jb_revised_BC.ADA.pdf
▣ Ordinance	Ordinance	8/25/2025	ZON_25-0025_- _Ordinance_- _DRAFT_jb.ADA.pdf







## Staff Report and Recommendations for ZON 25-0025

Copies of the application are available at the Clay County  
Administration Office, 3<sup>rd</sup> 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

<b>Parcel ID:</b> 06-05-26-014235-000-00	<b>Parcel Address:</b> 1853 County Rd. 220 Fleming Island, FL 32003
<b>Current Zoning:</b> Agricultural Residential District (AR)	<b>Current Land Use:</b> Rural Fringe (RF)
<b>Proposed Zoning:</b> Private Services (PS-3)	<b>Total Acres:</b> 2.3 +/- acres <b>Acres affected by Zoning change:</b> 2.3 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> Fleming Island

### Introduction:

This application is a request to Rezone a single parcel of land from Agricultural Residential District (AR) to Private Services (PS-3)

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. The applicant is intending to retain as many existing trees on site and provide a pedestrian network within the development. The proposed site plan is shown as Exhibit 1 below.



Figure 1 – Location Map

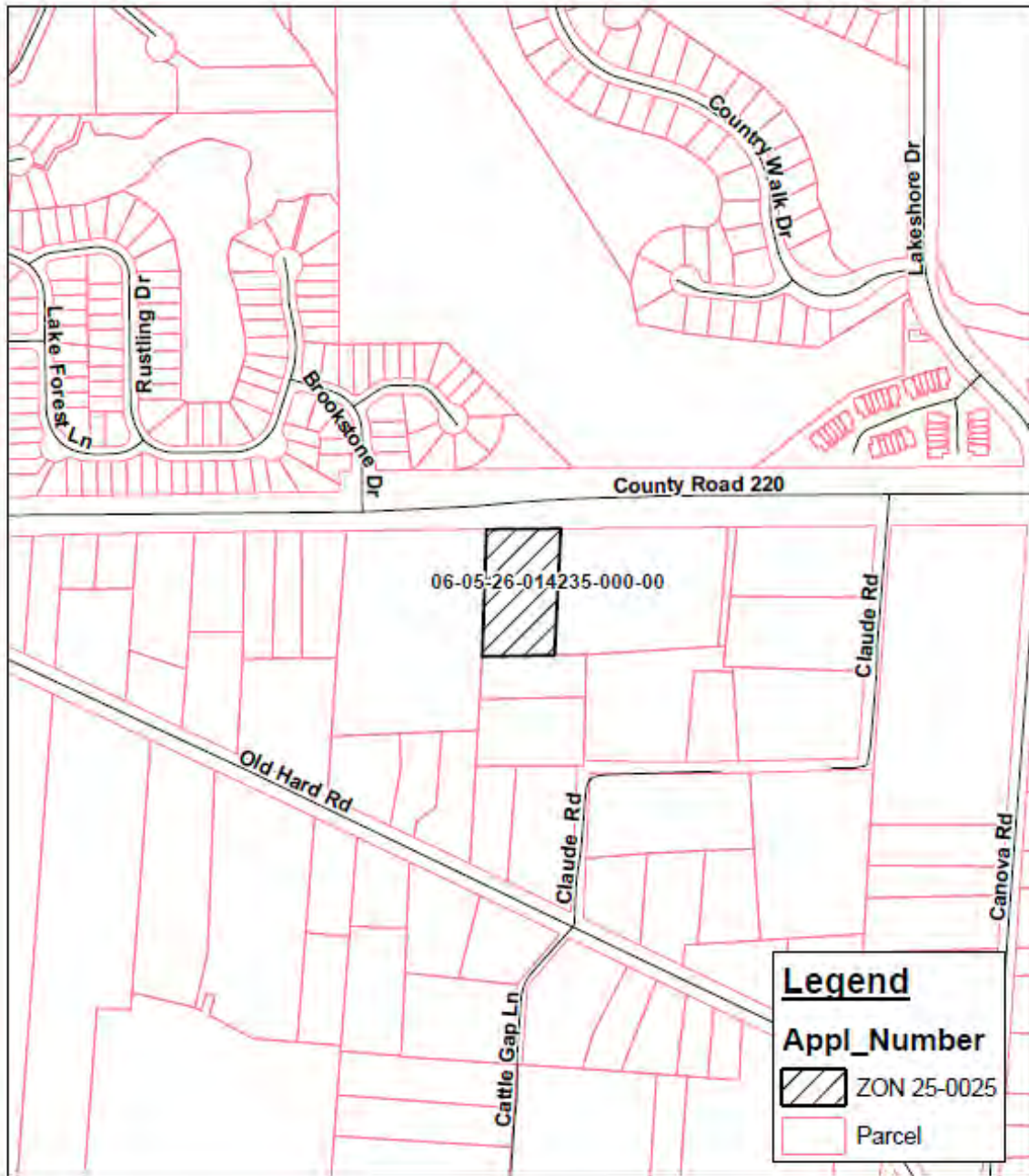


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Figure 2 – Parcel Map



0 212.5 425 850 Feet

Rezoning: ZON 25-0025  
Parcel Map



Figure 3 – Aerial Photo

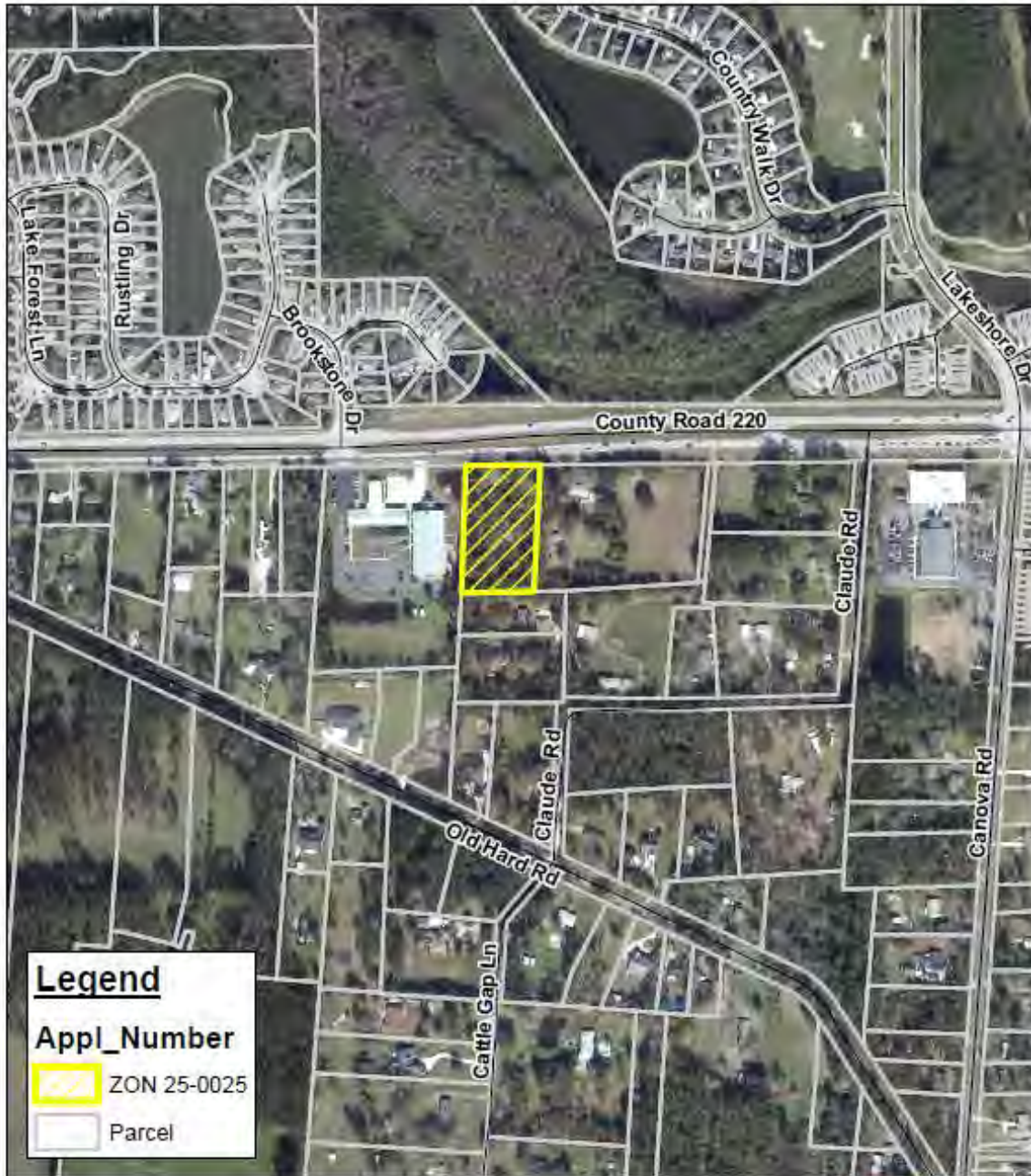




Figure 3 – Existing Zoning Map

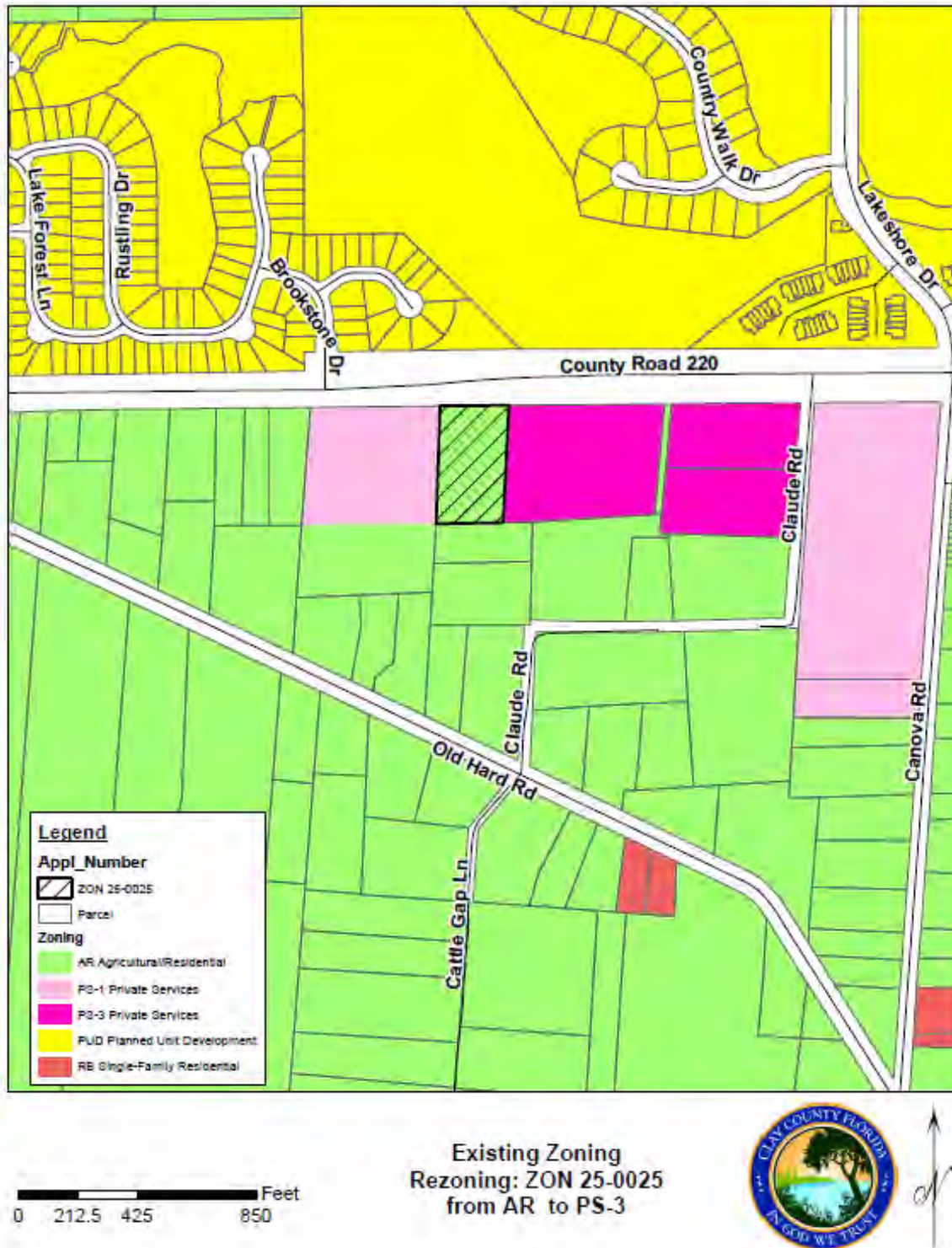
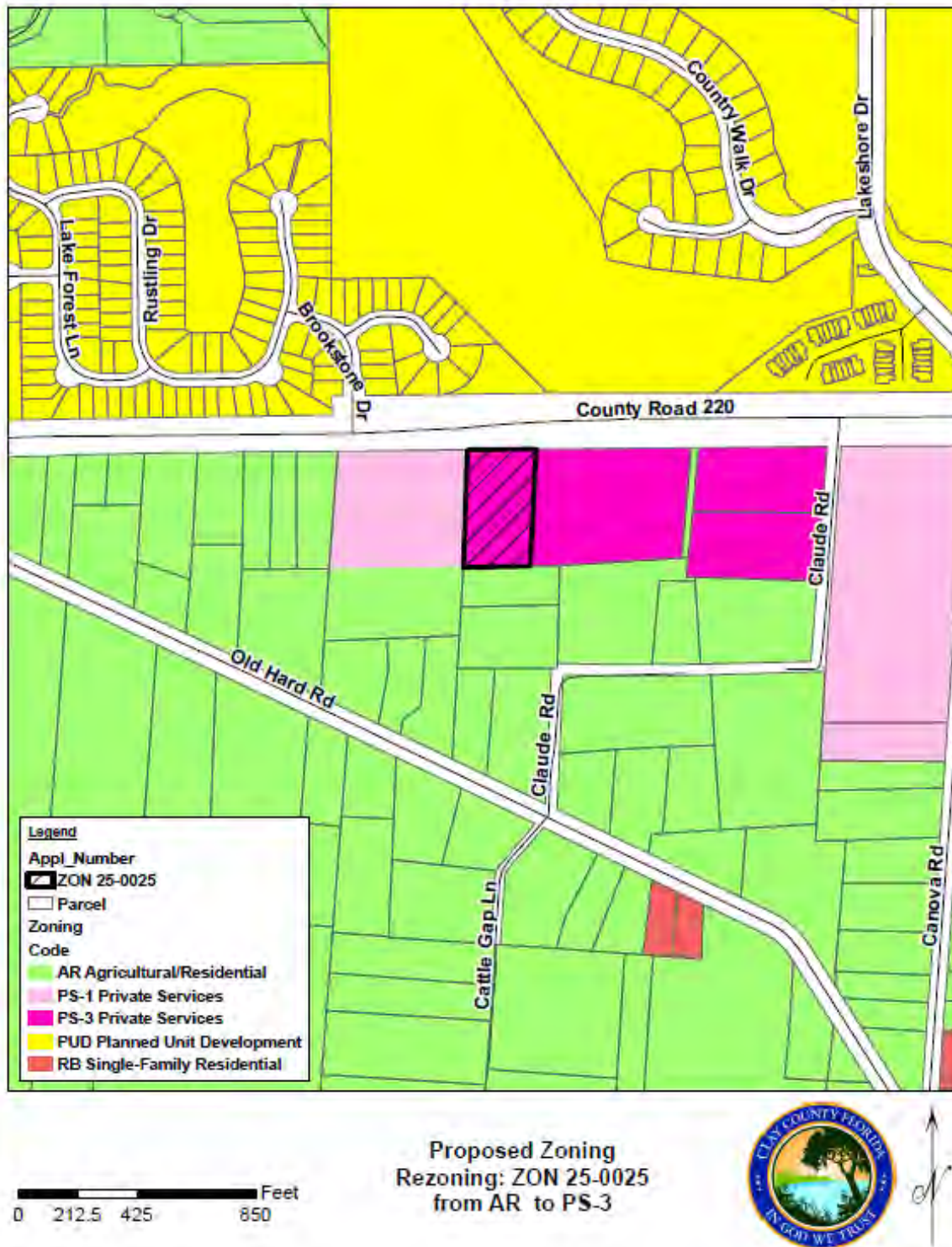


Figure 4 – Proposed Zoning Map



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

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

59 The Land Use for the Subject Parcel is Rural Fringe. The intent for Rural Fringe lands is as follows: This  
60 designation is reserved for land accessible to existing Urban Services and located in the areas where extension  
61 of central water and (where applicable) sewer service can be easily provided. Densities in this area shall be a  
62 maximum of three units per net acre and a minimum of one unit per net acre.

63 The zoning districts that are consistent with this Future Land Use Designation are as follows:

64 **Rural Fringe Residential Land Use Category.**

- 65 (1) AG: Agricultural District  
66 (2) AR-1: Country Estates District  
67 (3) AR-2: Rural Estates District  
68 (4) RA: Single-Family Residential District  
69 (5) RB: Single-Family Residential District  
70 (6) RC: One-, Two- or Three-Family Residential District  
71 (7) RE: Single-Family Residential District  
72 (8) PS-1, PS-2, PS-3, PS-4, PS-5, and PS-6: Private Services Districts  
73 (9) PO-1, PO-2: Public Ownership Districts  
74 (10) AR: Agricultural/Residential District  
75 (11) PUD: Planned Unit Development

76 **Analysis of Proposed Rezoning Amendment**

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

- 79  
80 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
81 adjacent and nearby districts;

82 *Staff Finding: The parcels to the north are part of the Eagle Harbor PUD with a mixture of uses and*  
83 *residential homes. The parcels to the west and east are zoned Private Services, one being a church and the*  
84 *other, owned by Orange Park Medical Center, respectively. The land to the south is zoned Agricultural*  
85 *Residential (AR). The proposed change should not be incompatible with the adjacent and nearby districts as*  
86 *they are zoned PS as well and Private Services has been deemed consistent with Rural Fringe designation.*

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

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



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

94 *Staff Finding: In 1991 the Clay County Comprehensive Plan was adopted which incorporated elements*  
95 *from the 1983 Fleming Island Land Use Map. This request would be considered an infill development*  
96 *which would be consistent with the Clay County Comprehensive Plan which is the criteria for (c), based on*  
97 *the policies in the Plan. This segment of the Fleming Island Plan is naturally transitioning to a more*  
98 *institutional use from the detached single-family use that was present in the past. This is a natural*  
99 *progression given the investments made in the infrastructure.*

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

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

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

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

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

112 *Staff Finding: There is no public purpose served by maintaining the existing Agricultural / Residential*  
113  *zoning, as the property could only support two homes with points applied. This is not the best use of the*  
114  *property along the CR 220 Corridor.*

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

117 *Staff Finding: Maintaining the AR zoning is not a reasonable course in this location as it hinders the full*  
118  *use of the parcel along the 220 corridor.*

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

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

124 The proposed rezoning would change the subject parcel from Agricultural Residential (AR) to Private Services  
125 3 (PS-3). This change would be in keeping with the evolving character of the surrounding districts as shown  
126 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)

127

## 128 Recommendation

129 The request was heard at the Citizens Advisory Committee for Fleming Island on August 20th and provided  
130 a recommendation of denial 3-2.

131 Based on the criteria provided in the Staff Report and the consistency with the intent of the Land  
132 Development Code, Staff recommends approval of ZON 25-0025.



Ordinance No. 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 A SINGLE PARCEL (TAX PARCEL IDENTIFICATION #06-05-26-014235-000-00), TOTALING APPROXIMATELY 2.3 ACRES, FROM AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO PRIVATE SERVICES DISTRICT (PS-3); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 25-0025, seeks to rezone certain real property totaling 2.3 acres (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 of the Property is hereby changed from the present zoning classification of Agricultural/Residential District (AR) to Private Services District (PS-3).

**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 September, 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 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.

Exhibit "A-2"

