



PLANNING COMMISSION MEETING

October 7, 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 September 2, 2025.

Public Comment

Public Hearings

1. 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).

This application was continued from the September Planning Commission Meeting.
2. Public Hearing to consider ZON 25-0026. (District 4, Comm. Condon) (J. Bryla)
This application is an Administrative Rezoning request to rezone six properties from Agricultural (AG) to Agricultural Residential (AR).
3. Public Hearing to consider PUD 25-0006. (District 1, Comm. Sgromolo) (J. Bryla)
This application is a request to rezone 10 parcels of land from Single-Family Residential District (RE) to Planned Unit Development(PUD) and portions of two parcels from Agricultural Residential District (AR) and Single-Family Residential District (RE) to Planned Unit Development (PUD)

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, October 7 5:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes September 2, 2025	Backup Material	10/2/2025	Planning_Commission_Meeting_Minutes_and_Attachments_September_2__2025.ADA_aw.pdf



PLANNING COMMISSION MEETING MINUTES

September 2, 2025

5:00 PM

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

Pledge of Allegiance

Commissioner Michael Bourré led the Pledge of Allegiance.

Call to Order

Present:

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

Absent:

Camp Blanding Representative Sam Tozer

Staff Present:

County Manager Howard Wanamaker
County Attorney Courtney Grimm
Assistant County Manager Chereese Stewart
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, introduced the Board members, and thanked Sergeant Lane and Deputy Schoonover for providing security.

1. Approval of Minutes

Planning Commission Meeting Minutes August 5, 2025.

Commissioner Michael Bourré made a motion for approval of the August 5, 2025, Planning Commission Meeting minutes, seconded by Commissioner Mary Bridgman, which carried 8-0.

Public Comment

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

Hearing no comments, Chairman Pete Davis closed public comment at 5:04 pm.

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

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)

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/September 2, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/September%202,2025), beginning at 7:12 and ending at 50:44. Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider ZON-25-0019, as indicated above. See Attachment A.

There was discussion to clarify the differences between the Clay Hill Advisory Committee and the Middleburg/Clay Hill CAC, the BB use shown on the map, and buffering requirements.

Sarah Smart, the Applicant, 5401 County Road 218, Middleburg, Florida, addressed the Commission to provide more details and information regarding the requested change.

There were questions and discussions regarding storage for the tires, the process for operating the business, office space on the property, the location of the tire storage, the percentage of the property used for storage, and clarification of buffering/landscape, as well as disposal of old tires and Clay Hill overlay requirements.

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

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:24 pm.

Following continued discussion by the Commission and staff regarding the requested change, the support of small businesses and surrounding properties, with pictures shown for reference, Commissioner Ralph Puckhaber made a motion for approval, conditioned on applicants execution of a development agreement prior to the BoCC meeting, seconded by Commissioner Bill Garrison. The motion carried 7-0.

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).

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/September 2, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/September%202,%202025), beginning at 50:49 and ending at 53:55. Below is a summary of the discussion and the vote for this agenda item.

Frank Miller, 1 Independent Drive, Jacksonville, Florida, Agent for the Applicant, addressed the Commission to request a continuance for COMP-25-0012 and PUD-25-0005.

Chairman Pete Davis opened the floor for the public hearing at 5:53 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:53 pm.

Commissioner Ralph Puckhaber made a motion for approval of the requested continuance until the October 7, 2025, Planning Commission meeting, seconded by Commissioner Michael Bourré, which carried 7-0.

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.

Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/September 2, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/September%202,%202025), beginning at 53:57 and ending at 1:17:08. Below is a summary of the discussion and the vote for this agenda item.

Dodie Selig, Chief Planner, addressed the Commission to provide details and information for the public hearing to consider COMP-25-0004, as indicated above, and noted that additional documents were provided and attached to the backup material.

James Leneghan, 3207 Wilderness Drive, Middleburg, Florida, addressed the Commission to provide details and information for the requested change and a timeline regarding permitting.

There were questions, discussions, and clarifying comments regarding conservation land, uplands, wetlands, and the permitting process.

Chairman Pete Davis opened the floor for the public hearing at 6:03 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 6:03 pm.

Following a lengthy discussion by the Commission regarding the permitting timeline and the status of the property before, during, and after, Commissioner Ralph Puckhaber made a motion for denial, but it was not seconded; therefore, the motion failed.

Commissioner Bill Garrison made a motion for approval with comments supporting the requested change, seconded by Commissioner Bo Norton. The motion carried 5-2, with Commissioners Ralph Puckhaber and Mary Bridgman in opposition.

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).

Item Four (4) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/September 2, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/September%202,2025), beginning at 1:17:12 and ending at 1:29:03. Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider ZON-25-0025, as indicated above. See Attachment B.

There were questions and discussions regarding surrounding zoning and uses permitted.

Robert White, 9556 Historic Kings Road, Jacksonville, Florida, with Taylor and White, Agent for the Applicant, addressed the Commission to provide updated details and information for the requested change.

Chairman Pete Davis opened the floor for the public hearing at 6:24 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 6:24 pm.

Mary Bridgman made a motion for approval, seconded by Commissioner Bill Garrison. The Commission expressed its gratitude to the applicant for addressing the previous concerns regarding retail, and Commissioner Puckhaber objected to changes that would go against the Fleming Island Master Plan. There were more comments regarding traffic and the changes along County Road 220, and documents submitted in the application. The motion carried 7-0.

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 6:29 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 6:29 pm.

Adjournment

Chairman Pete Davis mentioned the upcoming APA training in Daytona, Florida, to be held on September 16, 2025.

Hearing no further business, Chairman Davis adjourned the meeting at 6:30 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
ZON-25-0019

Rezoning Application: ZON 25-0019

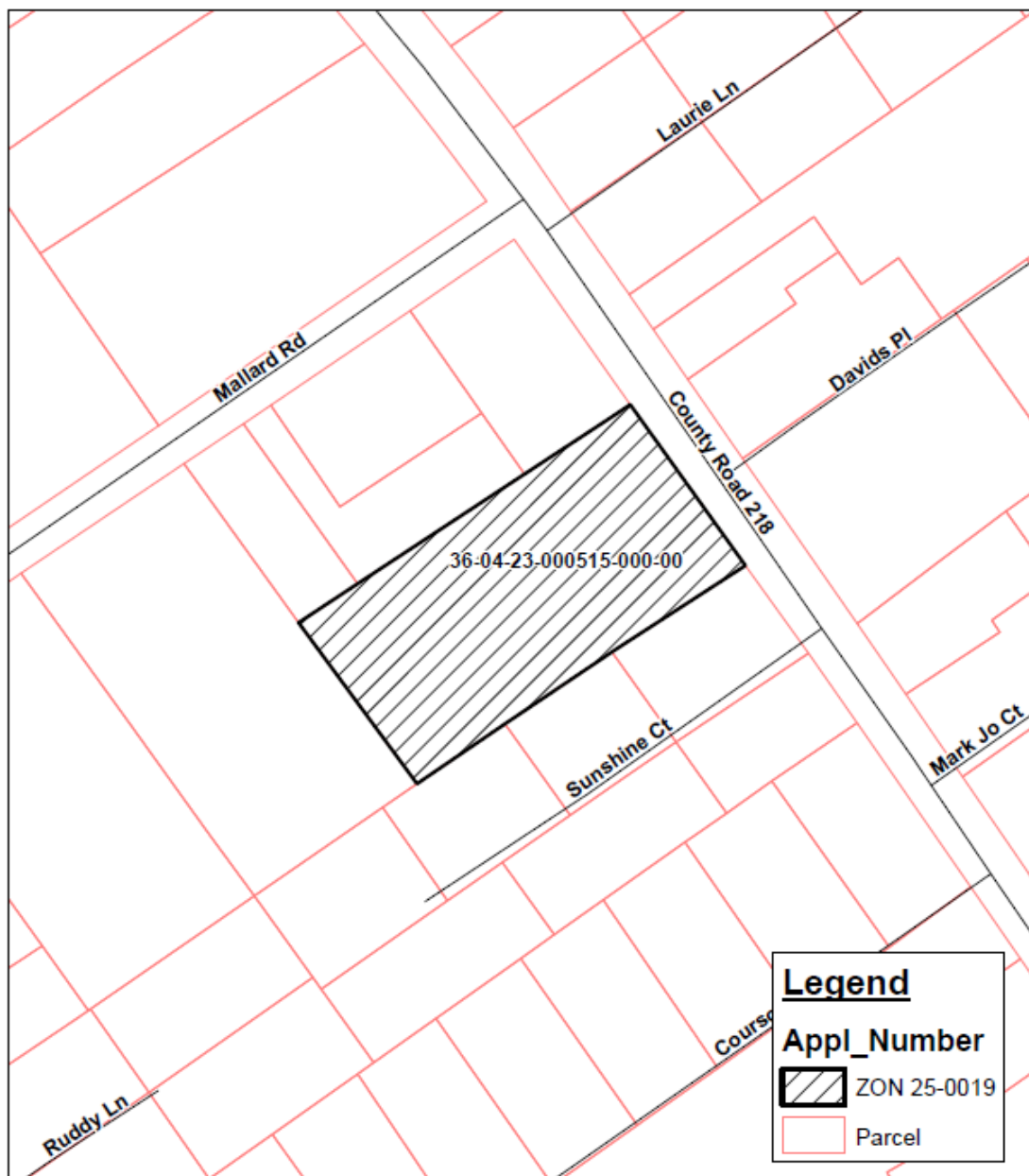
Planning Commission
September 2, 2025



Application Information

Applicant:	Sarah & Andrew Smart
Location:	5401 County Road 218, Middleburg, FL 32068
Planning District:	Middleburg-Clay Hill
Commission District:	4 Commissioner Condon
Parcels:	36-04-23-000515-000-00

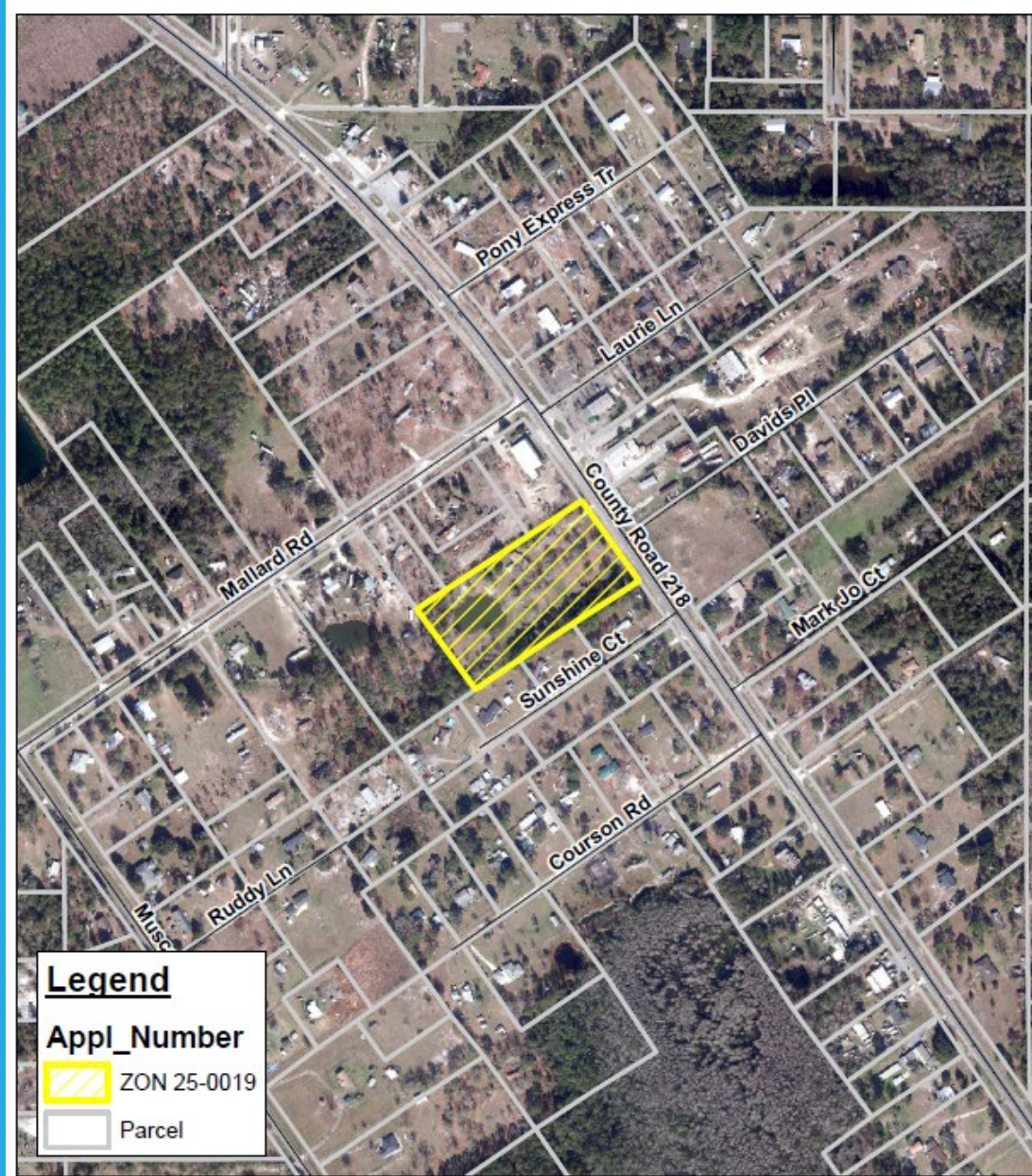
- ZON 25-0019 would make the following Rezoning changes to the property:
 - change 5+/- acres from Commercial and Professional Office District (BA-2) to Specialty Business District (BB-3)



0 105 210 420 Feet

Rezoning: ZON 25-0019
Parcel Map

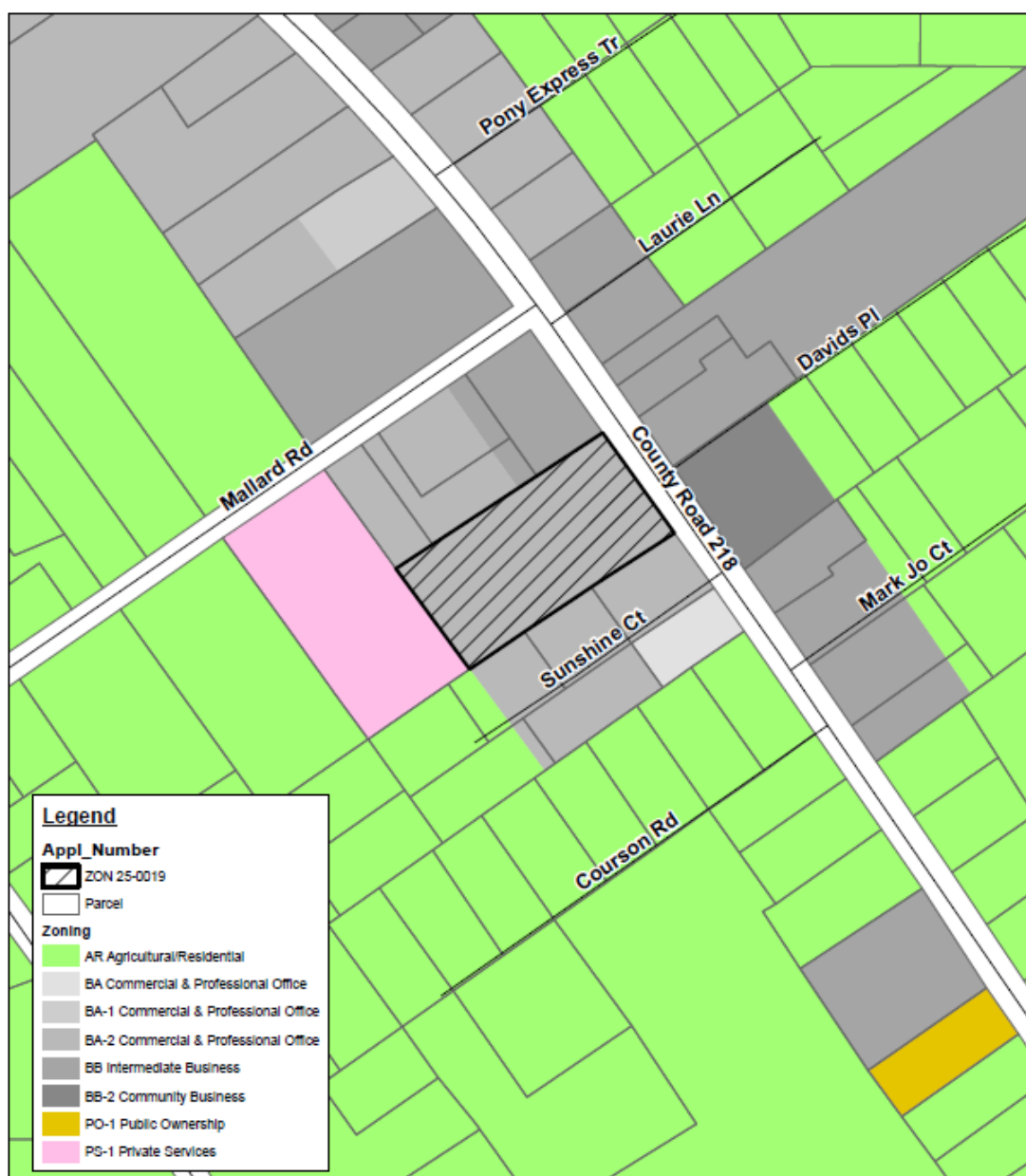
Page 12 of 111



0 212.5 425 850 Feet

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

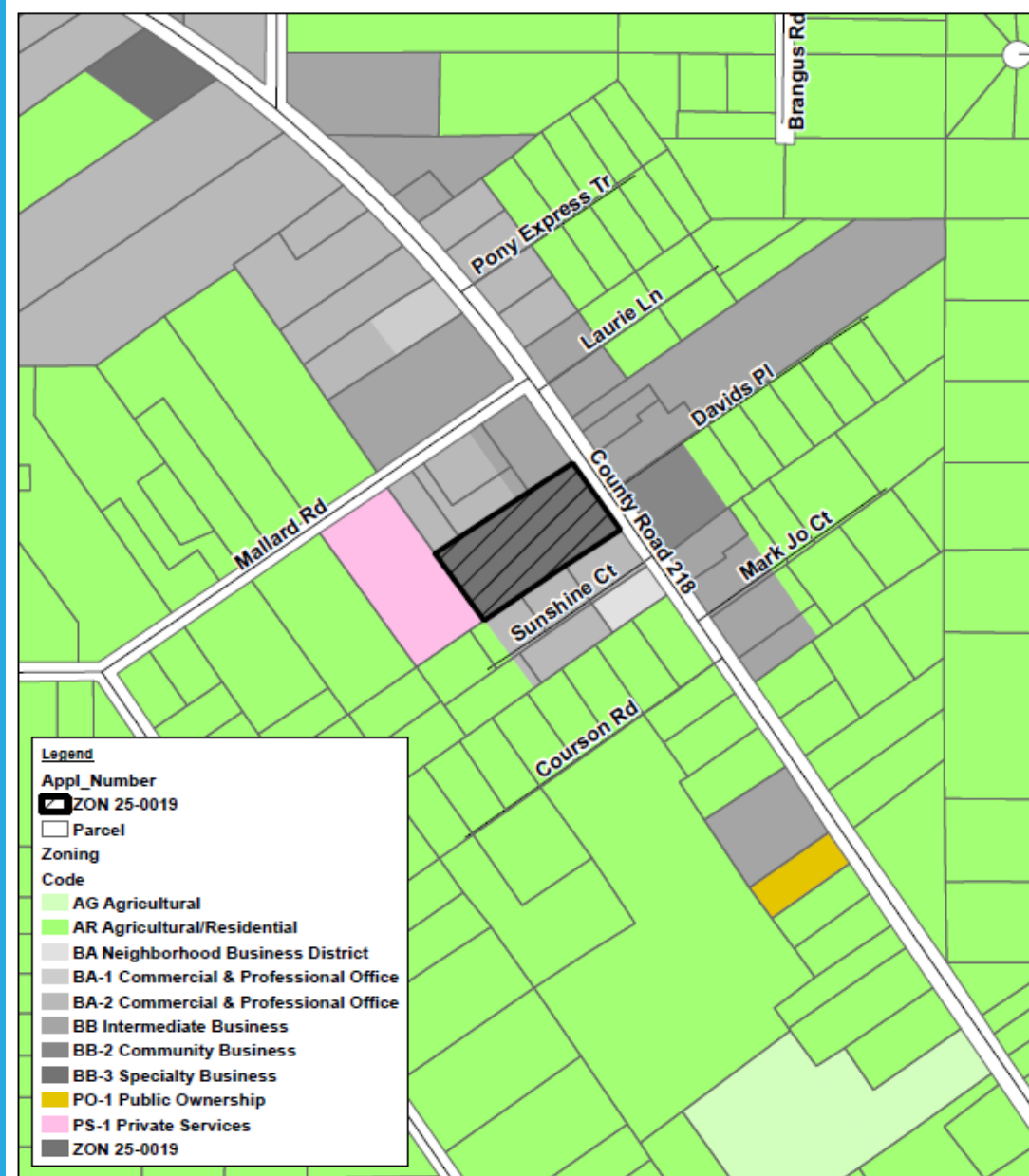




0 170 340 680 Feet

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

Page 13 of 111



0 255 510 1,020 Feet

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

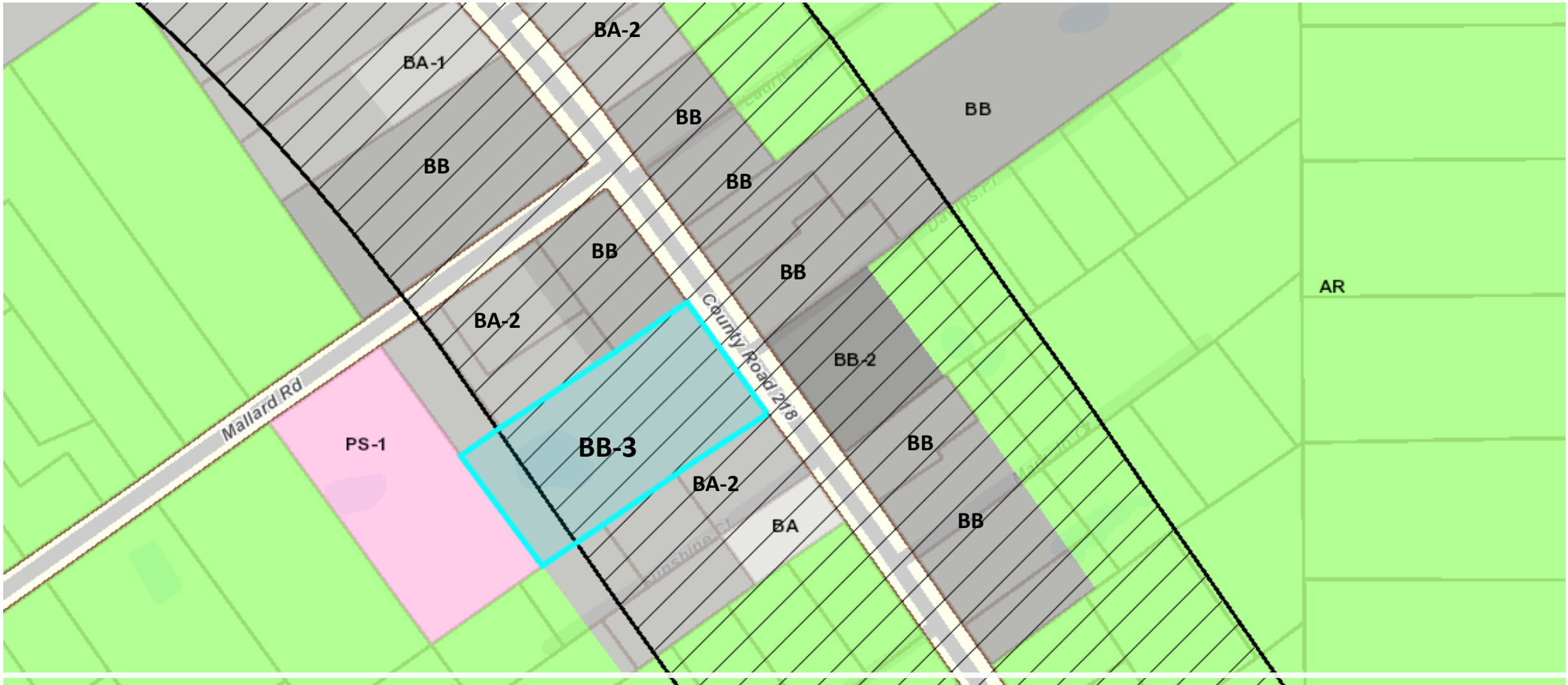


Clay Hill Overlay



- Architectural Detailing
- Massing
- Building Materials
- Building Height





Clay Hill Overlay

Name	Address1	City	Stat	ZipCode
Allen Joseph T Jr	10423 Rifle Rd	Bristow	VA	201361330
Backus William A Et Al	1959 Courson Rd	Middleburg	FL	320683503
BENNETT CHRISTIAN SEAN Et Al	5531 Squaw Ln	Middleburg	FL	320683540
Blair Kenneth	1985 Sunshine Ct	Middleburg	FL	320683564
Boyles Investments Inc.	PO Box 2655	Jacksonville	FL	322032655
Bramlett Kenneth	1599 Shelter Cove Dr	Fleming Island	FL	320037221
Carter Jamie Cecil	6064 Lee Moore Rd	Jacksonville	FL	322343409
Country Rentals VI LLC	1486 Henry Mosley Rd	Jacksonville	FL	322343406
Davies Claire C	14131 Lord Barclay Dr	Orlando	FL	328375402
Dingmon John B	1962 Mallard Rd	Middleburg	FL	320683510
Dunn Robert David Et Al	1965 Sunshine Ct	Middleburg	FL	320683564
Giglio Randy	1974 Mallard Rd	Middleburg	FL	320683510
Hale Thomas	1975 Courson Rd	Middleburg	FL	320683503
Hall Mickey Thomas Trustee	1477 Rivers Rd	Green Cove Springs	FL	320439388
Kennedy William	5365 County Road 218	Middleburg	FL	320683559
Kessler Shane L	1970 Mallard Rd	Middleburg	FL	320683510
Mallory Julia L Trustee	5625 Mark Jo Ct	Middleburg	FL	320684487
Rusu Vadia	1980 Mallard Rd	Middleburg	FL	320683510
Scotlyn Two Inc.	1198 Kellum Rd	Jacksonville	FL	322343304
Shipley Hannah Perthinia	1975 Sunshine Ct	Middleburg	FL	320683564
SIBLING GROUP OF CLAY HILL LLC	5390 County Road 218	Middleburg	FL	320683558
Smart Land Holdings LLC	5401 County Road 218	Middleburg	FL	320683561
TNT Lounge & Liquors Inc	4039 Piper Dr	Jacksonville	FL	322077152
Walls Ronald D	3031 Ruddy Ln	Middleburg	FL	320683538
Willow Fabrications	1962 Mallard Rd	Middleburg	FL	320683510



Recommendations

Project Description

Proposed outdoor tire storage

Middleburg-Clay HillCAC

The CAC met on August 18, 2025, and recommended approval 7-0

ZON 25-0019:

Based on the criteria in the Report, Staff finds that the request is inconsistent with the intent of the Land Development Code and the Clay Hill Overlay and recommends denial of ZON 25-0019.

Questions?

Attachment
“B”
ZON-25-0025

Rezoning Application:

ZON 25-0025

Planning Commission
September 2, 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

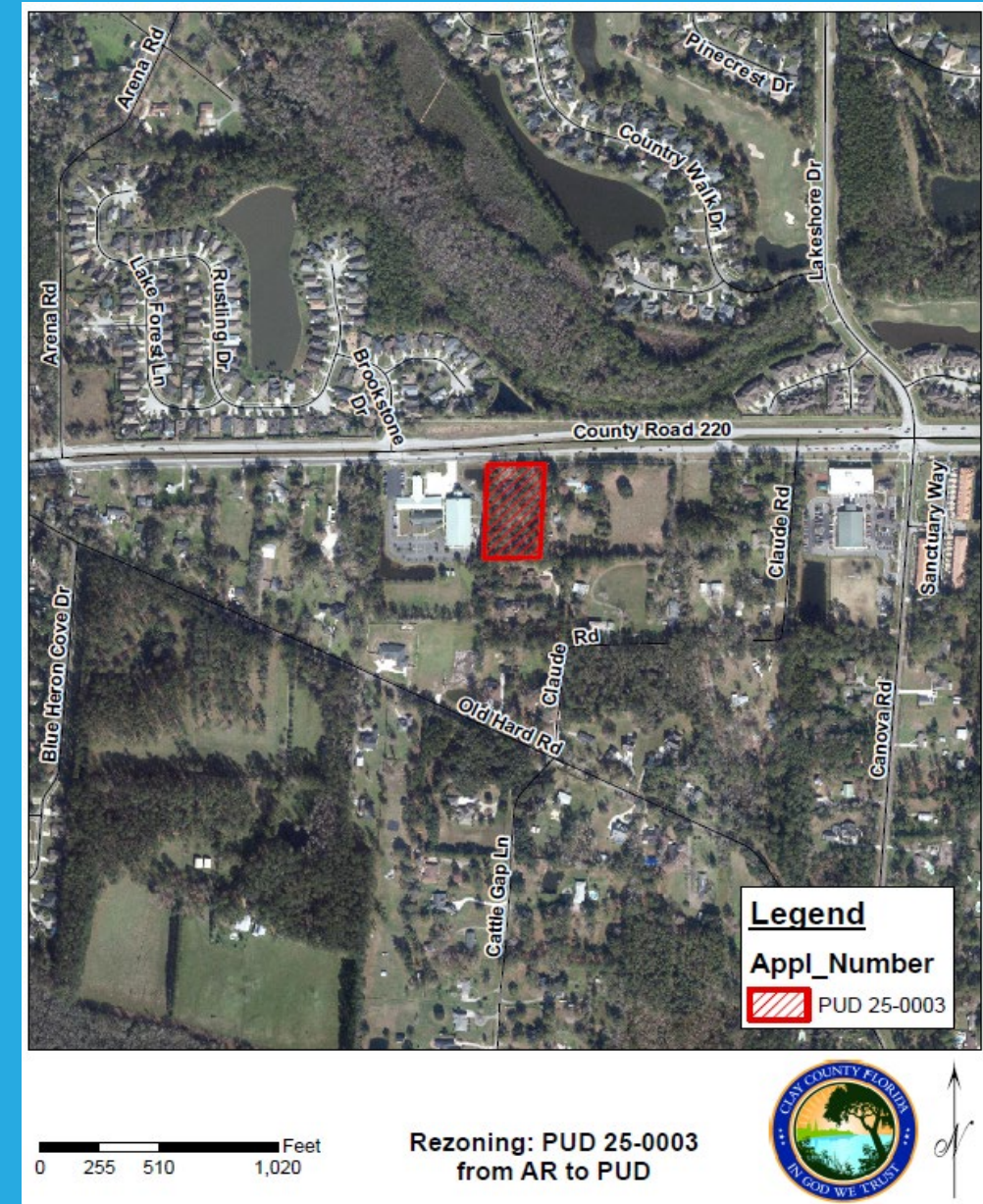
- ZON 25-0025 would change the zoning from Agricultural Residential(AR), to Private Services (PS-3) .

BACKGROUND

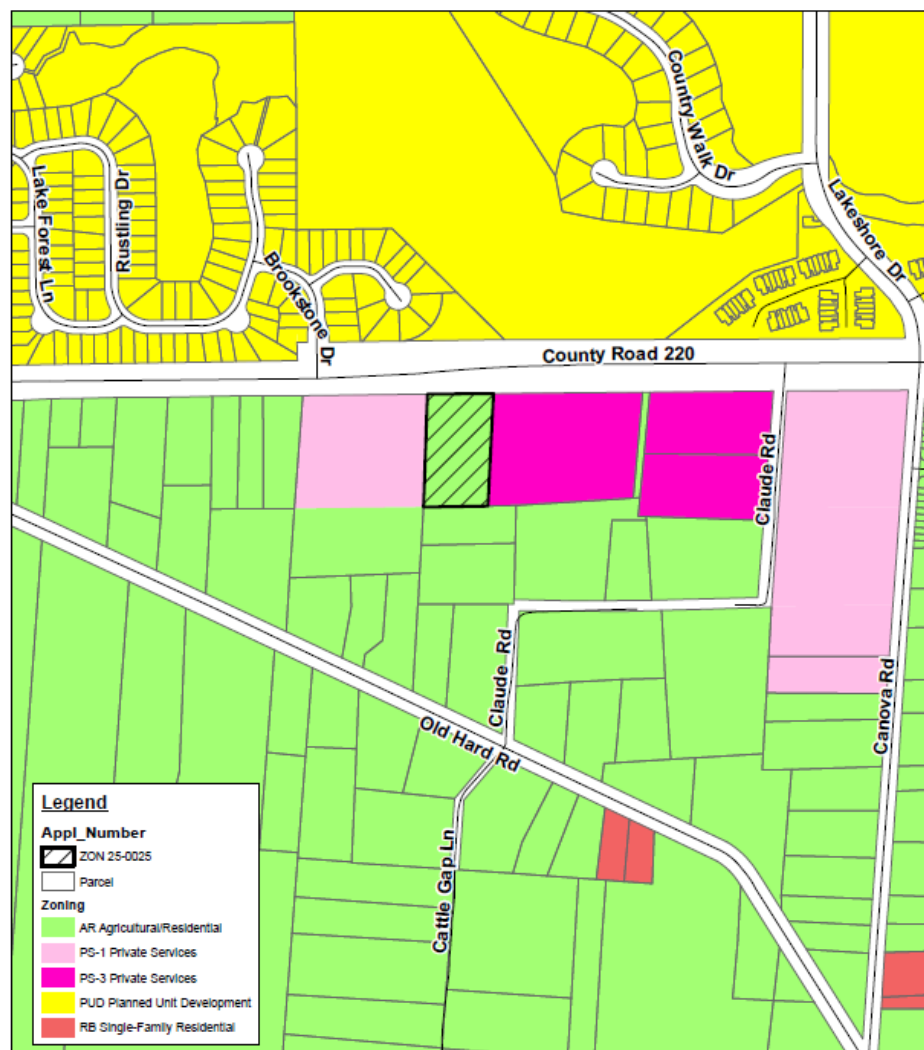
The property is located on the south side of County Road 220, just west of Canova Road. The subject parcel is between two parcels zoned PS-1 and PS-3.

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

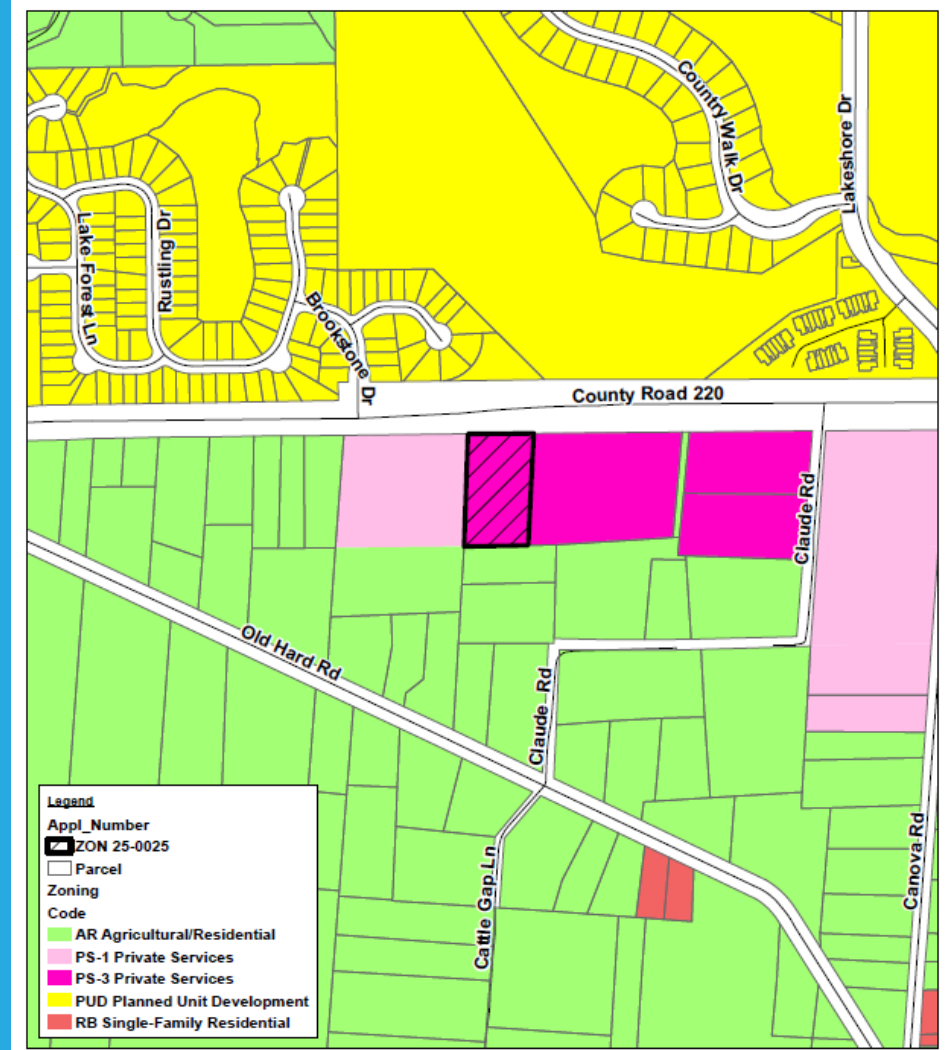
The stated purpose of the requested rezoning is to allow for an out-patient surgery center as well as some professional office. The property directly to the east is owned by Orange Park Medical Center which intends to build a stand along emergency center and the property directly to the west is occupied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



ZONING



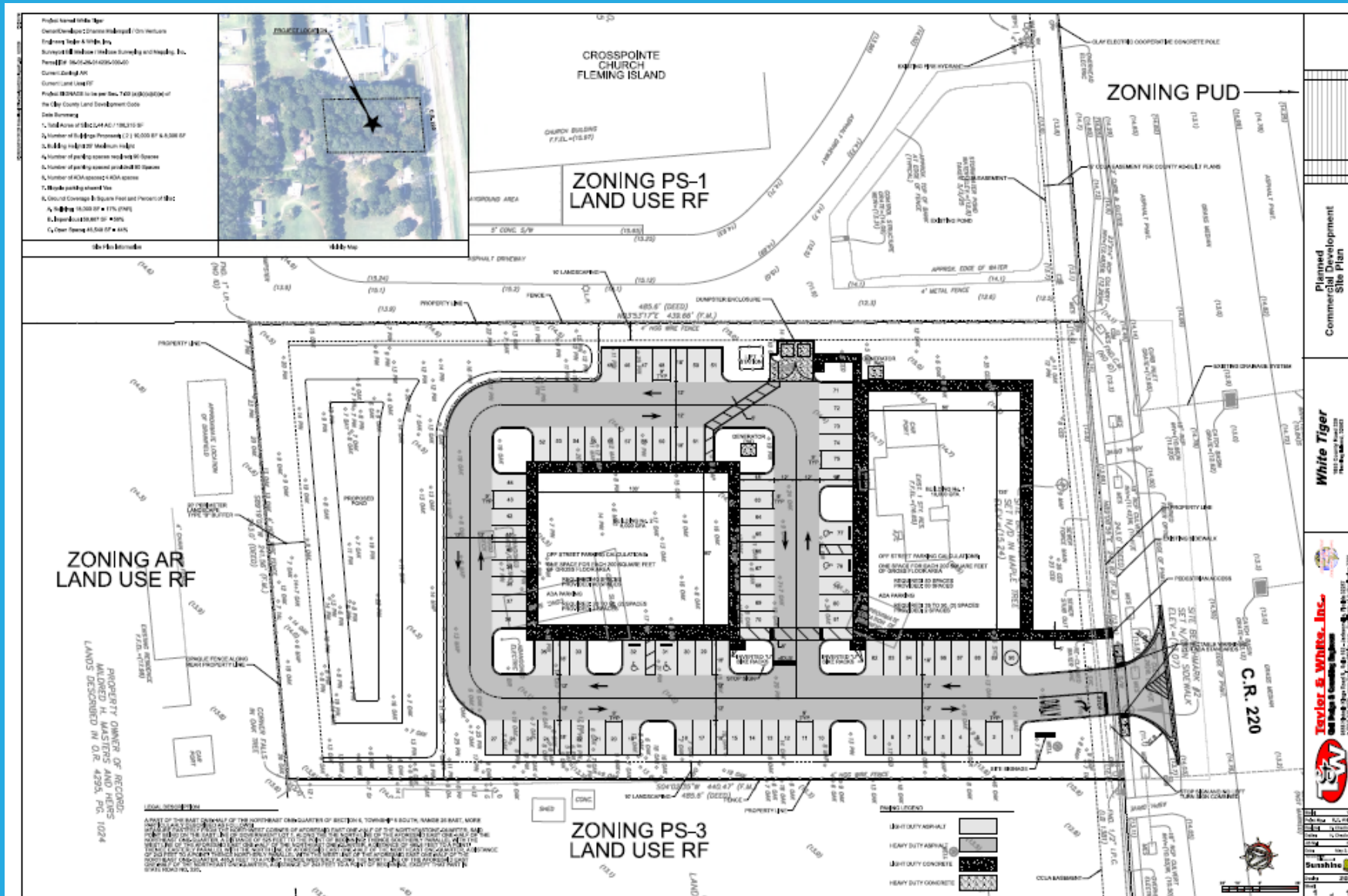
Existing Zoning
 Rezoning: ZON 25-0025
 from AR to PS-3



Proposed Zoning
 Rezoning: ZON 25-0025
 from AR to PS-3



PROPOSED SITE PLAN



FINDINGS and RECOMMENDATION

The applicant is requesting a change in zoning from AR to PS-3 for 2.31 acres.

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

The Fleming Island Citizen's Advisory Committee voted 3-2 to recommend denial of this rezoning their August 20, 2025, meeting. Their recommendation was based on

- The disregard and dismissal of the respected Fleming Island Future Building Plan to control the location of commercial building locations.
- Concern that encroaching change closer to residential areas currently exist, along with a school, church, and future fire department.
- Also, the resistance to change zoning is due to concern of additional traffic in an already congested area and the future fire department is to go in across the street from this property.
- The possibility of re-selling this property to the future hospital to be combined for them to build a larger hospital is also a very serious concern.

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 ZON 25-0025 to amend zoning map for 2.3 acres from AR to PS-3.

Questions?



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, October 7 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).

This application was continued from the September Planning Commission Meeting.

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

Staff Report and Recommendations for COMP 25-0012



Copies of the application are available at the Clay County

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

Owner / Applicant Information:

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

Agent: Frank Miller

Phone# 904-354-1980

Email: fmiller@gunster.com

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

Property Information

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

Current Land Use: RR (Rural Residential)

Proposed Land Use: 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.

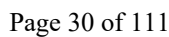


Figure 2 – Parcel Map

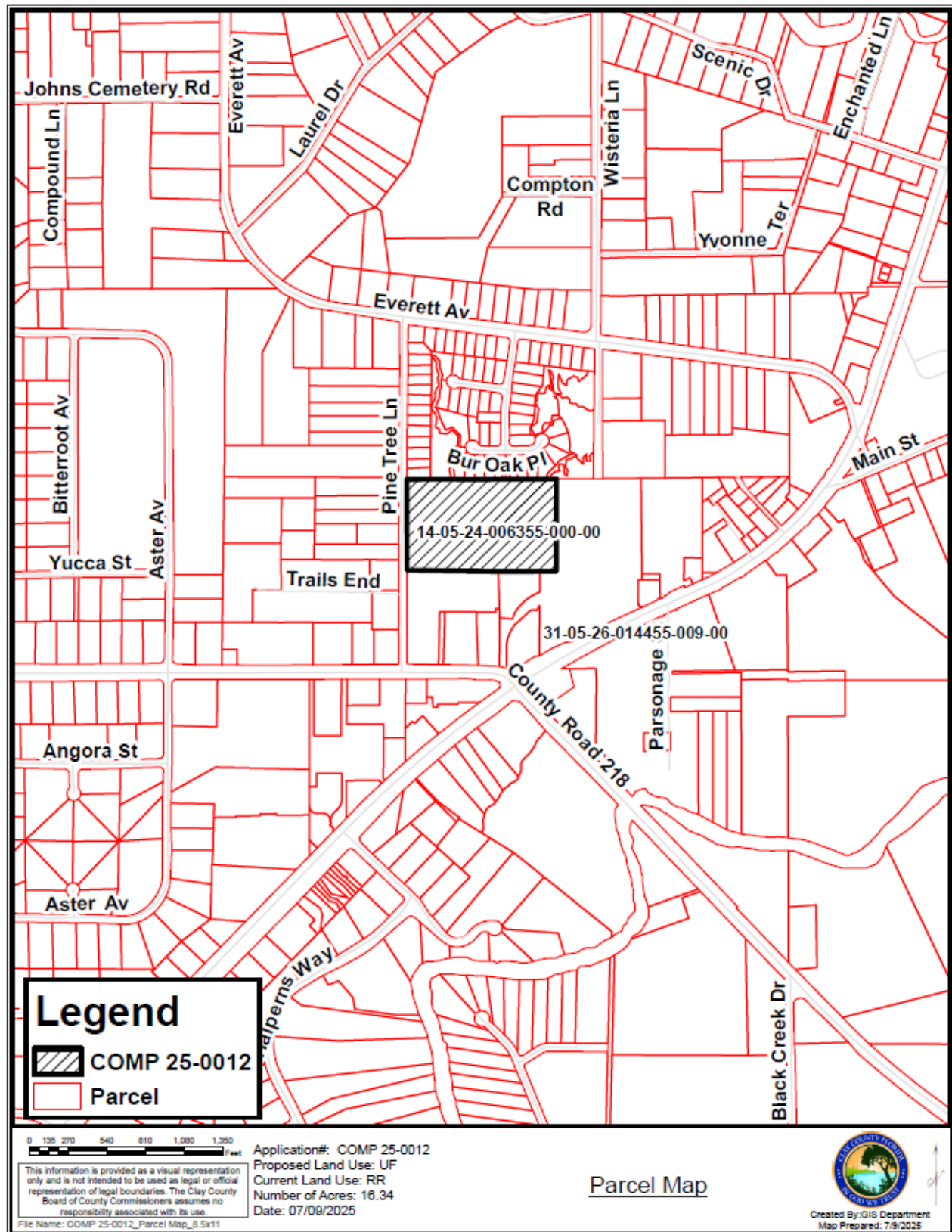


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

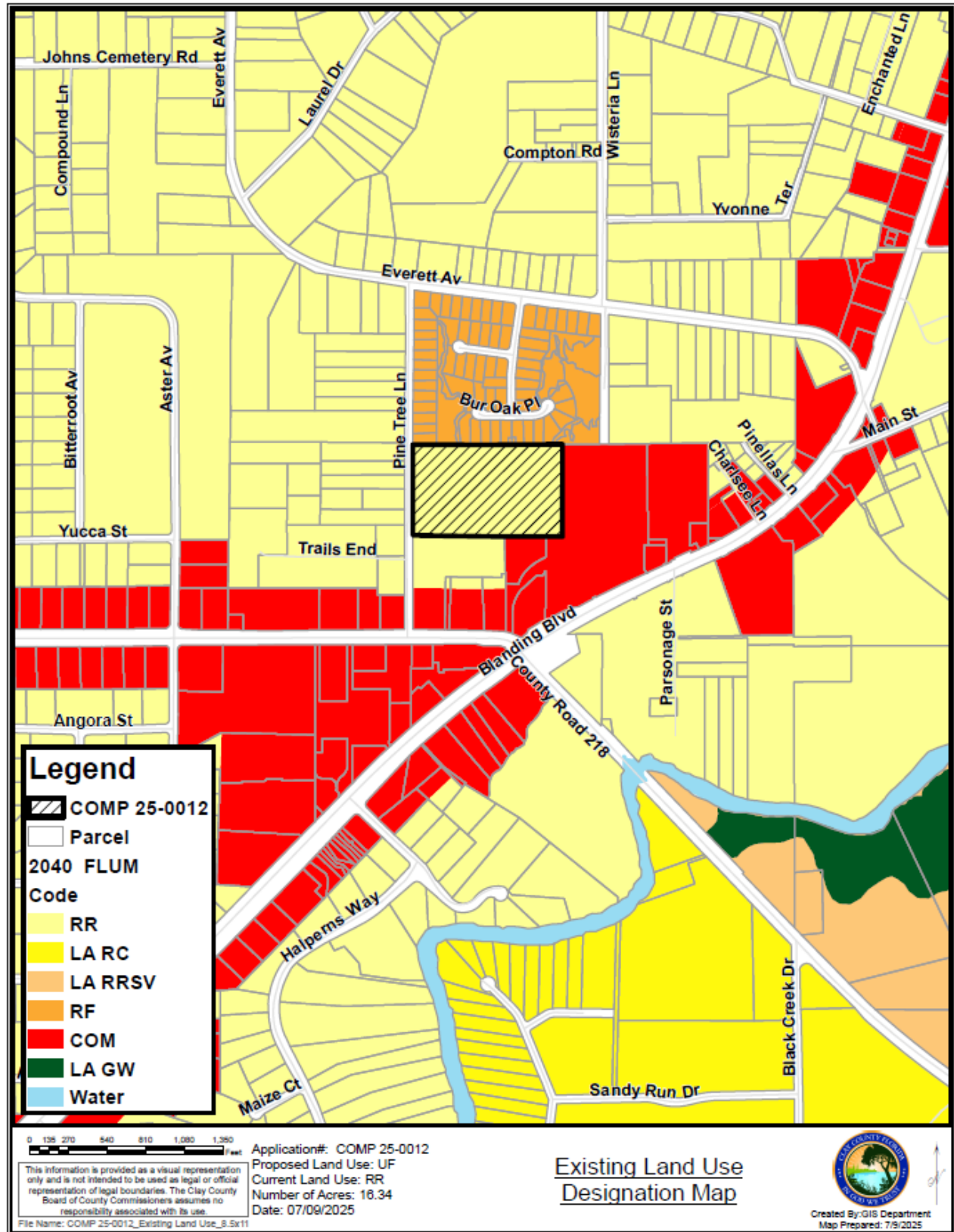


Figure 5 – Proposed Future Land Use Designation Map

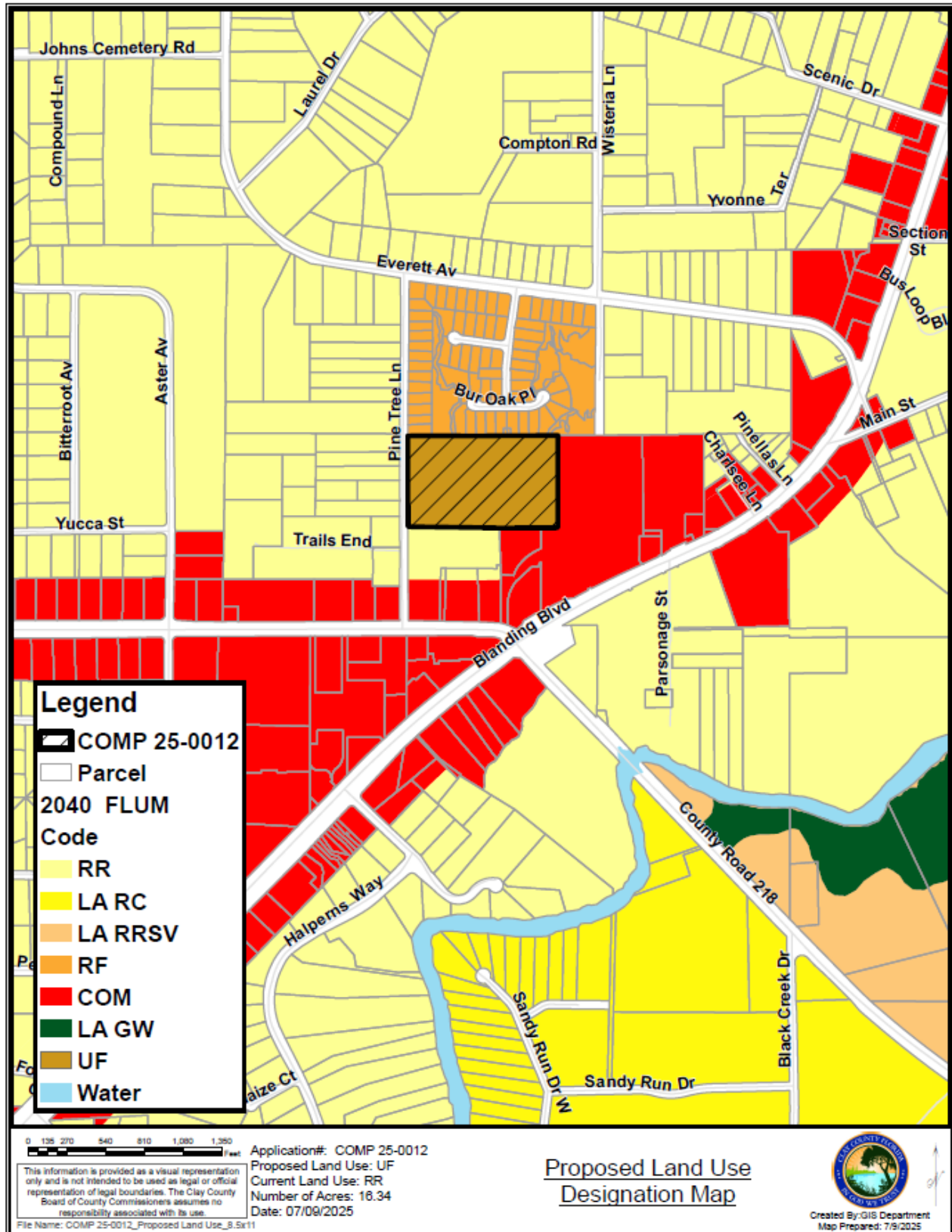
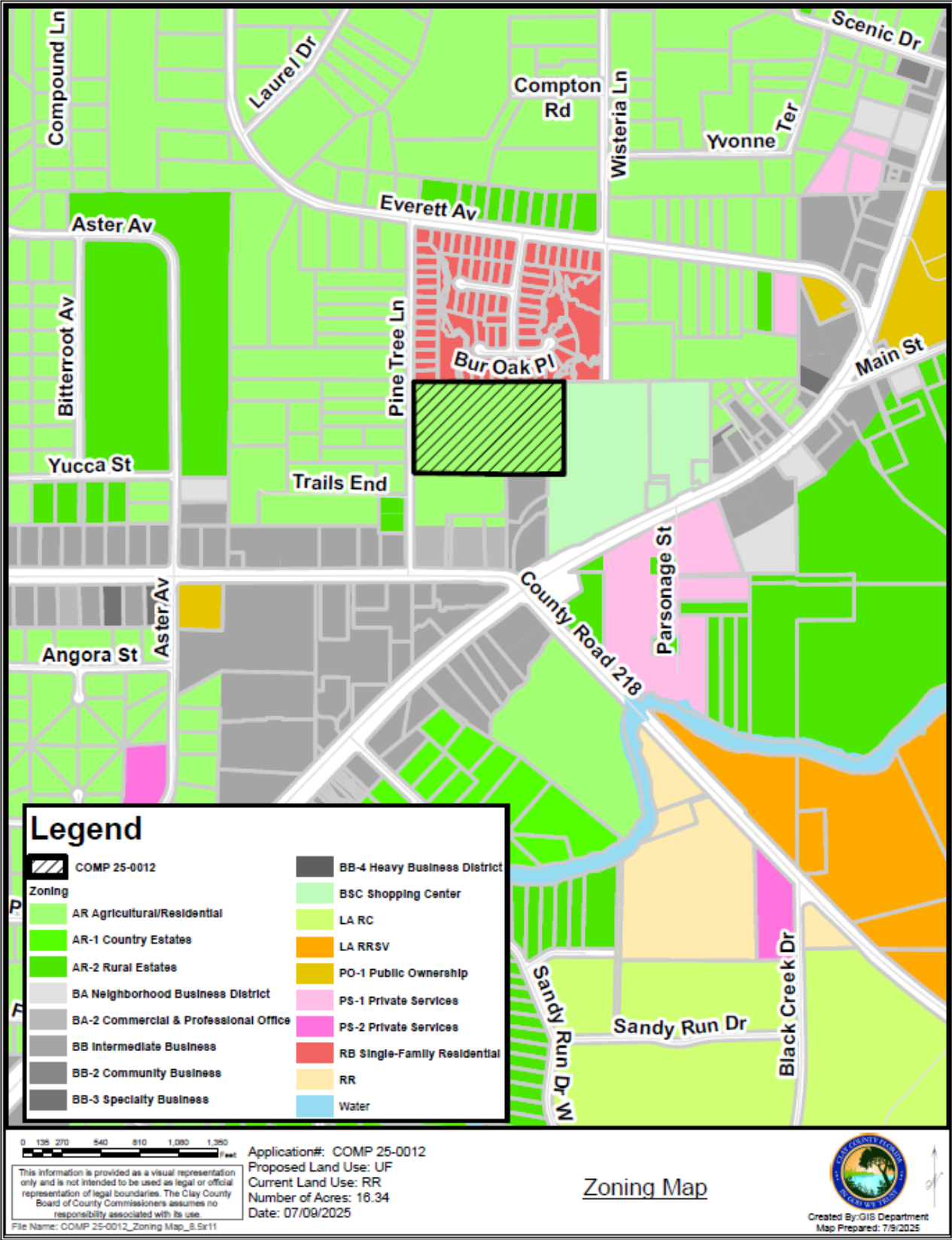


Figure 6 – Zoning Map



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

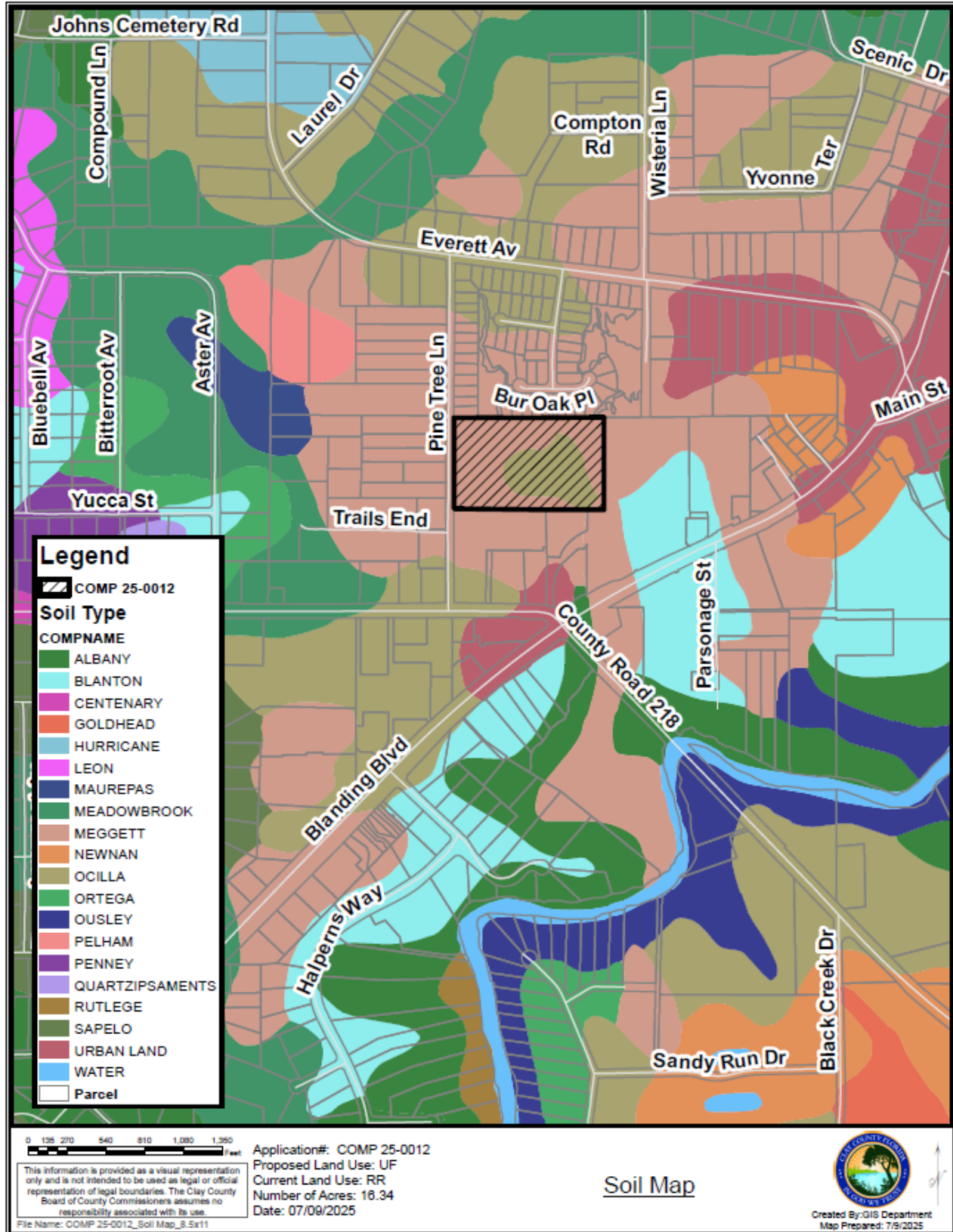


Figure 8 – Flood Zone Map

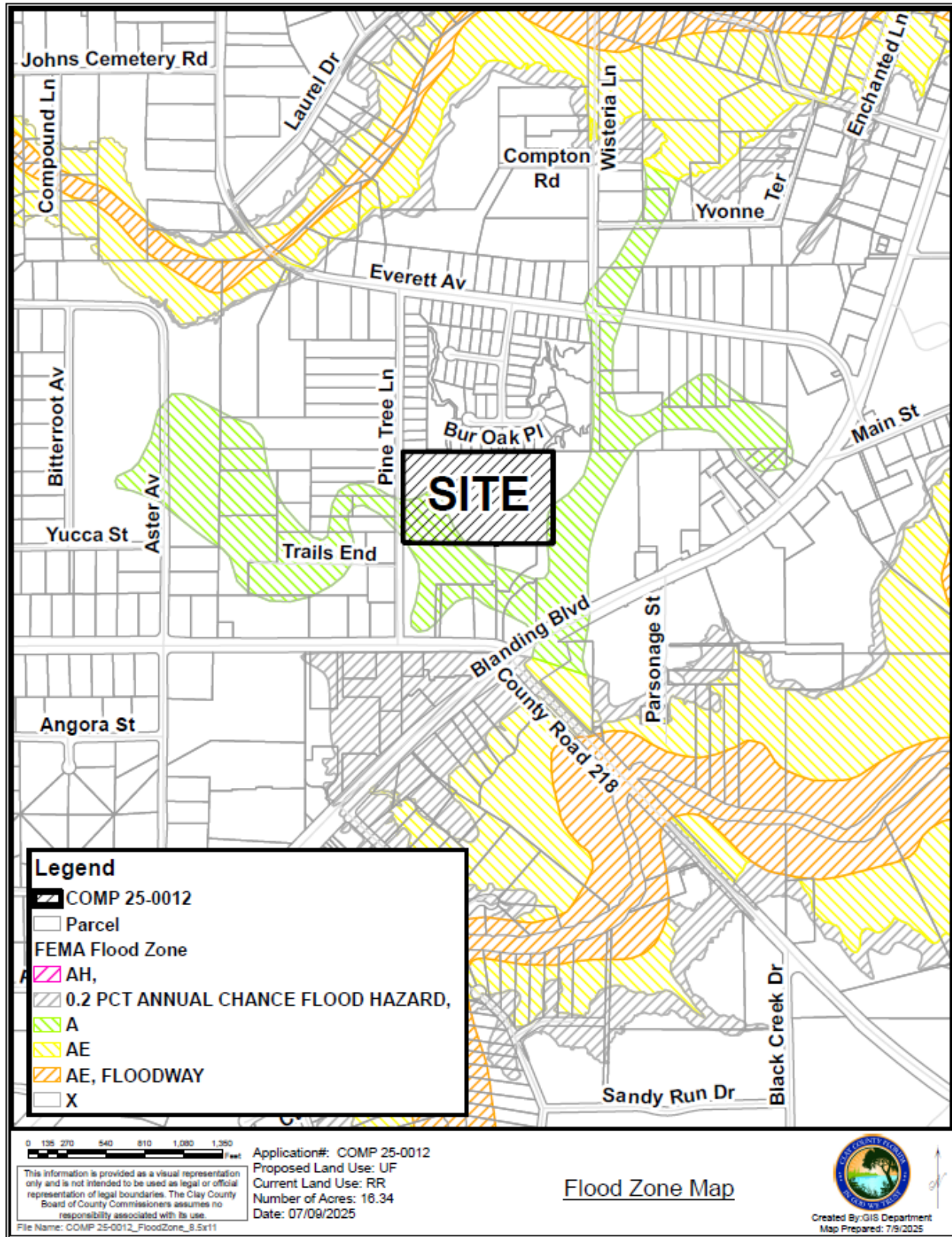


Figure 9 – Topography Map

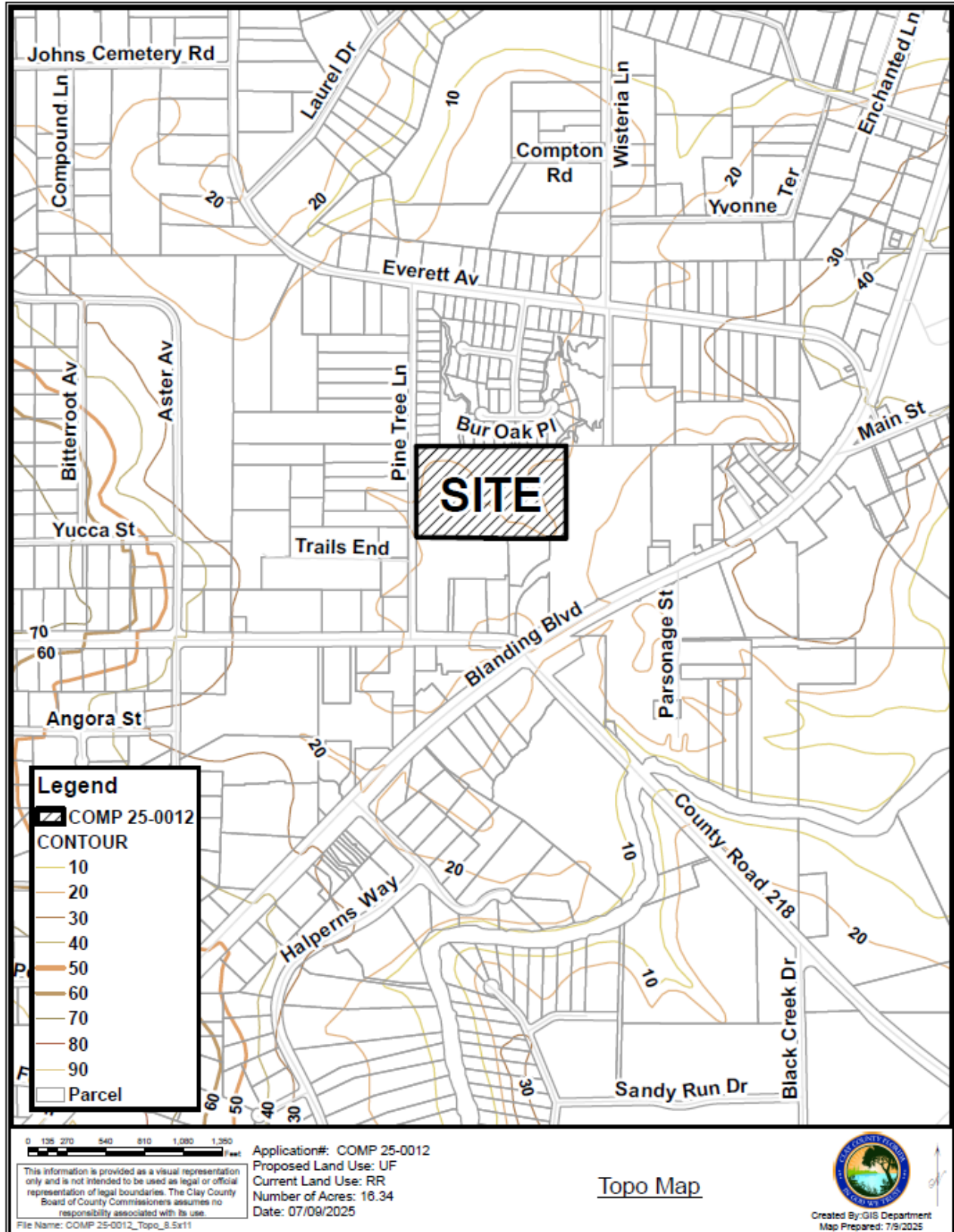


Figure 10 – Habitat Value Map

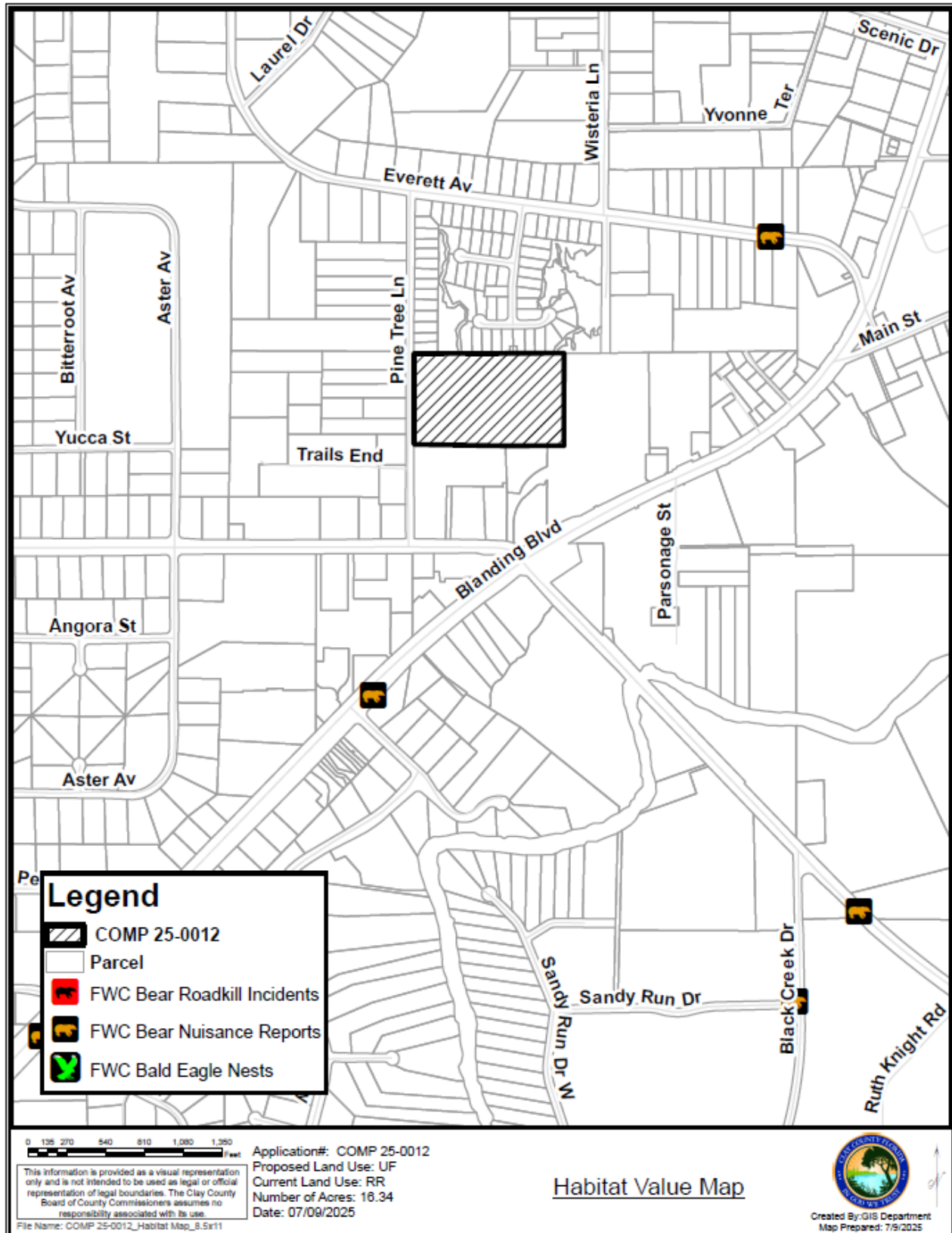
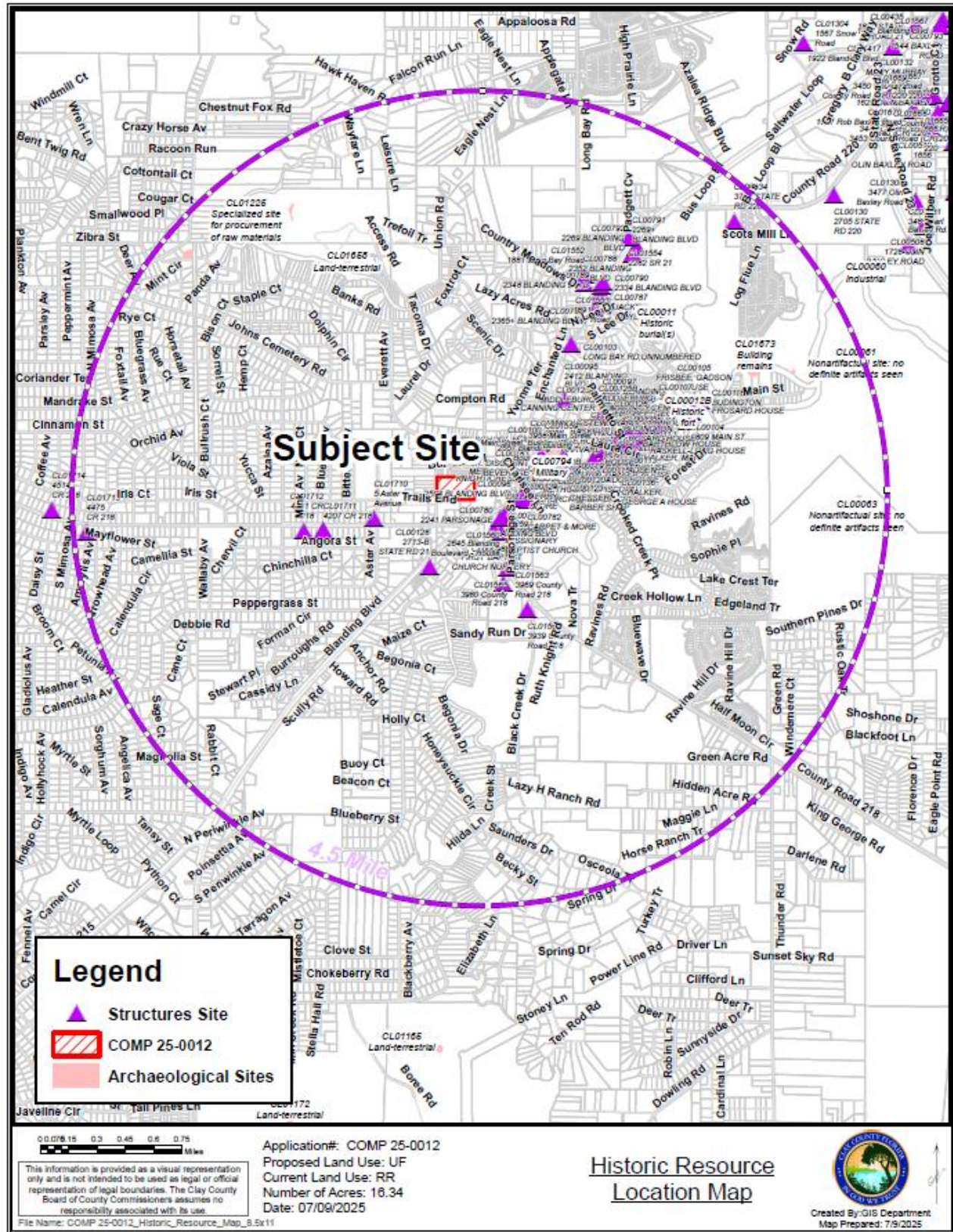


Figure 11 - Historical Resources



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 18th 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:

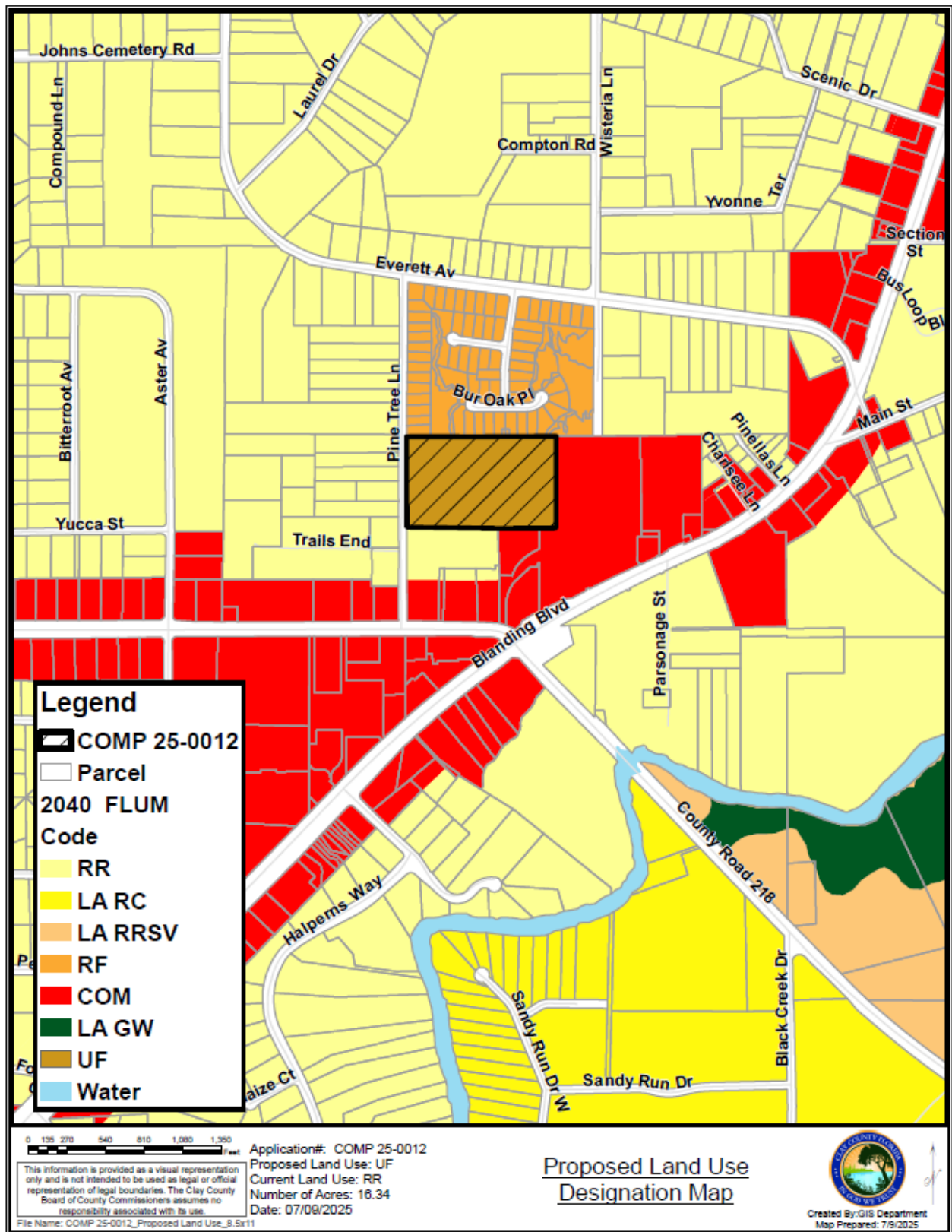
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

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"





Staff Report and Recommendations for PUD 25-0005

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

Owner / Applicant Information

Owner: 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

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

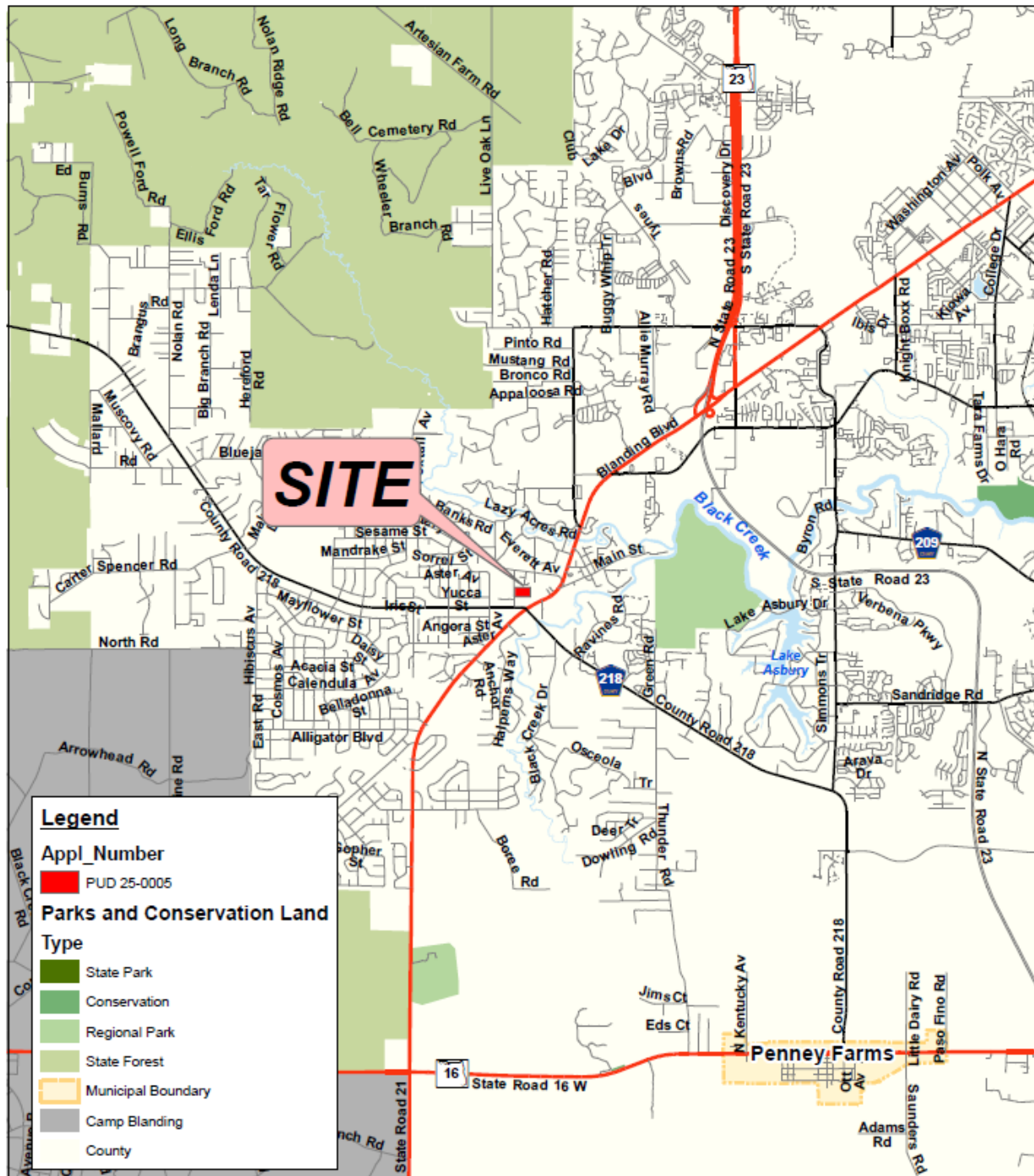
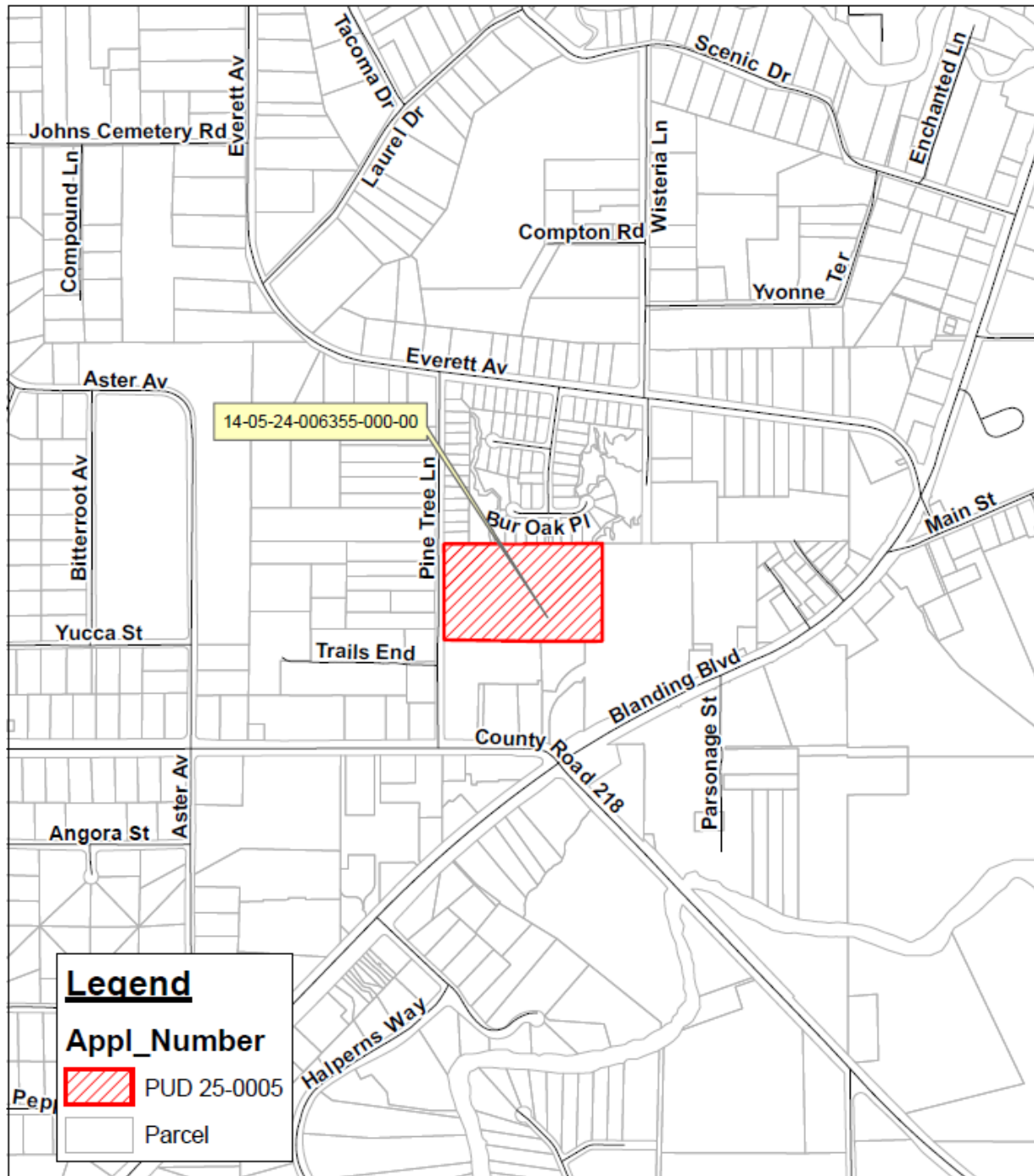


Figure 2 – Parcel Map



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

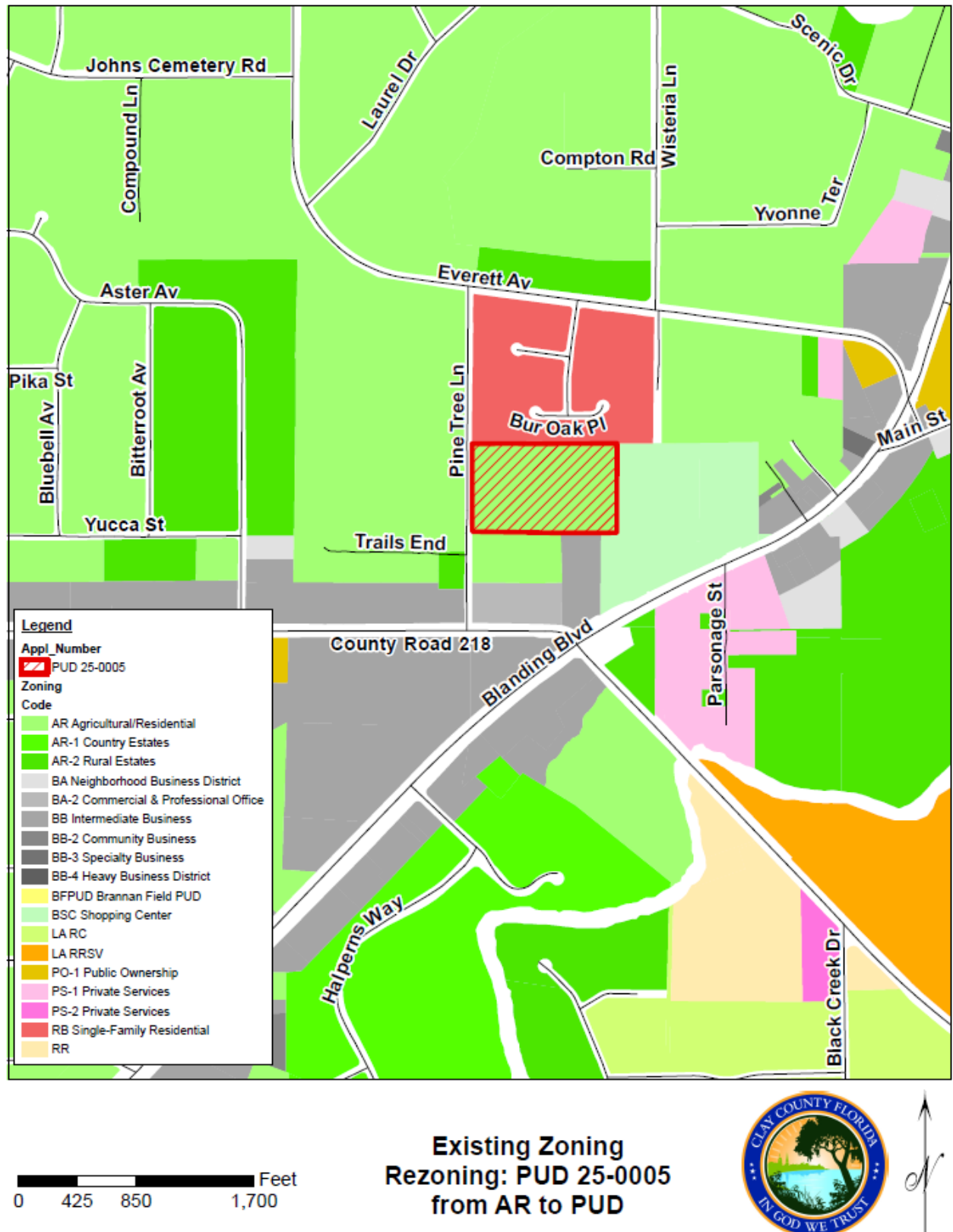
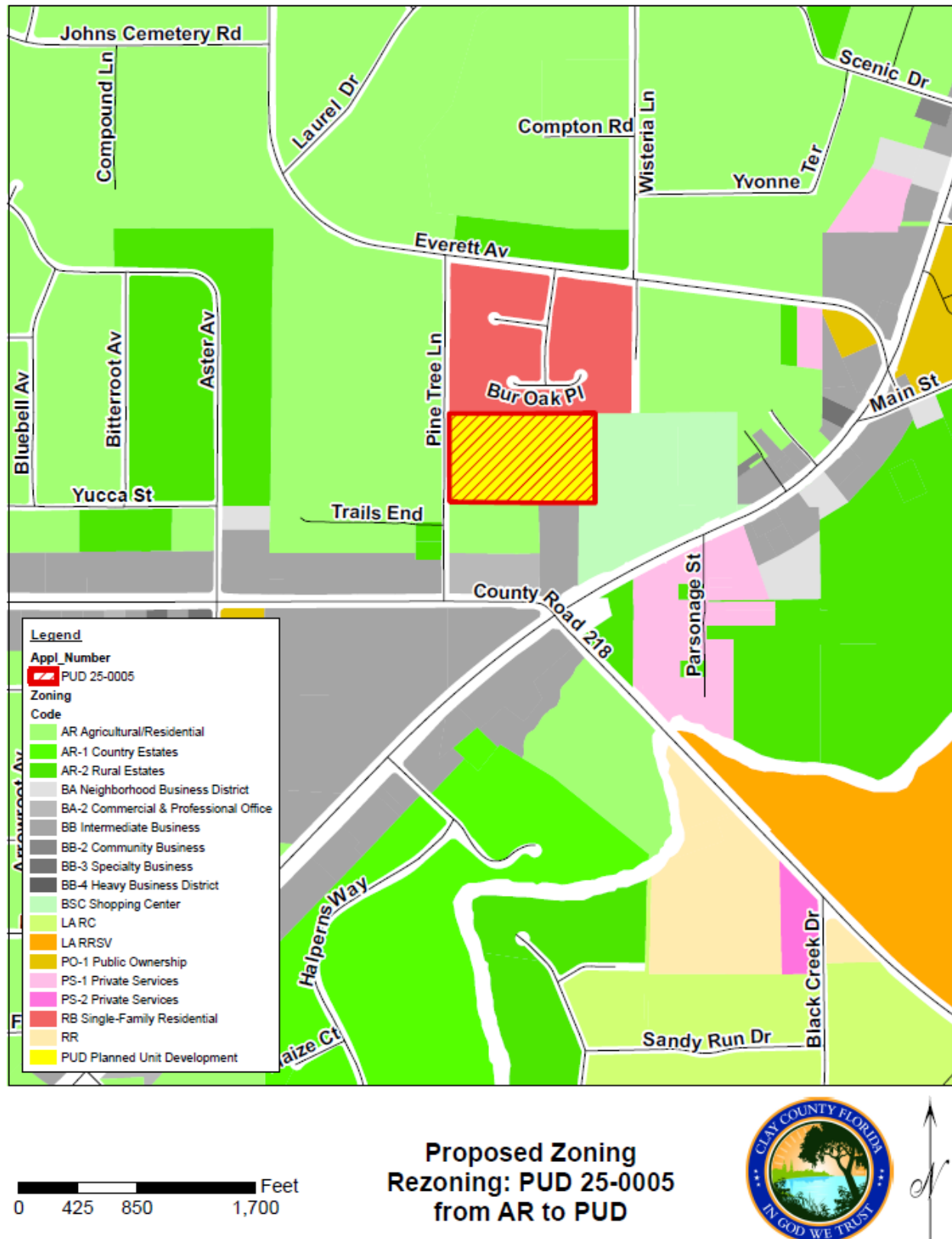


Figure 4 – Proposed Zoning Map



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:

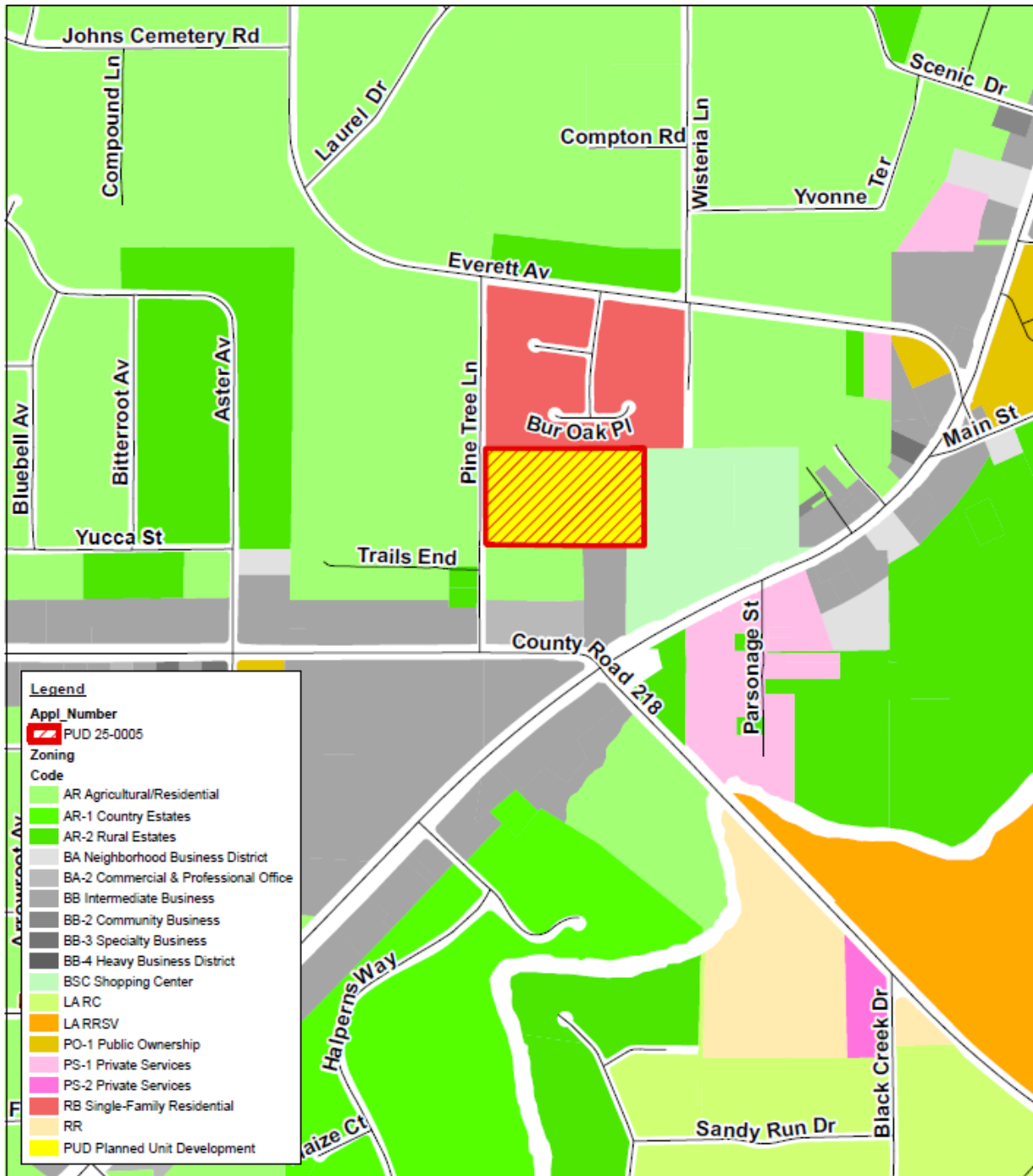
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

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**

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



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, October 7 5:00 PM

TO: Planning Commission

DATE: 8/8/2025

FROM: Jenni Bryla, AICP, Zoning
Chief

SUBJECT: This application is an Administrative Rezoning request to rezone six properties from Agricultural (AG) to Agricultural Residential (AR).

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The requested change is a County initiated zoning district amendment to allow for the customary use of the parcels along the west end of Carter Spencer Road. The properties currently have a Future Land Use designation of Rural Residential but are in the Agricultural zoning district.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ Staff Report ZON 25-0026	Backup Material	10/1/2025	PC_Staff_Report_-_DRAFT_jb.ADA_aw.pdf
▣ 30 day notice	Backup Material	10/1/2025	30_notice_with_ordinance.ADA_aw.pdf
▣ Ordinance	Ordinance	10/1/2025	Ordinance_zon_25-0026_with_legals.ADA_aw.pdf



Staff Report and Recommendations for ZON 25-0026

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

Owner / Applicant Information:

Applicant: Clay County
Phone: 904-529-3830
Email: Jenni.Bryla@claycountygov.com

Property Information

Parcel ID: 14-05-23-000561-001-76, 14-05-23-000561-012-00, 14-05-23-000561-005-00, 14-05-23-000561-009-00, 14-05-23-000561-007-00, 14-05-23-000561-008-00	Parcel Address: Carter Spencer Road
Current Zoning: Agricultural (AG)	Current Land Use: Rural Residential (RR)
Proposed Zoning: Agricultural Residential (AR)	Total Acres: 8.25 +/- acres over seven parcels
	Acres affected by Zoning change: 8.25 +/- acres
Commission District: 4, Comm. Condon	Planning District: Middleberg/Clay Hill

Introduction:

The requested change is a County initiated zoning district amendment to allow for the customary use of the parcels along the west end of Carter Spencer Road. The properties currently have a Future Land Use designation of Rural Residential but are in the Agricultural zoning district. This combination of Land Use and Zoning requires the density of one (1) home per twenty (20) acres. When the zoning district is changed to Agricultural/Residential the minimum lot size will be one (1) acre. There are six parcels in all, that are being administratively re-zoned to the Agricultural/Residential Zoning district, for a total of 8.25 acres. This is to allow for the properties that are vacant, the ability to build a home. Otherwise, the lots would be deemed un-buildable.

The properties south of Carter Spencer Road and to the north-east of the subject parcels were previously administratively rezoned to Agricultural/Residential in 2019 via ZON 2019-0020. For some reason the parcels that are adjacent to Carter Spencer Rd. to the southwest were not included in that application. The parcels to the north of Carter Spencer were part of an unrecorded subdivision, so they would be considered lots of record and be permitted to build in their current configuration.

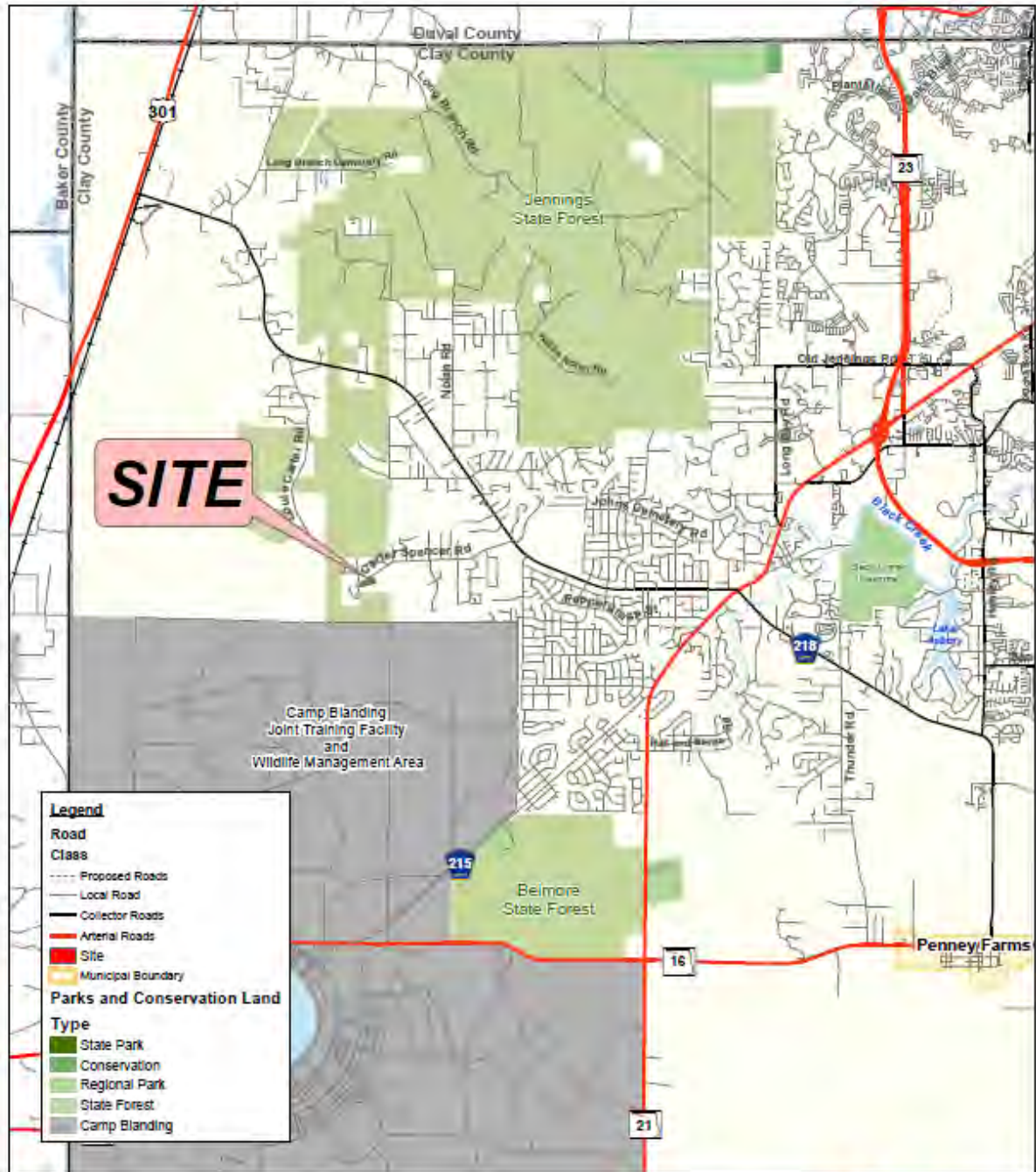
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Previous rezoning along the Road.



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Figure 1 – Location Map



0 5,000 10,000 20,000 Feet

Zoning District Change
Location Map

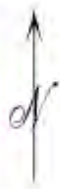
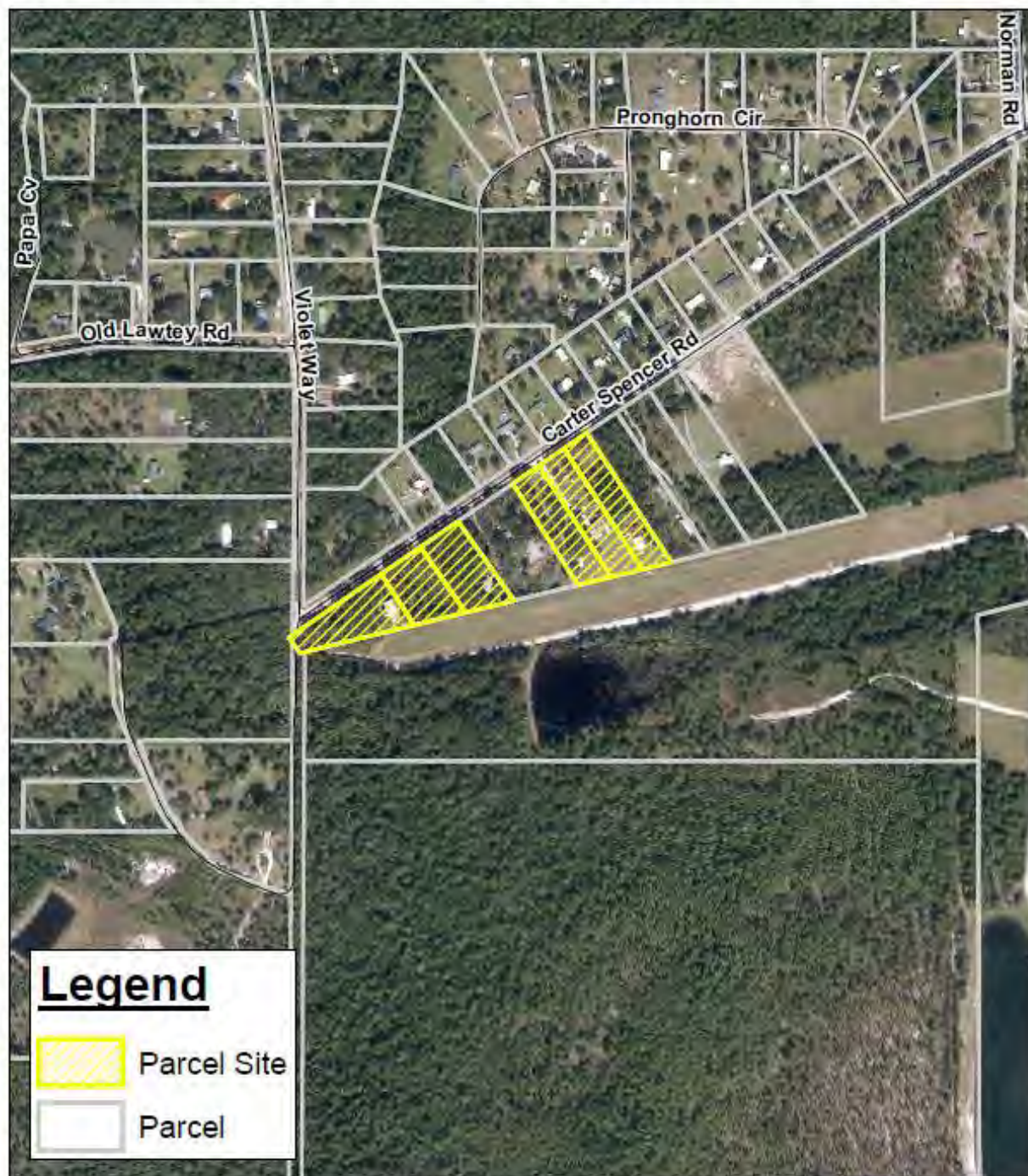




Figure 3 - Aerial Photo

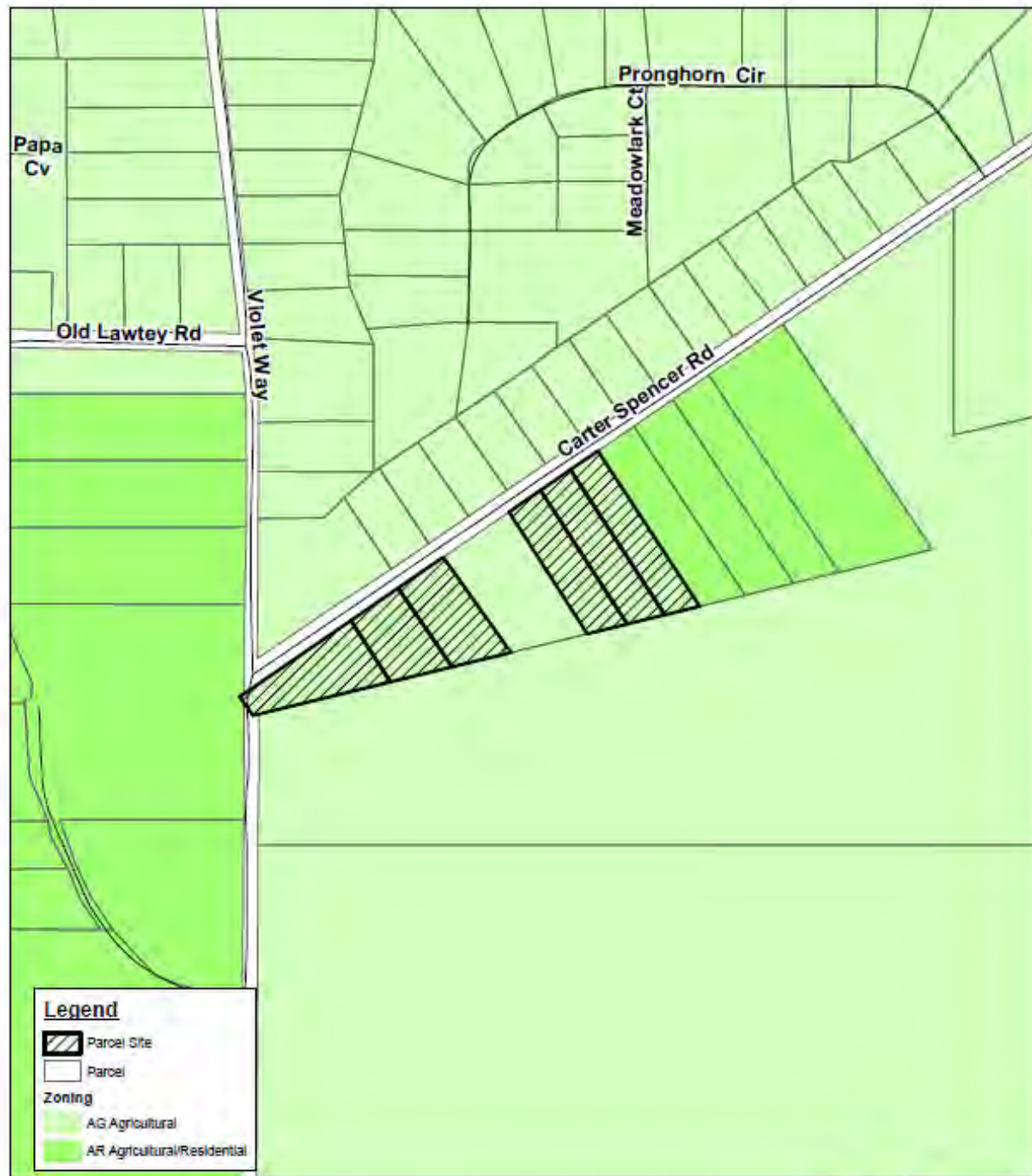


0 255 510 1,020 Feet

Zoning District Change



Figure 4 – Existing Zoning Map

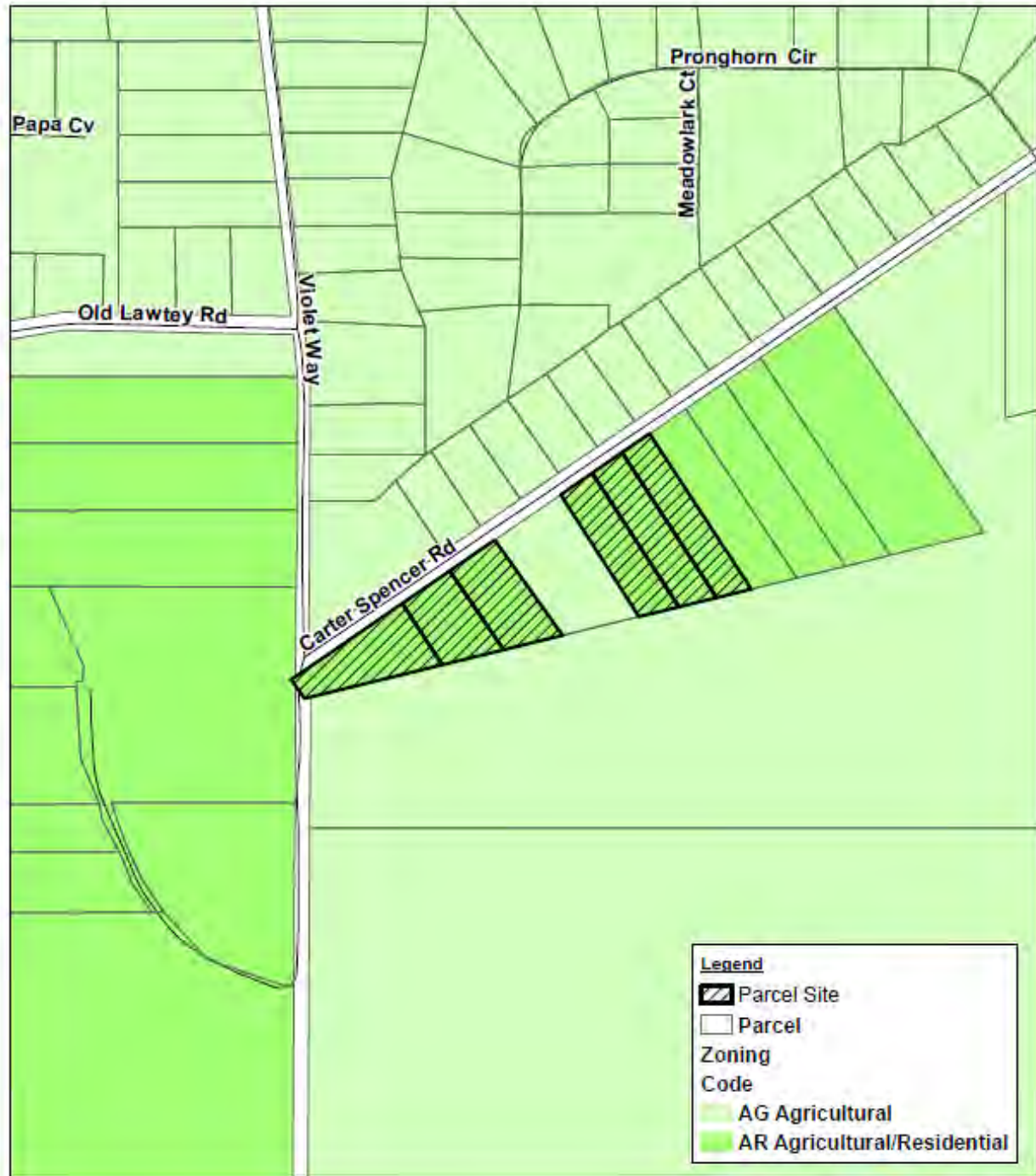


0 212.5 425 850 Feet

Existing Zoning
Zoning District Change



Figure 5 –Proposed Zoning Map



**Proposed Zoning
Zoning District Change**



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64 **Analysis of Surrounding Uses**

65 The proposed rezoning would change a total of 8.25 acres along Carter Spencer Road within a total of six
66 parcels from Agricultural (AG) to Agricultural/Residential (AR). Of the original seven parcels in this Staff
67 initiated application, one of the parcels, 000561-003-00 has exercised their right to opt out of the rezoning.
68 This requested change would be in keeping with the character of the surrounding districts as shown in the
69 table below:

	Future Land Use	Zoning District
North	Rural Residential (RR)	Agriculture (AG)
South	Agricultural (AG)	Agriculture (AG)
East	Rural Residential (RR)	Agricultural/Residential (AR)
West	Rural Residential (RR)	Agricultural/Residential (AR)

70

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

72 The following Goals/Objective/Policies relate to the proposed Zoning District Amendment:

73 FLU OBJ 1.6 Clay County shall permit land use strategies to encourage preservation/conservation of
74 natural resources, to protect healthy agricultural lands, to manage sustainable urban growth,
75 and to assure protection of continuous growth in land values.

76 FLU POL ICY 1 . 6 . 1 Clay County shall encourage Urban Infill and/or Redevelopment.

77 FLU POL ICY 1 . 6 . 2 Infill sites with plans of appropriate density and amenities are encouraged to
78 be developed.

79 **Analysis of Proposed Rezoning Amendment**

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

82

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

85 *Staff Finding: This application is a rezoning that changes the district of six lots. The properties to the*
86 *northeast are all in the same zoning district, thus the request would not create an isolated district.*

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

89 *Staff Finding: The district boundaries should have been changed when the future land use was changed*
90 *from Agriculture to Rural Residential.*

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

93 *Staff Finding: The district boundaries should have been changed when the Future Land Use was changed*
94 *to allow for the pattern of the area to develop.*

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

96 *Staff Finding: For homes that are already constructed, this change will not alter anything that they currently*
97 *enjoy. It will allow existing homeowners the ability to add on to their properties, which currently they would*
98 *not be able to do, as the lots are non-conforming. All vacant lots are considered unbuildable because the Land*
99 *Use and Zoning would require 20 acres in order to build.*

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

102 *Staff Finding: The proposed rezoning is compatible with the Future Land Use that is currently present on*
103 *the land.*

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

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

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

110 *Staff Finding: The proposed rezoning will not be inconsistent with the surround land use nor the*
111 *development patterns that surround the parcels.*

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

114 *Staff Finding: These parcels were created at various times, from 1983 on. Zoning and Land Use were*
115 *established in 1992 This change will allow the remaining vacant lots to be developed with a single-family*
116 *homes.*

117 **Recommendation**

118 The application was heard by the Middleburg/Clay Hill Citizens Advisory Committee on September 15th
119 and provided a recommendation of approval 9-0.

120 Based on the criteria in the Report, Staff recommends approval of the requested rezoning.



Department of Economic
and Development Services

Address: PO Box 1366
Green Cove Springs, FL
32043

Phone: 904-541-3814

Fax: 904-278-3639

County Manager
Howard Wanamaker

Commissioners:

John Sgomolo
District 1

Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Dr. Kristen Burke
District 5

www.claycountygov.com



September 5, 2025

Re: Proposed Rezoning of your property

Dear Property Owner:

The purpose of this letter is to provide notice to the seven property owners on Carter Spencer Road from 5635 Carter Spencer Road to 5589 Carter Spencer Road regarding a County initiated application to amend the Clay County Zoning Atlas. Enclosed is the Notice To Property Owners of a Proposed Rezoning. This rezoning would change the current Agriculture (AG) zoning of the seven properties to Agriculture / Residential (AR). The parcels subject to this rezoning are identified on the Notice included with this letter.

This application is due to several of the property owners who do not currently have homes on their property, inquiring about building. Due to the existing AG zoning designation, the properties are considered unbuildable as the AG zoning requires a minimum of twenty (20) acres to build. Changing the zoning to AR would only require one (1) acre to be able to build a single-family home. If you are a property owner who has a home currently on your property, without this zoning change, your property is considered non-conforming, and you are not able to expand the footprint of your home or add additional structures on the property.

This rezoning change is to bring the seven properties into compliance with the County's Land Development Code. I have included the Sections from the Land Development Code that explain the differences between the AG zoning and that of AR.

This application is scheduled to be heard at a public hearing by the Clay County Planning Commission on October 7th, 2025, at 5:00 pm, and by the Board of County Commissioners at two public hearings on October 14th and 28th both beginning at 5:00 pm. All hearings will be held in the BCC meeting room, on the fourth floor of the County Administration Building, which is located at 477 Houston Street, Green Cove Springs. Interested parties may appear at the meetings and be heard with respect to the application.

If you, as the property owner, wish to opt out of this rezoning application, you may. Please provide your written request to the attention of Jenni Bryla, Clay County Economic Development Department, Post Office Box 1366, Green Cove Springs, Florida 32043, or by email at Jenni.Bryla@claycountygov.com. Should you have any questions about this process, please let me know. I can be reached at 904-529-3830.

Sincerely,

Jenni Bryla, AICP, CFM
Zoning Chief



NOTICE TO PROPERTY OWNERS OF A

PROPOSED REZONING

September 5, 2025

The Clay County Planning Commission and the Board of County Commissioners propose to consider ZON 25-0026 for the following item:

- Application:** An Ordinance to administratively rezone seven lots from Agriculture (AG) zoning district to Agricultural / Residential zoning district.
- Requested Action:** A Zoning Atlas change of the Zoning designation for seven lots adjacent to Carter Spencer Road that are less than the 20 acre minimum required for the zoning district
- Subject Property:** The properties are located on the south side of Carter Spencer Road and east of Violet Way. A map of the parcels is located on the back of this notice.
- Parcel(s):** 14-05-23-000561-001-76, 14-05-23-000561-012-00, 14-05-23-000561-005-00, 14-05-23-000561-003-00, 14-05-23-000561-009-00, 14-05-23-000561-007-00, 14-05-23-000561-008-00
-

The Title for this item is as follows:

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 SEVEN PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 14-05-23-000561-001-76, 14-05-23-000561-012-00, 14-05-23-000561-005-00, 14-05-23-000561-003-00, 14-05-23-000561-009-00, 14-05-23-000561-007-00, 14-05-23-000561-008-00) TOTALING APPROXIMATELY 10.84 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF AGRICULTURAL DISTRICT (AG) TO AGRICULTURAL/RESIDENTIAL DISTRICT (AR); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

This item will be heard at the following public hearings. Interested persons may appear at the public hearing and be heard with respect to the proposed application.

Planning Commission:

Tuesday, October 7, 2025, at 5:00 p.m., or as soon thereafter as can be heard

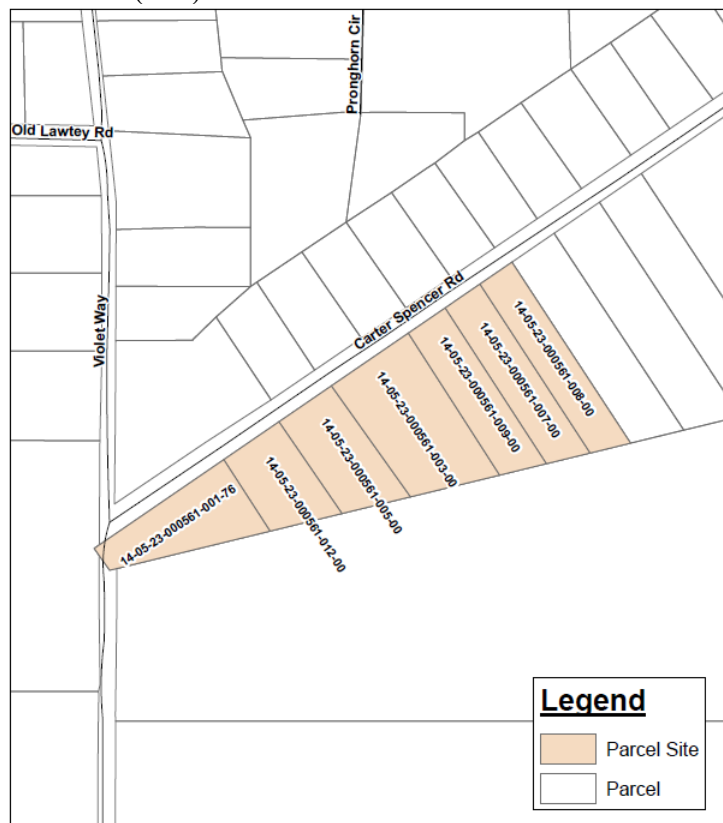
Board of County Commissioners:

First Hearing Tuesday, October 14, 2025, at 5:00 p.m., or as soon thereafter as can be heard

Second Hearing Tuesday, October 28, 2025, at 5:00 p.m., or as soon thereafter as can be heard

These hearings will be held in the BCC Meeting Room, 4th floor, Clay County Administration Building, 477 Houston St, Green Cove Springs, Florida.

If you choose to opt out of this administrative zoning change, please call the Clay County Planning and Zoning Department, Third Floor of said Administration Building, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding legal holidays. If you have any questions or need additional information regarding this application, please contact the Clay County Planning and Zoning Division at (904) 529-3830.



0 125 250 500 Feet

Parcel Map
Zoning District Change



Lots included in the rezoning

ORDINANCE 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 SEVEN PARCELS OF LAND: PARCEL ONE (TAX PARCEL IDENTIFICATION # 14-05-23-000561-001-76) TOTALING APPROXIMATELY 1.18, ACRES, PARCEL TWO (TAX PARCEL IDENTIFICATION #14-05-23-000561-012-00) TOTALING APPROXIMATELY 1.241 ACRES, PARCEL THREE (TAX PARCEL IDENTIFICATION #14-05-23-000561-005-00) TOTALING APPROXIMATELY 1.4 ACRES, PARCEL FOUR (TAX PARCEL IDENTIFICATION #14-05-23-000561-009-00) TOTALING APPROXIMATELY 1.47 ACRES, PARCEL FIVE (TAX PARCEL IDENTIFICATION #14-05-23-000561-007-00) TOTALING APPROXIMATELY 1.52 ACRES, PARCEL SIX (TAX PARCEL IDENTIFICATION #14-05-23-000561-008-00) TOTALING APPROXIMATELY 1.51 ACRES, FROM AGRICULTURE (AG) TO AGRICULTURAL/RESIDENTIAL (AR); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Ordinance 2025-00XX, seeks to rezone certain real property(tax parcel identification #s 14-05-23-000561-001-76, 14-05-23-000561-012-00, 14-05-23-000561-005-00, 14-05-23-000561-009-00, 14-05-23-000561-007-00, 14-05-23-000561-008-00, (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classifications of the Property are hereby changed from Agriculture District (AG) to Agriculture/Residential District (AR).

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

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

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

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of October 28, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____

Betsy Condon, Its Chairman

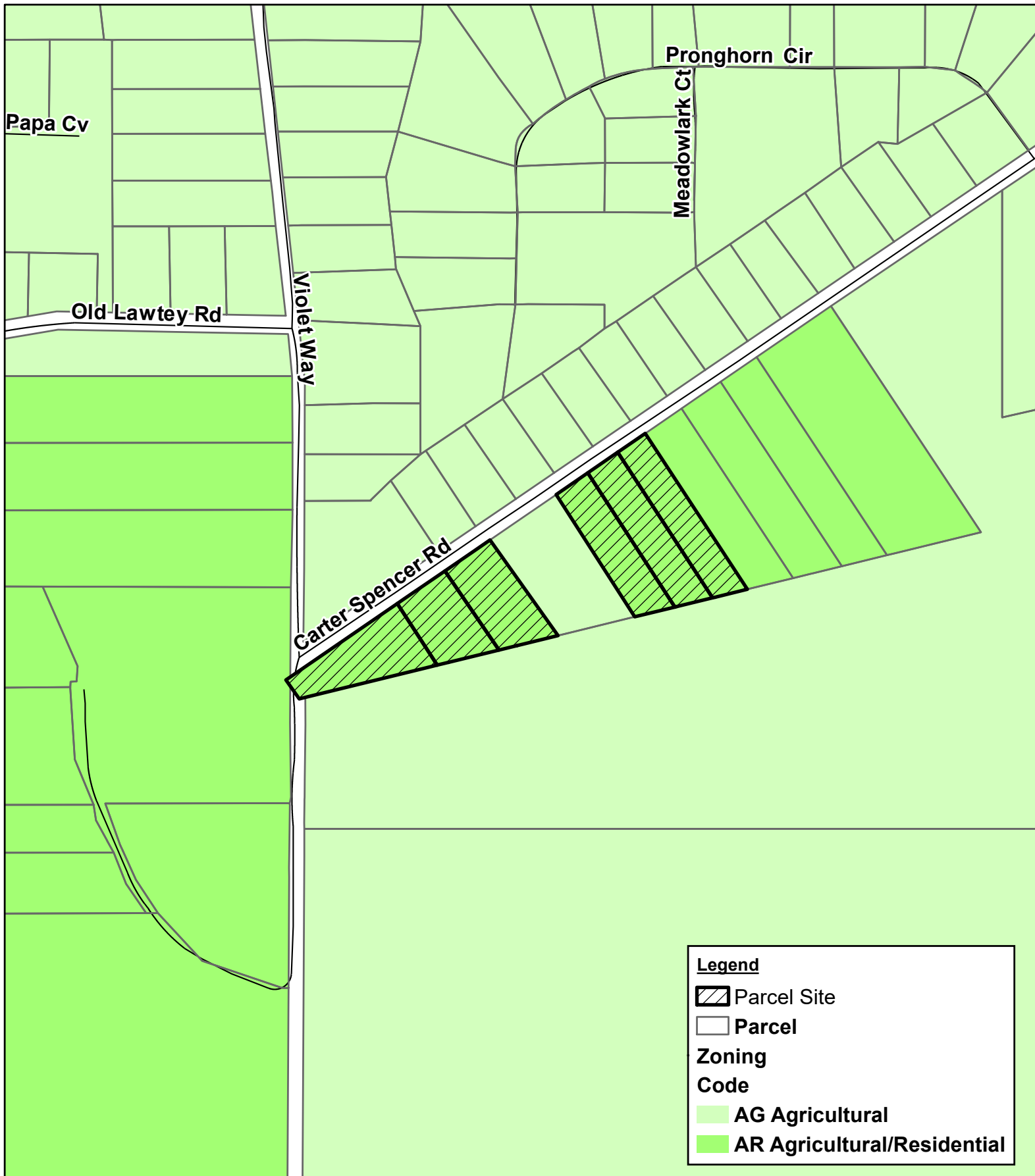
ATTEST:

By: _____

Tara S. Green,

Clay County Clerk of Court and Comptroller

Ex Officio Clerk to the Board



0 212.5 425 850 Feet

Proposed Zoning Zoning District Change



Legal Descriptions parcel 14-05-23-000561-001-76

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 23 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 14 AND RUN SOUTH 00 DEGREES 15 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 515.52 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF A 60-FOOT COUNTY GRADED ROAD KNOWN AS CARTER-SPENCER ROAD; THENCE RUN SOUTH 56 DEGREES 22 MINUTES 38 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE 62.73 FEET TO AN IRON PIPE; THENCE RUN SOUTH 55 DEGREES 31 MINUTES 19 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE 2690.48 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55 DEGREES 31 MINUTES 19 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 445.29 FEET TO AN IRON PIPE; THENCE RUN SOUTH 35 DEGREES 03 MINUTES 20 SECONDS EAST, 75.91 FEET TO AN IRON PIPE; THENCE RUN NORTH 76 DEGREES 15 MINUTES 29 SECONDS EAST, 468.14 FEET TO AN IRON PIPE; THENCE RUN NORTH 32 DEGREES 53 MINUTES 18 SECONDS WEST 241.74 FEET TO THE POINT OF BEGINNING.

Legal Descriptions parcel 14-05-23-000561-012-00

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 23 EAST, CLAY COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 14 AND RUN SOUTH 00 DEGREES 15 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 515.52 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY LINE OF CARTER-SPENCER ROAD (A 60 FOOT COUNTY RIGHT-OF-WAY); THENCE RUN SOUTH 56 DEGREES 22 MINUTES 38 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 62.73 FEET TO AN IRON PIPE: THENCE RUN SOUTH 55 DEGREES 31 MINUTES 19 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 2500.46 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1216 ON PAGE 157 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55 DEGREES 31 MINUTES 19 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE 190.02 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1567 ON PAGE 2135 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 32 DEGREES 53 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF THE AFORESAID LANDS 241.74 FEET TO AN IRON PIPE; THENCE RUN NORTH 76 DEGREES 15 MINUTES 29

SECONDS EAST 210.50 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 1216, PAGE 157; THENCE RUN NORTH 35 DEGREES 23 MINUTES 29 SECONDS WEST. ALONG THE WEST LINE OF AFORESAID LANDS 316.01 FEET TO THE POINT OF BEGINNING.

Legal Descriptions parcel 14-05-23-000561-005-00

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER (N E 1/4) OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 23 EAST; CLAY COUNTY FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS. FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 14 AND RUN S 00 DEG 15 MIN 43 SEC E, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 515.52 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT COUNTY GRADED ROAD KNOWN AS CARTER-SPENCER ROADS THENCE RUN S 56 DEG 22 MIN 38 SEC W, ALONG SAID RIGHT-OF-WAY LINE 62.73 FEET TO AN IRON PIPE; THENCE RUN S 55 DEG 31 MIN 19 SEC W, ALONG SAID RIGHT-OF-WAY LINE 2319.92 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING THENCE CONTINUE S 55 DEG 31 MIN 19 SEC W ALONG SAID RIGHT-OF-WAY LINE 180.54 FEET TO AN IRON PIPE; THENCE RUN 8 34 DEG 25 MIN 03 SEC E, 316.01 FEET TO A IRON PIPE; THENCE RUN N 76 DEG 15 MIN 29 SEC E, 200.0 FEET TO AN IRON PIPE: THENCE RUN N 35 DEG.23 MIN 29 SEC W, 386.87 FEET TO THE POINT OF BEGINNING.

Legal Descriptions parcel 14-05-23-000561-009-00

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER (N E 1/4) OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 23 EAST; CLAY COUNTY FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 14 AND RUN S 00 DEG 15 MIN 43 SEC E, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 515.52 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT COUNTY GRADED ROAD KNOWN AS CARTER-SPENCER ROAD; THENCE RUN S 56 DEG 22 MIN 38 SEC W, ALONG SAID RIGHT-OF-WAY LINE 62.73 FEET TO AN IRON PIPE: THENCE RUN S 55 DEG 31 MIN 19 SEC W, ALONG SAID RIGHT-OF-WAY LINE 1929.26 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE S 55 DEG 31 MIN 19 SEC W ALONG SAID RIGHT-OF-WAY LINE 126.29 FEET TO AN IRON PIPE: THENCE RUN S 32 DEG 43 MIN 05 SEC E, 479.23 FEET TO AN IRON PIPE; THENCE RUN N 76 DEG 15 MIN 29 SEC E, 136.08 FEET TO AN IRON PIPE; THENCE RUN N 32 DEG 59 MIN 07 SEC W, 527.36 FEET TO THE POINT OF BEGINNING.

Legal Descriptions parcel 14-05-23-000561-007-00

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 23 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 14 AND RUN SOUTH 00°15'43" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 515.52 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CARTER SPENCER ROAD; THENCE RUN SOUTH 56°22'38" WEST, ALONG SAID RIGHT OF WAY LINE 62.73 FEET TO AN IRON PIPE; THENCE RUN SOUTH 55°31'19" WEST, ALONG SAID RIGHT OF WAY LINE 1809.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°31'19" WEST, ALONG SAID RIGHT OF WAY LINE, 120.0 FEET TO AN IRON PIPE; THENCE RUN SOUTH 32°59'07" EAST, 527.36 FEET TO AN IRON PIPE; THENCE RUN NORTH 76°15'29" EAST, 128.0 FEET TO AN IRON PIPE; THENCE RUN NORTH 33°04'26" WEST, 572.67 FEET TO THE POINT OF BEGINNING.

Legal Descriptions parcel 14-05-23-000561-008-00

A 1/4) PARCEL OF SECTION OF LAND SITUATED IN THE NORTHEAST ONE QUARTER (NE COUNTY FLORIDA;14, TOWNSHIP 5 SOUTH, RANGE 23 EAST; CLAY DESCRIBED AS FOLLOWS:SAID PARCEL BEING MORE PARTICULARLY CORNER COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST ALONG THE OF EAST SECTION LINE 14 OF AND RUN S 00 DEG 15 MIN 43 SEC E, 515.52 FEET TO A SAID SECTION 14, A DISTANCE OF RIGHT-OF-WAY CONCRETE MONUMENT: ON THE SOUTHERLY CARTER-SPENCER 1INE ROAD; OF THENCE A 60 FOOT COUNTY GRADED ROAD KNOWN AS ALONG SAID RIGHT-OF-WAY RUN S 56 DEG 22 MIN 38 SEC W THENCE RUN S 55 LINE 62.73 FEET TO AN IRON PIPE; RIGHT-OF-WAY LINE DEG 31 MIN 19 SEC W, ALONG SAID POINT OF BEGINNING; 1699.26 THENCE FEET TO AN IRON PIPE AND THE W ALONG SAID RIGHT-OF-WAY CONTINUE S 55 DEG 31 MIN 19 SEC THENCE RUN S 33 DEG LINE 110.00 FEET TO AN IRON PIPE; IRON PIPE; THENCE RUN 04 MIN 26 SEC E, 572.67 FEET TO AN TO AN IRON PIPE; THENCE N 76 DEG 15 MIN 29 SEC E, 118.0 FEET 614.43 FEET TO RUN N 33 DEG 12 MIN 09 SEC W, THE POINT OF BEGINNING.



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, October 7 5:00 PM

TO: Planning Commission

DATE: 6/25/2025

FROM: Jenni Bryla, AICP, Zoning
Chief

SUBJECT: This application is a request to rezone 10 parcels of land from Single-Family Residential District (RE) to Planned Unit Development(PUD) and portions of two parcels from Agricultural Residential District (AR) and Single-Family Residential District (RE) to Planned Unit Development (PUD)

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The subject parcels are located on the north side of County Road 220, between Hutchinson Road and Glen Laurel Drive. The property currently is housing some antiquated mobile homes and small single family homes all on septic and well systems. The Applicant intends to build 26 homes consistent with the development going in on the north side of the property and bring water and sewer service to the parcels.

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By:Applicant

Ronald E Bray Trust - Owner

Travis Simpson, New Creation Development - Agent

ATTACHMENTS:

Description	Type	Upload Date	File Name
Staff Report			PUD_25-0006-

▢	PUD 25-0006	Cover Memo	10/1/2025	PC_Staff_Report - Final_jb.ADA_aw.pdf
▢	Ordinance	Ordinance	10/1/2025	PUD_25-0006- Ordinance - Complete_jb_BC.ADA_aw.pdf



Staff Report and Recommendations for PUD 25-0006

Copies of the application are available at the Clay County

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

Owner / Applicant Information:

Owner: Ronald E Bray Trust

Agent: Travis Simpson, New Creation Dev.

Phone: 904-419-3324

Email: tsimpson@newcreationsdevelopment.com

Property Information

Parcel IDs: 34-04-25-008172-001-00; 34-04-25-008172-000-00; 34-04-25-008171-002-00; 34-04-25-008171-000-00; 34-04-25-008171-001-00; 34-04-25-008171-001-01; 34-04-25-008174- 000-00; 34-04-25-008175-004-00; 34-04-25-008175-002-00; 34-04-25-008175-000-00; and portions of 34-04-25-008154-001-00 and 34-04-25-008175-001-00

Current Zoning: Agricultural Residential (AR) and Single-Family Residential District (RE)

Proposed Zoning: Planned Unit Development (PUD)

Parcel Address: County Road 220 between Hutchinson Road and Glen Laurel Dr. Middleburg, FL 32068

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

Total Acres: 7.88 +/- acres

Commission District: 1, Comm. Sgromolo

Planning District: Dr's Inlet-Ridgewood

Introduction:

This application is a request to rezone 10 parcels of land from Single-Family Residential District (RE) to Planned Unit Development(PUD) and portions of two parcels from Agricultural Residential District (AR) and Single-Family Residential District (RE) to Planned Unit Development (PUD). The Applicant is proposing 26 detached single-family units on the aggregated lands creating a density of approximately 3.3 units per acre.

The subject parcels are located on the north side of County Road 220, between Hutchinson Road and Glen Laurel Drive. The property currently is housing some antiquated mobile homes and small single family homes all on septic and well systems. The Applicant intends to build homes consistent with the development going in on the north side of the property and bring water and sewer service to the parcels.

A companion Future Land Use is not required for the proposal as the Future Land Use for the parcel is UC-10 which allows for up to 10 du/acre.

The map displays the site location in Orange Park, Florida, which is highlighted in pink and labeled "SITE". The site is situated near the intersection of County Road 23 and County Road 21. Surrounding the site are various roads, including Argyle Forest Blvd, Wells Rd, Kingsley Av, and Moody Av. The map also shows the locations of Duval County, Clay County, and Orange Park. Key features include Doctors Lake, Black Creek, and St Johns River. The map includes a legend for the following:

- Legend**
 - Appl_Number**
 - PUD 25-0006
 - Parks and Conservation Land Type**
 - State Park
 - Conservation
 - Regional Park
 - State Forest
 - Municipal Boundary
 - Camp Blanding
 - County



Page 94 of 111

Figure 2 – Parcel Map

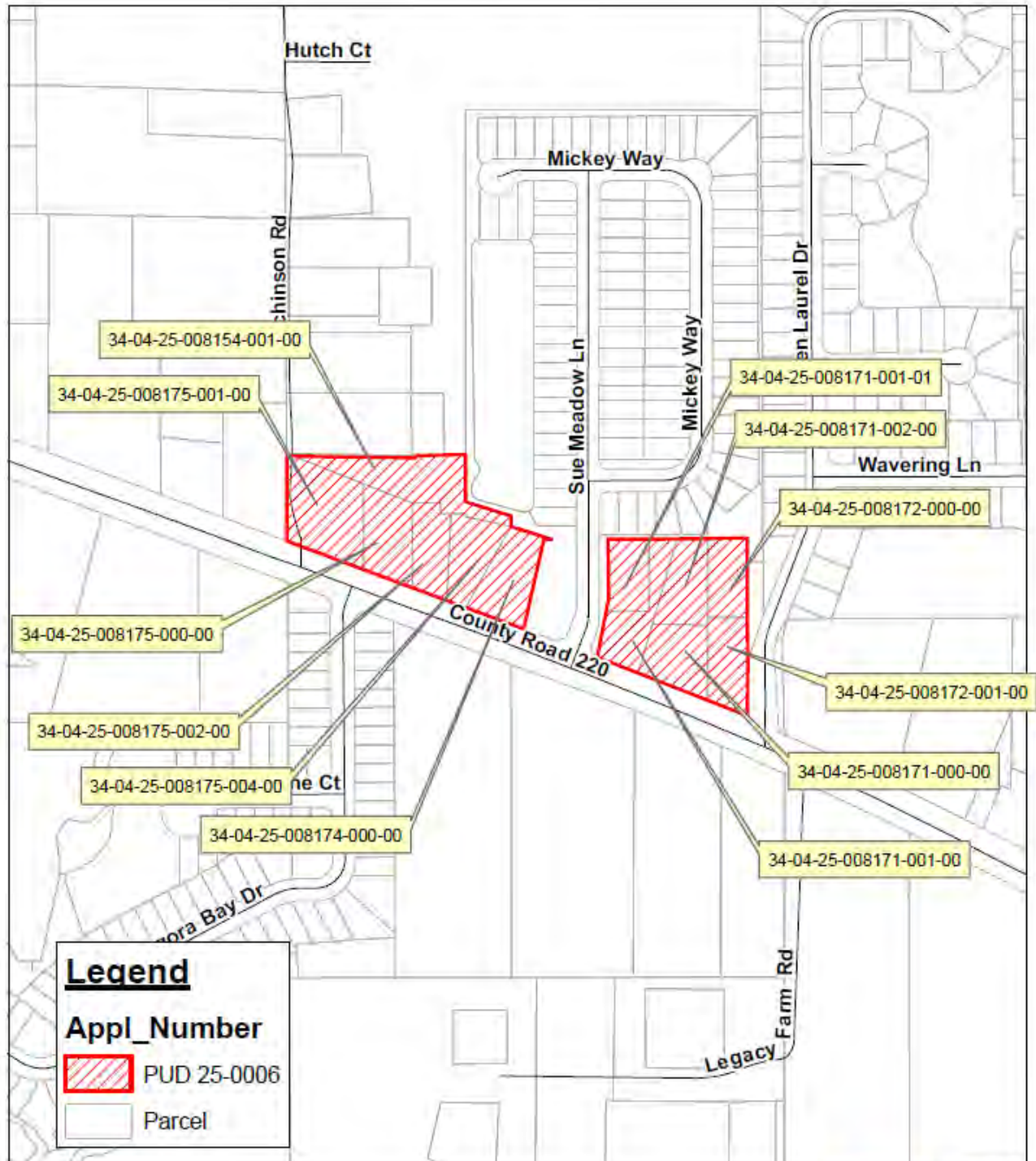
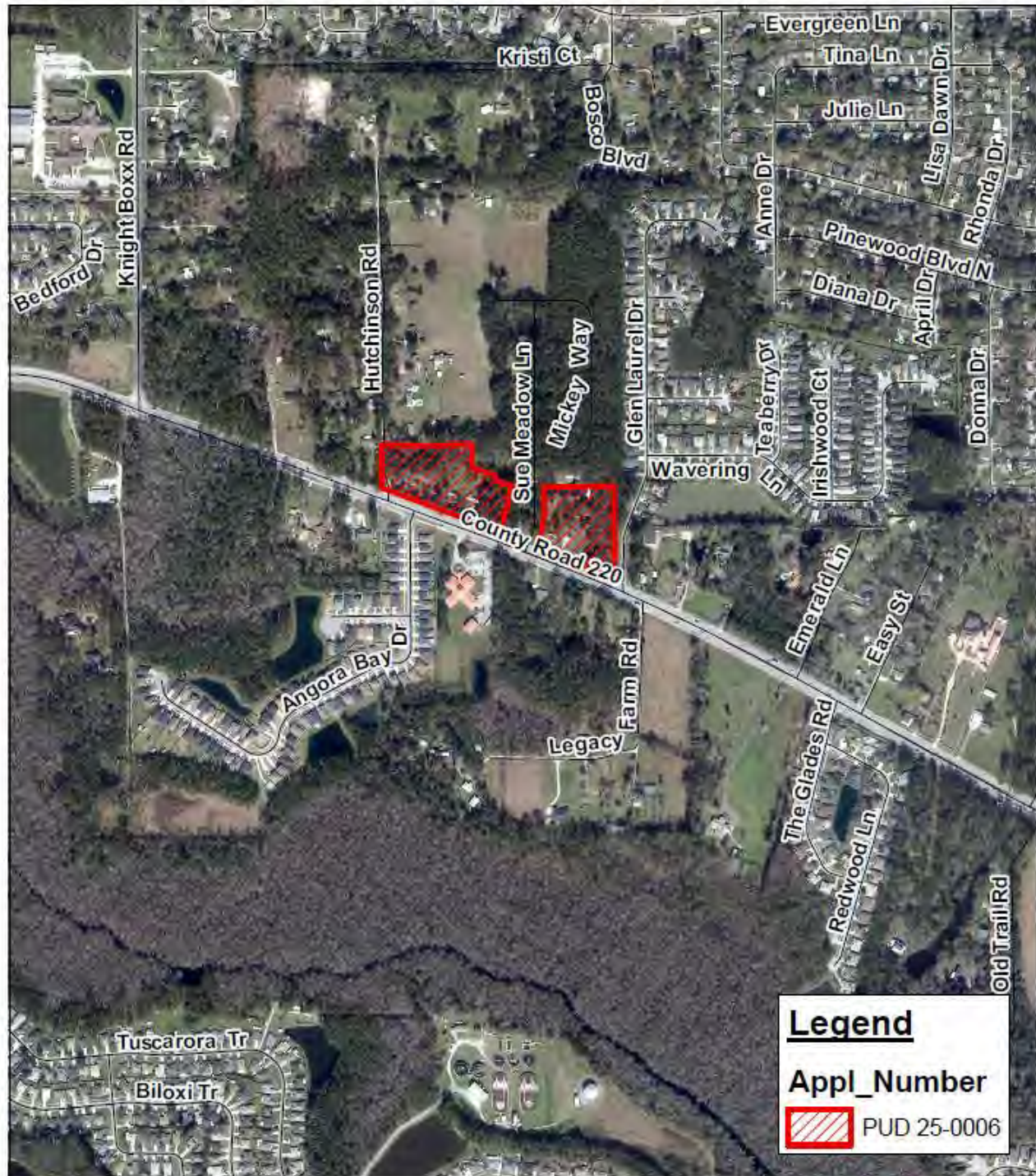


Figure 3 – Aerial Photo



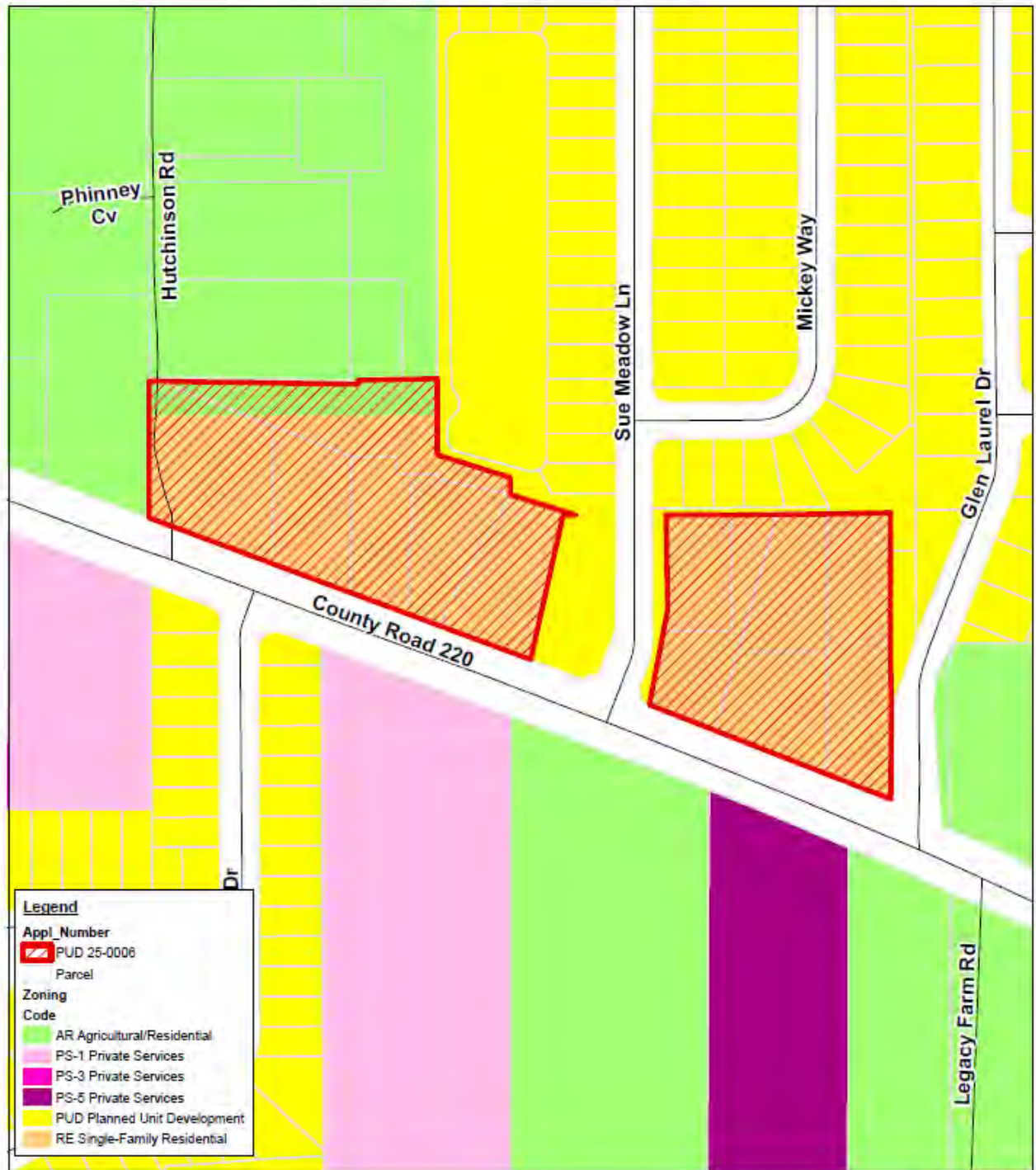
0 345 690 1,380 Feet

**Rezoning: PUD 25-0006
from AR, PUD & RE to PUD**



[illegible]

Figure 4 – Existing Zoning Map



0 105 210 420 Feet

**Existing Zoning
Rezoning: PUD 25-0006
from AR & RE to PUD**



Figure 5 – Proposed Zoning Map



0 105 210 420 Feet

**Proposed Zoning
Rezoning: PUD 25-0006
AR & RE to PUD**



Relevant Clay County 2045 Comprehensive Plan Policies

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

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

This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area shall range from a minimum of two units per net acre and a maximum of ten units per net acre. This classification includes single-family detached and attached, cluster and zero lot line dwellings, and multi-family housing. Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten units per net acres. Densities from seven to ten units per net acre may be approved if the location meets required points and the development provides central water and sewer system. Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment of lands with similar characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure a smooth transition in residential structure types and densities. A maximum density of 16 units per net acre may be allowed within the Urban Core (10) 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 15 units per net acre may also be allowed if it is a proposed infill development meeting criteria of a Traditional Neighborhood Development

Analysis of Proposed Rezoning Amendment

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

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

Staff Finding: The adjacent parcels to the north, south and half of those to the east are zoned as PUD with similar densities and lot sizes. The adjacent parcels to the west are zoned AR and are generally developed with single-family homes at a lower density and are surrounded by higher densities. The proposed change should not be incompatible with the adjacent and nearby districts. The homes are intended to be “starter” homes or for those looking to downsize.

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

Staff Finding: The existing district boundaries are illogically drawn as the result on numerous lot splits over the years. These configurations make it difficult to meet lots standards that are set in the Land Development Code.

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

Staff Finding: The area being re-zoned is currently in the RE zoning district. This designation is intended to accommodate single family residential homes, however with a paired Future Land Use of UC10, the development should take advantage of the expectation of higher density.

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

Staff Finding: The residentially zoned portion of the property could continue to be used as a single-family residential property. The existing dwelling however rely on utilities via well and septic systems. This fact does not enhance the value of properties in the area.

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

Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and the UC-10 Land Use designation. The project also reduces urban sprawl by providing redevelopment in close proximity to a major transportation corridor and County Services.

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

Staff Finding: There is no public purpose served by maintaining the existing zoning. The Applicant proposes to provide public open space within the development as well and providing centralized utility services.

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

Staff Finding: Maintaining the zoning is not a reasonable course in this location as it is not consistent with the Future Land Use.

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

Staff Finding: There is a high demand for single-family residential development in this area of the County, where services are present.

The proposed rezoning would change the subject parcel from Residential (RE) and Agricultural Residential (AR) to Planned Unit Development (PUD). 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	UC-10	PUD (single-family homes)& AR
South	UC-10	PUD (single-family homes), PS-1, PS-5 and AR
East	UC-10	AR (single-family) and PUD (single-family residential)
West	UC-10	AR (single-family homes)

Recommendation

There is currently no Citizens Advisory Committee for this area of development.

Based on the findings in the Report and the eight criteria, Staff recommends approval of PUD 25-0006.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY (TAX PARCEL IDENTIFICATION #s 34-04-25-008172-001-00; 34-04-25-008172-000-00; 34-04-25-008171-002-00; 34-04-25- 008171-000-00; 34-04-25-008171-001-00; 34-04-25-008171-001-01; 34-04-25-008174- 000-00; 34-04-25-008175-004-00; 34-04-25-008175-002-00; 34-04-25-008175-000-00; and portions of 34-04-25-008154-001-00 and 34-04-25-008175-001-00), TOTALING APPROXIMATELY 7.88 ACRES, FROM ITS PRESENT ZONING CLASSIFICATIONS OF RE (SINGLE FAMILY RESIDENTIAL) AND AR (AGRICULTURAL/RESIDENTIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application PUD 25-0006, seeks to rezone certain real property (tax parcel identification # 34-04-25-008172-001-00; 34-04-25-008172-000-00; 34-04-25-008171-002-00; 34-04-25- 008171-000-00; 34-04-25-008171-001-00; 34-04-25-008171-001-01; 34-04-25-008174- 000-00; 34-04-25-008175-004-00; 34-04-25-008175-002-00; 34-04-25-008175-000-00; and portions of 34-04-25-008154-001-00 and 34-04-25-008175-001-00) (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Agricultural Residential (AR) and Single Family Residential District (RE) and Planned Unit Development (PUD) 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 as provided by law.

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

DESCRIPTION: Parcel "A"

A Parcel of land lying and situated in the Northeast Quarter of the Southwest Quarter of Section 34, Township 4 South, Range 25 East, Clay County, Florida; and being more particularly described as follows:

BEGIN at the most southwesterly corner of those lands as recorded in Official Records Book 4868, page 2130 of the Public Records of Clay County, Florida, and being located on the northeasterly right-of-way line of County Road 220 (a 100 foot public right-of-way as it is now established), according to the State of Florida, State Road Department, Right-of-way Map Section 7158-250; said point also being on a curve concave South, having a radius of 11509.16 feet; thence along said northeasterly right-of-way line the following two (2) courses: (1) westerly along the arc of said curve, an arc distance of 33.43 feet, said arc being subtended by a chord bearing of North 69°46'37" West and a chord distance of 33.43 feet; (2) along a line non-tangent to said curve, North 69°50'42" West, 637.65 feet to a point on the East line of a parcel of land as described in Official Records Book 736, page 389 of said Public Records; thence departing said northeasterly right-of-way line of County Road 220, North 00°19'26" West, 197.14 feet to the Southwest corner of a 30 foot Ingress/Egress easement as recorded in Official Records Book 3225, page 2066 of said Public Records; thence North 89°40'22" East, along the South line of said Ingress/Egress easement, 362.02 feet to the East line of said Ingress/Egress easement; thence North 00°19'38" West, 30.00 feet to a point on the South line of a parcel of land as recorded in said Official Records Book 3225, page 2066; thence North 89°40'22" East, along said South line, 114.10 feet to a point on the westerly line of aforesaid parcel of land as recorded in Official Records Book 4868, page 2130; thence along said westerly line the following six (6) courses: (1) South 00°01'35" East, 120.91 feet; (2) South 72°40'30" East, 126.98 feet; (3) South 00°05'42" West, 28.32 feet; (4) South 72°35'03" East, 115.12 feet; (5) South 89°59'32" West, 21.81 feet; (6) South 12°43'31" West, 245.65 feet to the POINT OF BEGINNING of parcel herein described.

Containing 4.37 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

DESCRIPTION:

Parcel "B"

A Parcel of land lying and situated in the Northeast Quarter of the Southwest Quarter of Section 34, Township 4 South, Range 25 East, Clay County, Florida; and being more particularly described as follows:

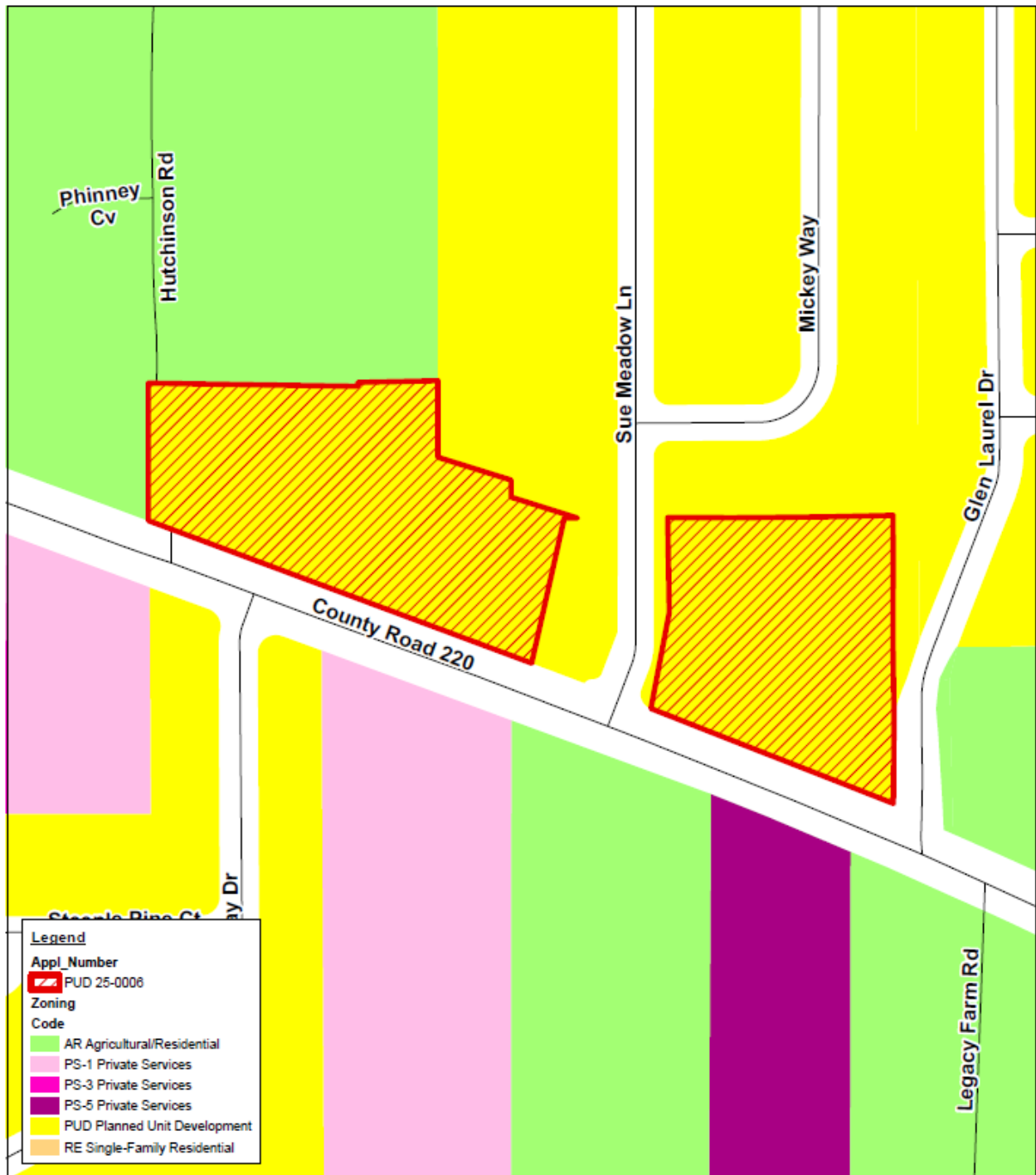
Commence at the most southerly corner of Glen Laurel Drive (a variable width right-of-way, as it is now established), according to the plat of Glen Laurel Unit One, as recorded in Plat Book 33, pages 52 through 55 of the Public Records of Clay County, Florida, said point also being located on the northeasterly right-of-way line of County Road 220 (a 100 foot public right-of-way as it is now established), according to the State of Florida, State Road Department, Right-of-way Map Section 7158-250, said point also being point on a curve concave Southwest, having a radius of 11509.16 feet; thence northwesterly along said northeasterly right-of-way line and along the arc of said curve, an arc distance of 109.68 feet, said arc being subtended by a chord bearing of North 66°12'12" West and a chord distance of 109.68 feet to the POINT OF BEGINNING of the parcel described herein.

Thence continuing along said northeasterly right-of-way line and along the arc of said curve concave South, having a radius of 11509.16 feet westerly an arc distance of 435.05 feet, said arc being subtended by a chord bearing of North 67°33'33" West and a chord distance of 435.02 feet to a point, said point being the most southerly corner of those lands as recorded in Official Records Book 4868, page 2130 of said Public Records; thence departing said right-of-way line and along the easterly line of said lands the following four (4) courses: (1) North 10°52'38" East, 161.09 feet; (2) North 00°50'41" West, 158.73 feet; (3) North 89°38'30" East, 372.11 feet; (4) South 00°26'08" East, 63.51 feet to a point on the East line of aforesaid Glen Laurel Unit One; thence South 00°11'44" East, along said East line, 421.78 feet to the POINT OF BEGINNING of Parcel herein described.

Containing 3.52 acres, more or less.

Said lands situated, lying and being in Clay County, Florida.

Exhibit "A-2"



0 105 210 420 Feet

**Proposed Zoning
Rezoning: PUD 25-0006
AR & RE to PUD**





Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



PUD / PCD / PID WRITTEN STATEMENT EXHIBIT "B-1"

Name of Development:		Net Acres:
Parcel ID #:		Wetland Acres:
Total Number of Dwelling Units Proposed:		Total Acres:
Total Amount of Open Space:	Total Amount of Recreation:	Total Active Recreation:
Phase Schedule for Construction:		
Permitted Uses:		
Conditional Uses:		
Permitted Accessory Uses and Structures:		
Restrictions of Uses:		

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

E. Recreation and Open Space:		
Recreation for residential, non-residential and open space shall meet the minimum requirements of Article III of the Land Development Code.		
F. Utilities		
Water Provided By:		
Sanitary Sewer Provided By:		
Reuse Irrigation Provided By:		
Electric Provided By:		
Gas Provided By:		
G. Wetlands		
Wetlands will be delineated and permitted according to local, state, and federal requirements.		
H. Vegetation		
The following natural communities are present on the development site according to the County's Vegetation Map (Check all that apply)		
Scrub	Sandhill	Scrubby Flatwoods
Xeric Hammock		
Upland Coniferous	Mesic Flatwoods	Wet Flatwoods
The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.		
All proposed developments in the Lake Asbury Master Plan area are required to submit an environmental assessment in accordance with LA FLP 1.2.4 of the 2040 Comprehensive Plan at the time of development review and prior to any land clearing or disturbance.		
I. Contact Information		
Owner / Agent Name:		
Owner / Agent Address:		
City:	State:	Zip Code:
Owner / Agent Phone:		
Owner / Agent Email:		

Exhibit “B-2”

