



PLANNING COMMISSION MEETING

November 4, 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 October 7, 2025.

Public Comment

Public Hearings

1. First Public Hearing to consider PUD 25-0008 (District 5, Comm. Burke) (D. Selig)
This application is a Rezoning of the entirety of one parcel and a portion of a second parcel under the ownership of Larmac Development, LLC from Planned Unit Development (PUD) to Planned Unit Development (PUD and of a portion of a third parcel under the ownership of Clay County, from Lake Asbury Rural Fringe (LA RF) to Planned Unit Development (PUD). The purpose of the application is to amend certain portions of the development requirements related to the commercial parcel and to replace the site plan for the commercial parcel. No changes are proposed for the residential portions of the existing PUD.
2. First Public Hearing to consider COMP 25-0013 and PUD 25-0007 (District 5, Comm. Burke) (D. Selig)
This application is a Large-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of some or all of four parcels of land as shown in the table below. The applicant is proposing to develop a single-family subdivision, consisting of 160 lots.

Presentations

Old Business/New Business

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the 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, November 4 5:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes October 7, 2025	Backup Material	10/27/2025	Planning_Commission_Meeting_Minutes_and_Attachments_October_7__2025.ADA_aw.pdf



PLANNING COMMISSION MEETING MINUTES

October 7, 2025

5:00 PM

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

Pledge of Allegiance

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

Call to Order

Present:

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

Absent:

Commissioner Joe Anzalone
Camp Blanding Representative Sam Tozer

Staff Present:

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

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

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

1. Approval of Minutes

Planning Commission Meeting Minutes September 2, 2025.

Commissioner Mary Bridgman made a motion for approval of the September 2, 2025, Planning Commission Meeting minutes, seconded by Commissioner Bo Norton which carried 7-0.

Public Comment

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

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

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

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.

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/October 7, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/October%207,%202025), beginning at 6:35 and ending at 50:29. 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 COMP-25-0012 and PUD-25-0005, as indicated above. See Attachment A.

Frank Miller, Agent for Applicant, 1 Independence Drive, Jacksonville, Florida, addressed the Commission to provide more details and information regarding the requested change.

There were questions and discussions regarding pedestrian access, walkable neighborhoods, location for access, paths for golf carts, RB zoning, water and sewer availability, interconnectivity to the surrounding neighborhood, wetlands/conservation lands, and current surrounding commercial zoning.

Chairman Pete Davis opened the floor for the public hearing at 5:31 pm.

Crystal Gelinas, 2157 Pine Tree Lane, Middleburg, Florida, addressed the Commission to voice her concerns regarding the proposed development.

Brent Daughtry, 2065 Laurel Drive, Middleburg, Florida, addressed the Commission to express his concerns regarding the proposed development impact.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:40

pm.

Mr. Miller addressed the concerns mentioned during the public hearing.

Paul Bement, School Board Representative, provided information about the analysis done on concurrency.

Commissioner Michael Bourré made a motion for approval of COMP-25-0012, seconded by Commissioner Bill Garrison. There were clarifying comments regarding traffic and reasons to support the application, as well as commendations for the applicant's work with the community. The motion carried 6-1, with Commissioner Bo Norton in opposition.

Commissioner Mary Bridgman made a motion for approval of PUD-25-0005, seconded by Commissioner Ralph Puckhaber. There were comments to clarify the surrounding property current zoning. The motion carried 6-1, with Commissioner Bo Norton in opposition.

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).

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/October 7, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/October%207,%202025), beginning at 50:32 and ending at 1:01:19. 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-25-0026, as indicated above. See Attachment B.

There were questions regarding the change of lots in the area previously, the timeline for the creation of the lots, the impact by the neighboring runway, the property owner opting out, non-conforming lot, and the setback requirements.

Chairman Pete Davis opened the floor for the public hearing at 5:58 pm.

Charlie Wheeler, 1471 Scarlett Way, Middleburg, Florida, addressed the Commission in favor of the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 6:00 pm.

Commissioner Ralph Puckhaber made a motion for approval, seconded by Commissioner Bo Norton, which carried unanimously.

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)

Item Three (3) can be seen at [www.claycountygov.com/Government/clay-county-tv-and-video-archive/Planning Commission/October 7, 2025](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/Planning%20Commission/October%207,%202025), beginning at 1:01:20 and ending at 1:28:55. Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider PUD-25-0006, as indicated above. See Attachment C.

There were questions regarding county-owned vs private ownership of the roadway.

Travis Simpson, 973 Lake Asbury Drive, Green Cove Springs, Florida, New Creation Development, and agent for the applicant, addressed the Commission to provide more details and information regarding the requested change.

There were questions and discussions about access points, closing access, and connecting to the road being constructed by the neighboring developer.

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

Colonel W. Davis, 1466 Hutchinson Road, Middleburg, Florida, addressed the Commission to express his concerns regarding the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 6:17 pm.

There were more clarifying comments and discussions regarding access, Hutchinson Road, cooperation by surrounding developments, ownership of the roadway, and the mention of eminent domain.

Colonel Davis addressed the Commission to provide more details regarding access from Hutchinson Road and concerns with increased traffic and drainage.

Following more discussions regarding access and the impact of the development, Commissioner Ralph Puckhaber made a motion for approval. After input from Mr. Bement regarding concurrency, the motion was seconded by Commissioner Michael Bourré and carried unanimously.

Presentations

There were no other presentations.

Old Business/New Business

Old/New Business discussion can be seen at [www.claycountygov.com/Government/clay-county-tv-and-video-archive/Planning Commission/October 7, 2025](http://www.claycountygov.com/Government/clay-county-tv-and-video-archive/Planning%20Commission/October%207,%202025), beginning at and ending at Below is a summary of the discussion.

Chairman Pete Davis mentioned attending the seminar and information received regarding SB180.

There was a brief conversation clarifying SB180 and concerns surrounding that bill.

Public Comment

Chairman Pete Davis opened the floor for public comment at 6:32 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 6:32 pm.

Adjournment

Hearing no further business, Chairman Pete Dais adjourned the meeting at 6:32pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
COMP-25-0012
PUD-25-0005

Small Scale Comprehensive Plan Future Land Use Map
Amendment:

COMP 25-0012

Rezoning Application:

PUD 25-0005

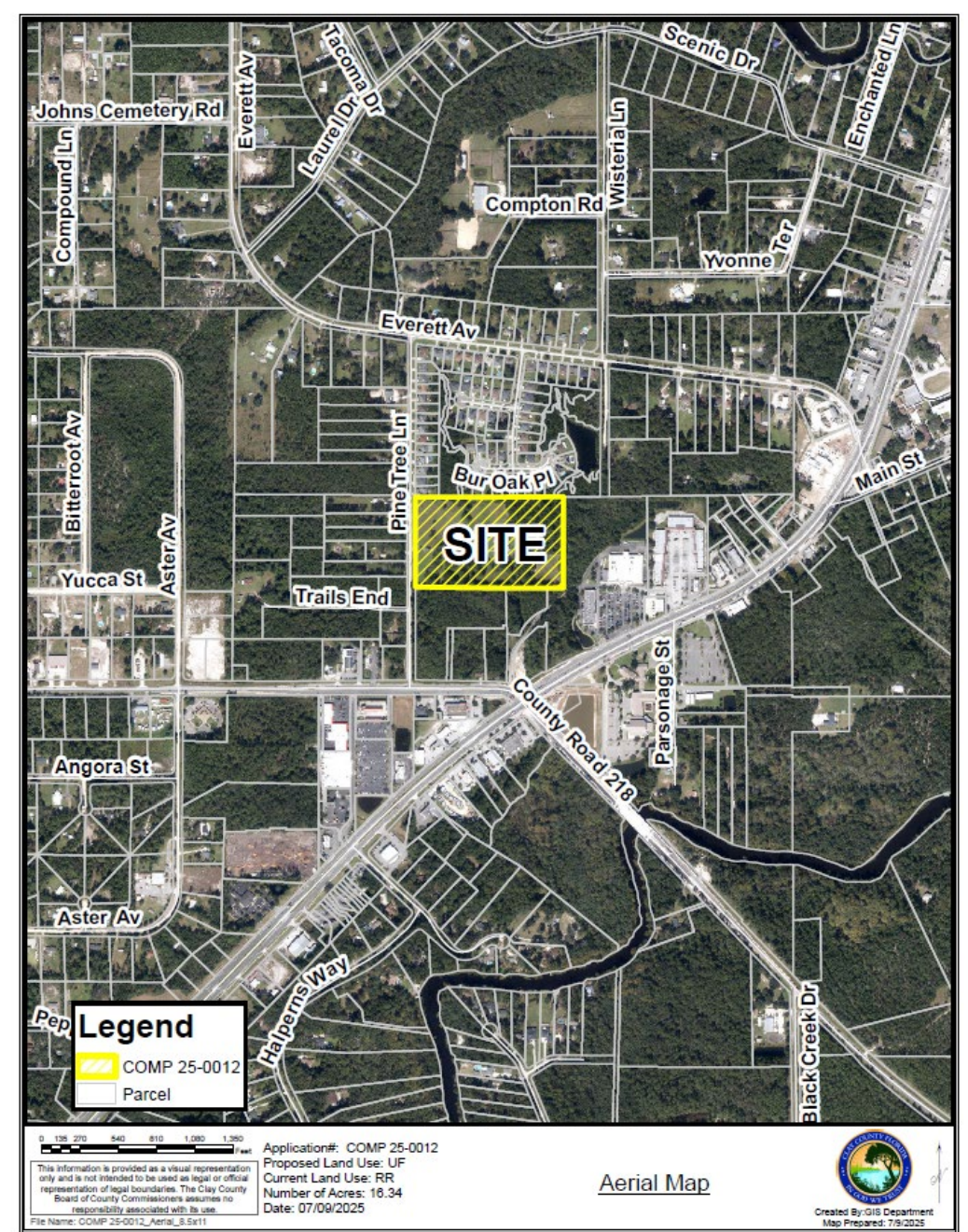
Planning Commission
October 7, 2025

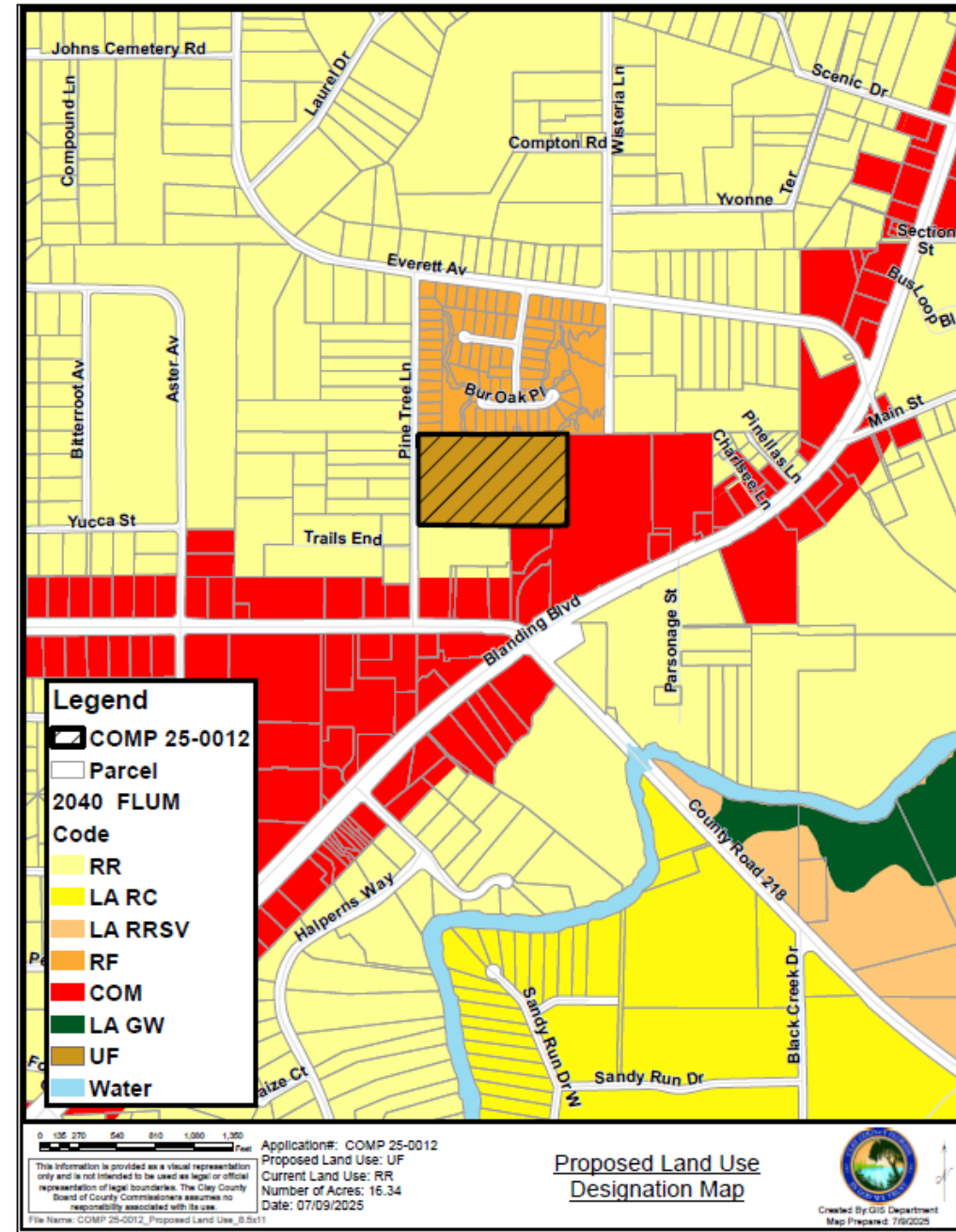
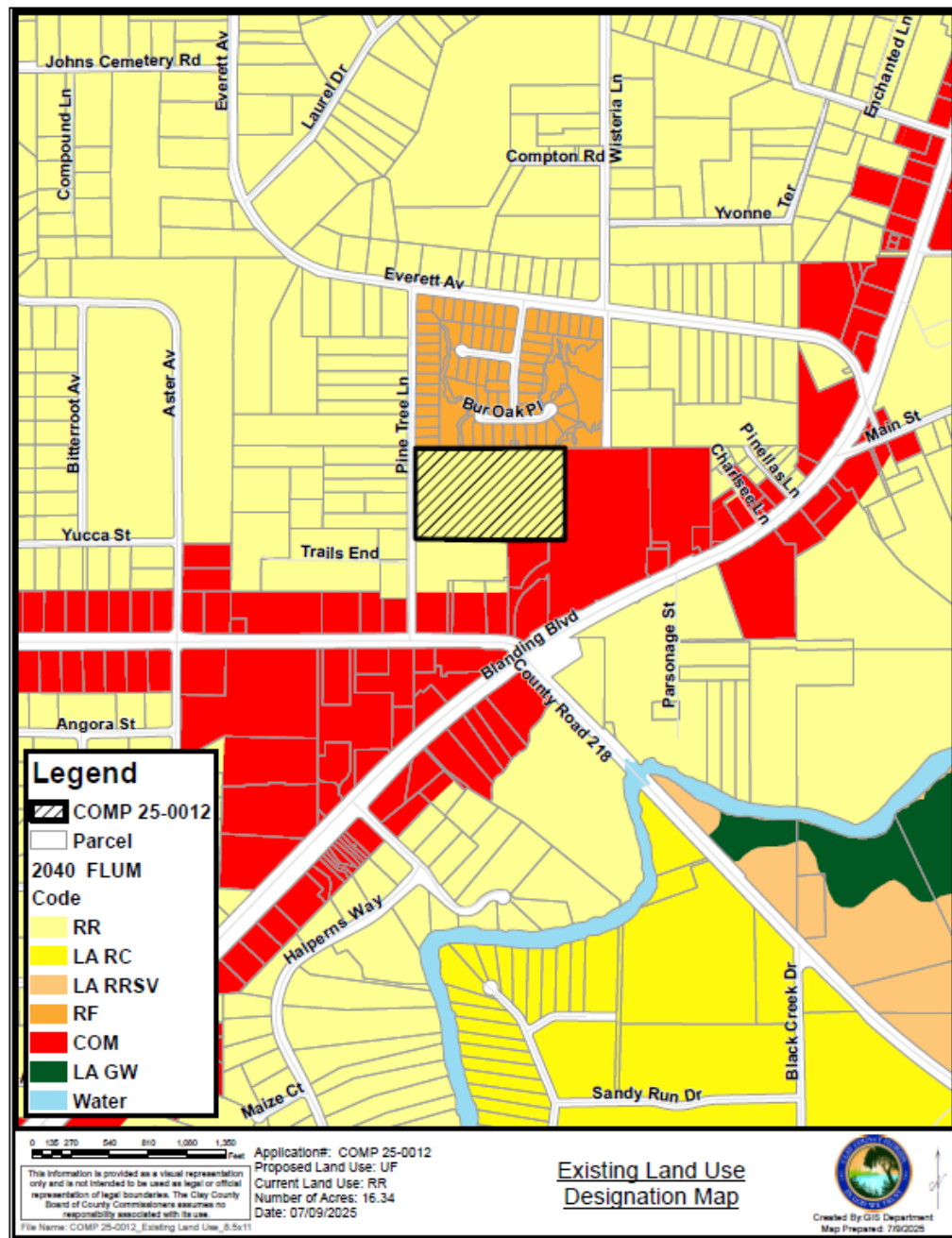


Application Information

Agent: Frank Miller
Location: West of Blanding Blvd and north of CR 218.
Planning District: Middleburg-Clay Hill District
Commission District: 4 Commissioner Condon
Parcel: 006355-000-00

- COMP 25-0012 would change the Future Land Use (FLU) designation from Rural Residential (RR) to Urban Fringe (UF).
- PUD 25-0005 would change the zoning from Agricultural/Residential (AR) to Planned Unit Development (PUD).





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.

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.

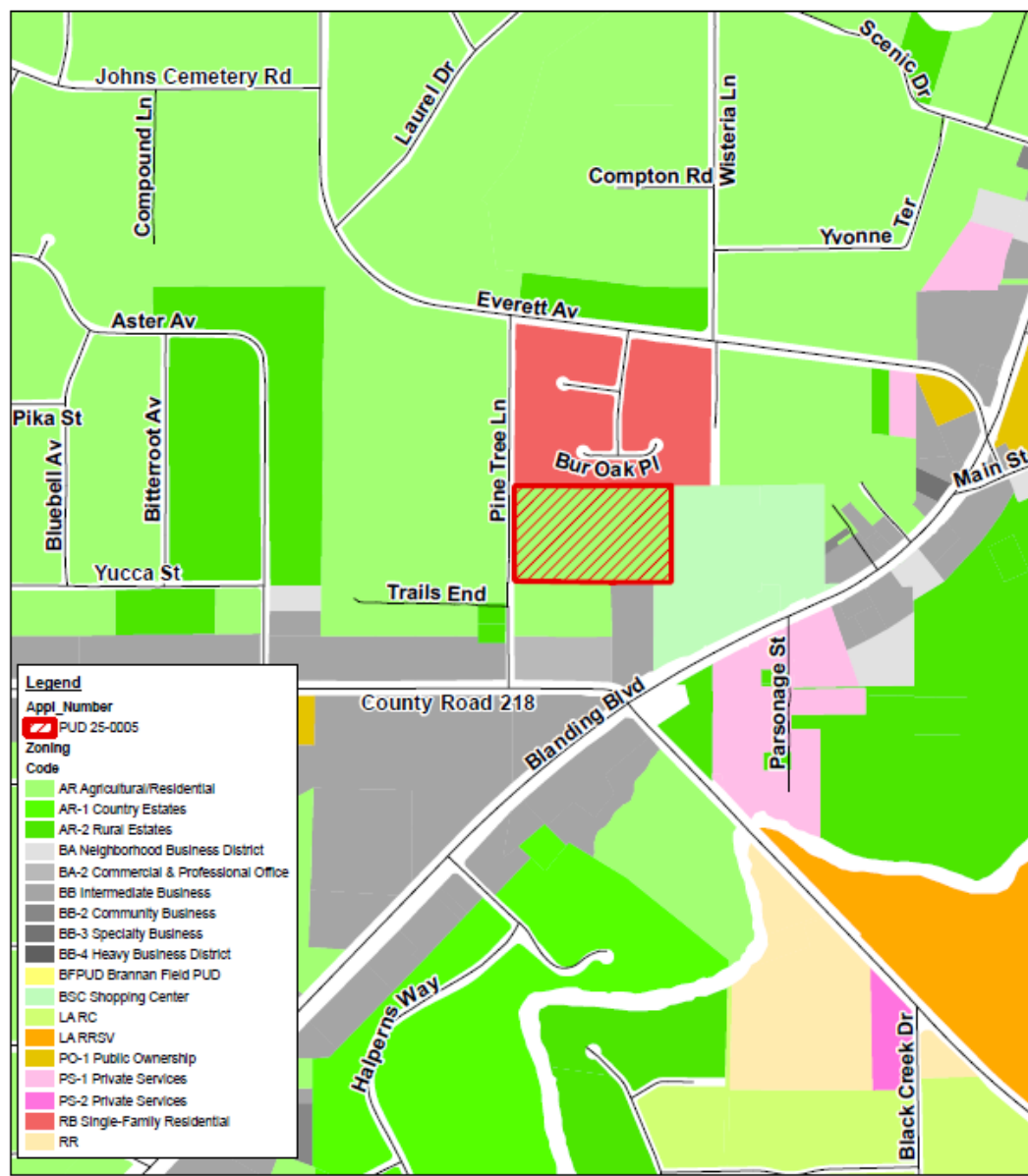
FLU POL ICY 1.6.2 Infill

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

Sprawl Criteria

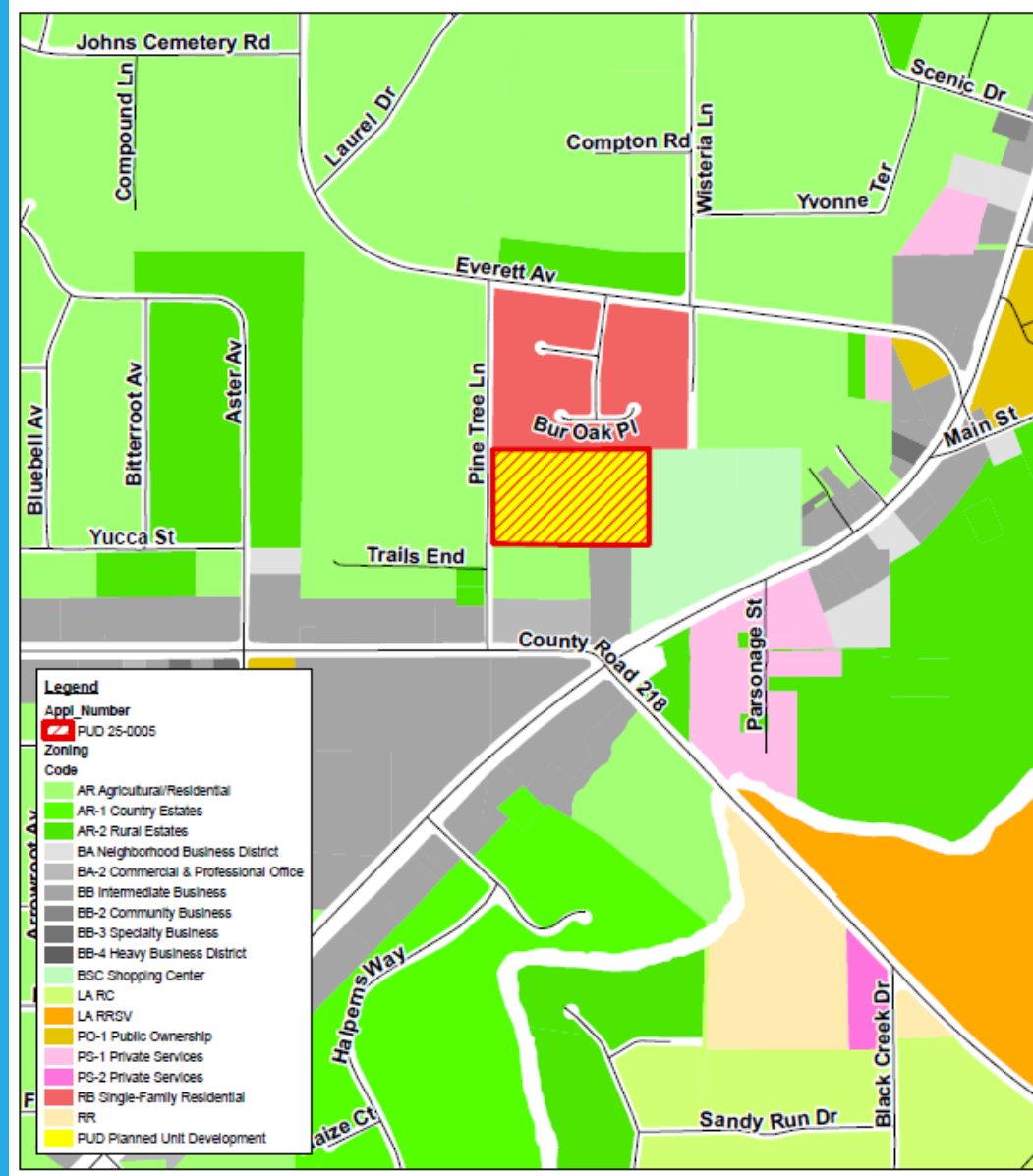
The Following findings prove the request is not sprawl as defined in F.S. 163.3177

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



0 425 850 1,700 Feet

Existing Zoning
Rezoning: PUD 25-0005
from AR to PUD



0 425 850 1,700 Feet

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



Proposed PUD

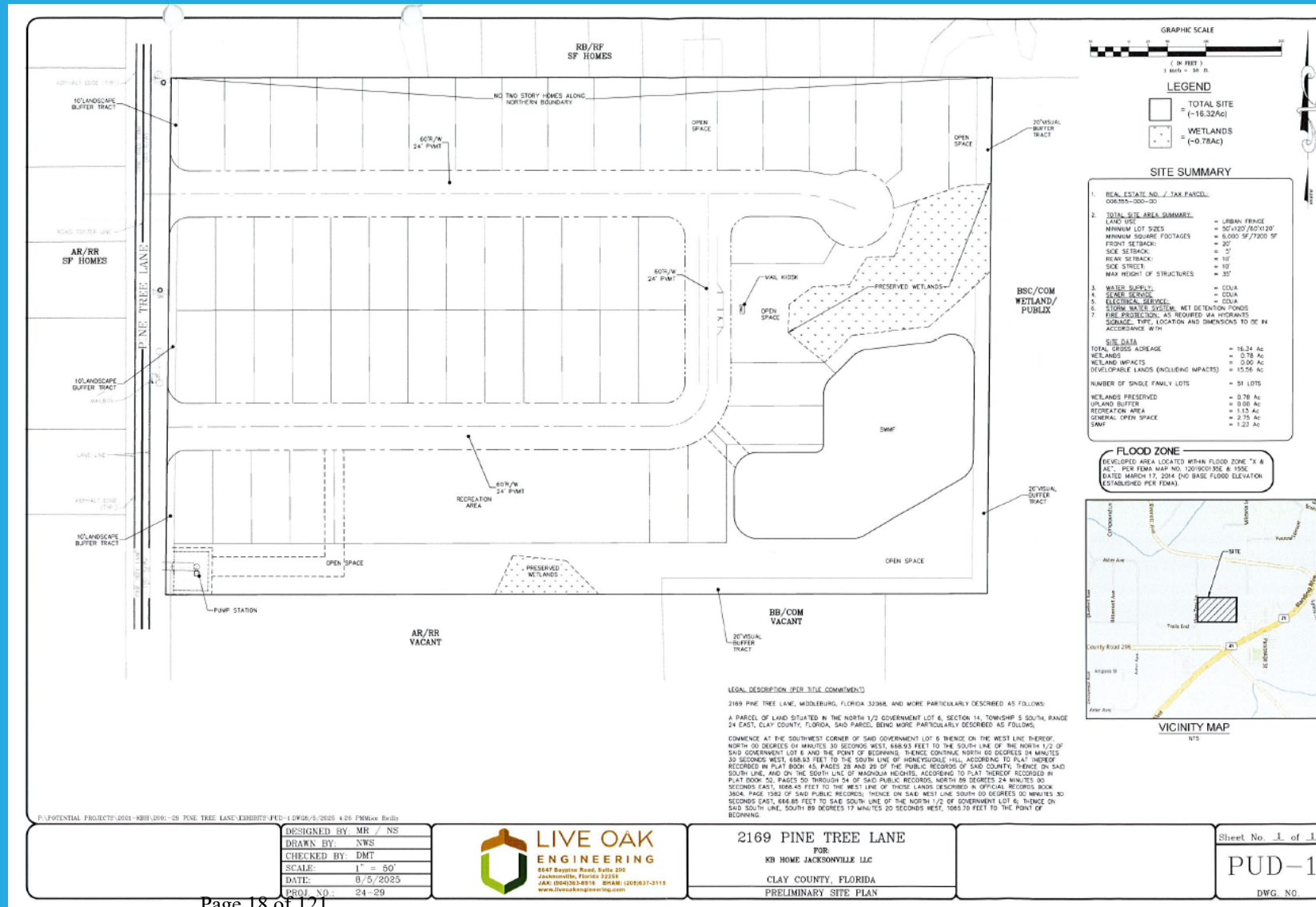
Front Setback: 20 feet

Side Setback: 5 feet

Rear Setback: 10 feet

- Maximum height is 35' except the lots along the northern edge will be one story.
- Landscape Buffer: A type "B" landscaped buffer will be provided on all sides.
- Enhanced open space and preservation areas.

Proposed Site Plan



Recommendations

On August 18th, 2025, the Middleburg-Clay Hill CAC voted 7-0 to recommend approval.

COMP 24-0026

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 25-0012.

PUD 25-0005

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

Questions?

Attachment
“B”
ZON-25-0026

Rezoning Application:

ZON 25-0026

Planning Commission
October 7, 2025



Application Information

Applicant: Clay County

Location: Carter Spencer Road

Planning District: Middleburg / Clay Hill District

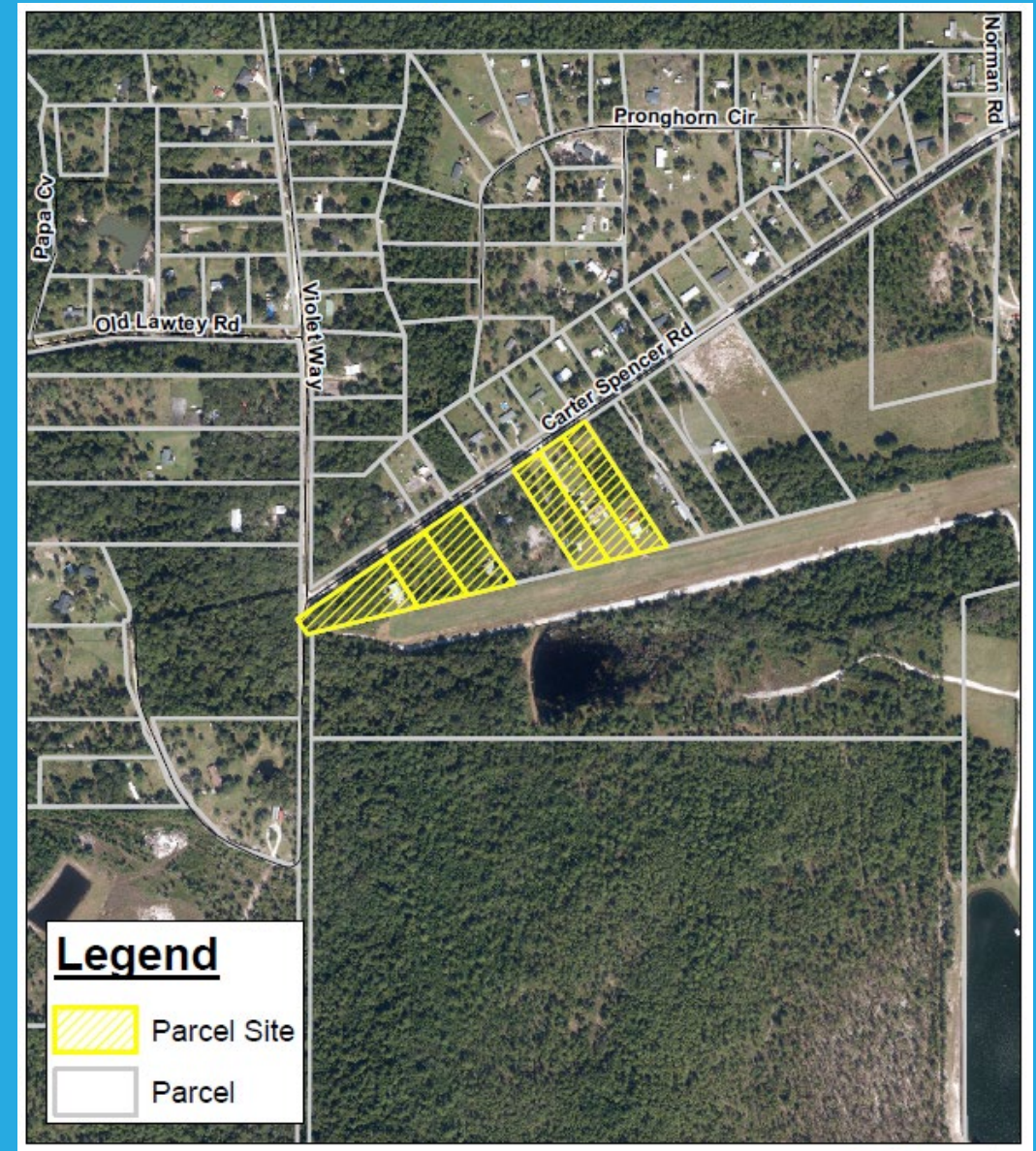
Commission District: 4 Commissioner Condon

Parcels: 6 parcels totaling 8.25+/- acres

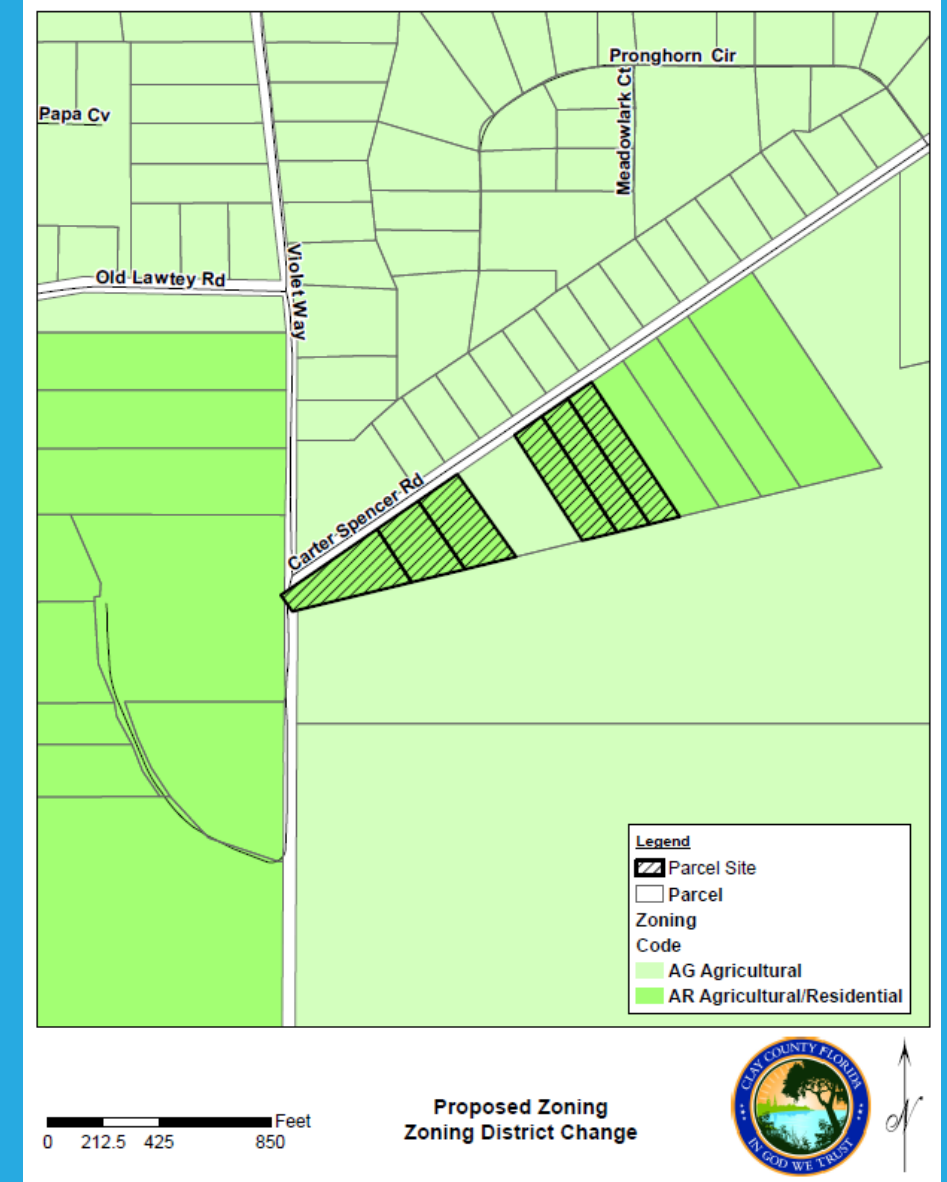
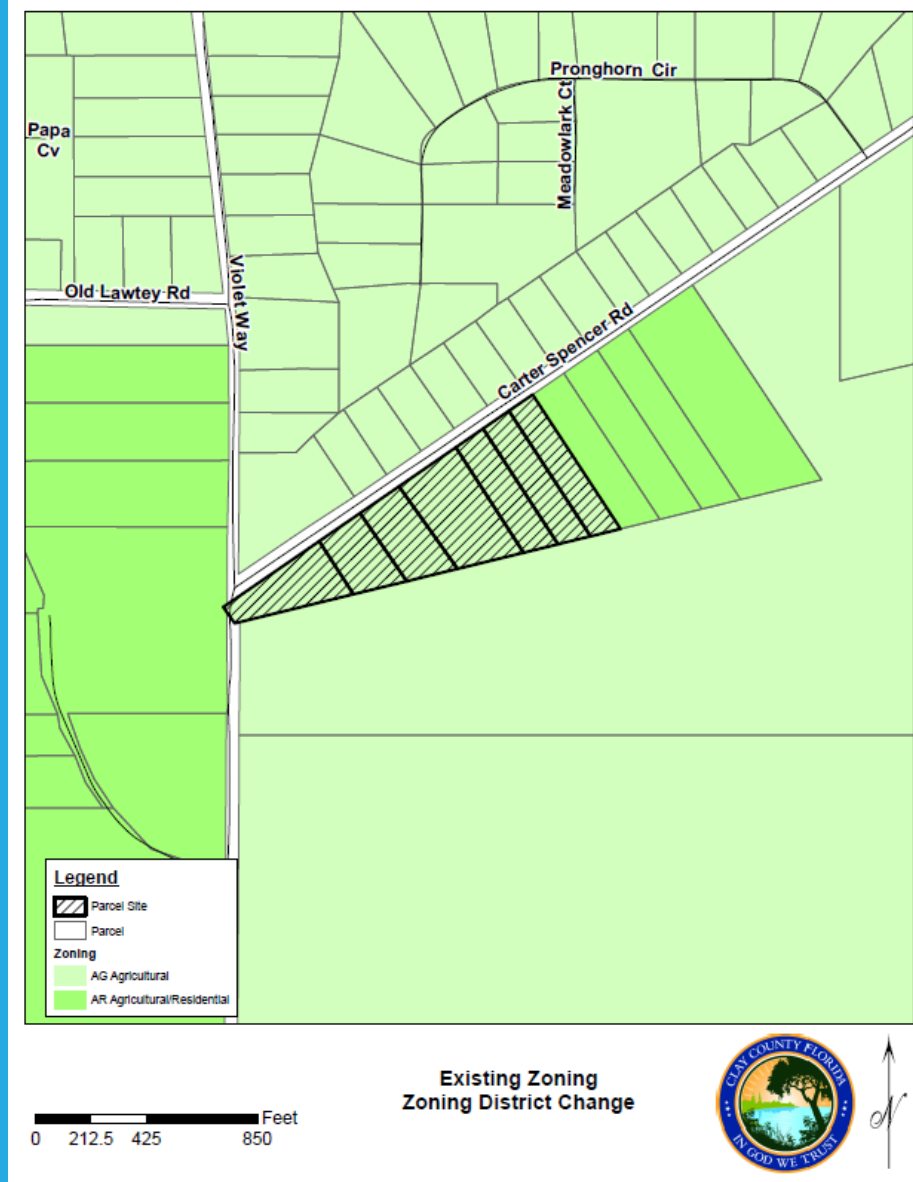
- ZON 25-0026 would change the zoning from Agricultural (AG), to Agricultural/Residential (AR) .

BACKGROUND

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.



ZONING



FINDINGS and RECOMMENDATION

The application is requesting a change in zoning from AG to AR for 6 parcels for a total of 8.25 acres.

Of the six lots all but one currently has a house on the parcel. This change would make that lot buildable and the other lots compliant so they could improve their properties.

The Middleburg / Clay Hill Citizen's Advisory Committee voted 9-0 to recommend approval of this rezoning their September 15, 2025, meeting.

Based on the analysis in the Report, Staff has determined that the request is Consistent Comp Plan and with the intent of the Land Development Code and the surrounding uses. Therefore, Staff recommends approval of ZON 25-0026 to amend zoning map for 8.25 acres from AG to AR.

Questions?

Attachment
“C”
PUD-25-0006

Rezoning Application:
PUD 25-0006

Planning Commission
October 7, 2025



Application Information

Owner: Ronald E. Bray Trust

Agent: Travis Simpson, New Creation Development

Location: County Road 220 between Hutchinson Road and Glen Laurel Drive.

Planning District: Doctor's Inlet - Ridgewood

Commission District: 1 Commissioner Sgromolo

Parcels: 10 parcels + two partial parcels totaling 7.88 acres

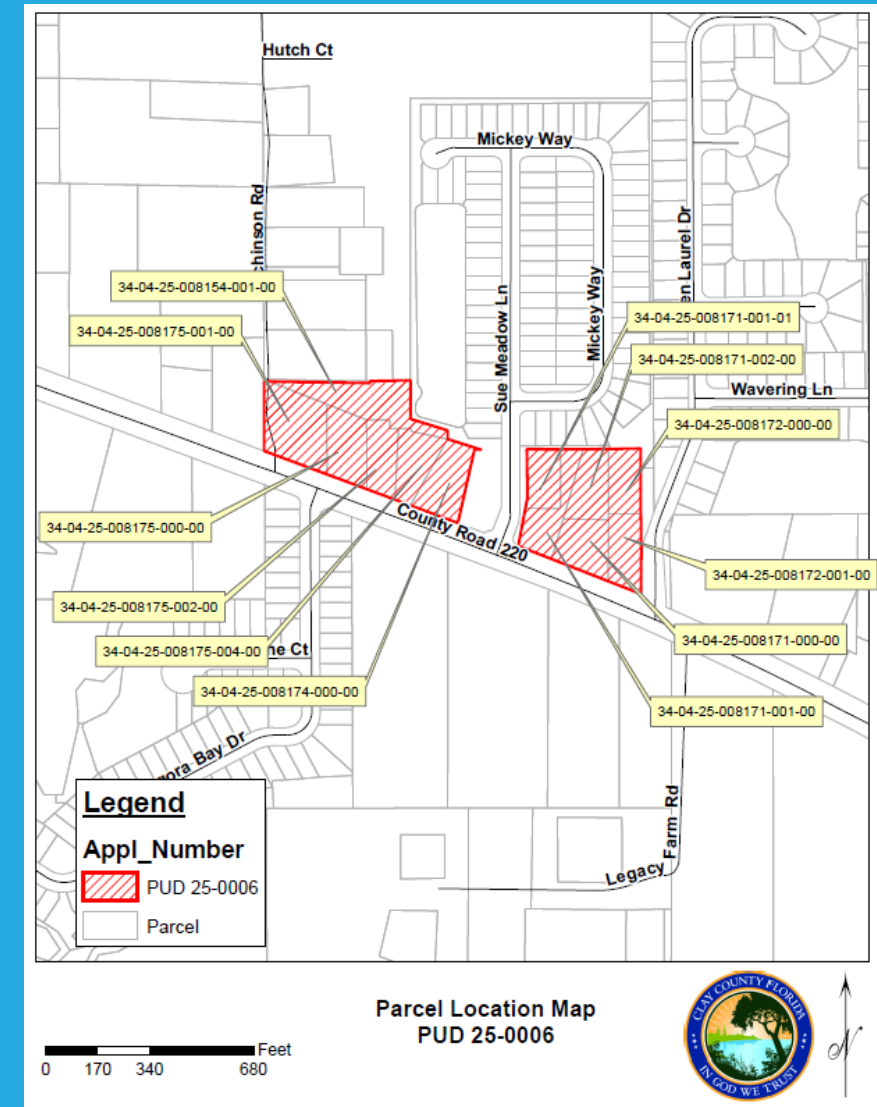
- PUD 25-0006 would change the zoning from Single Family Neighborhood District (RE), Agricultural / Residential (AR), to Planned Unit Development (PUD) .

BACKGROUND

Located on the north side of County Road 220, between Hutchinson Road and Glenn Laurel Drive. The subject parcels currently contain some old mobile homes that are on well and septic utility systems.

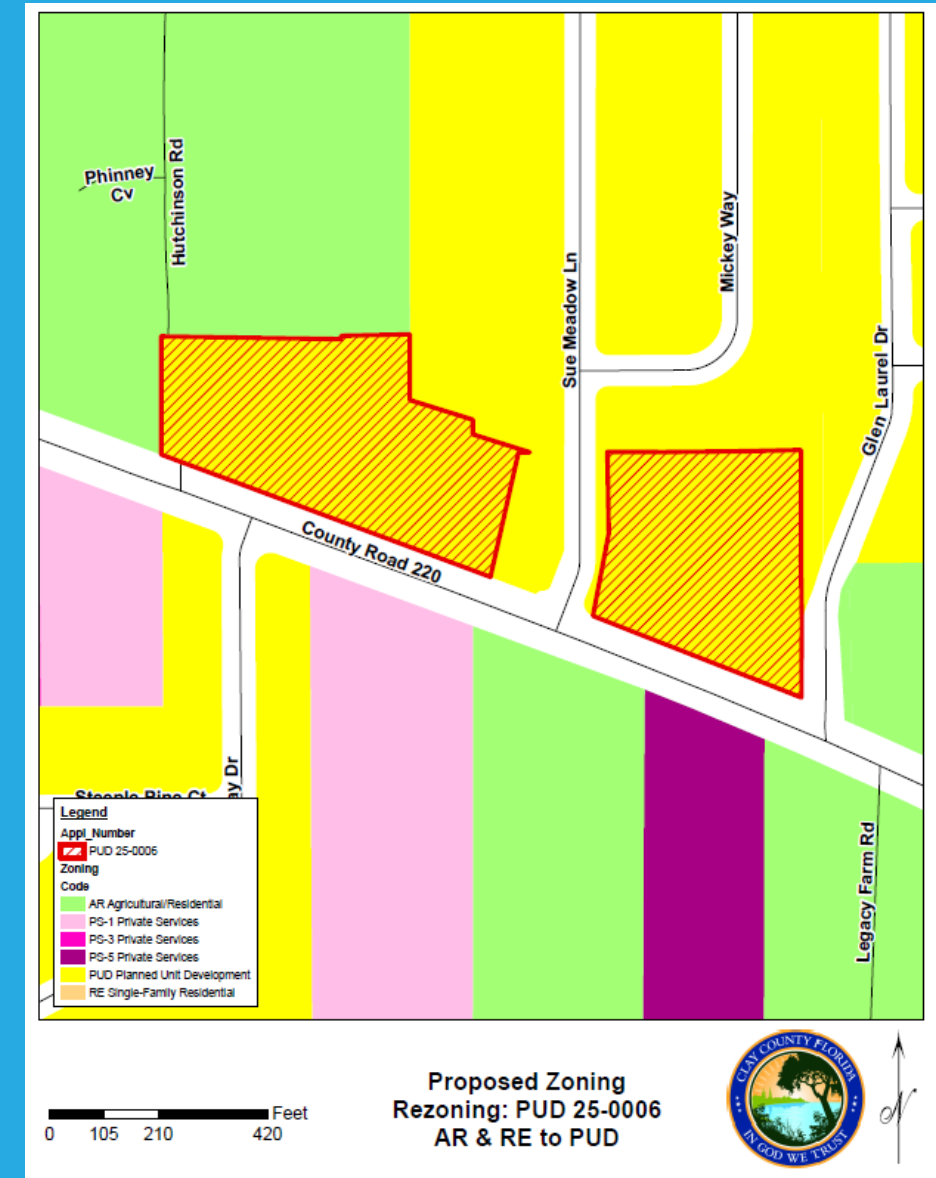
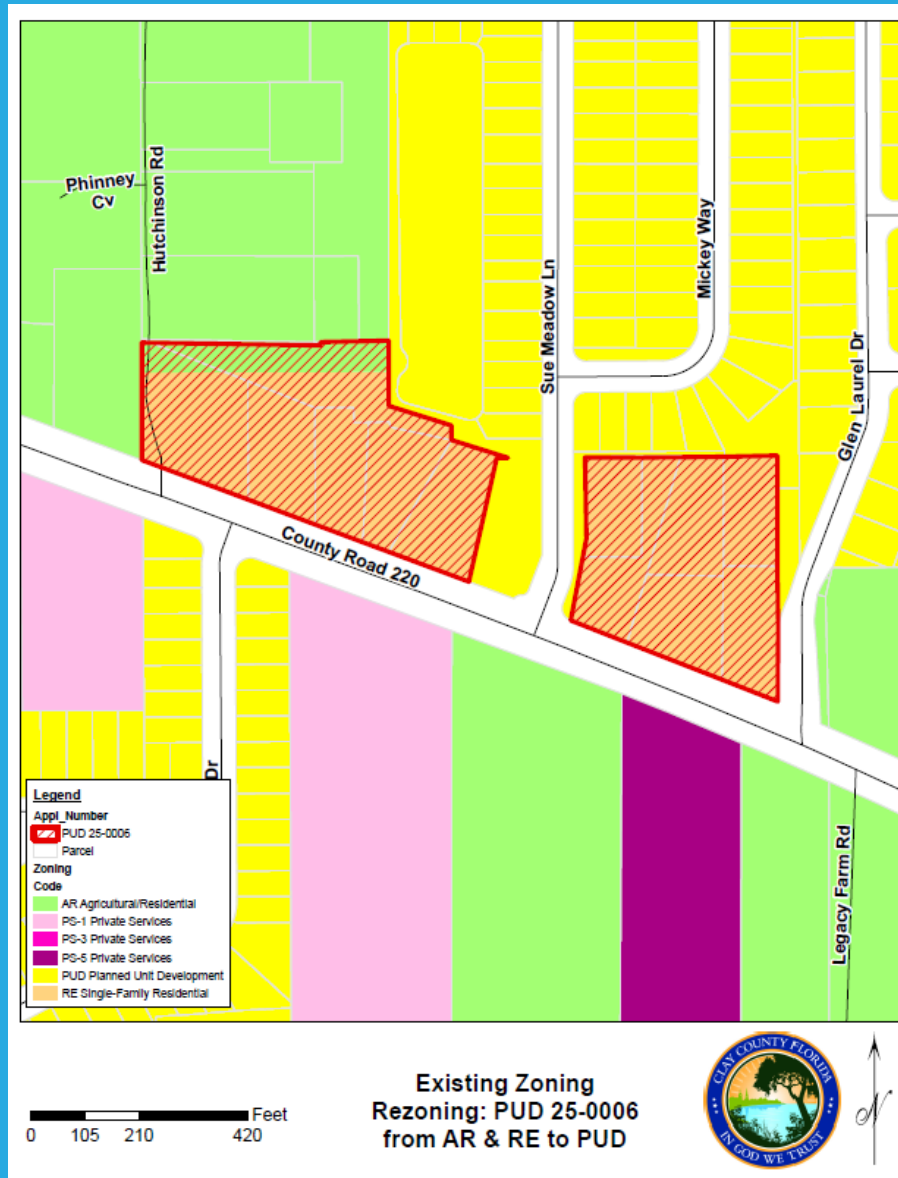
The Applicant intends to build 26 detached single-family homes on all of the aggregated lands creating a density of approximately 3.3 units per acre.

A Future Land Use Change is not necessary for this Zoning change as the FLU is Urban Core 10 (UC-10)



Parcels Map

ZONING



SITE PLAN

PUD enhancements

- Putting the properties on water and sewer
- ROW dedication
- Public park lands
- Stormwater systems
- Site built homes
- 50' wide lots
- 60% building coverage



FINDINGS and RECOMMENDATION

The applicant is requesting a zoning change for 10 parcels of land from Single Family Residential (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) for 26 single family detached homes for 7.88 acres and a change in zoning from BA, BB, PS-2 and AR to PCD for 10.92 acres.

- There is currently no Citizens Advisory Committee for this area of development.
- Staff has determined that the request is compatible with the surrounding uses based on the Future Land Use designation of UC10 and the additional development to the North.
- Based on the findings in the Report and the eight criteria, Staff recommends approval of PUD 25-0006.

Questions?



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, November 4 5:00 PM

TO: Planning Commission

DATE: 10/15/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application is a Rezoning of the entirety of one parcel and a portion of a second parcel under the ownership of Larmac Development, LLC from Planned Unit Development (PUD) to Planned Unit Development (PUD and of a portion of a third parcel under the ownership of Clay County, from Lake Asbury Rural Fringe (LA RF) to Planned Unit Development (PUD). The purpose of the application is to amend certain portions of the development requirements related to the commercial parcel and to replace the site plan for the commercial parcel. No changes are proposed for the residential portions of the existing PUD.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ PUD 25-0008 - Staff Report	Backup Material	10/29/2025	PC_Staff_Report_-_PUD_25-0008.ADA_aw.pdf
▢ PUD 25-0008 - Ordinance	Ordinance	10/30/2025	Ordinance_-_PUD_25-0008.ADA_aw.pdf
▢ PUD 25-0008 - original Ord. 2004-50	Backup Material	10/29/2025	PUD_25-0008_-_original_Ord._2004-50.ADA_aw.pdf



Staff Report and Recommendations for PUD 25-0008

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

Owner / Applicant Information:

Owners: Larmac Development, LLC
Agent: Frank Miller
(Gunster, Yoakley & Stewart, P.A.)
Phone: 904-354-1980

Property Information

Parcel ID's: 28-05-25-010110-004-70 and a portion of 28-05-25-010110-004-57	Parcel Address: NE corner of CR 218 and Henley Road
Current Zoning: Planned Unit Development (PUD)	Current Land Use: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Greenway (LA GW)
Proposed Zoning: Planned Unit Development (PUD)	Acres affected by Zoning change: 3.46 +/- acres
Commission District: 5, Comm. Burke	Planning District: Lake Asbury / Penney Farms

Owner / Applicant Information:

Owners: Clay County
Agent: N/A
Phone: 904-529-5365
Email: Dodie.Selig@claycountygov.com

Property Information

Parcel ID: 28-05-25-010110-007-02	
Current Zoning: Lake Asbury Rural Fringe (LA RF)	Current Land Use: Lake Asbury Rural Fringe (LA RF)
Proposed Zoning: Planned Unit Development (PUD)	Acres affected by change: 0.169 +/- acres
Commission District: 5, Comm. Burke	Planning District: Lake Asbury/Penney Farms

14 **Introduction:**

15 This application is a Rezoning of the entirety of one parcel and a portion of a second parcel under the
16 ownership of Larmac Development, LLC from Planned Unit Development (PUD) to Planned Unit
17 Development (PUD and of a portion of a third parcel under the ownership of Clay County, from Lake Asbury
18 Rural Fringe (LA RF) to Planned Unit Development (PUD). The purpose of the application is to amend
19 certain portions of the development requirements related to the commercial parcel and to replace the site
20 plan for the commercial parcel. No changes are proposed for the residential portions of the existing PUD.

21
22 This application also includes a portion of a County owned parcel. Approval of the Board for the sale of this
23 portion is a separate matter that will be heard along with this item at the November 10th Board meeting.

24
25 The subject parcels are located on the east side of Henley Road at the intersection with CR 218. The applicant's
26 property is mostly wooded with a cleared area at the roadway intersection. The portion of a parcel belonging
27 to Clay County is a level area along CR 218 at the west end of an existing stormwater pond.

28
29 The applicant is seeking the referenced portion of the County's parcel in order to create an access point from
30 CR 218 to their project. The applicant's property boundary along CR 218 is too close to the intersection with
31 Henley Road to allow a safe access point to be constructed, whereas the County's parcel sits farther to the east
32 from the intersection. Surveys of the overall project boundary and of just the County owned parcel portion
33 follow.

34

35 **Summary of the existing PUD and the proposed changes**

36 EXISTING PUD:

37 The subject property (less the 0.169 acre portion owned by Clay County) was originally zoned PUD under
38 ordinance 2004-50 on July 27, 2004. The written statement portion of the ordinance specified that the
39 subject parcel was entitled to construct up to 4,000 sq.ft. of convenience store/gas sales use and up to 16,800
40 sq.ft. of retail/commercial/office use. The convenience store/gas sales use was limited to 2 pump islands with
41 up to 4 (paired) gas pumps. Additional regulations for the commercial parcel included the following:

42

43 Front Setback from Henley Road = 40 feet

44 Front Setback from CR 218 and wetlands to the north = 25 feet

45 Landscape buffer from park to the east to be maintained as a 25 foot vegetative buffer on the park parcel

46 Buildings and island structures shall have pitched roofs.

47 Buildings shall have a porch or covered area facing the front of the building.

48 Shade trees shall be incorporated between the convenience store/gas sales use and the
49 retail/commercial/office use along with a sidewalk connecting the uses.

50 Connectivity between residential and non-residential uses shall be completed prior to issuance of a
51 certificate of occupancy for any non-residential square footage. (An 18 foot paved alley and 2 sidewalks are
52 depicted connecting the residential park and the non-residential parcel.

53

54 For reference, the original PUD ordinance in its entirety is included with this staff report.

55

56 PROPOSED PUD:

57 The revised PUD would increase the convenience store/gas sales use from 4,000 sq.ft. to 5,200 sq.ft. The
58 retail/commercial/office use would be modified from any principle use permitted under the BB-3 zoning
59 district to those principle uses permitted under the BA zoning district with the following additions: car wash
60 facilities, restaurants serving alcoholic beverages for on site consumption and retail auto parts stores. Day
61 care centers would be allowed as a Conditional Use. Additional regulations for the commercial parcel
62 include the following:

63
64 The number of fueling stations (each serving one vehicle) would be increased from 8 to 16, all under one
65 canopy.

66 The setbacks and landscape buffer remain the same.

67 The canopy roof over the fuel stations may have a flat roof design instead of a pitched roof. (All remaining
68 buildings will still be required to have a pitched roof and front porch/covered entry area design.)

69 The alley bisecting the residential park has been eliminated for safety reasons with a sidewalk connection to
70 the residents to the southeast provided instead.

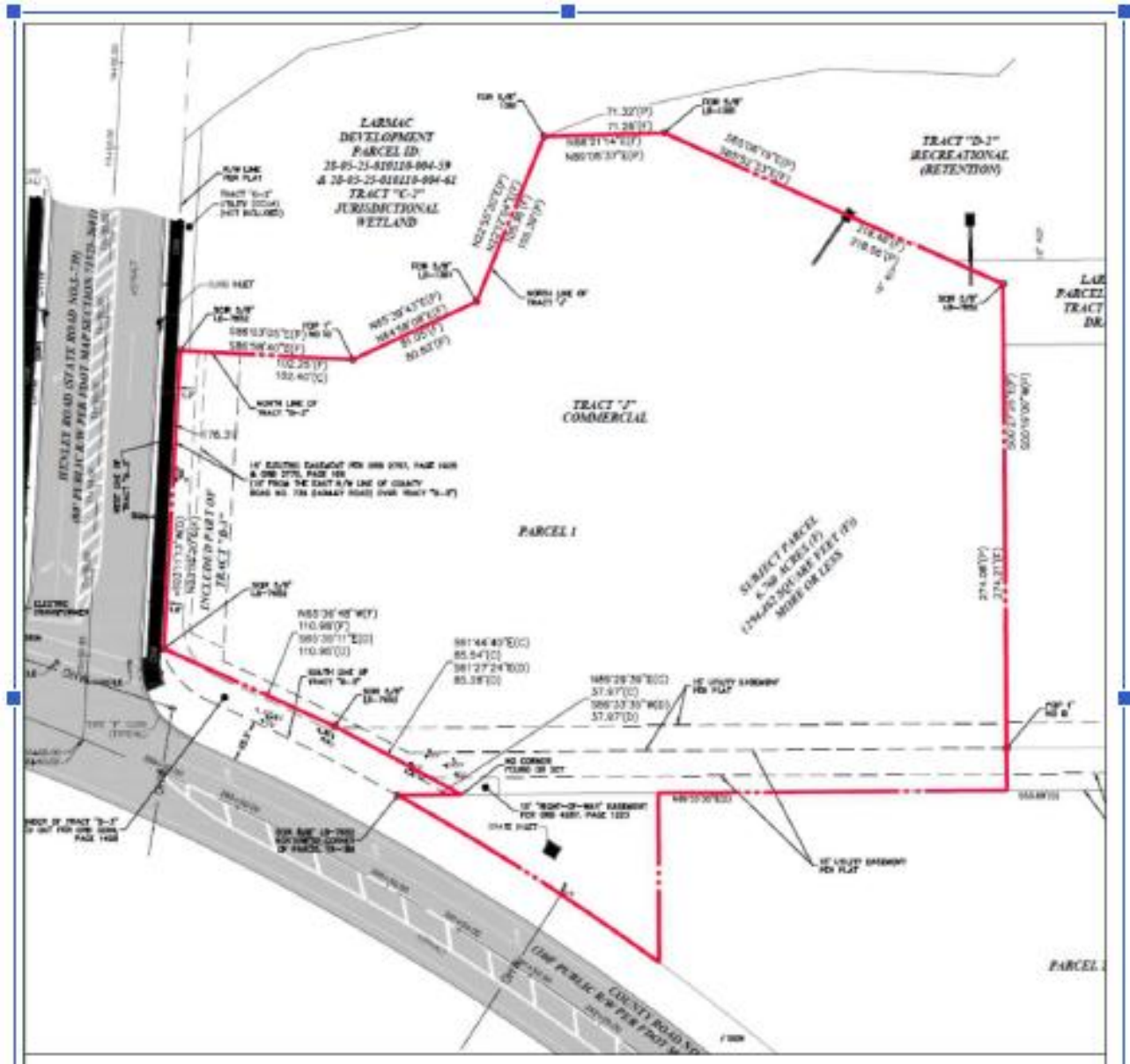
71 Vehicle access will be by a right-in/right-out on CR 218 and a full-access drive on Henley Road.

72

73

74
75

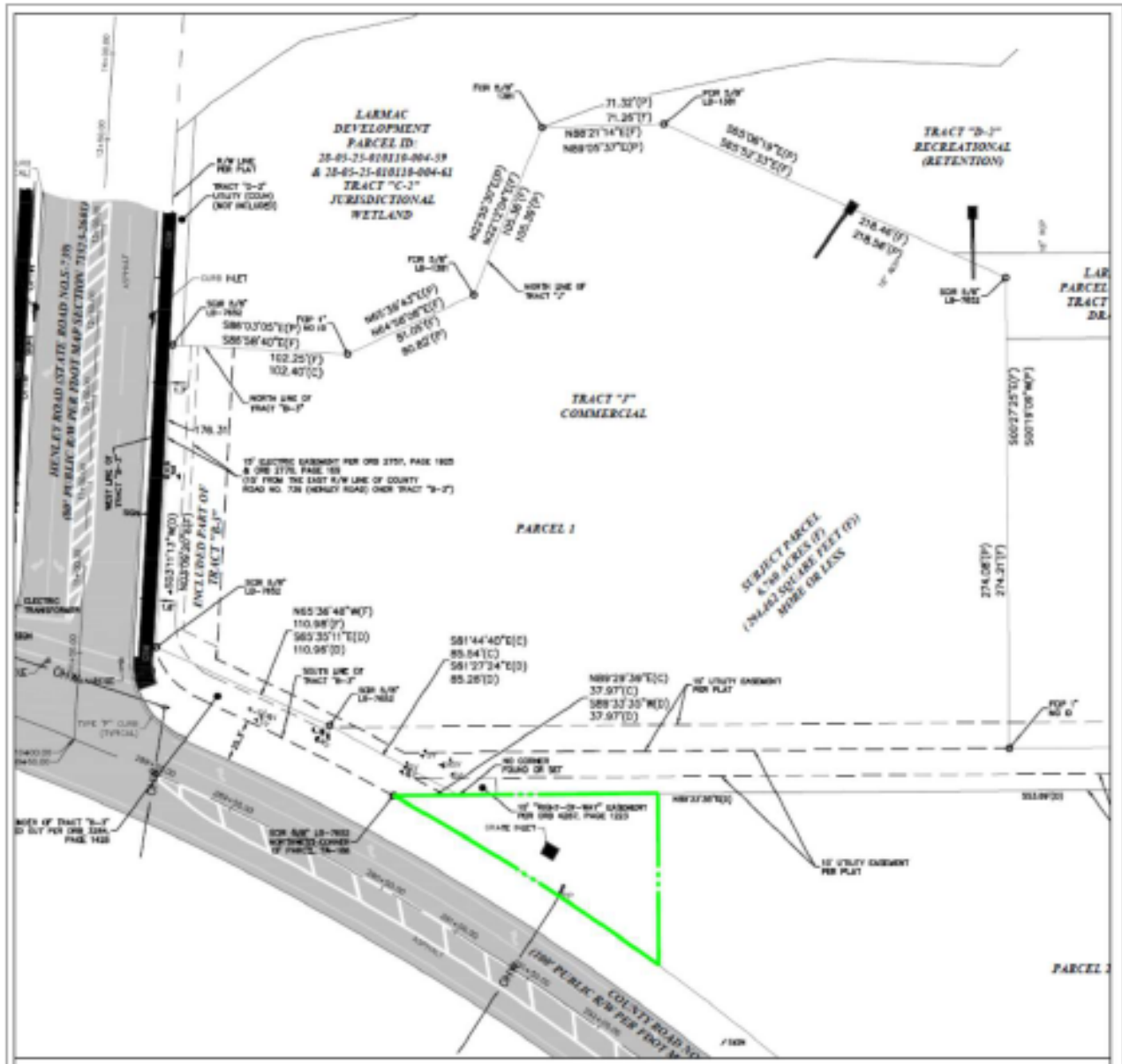
Survey 1 – Overall Project Boundary



76
77
78

79
80

Survey – portion of the County owned parcel



81
82
83

Figure 1 – Location Map

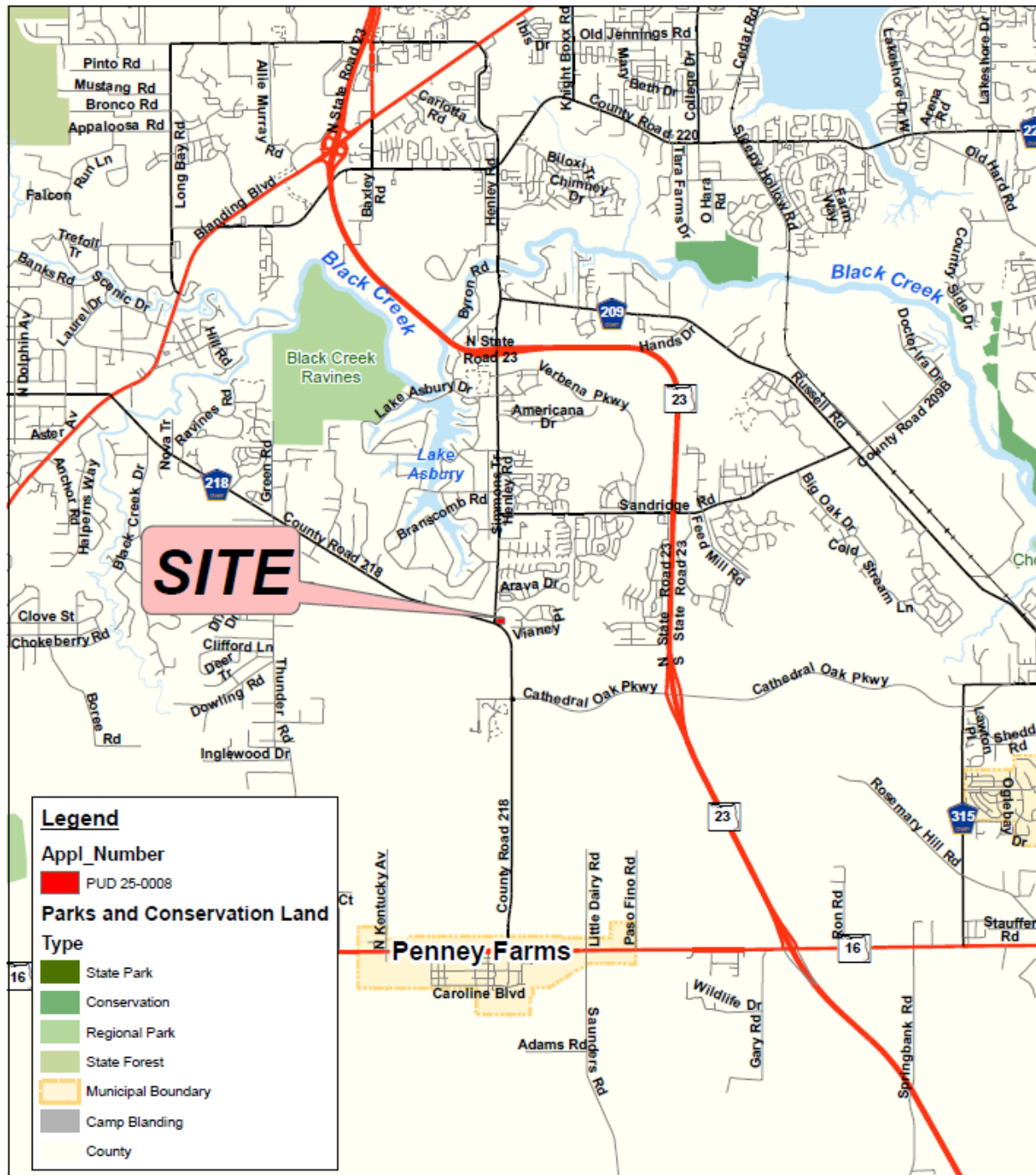


Figure 2 – Parcel Map

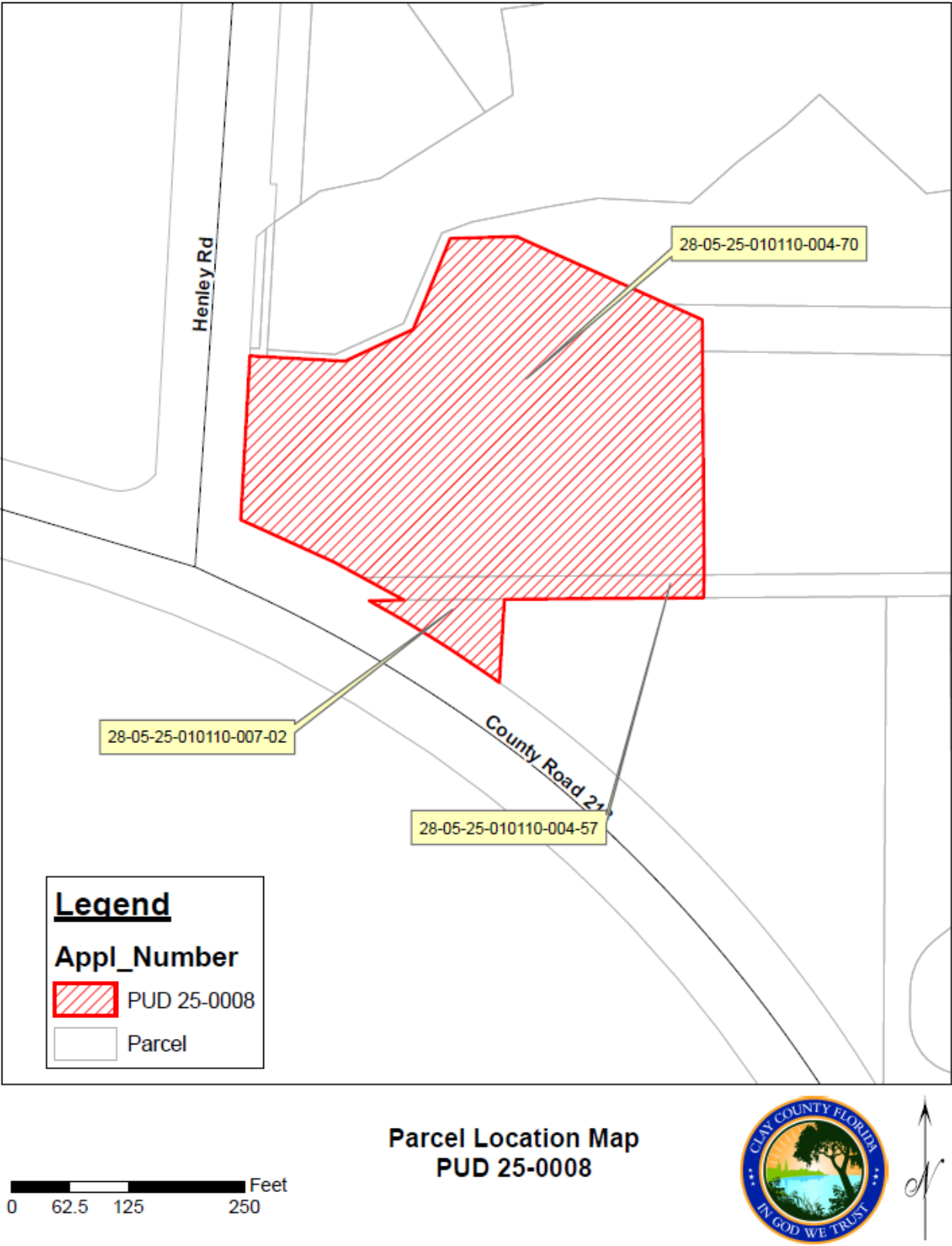


Figure 3 – Aerial Photo

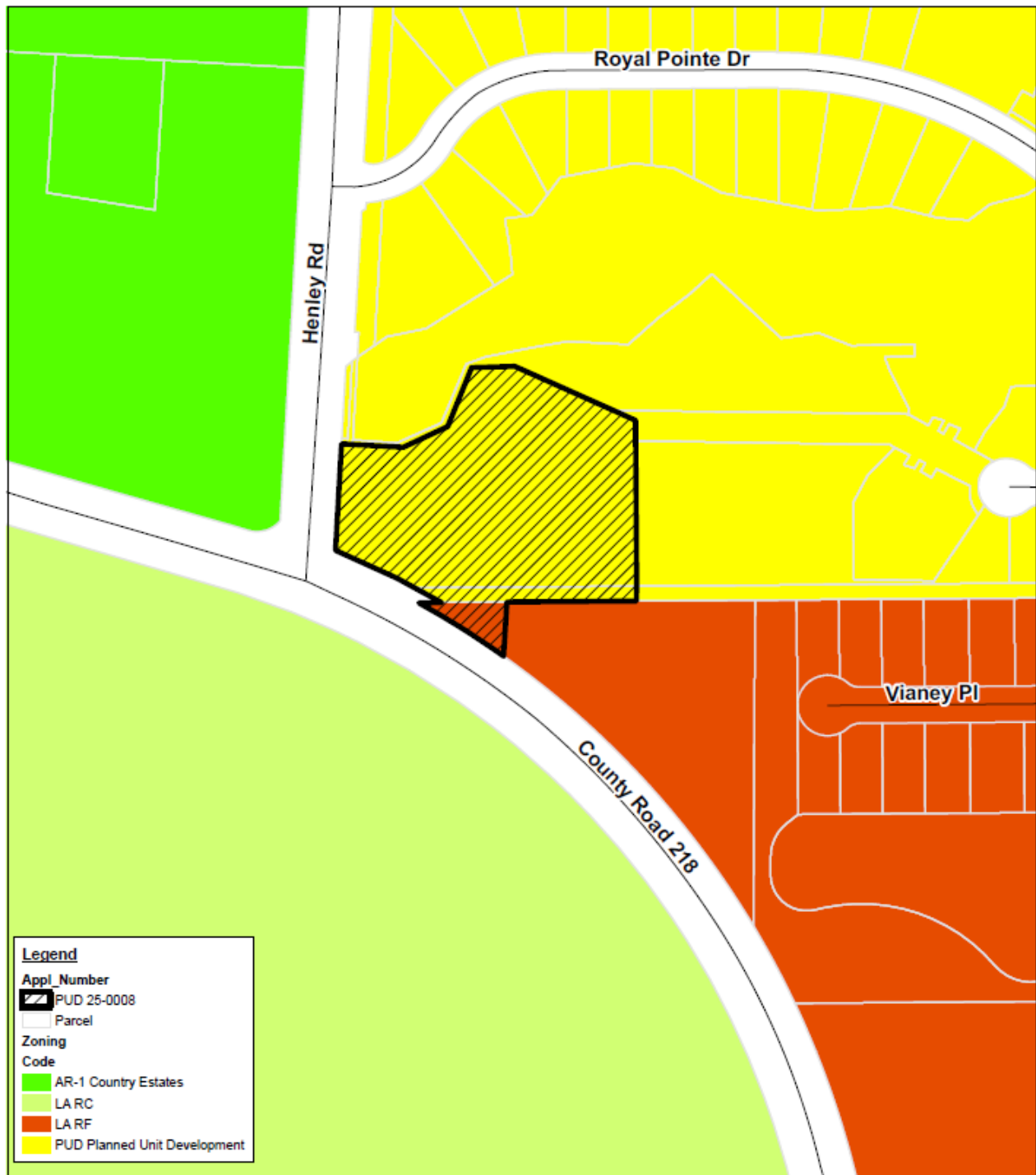


0 170 340 680 Feet

Rezoning: PUD 25-0008
from LA RF and PUD to PUD



Figure 3 – Existing Zoning Map

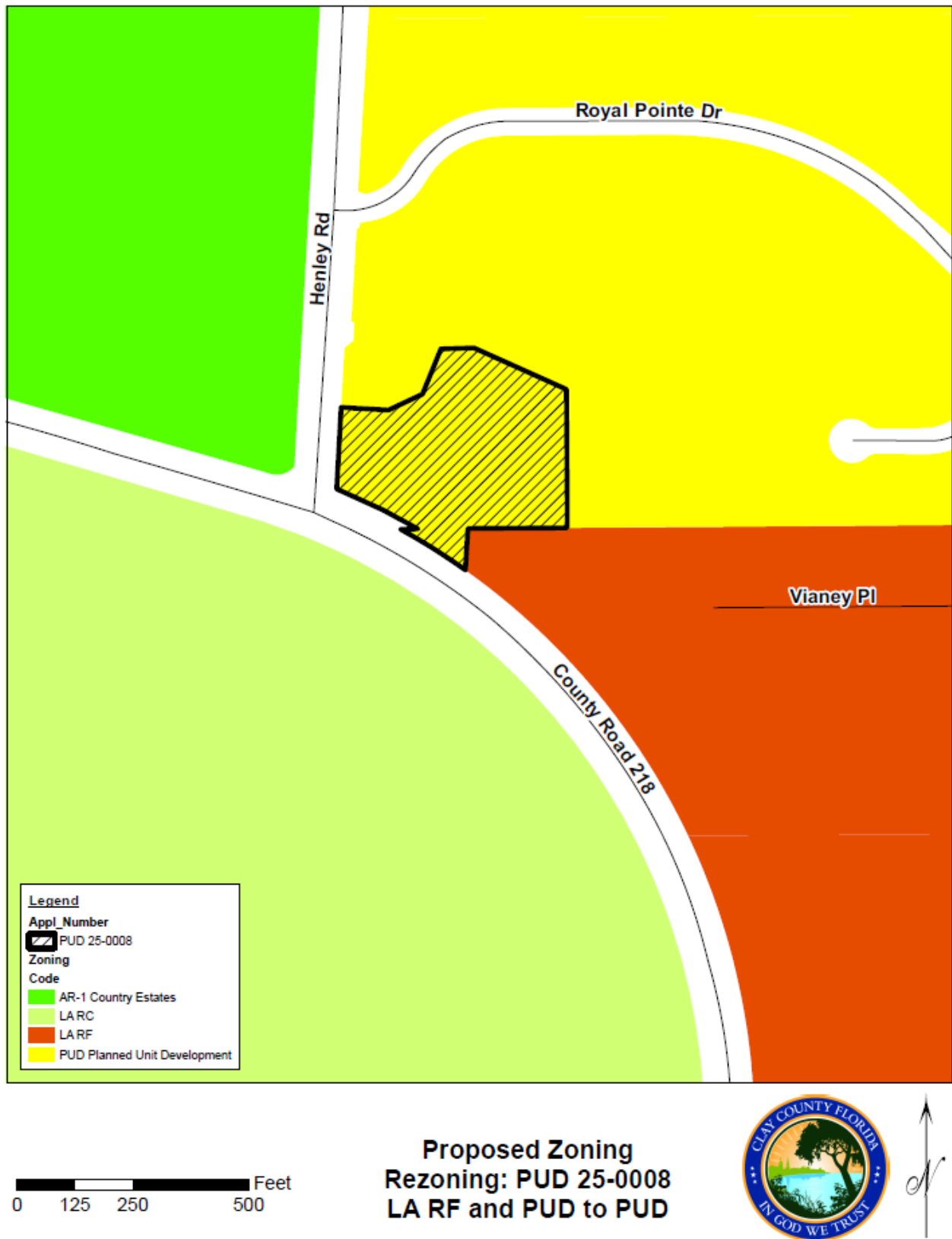


0 105 210 420 Feet

**Existing Zoning
Rezoning: PUD 25-0008
from LA RF and PUD to PUD**



Figure 4 – Proposed Zoning Map



96

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

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

99 LA FLU Policy 1.4.7 Rural Fringe (LA RF)

100 This designation is presently contained in the Clay County Comprehensive Plan. The 6,890 acres
101 within the LAMPA that were categorized as Rural Fringe on the Comprehensive Plan’s Future
102 Land Use Map remain so on the Master Development Plan Map with the exception of 86 acres
103 located near the Town of Penney Farms adjacent to EW4, which is changed to Rural Fringe. This
104 was done as a commitment to property owners that no one would lose existing allowable densities
105 under the master plan. These lands are accessible to existing urban service areas and central water
106 and sewer services are required. Densities in this category shall be a maximum of 3 dwelling units
107 per net acre and a minimum of one dwelling unit per net acre. The category is characterized by
108 single-family detached housing units. Development within this land use category shall be subject
109 to design and development standards of the Master Planned Community land use category, and
110 neighborhood park requirements of the LA REC Policy 1.1.1.

111

112 LA FLU POLICY 1.4.6 Master Planned Community (LA MPC)

113 1) Land Use

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

121

122 **Analysis of Proposed Rezoning Amendment**

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

125
126 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
127 adjacent and nearby districts;

128 Staff Finding: The adjacent parcels to the north and east are already zoned PUD, the boundary of which
129 included the larger subject parcel which was intended to be a commercial use at the intersection of two
130 County roads and serving the needs of the surrounding residents. The proposed change will not be
131 incompatible with the adjacent and nearby districts.

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

134 Staff Finding: The existing district boundaries are not illogically drawn. They reflect the intended future
135 use of the property as a commercial site.

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

139 Staff Finding: This area of the county is changing in response to the construction of the Cathedral Oaks
140 Parkway connection at the new First Coast Expressway (SR 23) as well as planned improvements to CR 218
141 in addition to the related demand for new residential developments. The need for commercial use to serve
142 the local residents in this area has only increased since the PUD assigning a commercial use to this property
143 was first approved.

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

145 Staff Finding: The property can only be used if developed under the standards established in the existing
146 PUD. Considering the high traffic volume at this intersection, the building size limitations, and especially
147 the low number of fueling stations, make a convenience store/gas sales use unattractive to most franchises.

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

150 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it provides for a
151 commercial (village center) use at an intersection surrounded by residential development as described
152 under the LA MPC land use policy which guides development within the LA RF land use category.

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

155 Staff Finding: The existing zoning category of PUD is not being changed for the majority of the subject
156 property, only certain of the development standards specific to the PUD.

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

159 Staff Finding: The proposed rezoning is supportive of, not inconsistent with, the surrounding land use.

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

162 Staff Finding: There is an inadequate supply of sites in this area of the County for the proposed intensity.

163

164 The proposed rezoning would change the subject parcel from Planned Unit Development (PUD) and Lake
165 Asbury Rural Fringe (LA RF) to Planned Unit Development (PUD). This change would be in keeping with
166 the evolving character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Greenway (LA GW) and Lake Asbury Rural Fringe (LA RF)	Planned Unit Development (PUD)
South	Lake Asbury Rural Fringe (LA RF) and Lake Asbury Rural Community (LA RC)	Lake Asbury Rural Fringe (LA RF) and Lake Asbury Rural Community (LA RC)
East	Lake Asbury Rural Fringe (LA RF)	Planned Unit Development (PUD)
West	Lake Asbury Rural Fringe (LA RF) and Lake Asbury Rural Community (LA RC)	Country Estates (AR-1)

167

168 **Recommendation**

169 Staff recommends approval of PUD 25-0008.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF THREE PARCELS OF LAND: PARCEL ONE (TAX PARCEL IDENTIFICATION #: 28-05-25-010110-004-70), TALLING APPROXIMATELY 3.1 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); A PORTION OF PARCEL TWO (TAX PARCEL IDENTIFICATION #: 28-05-25-010110-004-57), TOTALING APPROXIMATELY 0.10 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); AND A PORTION OF PARCEL THREE (TAX PARCEL IDENTIFICATION #: 28-05-25-010110-007-02), TOTALING APPROXIMATELY 0.169 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF LAKE ASBURY RURAL FRINGE (LA RF) 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 PUD 25-0008 seeks to rezone two parcels of land (tax parcel identification #: 28-05-25-010110-004-70 and a portion of 28-05-25-010110-004-57) (the Applicant's Property), described in Exhibit "A-1", and depicted in Exhibit "A-2", as well as a portion of a third parcel of land (tax parcel identification #: 28-05-25-010110-007-02) (the County's Property), described in Exhibit "A-3", and depicted in Exhibit "A-4"

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the Applicant's Property is hereby changed from Planned Unit Development (PUD) to Planned Unit Development (PUD), and the zoning classification of the County's Property is hereby changed from Lake Asbury Rural Fringe (LA RF) 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 November 2025.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Betsy Condon, Its Chairman

ATTEST:

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

Exhibit "A-1"

LEGAL DESCRIPTION:

TRACT "J" AND PART OF TRACT "B-3", ROYAL POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 41, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B-3", SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3284, PAGE 1428 OF SAID PUBLIC RECORDS; THENCE S86°03'05"E, ALONG THE NORTH LINE OF SAID TRACT "B-3", A DISTANCE OF 4.57 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE NORTH LINES OF SAID TRACT "B-3" AND THE NORTH LINE OF SAID TRACT "J", THE FOLLOWING FIVE COURSES: (1) S86°03'05"E, A DISTANCE OF 102.40 FEET; (2) N65°39'43"E, A DISTANCE OF 80.82 FEET; (3) N22°55'30"E, A DISTANCE OF 105.34 FEET; (4) N89°05'37"E, A DISTANCE OF 71.32 FEET; (5) S65°06'19"E, A DISTANCE OF 218.56 FEET; THENCE S00°19'09"W, ALONG THE EAST LINE OF SAID TRACT "J" AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 299.00 FEET TO THE SOUTH LINE OF SAID TRACT "B-3"; THENCE N89°40'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 322.04 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3284, PAGE 1428; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL, THE FOLLOWING THREE COURSES: (1) N60°42'20"W, A DISTANCE OF 85.28 FEET; (2) N64°50'07"W, A DISTANCE OF 110.96 FEET; (3) N03°56'17"E, A DISTANCE OF 176.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 150,660 SQUARE FEET OR 3.459 ACRES, MORE OR LESS.

4

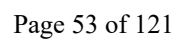


Exhibit "A-3"

LEGAL DESCRIPTION:

THAT PART OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST SOUTHWEST CORNER OF TRACT "B-3", ROYAL POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 41, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE S89°40'51"E, ALONG THE SOUTH LINE OF SAID TRACT "B-3", A DISTANCE OF 154.31 FEET; THENCE S00°30'26"W, A DISTANCE OF 99.89 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 218; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 183.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,482.44 FEET AND CENTRAL ANGLE OF 07°05'55" (CHORD BEARING N56°42'32"W, A DISTANCE OF 183.55 FEET) TO THE POINT OF BEGINNING.

CONTAINING 7,359 SQUARE FEET OR 0.169 ACRES, MORE OR LESS.

Exhibit "A-4"

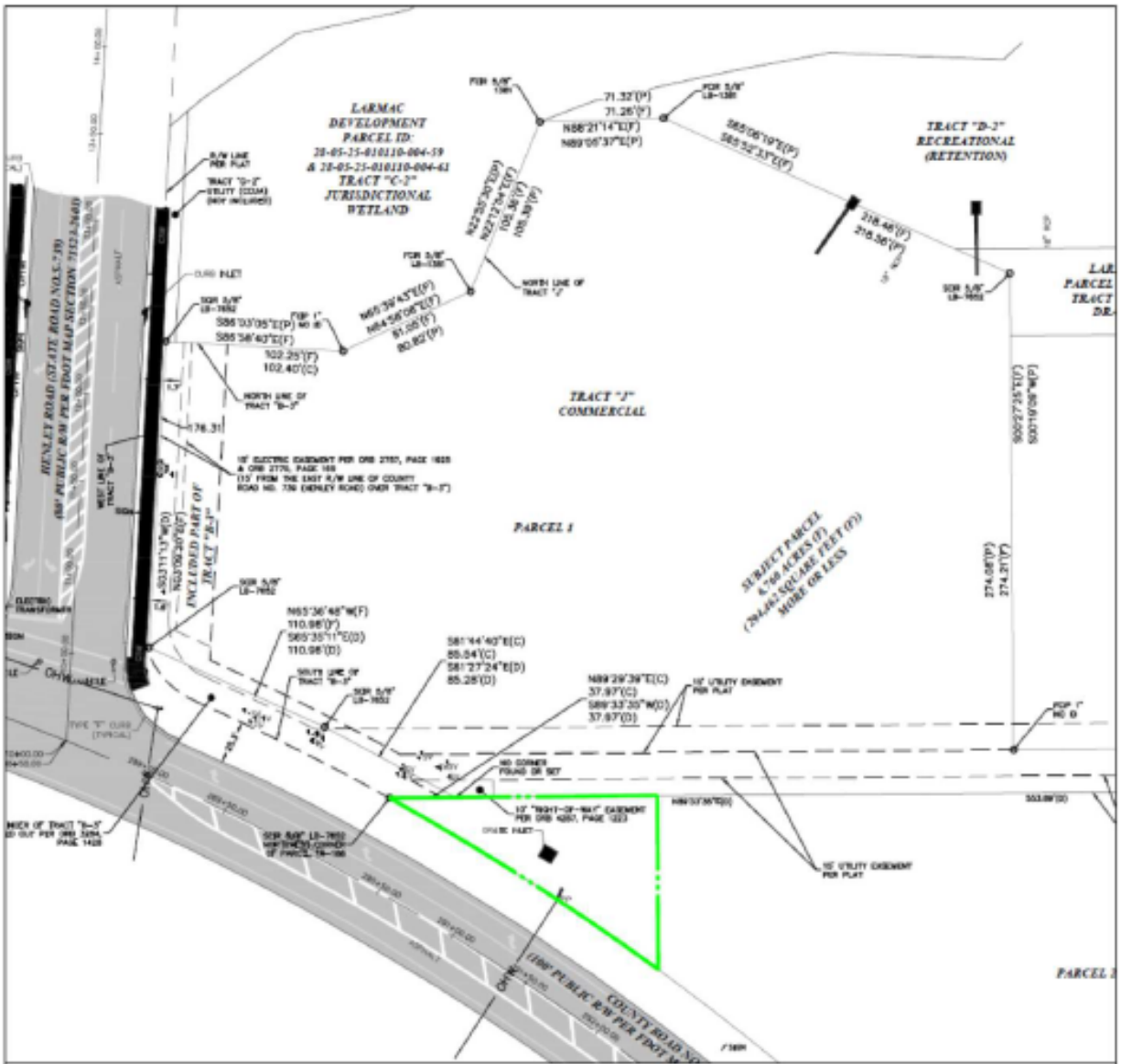


Exhibit "B-1"

AMENDMENT TO CR 739 PUD

Written Description
September 4, 2025 (Revised October 13, 2025)

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #s: 28-05-25-010110-004-70, portion of 28-05-25-010110-004-57 and portion of 28-05-25-010110-007-02
- B. Current Land Use Designation: LA Rural Fringe ("LA RF")
- C. Current Zoning District: Planned Unit Development ("Adopted PUD")
- D. Proposed Zoning District: Planned Unit Development ("PUD")
- E. The Property satisfies the locational criteria points of Sec. 20.3-10(d)

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

Larmac Development, LLC (the "Applicant") proposes to amend the Adopted PUD approved under Ordinance Z 2004-50 on July 27, 2004 to revise and update the commercial uses and site plan included in the Adopted PUD. The property subject to the Application consists of approximately 3.56 acres of property located at the northeast corner of CR 218 and Henley Road as more particularly described by the legal descriptions attached to this application labeled **Exhibits "A" "B" and "D"** (the "Property"). The Property is currently zoned PUD under the Adopted PUD and is vacant land. The Property is bounded on the north and east by land included in the Adopted PUD, on the west across Henley Road by land zoned AR-1 and on the south by land zoned LA RF. The land use designation for the Property is LA RF. The LA RF land use category allows for PUD zoning.

As described below in more specificity, this PUD is being sought to revise and update the commercial uses allowed and to replace the site plan for the commercial portion of the Adopted PUD without any change to the residential portions of the Adopted PUD. The PUD Conceptual Site Plan dated September 4, 2025, attached hereto as **Exhibit "B"** (the "Site Plan") shows the revised concept of the plan of development of the commercial portion of the Adopted PUD.

This PUD will only alter the permitted uses and development standards for the commercial portion of the Adopted PUD and will not impact the residential development under the Adopted PUD which has been completed. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan.

III. REVISIONS TO ADOPTED PUD

The provisions of the Adopted PUD are amended, revised and updated as follows. Except as provided below, the Adopted PUD shall remain unchanged.

TOTAL UNITS:	Up to 5,200 SF Convenience Store/Gas
	Up to 16,800 SF Retail/Restaurant/Commercial

COMMERCIAL USE:	BA Permitted Uses plus car wash facilities, restaurants serving alcoholic beverages for on site consumption and retail auto parts stores (Not Including BA Conditional Uses except that Day Care Centers are permitted as a Conditional Use).
SETBACKS;	40 Foot Setback from Henley Road 25 Foot Setback from CR 218 25 Foot Setback from Wetland to the North 25 Foot Setback from Open/Space/ Recreation Field east of Commercial Property maintained as a vegetative buffer on the Field.
SIGN:	Signage will be provided in accordance with the Sign Regulations of Clay County, Florida under Article VII, Section 7-29 of the Zoning Code for property within the PUD zoning district.
DESIGN:	Convenience store shall not exceed 5,200 square feet. There shall be no more than 16 fueling stations (each fueling station serving one vehicle). All pump islands shall be contained under one canopy. The canopy over the pump islands of the convenience store may be flat. All commercial buildings, except the canopy over the pump islands, shall pitched roofs and a porch or covered area facing the front of the building.
PROPOSED COMMERCIAL:	Up to 5,200 SF Convenience/Gas Up to 16,800 SF Retail/Restaurant/ Commercial.
PROPOSED ACCESS:	Access to the Commercial Site will be by way of a right in/right out drive on CR 218 and a full access drive on Henley Road. The location and design of the access points and internal drive lanes as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s) and potential connections shall be subject to the review and approval of Development Review Committee.

IV. PUD CONCEPTUAL SITE PLAN

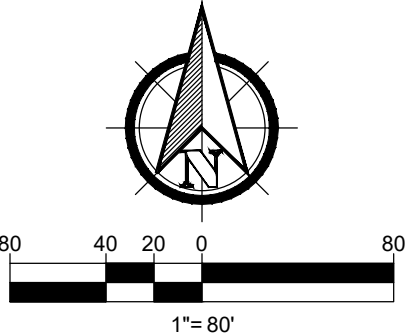
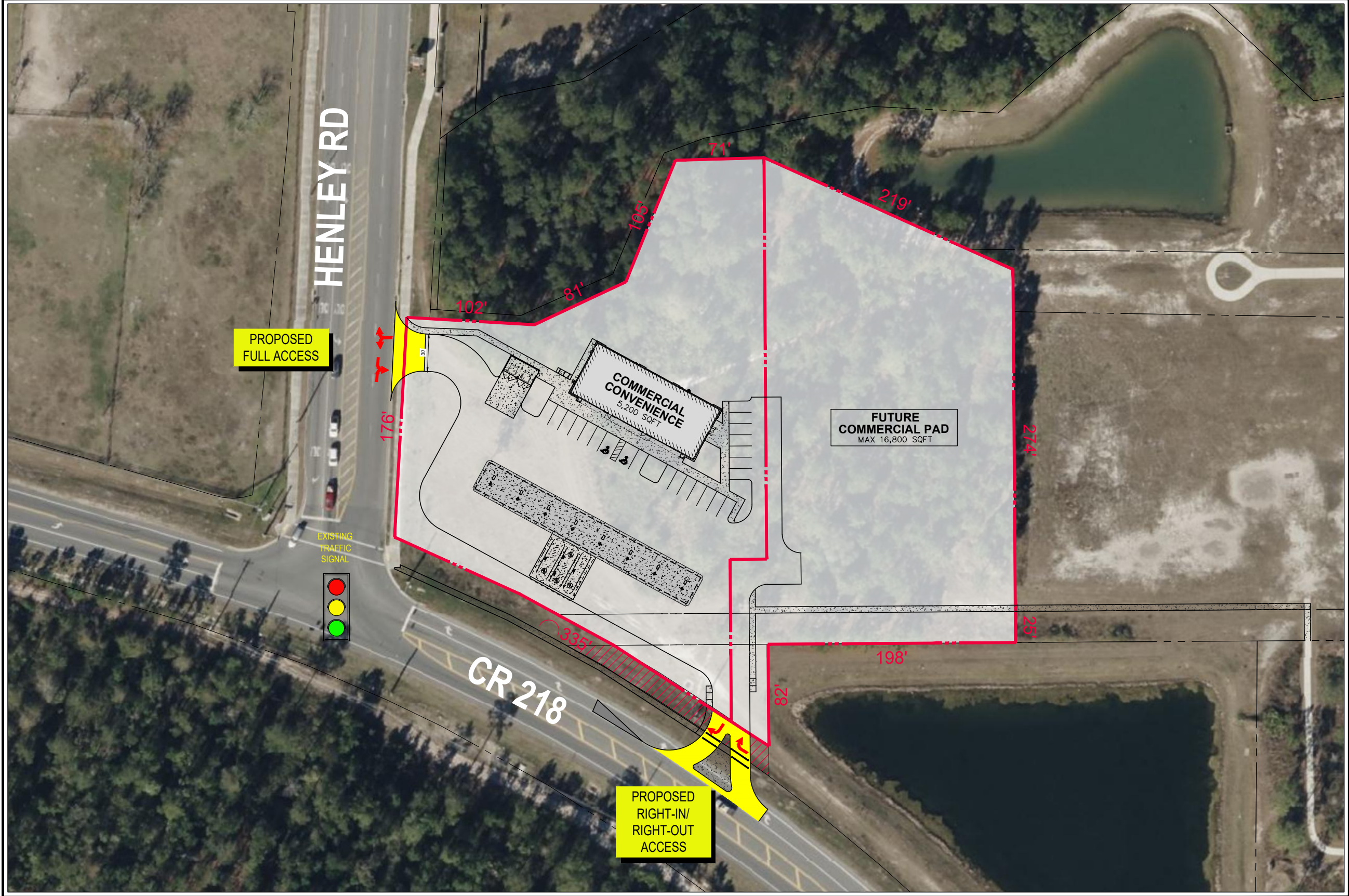
The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, buffers and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, location, size and number of buildings and 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.

V. BUFFERS

No buffers shall be required along the northern boundary of the Property adjacent to the treed wetland areas or stormwater management pond. A six foot vinyl fence shall be installed along the eastern boundary of the Property adjacent to the Open/Space/Recreation Field.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to amend, revise and update the commercial portion of the Adopted PUD making it more marketable and enhancing the type of commercial development permitted on the Property. The current standards for convenience stores with gas call for a larger store and safer design of the pump islands. This PUD addresses those new design and safety standards. Further, the Adopted PUD allowed the permitted uses listed in the BB-3 zoning district which are too severe and intensive for the location and needs of the community. By the proposed changes to the Adopted PUD, this PUD will refine the permitted uses, revise and updated the development standards for a convenience store and preserve retail/commercial uses as well as making clear that restaurants are a permitted use. The PUD does not make any change to the residential portion of the Adopted PUD. The PUD design allows for a unique development scheme while ensuring consistency and compatibility with the surrounding zoning and existing uses. The proposed PUD will not create a district that is unrelated to or incompatible with adjacent and nearby districts. The buffers provided for in the PUD will screen and provide a separation from the adjacent properties to avoid any adverse effect on them. The adoption of the PUD will allow for the development of the commercial portion of the Adopted PUD in a manner that will provide needed services and retail/restaurant/commercial uses to this central area of Lake Asbury.



CONCEPTUAL SITE PLAN
NEC CR 218 & HENLEY RD
CLAY COUNTY, FL

Exhibit "B-2"

ORDINANCE 2004-50

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY UNDER ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED BY ORDINANCE 93-16; FROM ITS PRESENT ZONING CLASSIFICATION OF "AG" AGRICULTURAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT; PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. Pursuant to the application of William Bazley, owner of the following described lands, zoning classification of "AG" Agricultural District on the following described lands:

A parcel of land situated in Section 28, Township 5 South, Range 25 East, Clay County, Florida; said parcel being more particularly described as follows: Commence at the northeast corner of said Section 28; thence on the east line thereof, run the following two courses: (1) south 02 degrees 03 minutes 39 seconds west 3002.29 feet to the Point of Beginning; (2) south 02 degrees 03 minutes 39 seconds west 1102.51 feet; thence north 89 degrees 40 minutes 51 seconds west 3828.61 feet to the northeasterly line of State Road No. 218; thence on last said line and on the arc of a curve concave southwesterly and having a radius of 1482.39 feet, run a chord distance of 125.73 feet, the bearing of said chord being north 62 degrees 44 minutes 28 seconds west; thence on the arc of a curve concave northeasterly and having a radius of 50.0 feet, run a chord distance of 56.73 feet to the east line of County Road C-739 (formerly State Road S-739), the bearing of last said chord being north 30 degrees 36 minutes 40 seconds west; thence on last said line, north 03 degrees 56 minutes 55 seconds east 998.38 feet; thence south 89 degrees 40 minutes 51 seconds east 3940.16 feet to the Point of Beginning, being 100.00 acres, more or less, in area.

Z-04-43

is hereby changed to "PUD" Planned Unit Development District.

SECTION 2. Effective Date: This Ordinance shall become effective immediately upon receipt of official acknowledgement of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

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.

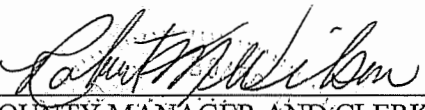
SECTION 5. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings in made, which record includes the testimony and evidence upon which the appeal is to be based.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this 27th day of July, 2004.

FILED & RECORDED

ORD. BOOK 15 PAGE 431

ATTEST:



COUNTY MANAGER AND CLERK OF
THE BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS OF
CLAY COUNTY, FLORIDA

BY: 

CHRISTY FITZGERALD
ITS CHAIRMAN



FILED & RECORDED
ORD. BOOK 15 PAGE 432

**CLAY COUNTY
PLANNED UNIT DEVELOPMENT WRITTEN STATEMENT
CR 739 SUBDIVISION**

TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL AND COMMERCIAL

PROPERTY OWNER: WILLIAM BEAZLEY
P.O. BOX 868
GREEN COVE SPRINGS, FL 32043

AGENT: LARRY NICHOLS
LARMAC DEVELOPMENT CORPORATION
692 CAMP JOHNSON ROAD
ORANGE PARK, FL 32065

PLAN PREPARATION: SUSAN L. FRASER, RLA
SLF CONSULTING, INC.
3517 PARK STREET
JACKSONVILLE, FL 32205
904-591-8942

GORDON SMITH, P.E.
CGS CONSULTING ENGINEERS, INC.
1543 KINGSLEY AVENUE BLDG 2
ORANGE PARK, FL 32073

CURRENT ZONING: AG

REQUESTED ZONING: PUD

TOTAL UNITS : 150 SINGLE FAMILY UNITS
4,000 SF CONVENIENCE/GAS
16,800 SF RETAIL/COMMERCIAL/OFFICE

RESIDENTIAL USE: SINGLE FAMILY RESIDENTIAL
70' X 110' MIN. LOT DIMENSIONS
7,000 SF MINIMUM LOT SIZE
35 % MAXIMUM LOT COVERAGE
20' MINIMUM FRONT YARD
5' MINIMUM SIDE YARD
20' MINIMUM REAR YARD
5' ACCESSORY STRUCTURE SETBACK
35' MAX. HEIGHT OF STRUCTURE
8' MAX HEIGHT OF ACCESSORY STRUCTURE

FILED & RECORDED

CR 739 Subdivision BCC Revisions

ORD. ¹BOOK 15 PAGE 433

SLF Consulting, Inc.

**PUD WRITTEN STATEMENT
CR 739 SUBDIVISION**

COMMERCIAL USE:	BB-3 PERMITTED USES (NOT INCLUDING BB-3 CONDITIONAL USES)
SETBACKS	40' FRONT YARD SETBACK (CR 739) 25' SETBACK CR 218 AND WETLANDS 25' BUFFER TO PARK MAINTAINED AS VEGETATIVE BUFFER ON PARK PARCEL
VUA	PARKING ISLANDS 300 SQUARE FEET MIN. PARKING AREA TREES ARE SHADE TREES AT 4" CALIPER LIGHTING SHALL MEET THE EXTERIOR IGHITING STANDARDS ADOPTED FOR BRANAN FIELD , ADOPTED MARCH 23, 2004 AND EFFECTIVE JUNE 22, 2004.
PARKING	1 SPACE/300 SF RETAIL/COMMERCIAL/OFFICE 1 SPACE / 400 SF GAS/CONVENIENCE 1 SPACE /100 SF RESTAURANT WITH 50 % NON- RESTAURANT SPACES SHARED
SIGN	MONUMENT SIGN 15'HT X 10' MAX. LOCATED WITHIN PERIMETER BUFFER; 10' SETBACK TO ROW
DESIGN	BUILDINGS SHOULD BE DESIGNED TO INCORPORATE LANDSCAPING INTO STORE FRONTAGE BY MEANS OF RAISED PLANTERS, SIDEWALK CUTOUTS IN FRONT OF BUILDINGS, PORTABLE PLANTERS OR BY VARYING BUILDING SETBACKS THAT CAN EASILY ACCOMMODATE LANDSCAPE PLANTERS. DOORWAYS, WINDOWS, AND OTHER OPENINGS IN THE FAÇADE OF RETAIL BUILDINGS SHALL BE PRESENT AND SHALL BE PROPORTIONED TO REFLECT PEDESTRIAN SCALE AND MOVEMENT, AND TO ENCOURAGE INTEREST AT THE STREET LEVEL. TREES SHALL BE PLACED ALONG SIDEWALKS, WITHIN CUT-OUTS AT A SPACING THAT IS AN AVERAGE OF 40' O.C. FOR SHADE TREES; 30' O.C. IF NON-SHADE TREES;

FILED & RECORDED

ORD. BOOK 15 PAGE 434

**PUD WRITTEN STATEMENT
CR 739 SUBDIVISION**

AND 20' O.C. IF PALM TREES. PALM TREES SHALL BE WASHINGTONIAN PALM TREES, OR SIMILAR TALL PALMS.

CONVENIENCE STORE SHALL NOT EXCEED 4,000 SQUARE FEET. THERE SHALL BE NO MORE THAN TWO GASOLINE PUMP ISLANDS, AND EACH ISLAND SHALL HAVE NO MORE THAN FOUR GAS PUMPS (PAIRED). BUILDINGS AND ISLAND STRUCTURES MUST HAVE PITCHED ROOFS. THE BUILDING SHALL HAVE A PORCH OR COVERED AREA FACING THE FRONT OF THE BUILDING.

THE PARK/CIVIC AREA LOCATED BETWEEN THE GAS/CONVENIENCE USE AND THE RETAIL USE SHALL INCLUDE SHADE TREES AT THE RATIO OF ONE PER 1,000 SF AND A SIDEWALK CONNECTING THE TWO USES.

RECREATION USE

5 ACRE PARK EQUIPPED WITH PLAYGROUND EQUIPMENT, PICNIC AREAS, AND A SOCCER FIELD. AN OPEN AIR PAVILION OR PAVILIONS SHALL BE PROVIDED WITH A CUMMULATIVE AREA OF AT LEAST 1,500 SF. IF ENCLOSED, THE MINIMUM CUMULATIVE AREA SHALL BE 750 SF.

THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR CONSTRUCTION AND UPKEEP OF THE CIVIC SPACE.

NEIGHBORHOOD PARK ADJACENT TO POND SHALL BE AN OPEN, GRASSED AREAS WITH GAZEBO STRUCTURE, OR AT LEAST TWO PICNIC TABLES, OR THE EQUIVALENT THEREOF AS APPROVED BY THE DIRECTOR OF PLANNING.

SHADE TREES SHALL BE RETAINED AND PLANTED WITHIN BOTH PARKS SO AS TO PROVIDE FOR SHADE AND COMFORT, EXCEPT IN DESIGNATED PLAYFIELDS. SUCH DESIGNATED PLAYFIELDS SHALL HAVE SHADE TREES ADJOINING THEM TO ALLOW FOR THE COMFORT OF PARTICIPANTS AND SPECTATORS.

DEVELOPMENT WILL BE SUBJECT TO THE LAKE ASBURY INTERIM STANDARDS UNLESS OTHERWISE OUTLINED ABOVE; VESTING FROM PROPOSED LAKE ASBURY LAND DEVELOPMENT REGULATIONS WILL BE AS PROVIDED BY ORDINANCE.

FILED & RECORDED

CR 739 Subdivision BCC Revisions

ORD. BOOK ³ 15 PAGE 435

SLF Consulting, Inc.

**PUD WRITTEN STATEMENT
CR 739 SUBDIVISION**

PHASING

**PHASE I – 129 RESIDENTIAL LOTS
PHASE II - 19 RESIDENTIAL LOTS
COMMERCIAL PHASE – ALL COMMERCIAL**

**PARK IMPROVEMENTS AND STRUCTURE(S) SHALL BE
CONSTRUCTED PRIOR TO THE ISSUANCE OF A
BUILDING PERMIT FOR MORE THAN 50% OF THE
RESIDENTIAL UNITS IN THE DEVELOPMENT.**

**CONNECTIVITY BETWEEN RESIDENTIAL AND NON-
RESIDENTIAL USES SHALL BE COMPLETED PRIOR TO
THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
FOR ANY NON-RESIDENTIAL SQUARE FOOTAGE.**

**CONNECTIVITY TO PROPERTIES TO THE SOUTH WILL BE
CONSTRUCTED AT THE TIME THE ROAD
INTERSECTING THE ACCESS IS CONSTRUCTED.
EXISTING DEVELOPMENT TO THE NORTH AND
WETLANDS TO THE EAST PRECLUDE CONNECTIVITY.**

DEVELOPMENT DESCRIPTION:

ACREAGE BY LAND USE CATEGORY:	22.4 ACRES IN CONSERVATION 3 ACRES IN COMMERCIAL 74.6 ACRES IN RURAL FRINGE
PROPOSED RESIDENTIAL UNITS:	150 SINGLE FAMILY UNITS
PROPOSED COMMERCIAL:	4,000 SF CONVENIENCE/ GAS 16,800 SF RETAIL/SERVICE STATION
DENSITY:	1.98 UNITS PER UPLAND ACRE
PROPOSED ACCESS:	CR 739 – 2 LANE MAJOR COLLECTOR
CENTRAL SERVICE PROVIDER:	CLAY COUNTY UTILITY AUTHORITY
COMMON AREAS:	5.0 ACRES ACTIVE RECREATION 42.9 ACRES OPEN SPACE

**PROPOSED DEVELOPMENT IS CONSISTENT WITH THE COMMERCIAL AND RURAL FRINGE
LAND USE CATEGORIES. POINTS ARE OBTAINED TO PERMIT 3 UNITS PER ACRE, WITH
PROPOSED RESIDENTIAL DEVELOPMENT AT A DENSITY OF LESS THAN 3 UNITS PER UPLAND**

CR 739 Subdivision BCC Revisions

FILED & RECORDED
4
ORD. BOOK 15 PAGE 436

SLF Consulting, Inc.

**PUD WRITTEN STATEMENT
CR 739 SUBDIVISION**

ACRE OF RF LAND USE. THE PROPERTY LIES WITHIN THE URBAN SERVICE AREA AND WILL BE SERVED BY CENTRAL WATER AND SEWER SERVICES.

THE PROPOSED DEVELOPMENT CONSISTS OF:

<u>TOTAL ACRES</u>	<u>100.00</u>
WETLAND ACRES	22.40
DEVELOPED COMMERCIAL ACRES	3.00
DEVELOPED RESIDENTIAL ACRES	54.10
OPEN SPACE ACRES (MIN 10 %)	42.90
ACTIVE RECREATION ACRES (MIN 4 %)	5.00

FUTURE LAND USE CATEGORY APPLICABLE TO THE ADJACENT PARCELS TO THE NORTH, SOUTH, EAST AND WEST IS RURAL FRINGE.

SOILS ON THE SITE ARE:

3 - HURRICANE FINE SAND
10 - ORTEGA FINE SAND
18- RIDGEWOOD FINE SAND
42 - OSIER FINE SAND

DRAINAGE IS NORTH TO BRADLEY CREEK. A TRIBUTARY OF BRADLEY CREEK IS LOCATED ON SITE (NORTH).

STATEMENT OF PLANNING OBJECTIVES

THE PROPOSED DEVELOPMENT IS LOCATED IN THE LAKE ASBURY PLANNING DISTRICT, ON CR 739 AT ITS INTERSECTION WITH CR 218. THE PARCEL IS CURRENTLY DESIGNATED IN THE COMMERCIAL AND RURAL FRINGE LAND USE CATEGORIES.

**LOCATED WITHIN THE LAKE ASBURY PLANNING DISTRICT ARE THE ESSENTIAL SERVICES DEPICTED ON THE INSTITUTIONAL MAPS OF THE COMPREHENSIVE PLAN REQUIRED TO SUPPORT THE PROPOSED DEVELOPMENT. THE SUBJECT PARCEL IS
PUD WRITTEN STATEMENT
CR 739 SUBDIVISION**

LOCATED SO AS TO OBTAIN SUFFICIENT POINTS FOR DEVELOPMENT AT 3 UNITS PER ACRE IN THE RURAL FRINGE LAND USE CATEGORY (100 POINTS ARE REQUIRED; 145 ARE OBTAINED):

FILED & RECORDED

ORD. BOOK 15 PAGE 437

CR 739 Subdivision BCC Revisions

5

SLF Consulting, Inc.

**PUD WRITTEN STATEMENT
CR 739 SUBDIVISION**

WITHIN THE USA	50 POINTS
PROXIMITY TO FIRE PROTECTION	20 POINTS
PROXIMITY TO EMS	20 POINTS
PAVED ACCESS TO COLLECTOR	5 POINTS
CENTRAL WATER AND SEWER	40 POINTS
PROXIMITY TO SCHOOLS	10 POINTS

THE PROPOSED PUD IS CONSISTENT WITH THE COUNTY’S GOAL TO DIRECT URBAN DEVELOPMENT TO LANDS WITHIN THE URBAN SERVICE AREA.

THE PROPOSED PUD RECOGNIZES THE ANTICIPATED AND STATED GOALS OF THE LAKE ASBURY MASTER PLAN:

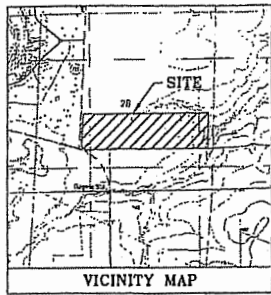
- **PARCEL PERIMETER BUFFERS ARE PROVIDED;**
- **WETLAND BUFFERS OF 25 ‘ ARE PROVIDED;**
- **RECREATION FACILITIES (SOCCER AND TOT LOT EQUIPMENT) ARE PROVIDED; AND**
- **LINKAGE TO ADJACENT PROPERTIES IS PROVIDED TO THE SOUTH.**

LIMITATIONS ON NON-RESIDENTIAL DEVELOPMENT THAT HAVE BEEN EMPLOYED IN THE LAKE ASBURY PLANNING DISTRICT ARE RECOGNIZED:

- **ALL PARKING ISLANDS WILL BE A MINIMUM OF 300 SQUARE FEET IN SIZE;**
- **TREES WITHIN THE PARKING AREA WILL BE SHADE TREES, INSTALLED AT A MIN. 4” CALIPER;**
- **LIGHTING WITHIN THE PARKING AREA WILL BE SHIELDED TO PREVENT GLARE AND LIGHT SPILL TO THE RIGHT OF WAY AND ADJACENT PROPERTIES. POLE HEIGHT WILL BE RESTRICTED TO 25 FEET AND THE REAR OF ANY BUILDING WILL ONLY BE LIT WITH WALL PACKS THAT DIRECT THE LIGHT DOWN; AND,**
- **THE ROW BUFFER AT THE COMMERCIAL PARCEL SHALL BE 40’ ON CR 739 AND 25’ ON CR 218.**

FILED & RECORDED

ORD. BOOK 15 PAGE 438

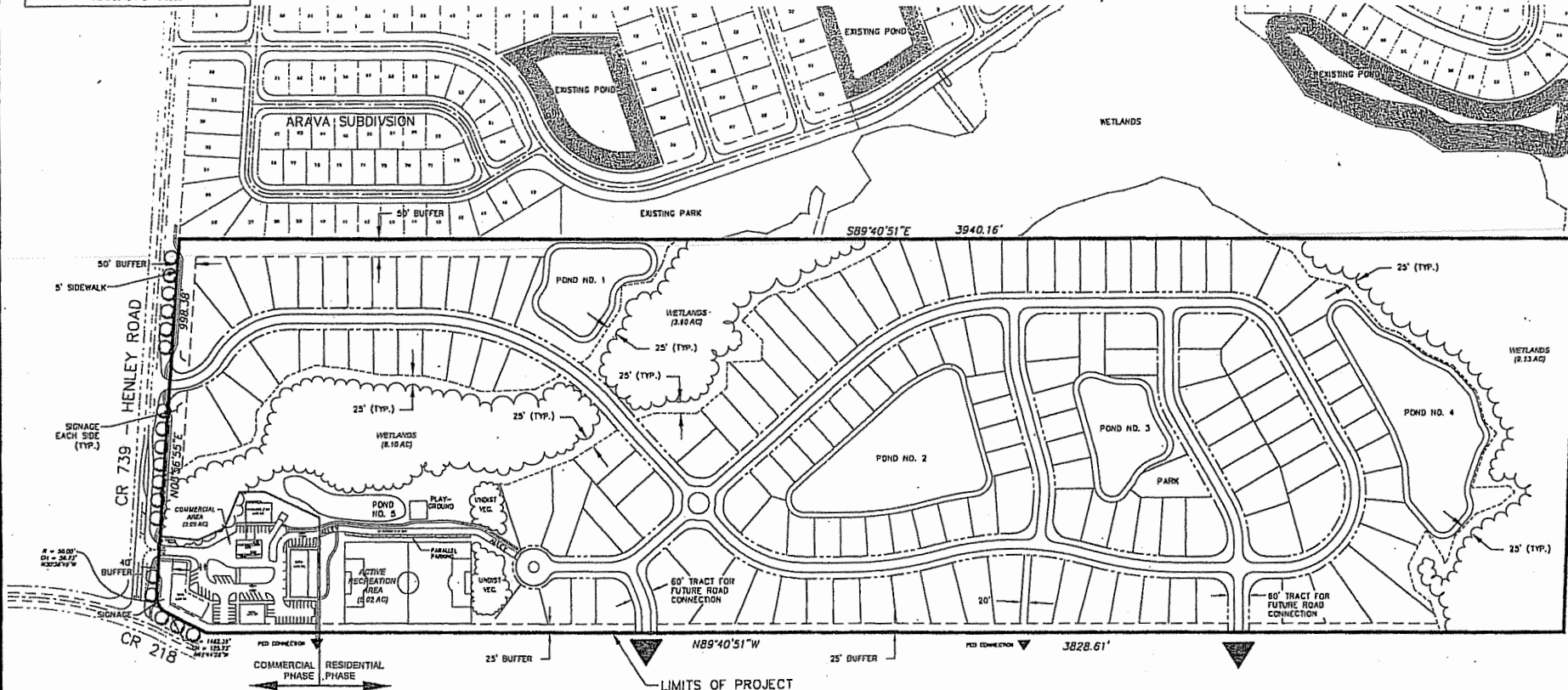


MASTER SITE PLAN

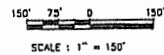
LEGAL DESCRIPTION

A parcel of land situated in Section 28, Township 5 South, Range 23 East, Clay County, Florida; said parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 28; thence on the East line thereof, run the following two courses:
 1) South 02 degrees 03 minutes 39 seconds West 3007.29 feet to the Point of Beginning;
 2) South 02 degrees 03 minutes 39 seconds West 1102.51 feet; thence North 89 degrees 40 minutes 51 seconds West 3828.61 feet to the Northeastly line of State Road No. 218; thence on last said line and on the arc of a curve concave Southwesterly and having a radius of 1482.59 feet, run a chord distance of 125.73 feet, the bearing of said chord being North 62 degrees 44 minutes 28 seconds West; thence on the arc of a curve concave Northeasterly and having a radius of 50.0 feet run a chord distance of 56.73 feet to the East line of County Road C-739 (formerly State Road S-739), the bearing of last said chord being North 30 degrees 36 minutes 40 seconds West; thence on last said line, North 03 degrees 56 minutes 55 seconds East 998.38 feet; thence South 89 degrees 40 minutes 51 seconds East 3940.16 feet to the Point of Beginning, being 100.00 acres, more or less, in area.



FILED & RECORDED
 ORD. BOOK 15 PAGE 439



SITE DATA TABLE

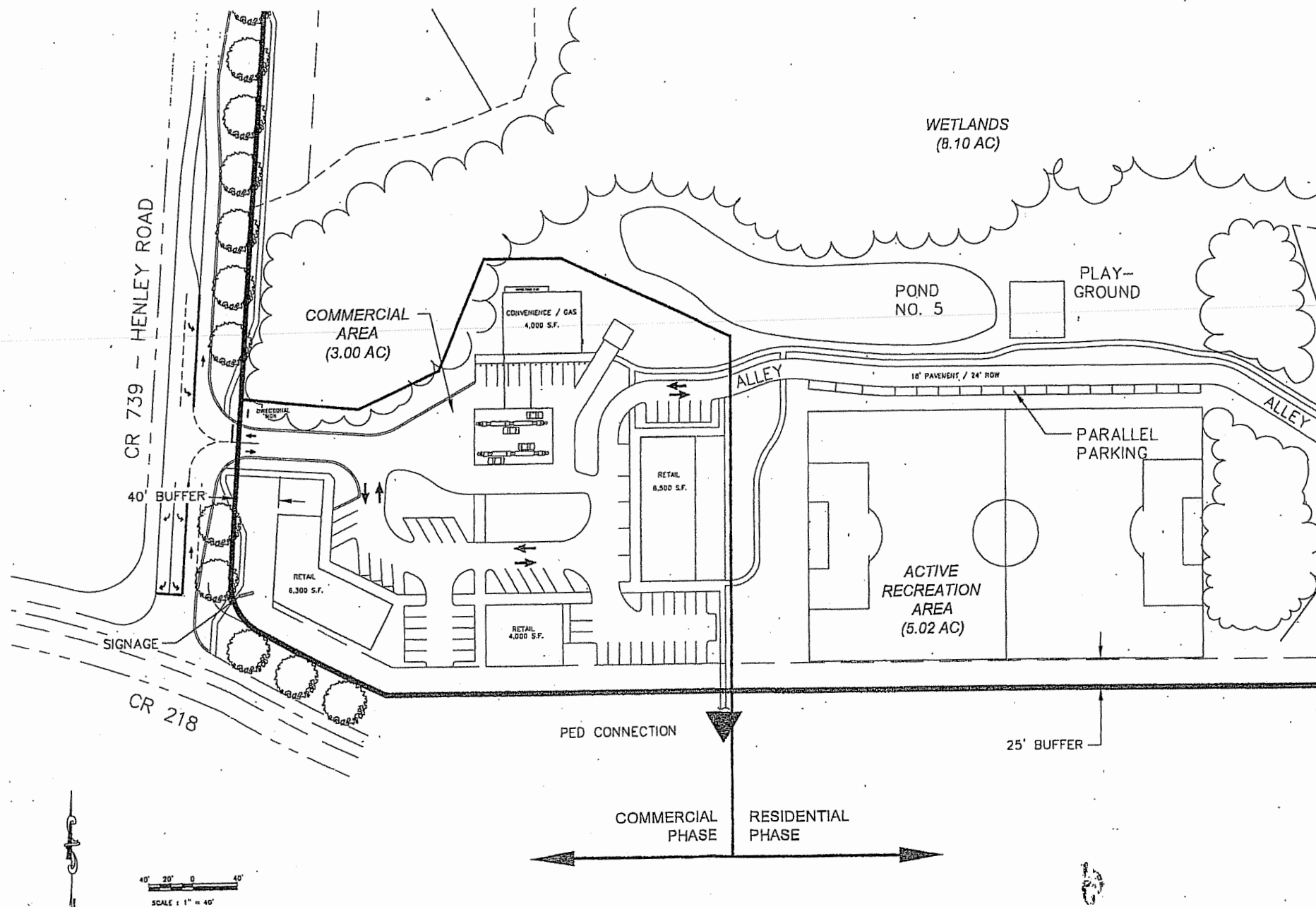
OWNER: LARMAC DEVELOPMENT, INC.
 AGENT: SLF CONSULTING, INC.
 TOTAL SITE AREA: 100 ACRES
 EXISTING ZONING: AG
 PROPOSED ZONING: P.U.D.
 PROPOSED UTILITIES:
 WATER AND SEWER: CLAY COUNTY UTILITY AUTHORITY
 ELECTRIC: CLAY ELECTRIC
 PEDESTRIAN TRAFFIC:
 5-FOOT SIDEWALKS ON BOTH SIDES OF INTERIOR
 ROADWAYS AND ON EAST SIDE OF CR 739

LAND USE	DESCRIPTION	TOTAL AREA (AC.)	SETBACKS (FT)
DEVELOPED RESIDENTIAL	NEIGHBORHOOD	51.1	20 5 20
OPEN SPACE	LAKE	9.0	---
OPEN SPACE	BUFFER	6.0	---
OPEN SPACE	WETLANDS	22.4	---
OPEN SPACE	ACTIVE RECREATION	3.0	---
DEVELOPED COMMERCIAL	BB-3 W/ EXCEPTIONS	3.0	40/15 25 25
TOTALS:		100.0	

RESIDENTIAL PHASE ONE: 129 LOTS
 RESIDENTIAL PHASE TWO: 21 LOTS
 COMMERCIAL PHASE: 20,800 SF

PREPARED BY:

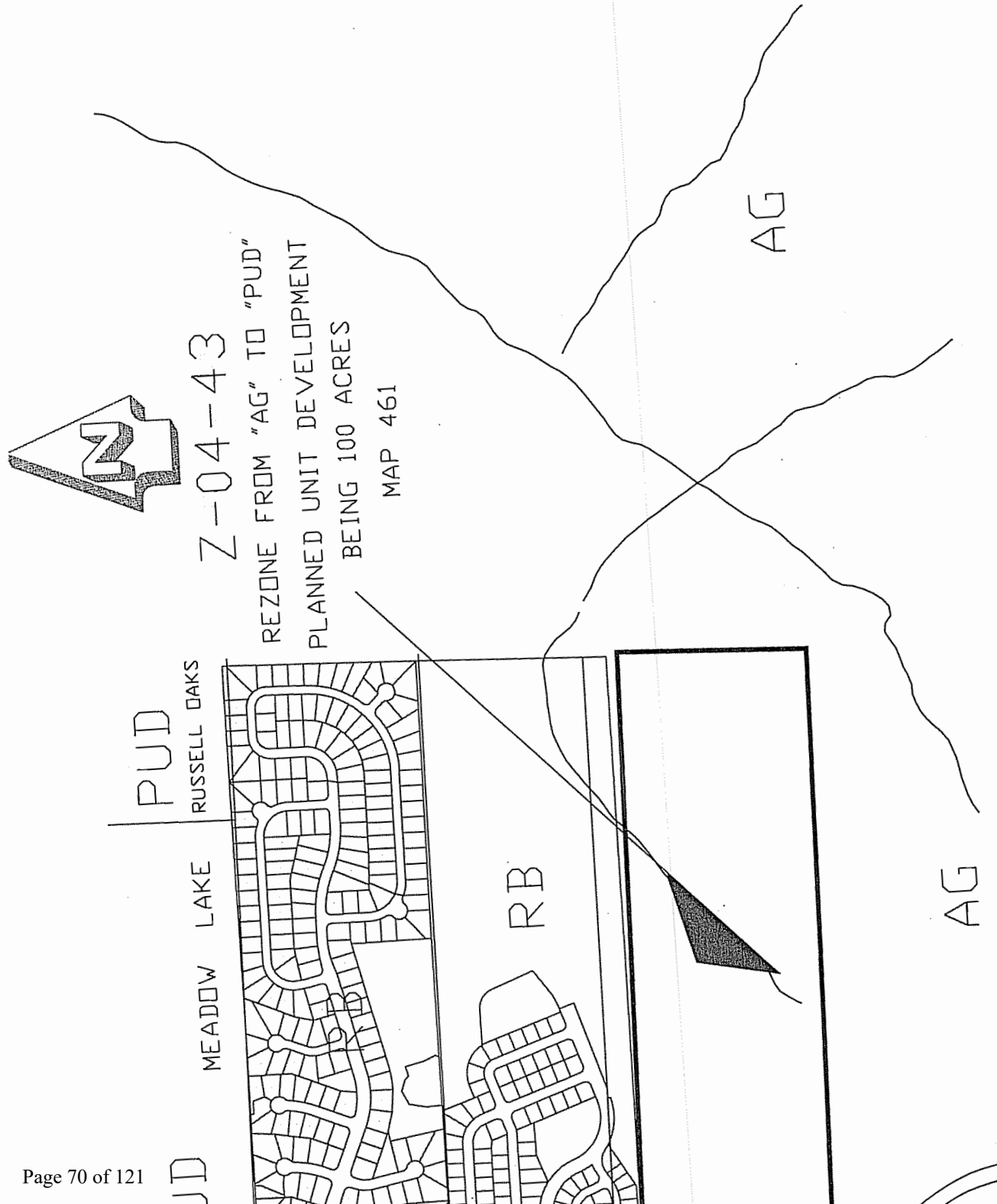
EGS Consulting Engineers, Inc.
 CIVIL ENGINEERS • LAND PLANNERS • ENVIRONMENTAL SERVICES
 1545 WINDSLEY AVE., BLDG 2 • ORANGE PARK, FL 32073 • (904) 264-9902



REVISIONS	
NO.	DATE
MASTER SITE PLAN	
FOR: LARMAC DEVELOPMENT, INC. CLAY COUNTY, FLORIDA	
MASTER SITE PLAN	
CGS Consulting Engineers, Inc. CIVIL ENGINEERS • LAND PLANNERS ENVIRONMENTAL SERVICES 1543 WINDLEY AVE. SUITE 2A • ORANGE PARK, FL 32073 • (904) 264-9900	
PROJECT DATE:	08/11/04
SCALE:	1"=40'
DRAWN BY:	RDM
CHECKED BY:	TM
DRAWING NAME:	REVISIONS
APPROVED BY:	
DATE:	
W. EARL HEART, P.E.	FL Registration No. 51046
CGS REG. NO.	ES-0007821
JOE AYAKKAI	04014
COPY DATE:	
SHEET	200

FILED & RECORDED

ORD. BOOK 15 PAGE 440





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, November 4 5:00 PM

TO: Planning Commission

DATE: 10/15/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application is a Large-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of some or all of four parcels of land as shown in the table below. The applicant is proposing to develop a single-family subdivision, consisting of 160 lots.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
COMP 25-0013 - Staff Report	Cover Memo	10/29/2025	PC_Staff_Report_-_COMP_25-0013_(CR_315A)dsada.pdf
COMP 25-0013 - Ordinance	Ordinance	10/30/2025	ordinance_-_COMP_25-0013.ADA_aw.pdf
PUD 25-0007 - Staff Report	Backup Material	10/30/2025	PC_Staff_Report_-_PUD_25-0007_(CR_315A)_final.ADA_aw.pdf
PUD 25-0007 - Ordinance	Ordinance	10/30/2025	Ordinance_-_PUD_25-0007.ADA_aw.pdf
PUD 25-0007 - CR 315 Turn Lane	Backup Material	10/29/2025	CR_315_AT_SR_16_TURN_LANE_EXHIBIT_(1)dsada.pdf



Staff Report and Recommendations for COMP 25-0013

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

Owner / Applicant Information:

Owners: Carrie Louetta Dugan, James Phoenix Dean, Selenia Phoenix Dean and the Estate of Lucy Bernice Colley

Agent: Kristen Reed
(Kimley-Horn & Associates, Inc.)

Phone: 904-828-3900

Email: Kristen.Reed@kimley-horn.com

Property Information

Parcel ID's: 08-06-26-015261-000-00, 08-06-26-015261-003-01, 08-06-26-015261-003-00 and 08-06-26-015261-004-01

Current Land Use: Rural Residential (RR) and Agriculture (AG)

Proposed Land Use: Rural Fringe (RF)

Commission District: 5, Comm. Burke

Parcel Address: SE corner of CR 315 and CR 315A

Current Zoning: Agricultural/Residential (AR) and Agriculture (AG)

Total Acres: 64.31 +/- acres

Acres affected by FLU change: 64.31 +/- acres

Planning District: Springs

Introduction:

This application is a Large-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change the future land use designation of some or all of four parcels of land as shown in the table below. The applicant is proposing to develop a single-family subdivision, consisting of 160 lots.

The subject parcels are located on the east side of CR 315 in the area between Knowles Road and CR 315A as well as a parcel on the north side of CR 315A.

A companion Rezoning application from AR and AG to PUD follows this comprehensive plan amendment.

21

Parcel Number	Acreage	Existing Land Use Category	Existing Maximum Intensity	Proposed Land Use Category	Proposed Maximum Intensity	Net Change in Maximum Density
015261-000-00	17.1	Rural Residential (RR) and Agriculture (AG)	1 du/5 net acre (base)	Rural Fringe (RF)	1 du/net acre (base)	Proposed increase of 160 dwelling units
015261-003-01	13.86		1 du/1 net acre (with points and clustering)		3 du/net ac (with points and clustering)	
015261-003-00	0.31		AG = 1 du/20 gross acres		7 du/net acre (max)	
015261-004-01	33.04					

22

23

24

25

26

27

There are roughly 50 acres in RR and 14 acres in AG with 0.45 acres of preserved wetlands. The maximum density allowable under the current FLU categories for these parcels is 50 units. Applying the proposed RF FLU to the full 64 acres would allow a maximum of 192 units.

Figure 1 – Location Map

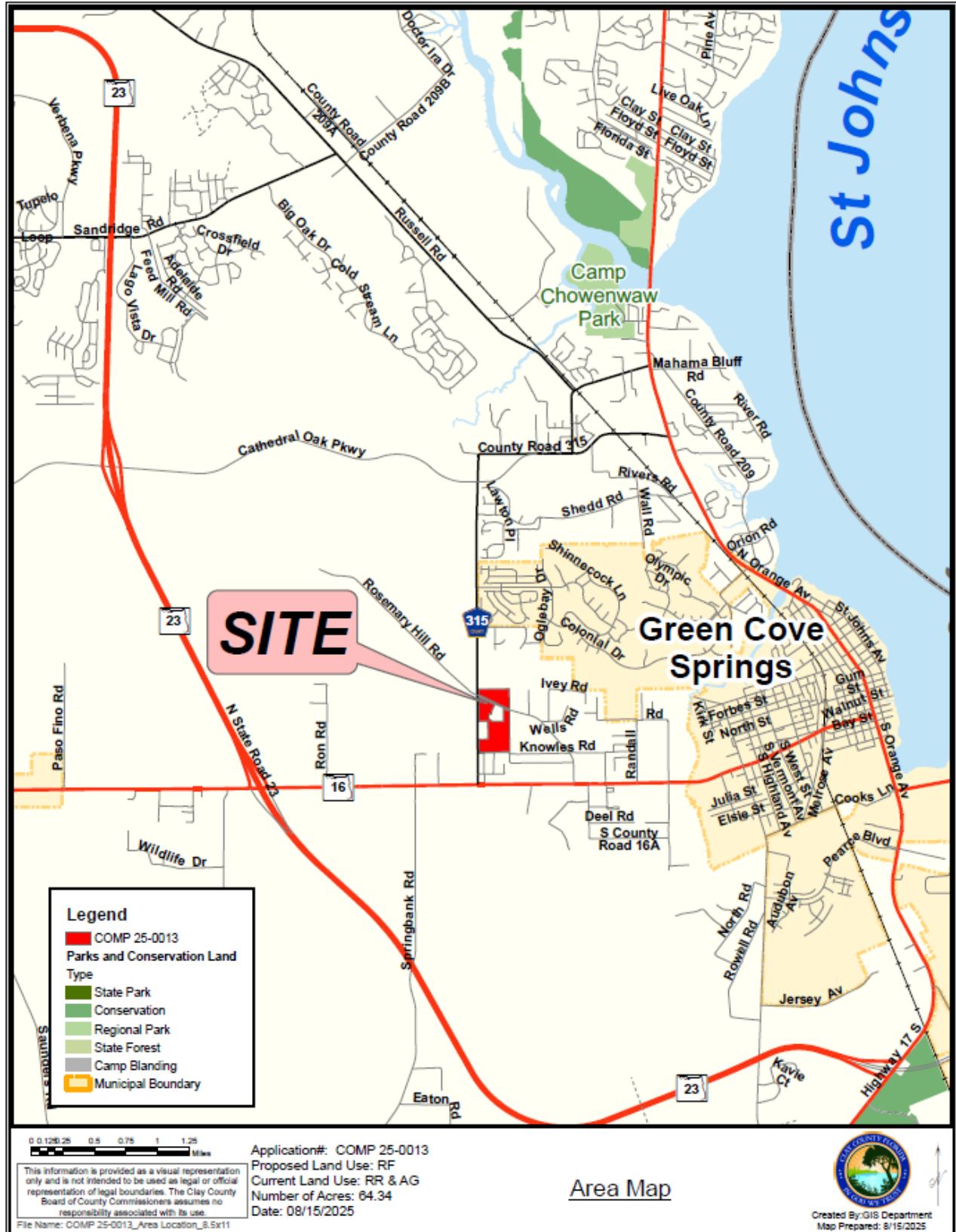


Figure 2 – Parcel Map

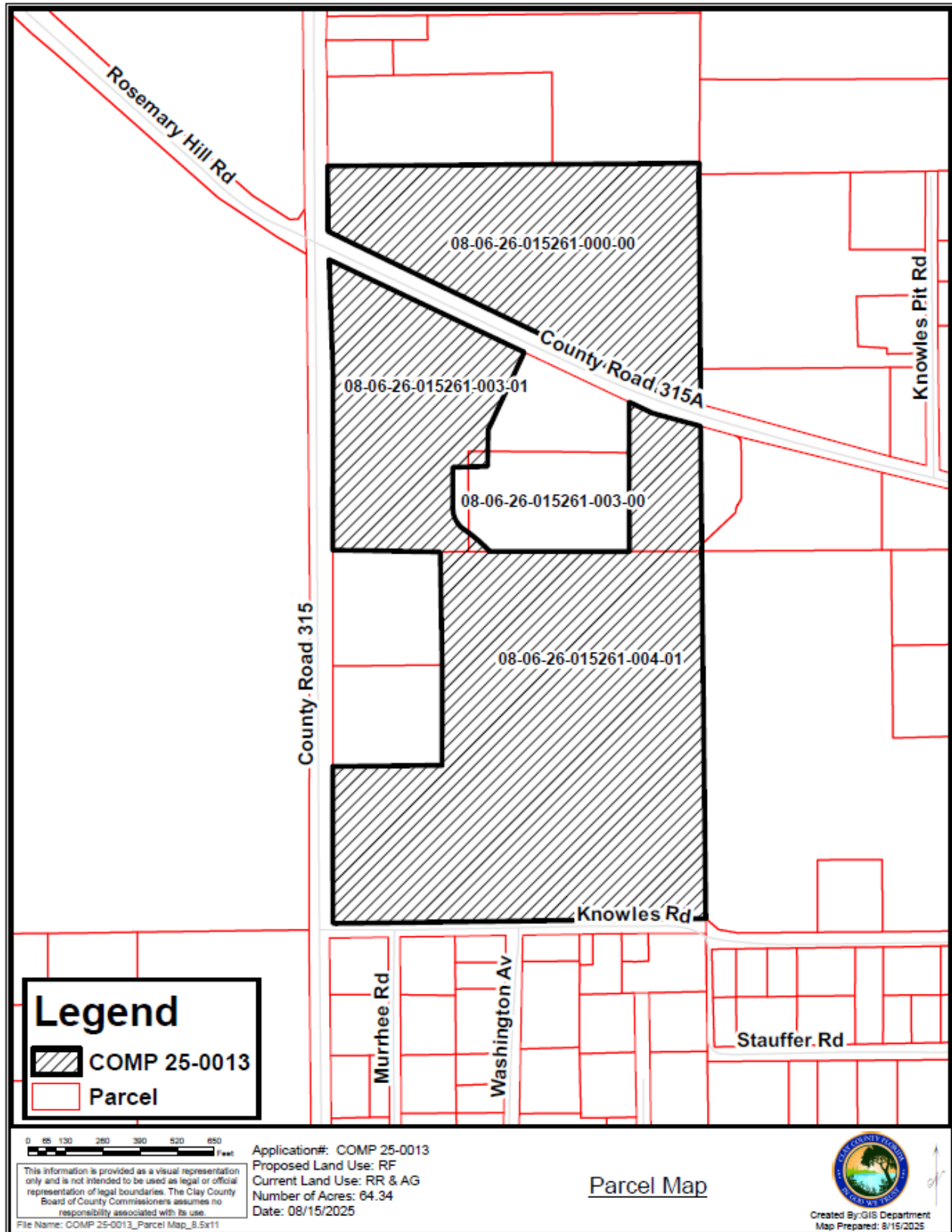


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

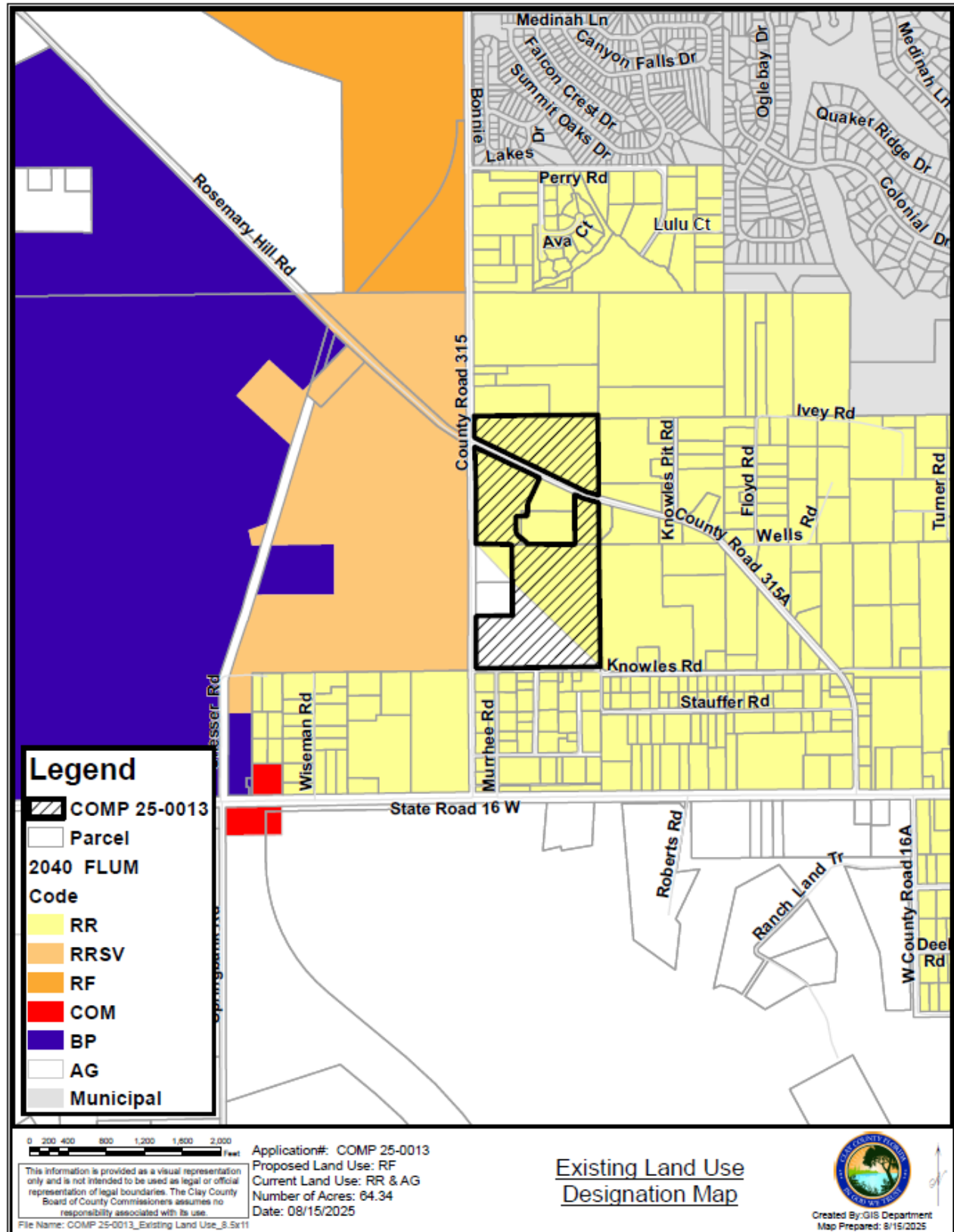


Figure 5 – Proposed Future Land Use Designation Map

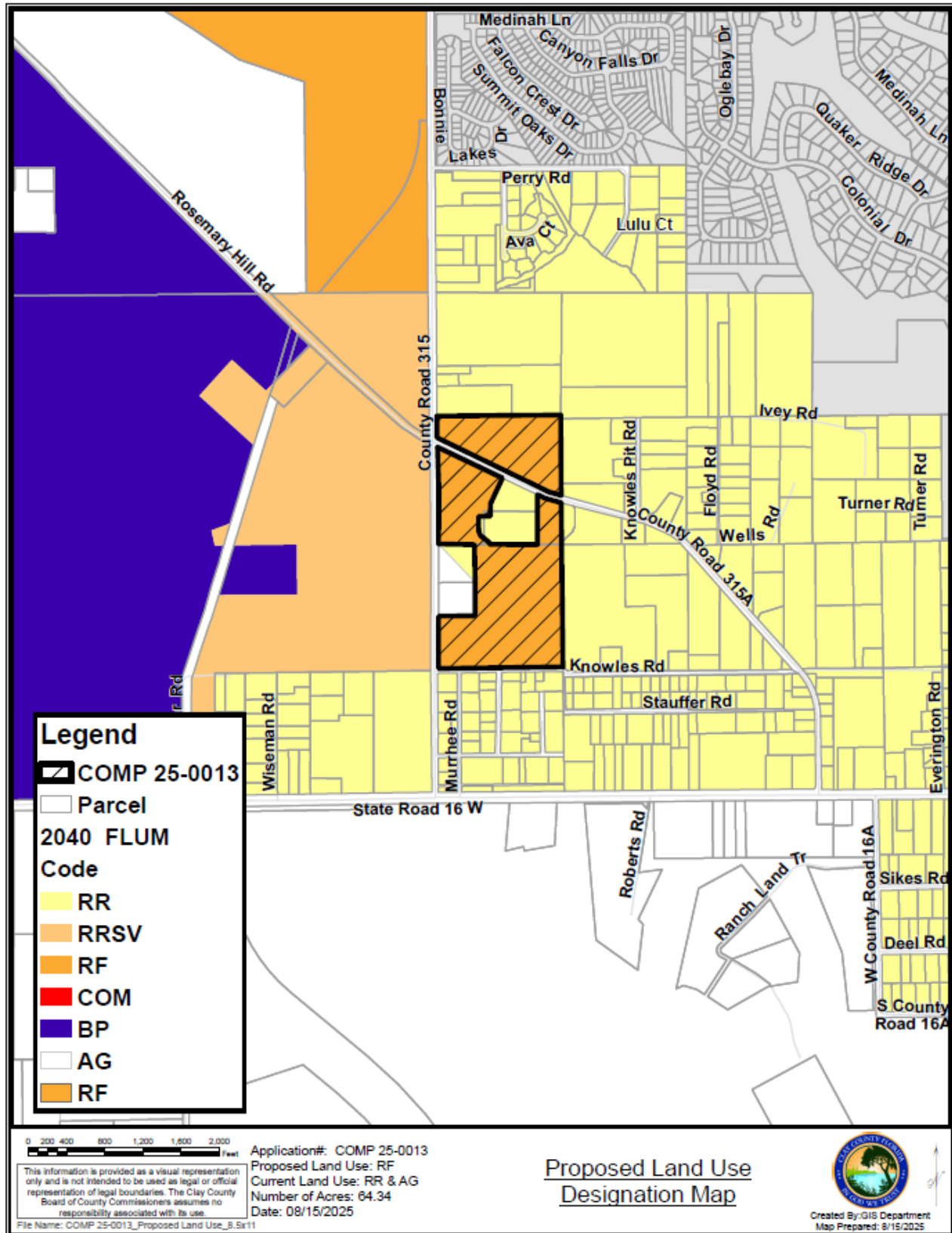
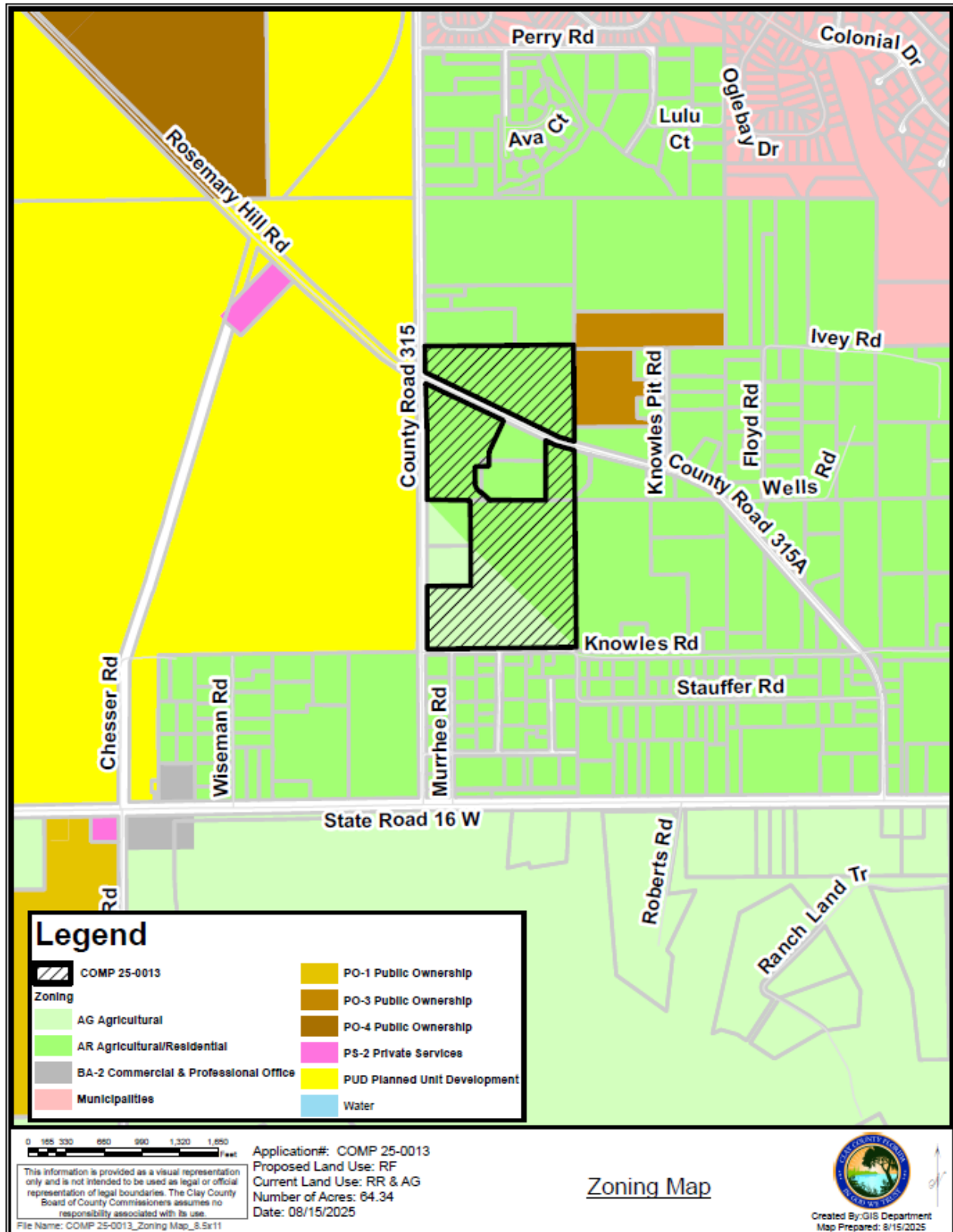


Figure 6 – Zoning Map



40 **Availability of Services**

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

42 Trip Generation calculated as: Single-Family Detached Housing (ITE 210)

43 P.M. Peak Hour of Generator Average Rate = .94 x 160 = 150 trips

44 The average daily trip count for CR 315 pre-pandemic in 2019 was 5,100 trips per day. The most recent data

45 from 2024 show that number is now at 4,700 trips.

46

47 Schools:

48 The project will need to meet school concurrency requirements for this project.

49

50 Recreation:

51 Recreation amenities will be provided on-site for the residents.

52

53 Water and Wastewater:

54 The nearest water and sewer service is on Rosemary Hill Road at the Environmental Services facility.

55

56 Stormwater/Drainage:

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

58 standards.

59

60 Solid Waste:

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

Chesser Island Road Regional Landfill Capacity

Remaining Capacity -----	55,565,151 cubic yards
Daily Tons -----	4,537 tons
Rate of Fill -----	5,041 cubic yards per day
Estimated Fill Date -----	01/04/55
Years Remaining -----	38 years

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

63

64 **Land Suitability:**

65 Soils:

66 See Figure 7.

67 Flood Plain:

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

70 Topography:

71 The subject parcel has roughly five feet of slope from a high on the western side of the subject parcel sloping
72 down to the east and to the north. See Figure 9.

73 Regionally Significant Habitat:

74 There have been black bear sightings to the northeast, northwest and southwest of the subject parcel. See
75 Figure 10.

76 Historic Resources:

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

79 Compatibility with Military Installations:

80 The subject property is not located near Camp Blanding.

81

82 **Analysis of Surrounding Uses**

83 The proposed future land use amendment would change three (3) parcels of land from Rural Residential (RR)
84 to Rural Fringe (RF) and one parcel of land from Rural Residential (RR) and Agricultural (AG) to Rural Fringe
85 (RF). This change would be in keeping with the evolving character of the CR 315 corridor as shown in the
86 table below:

	Future Land Use	Zoning District
North	Rural Residential (RR)	Agricultural Residential (AR)
South	Rural Residential (RR)	Agricultural Residential (AR)
East	Rural Residential (RR)	Agricultural Residential (AR) and Public Services (PO-3)
West	Rural Reserve (RRSV)	Planned Unit Development (PUD)

87

88

Figure 7 – Soil Map

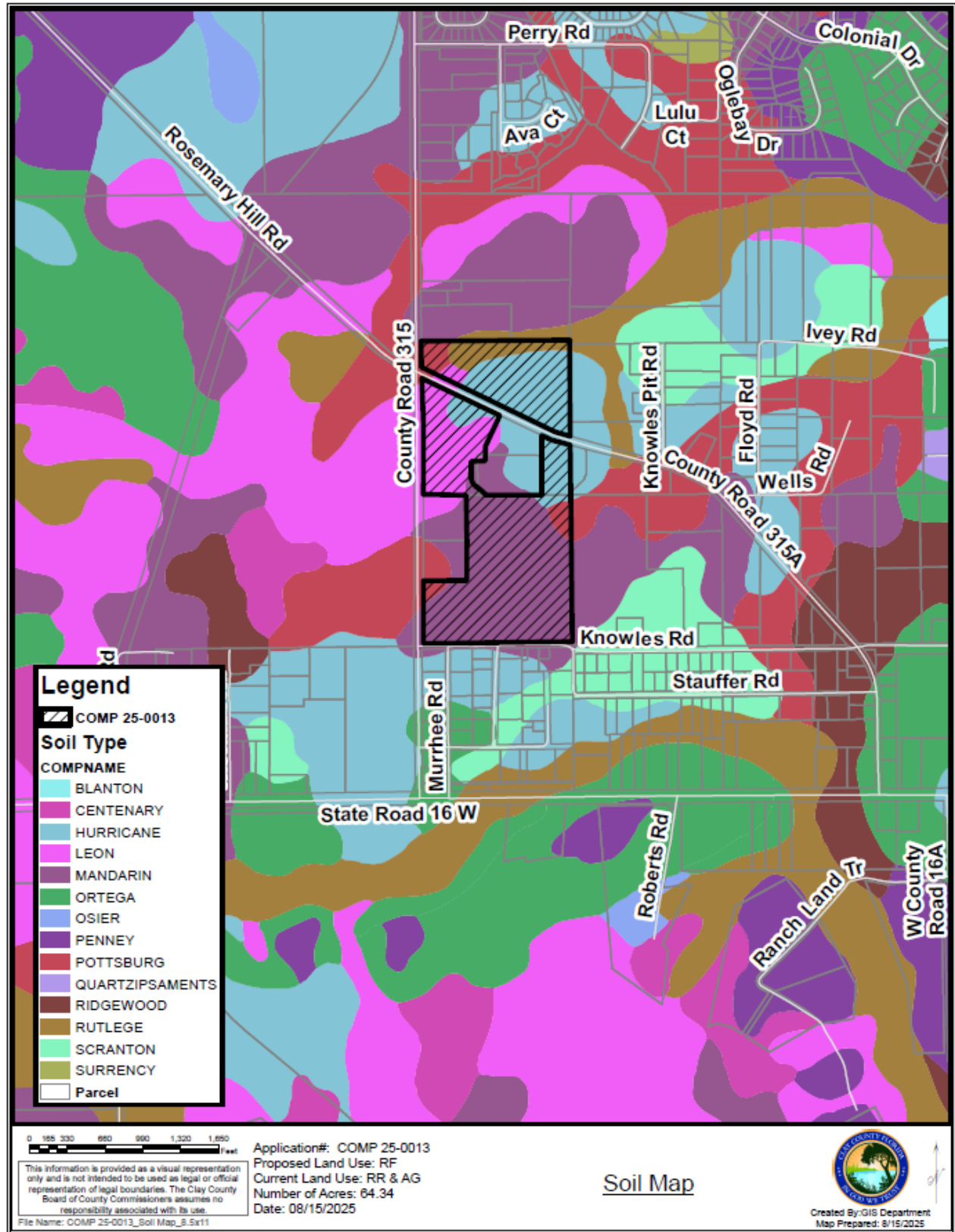


Figure 8 – Flood Zone Map

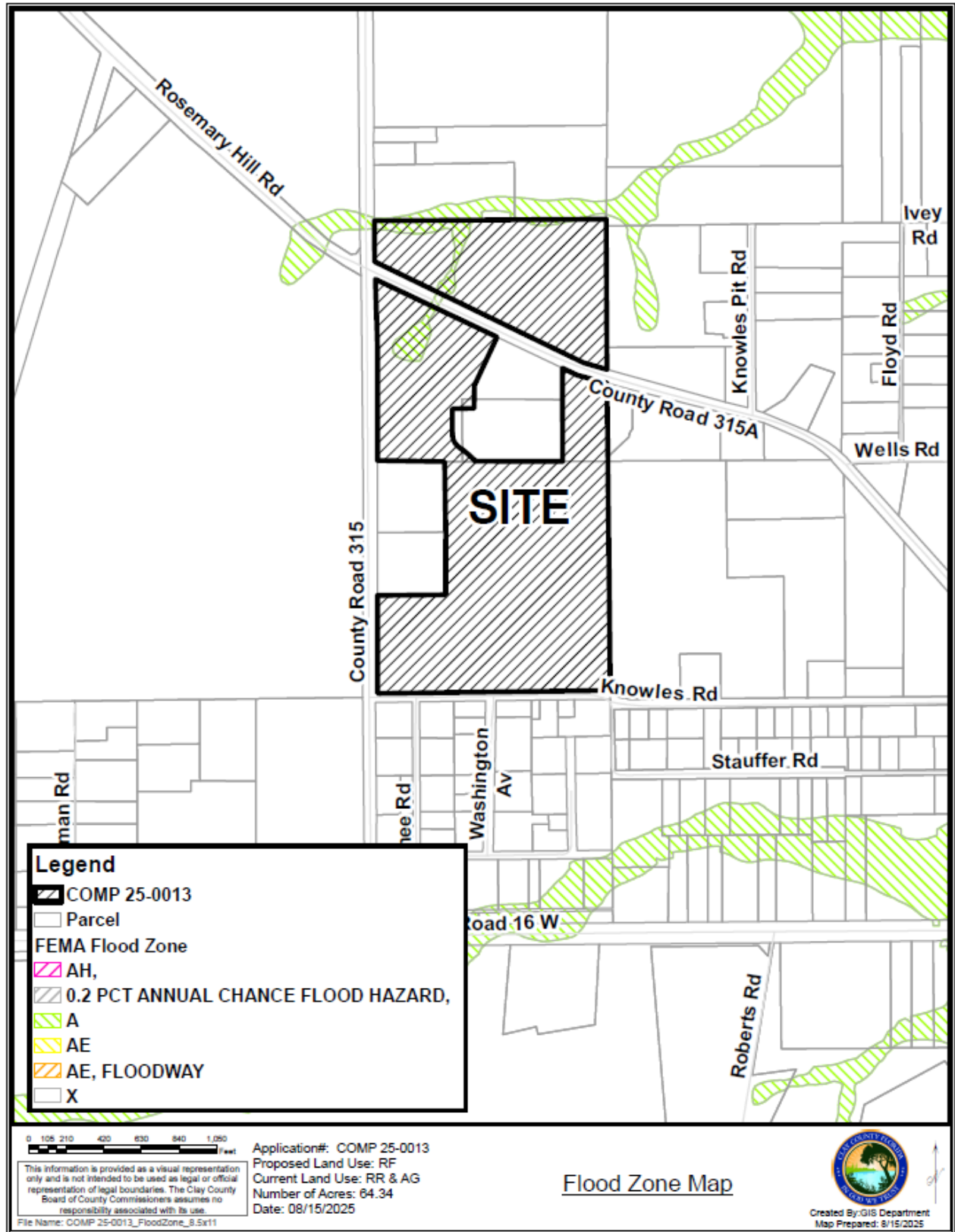


Figure 9 – Topography Map

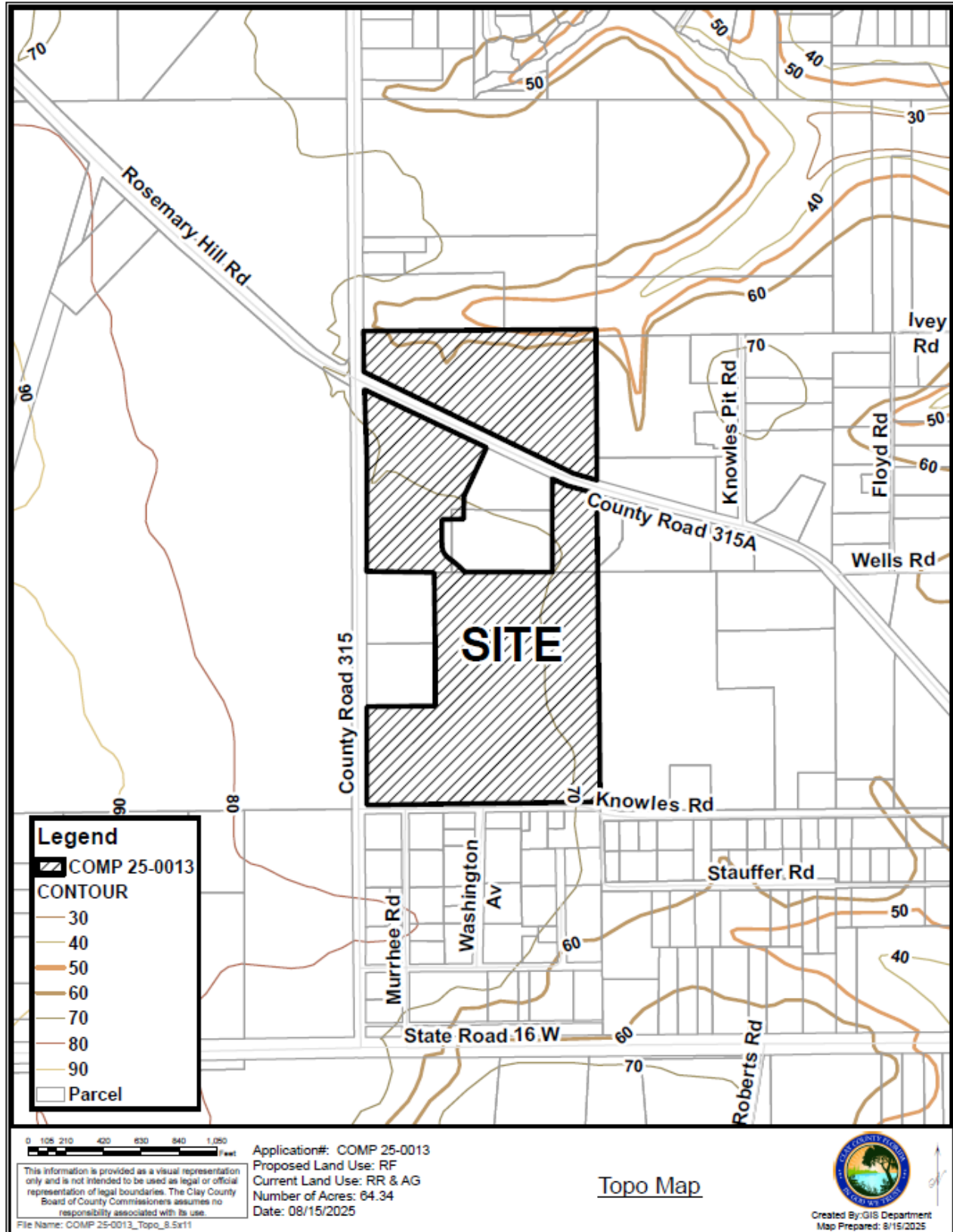


Figure 10 – Habitat Value Map

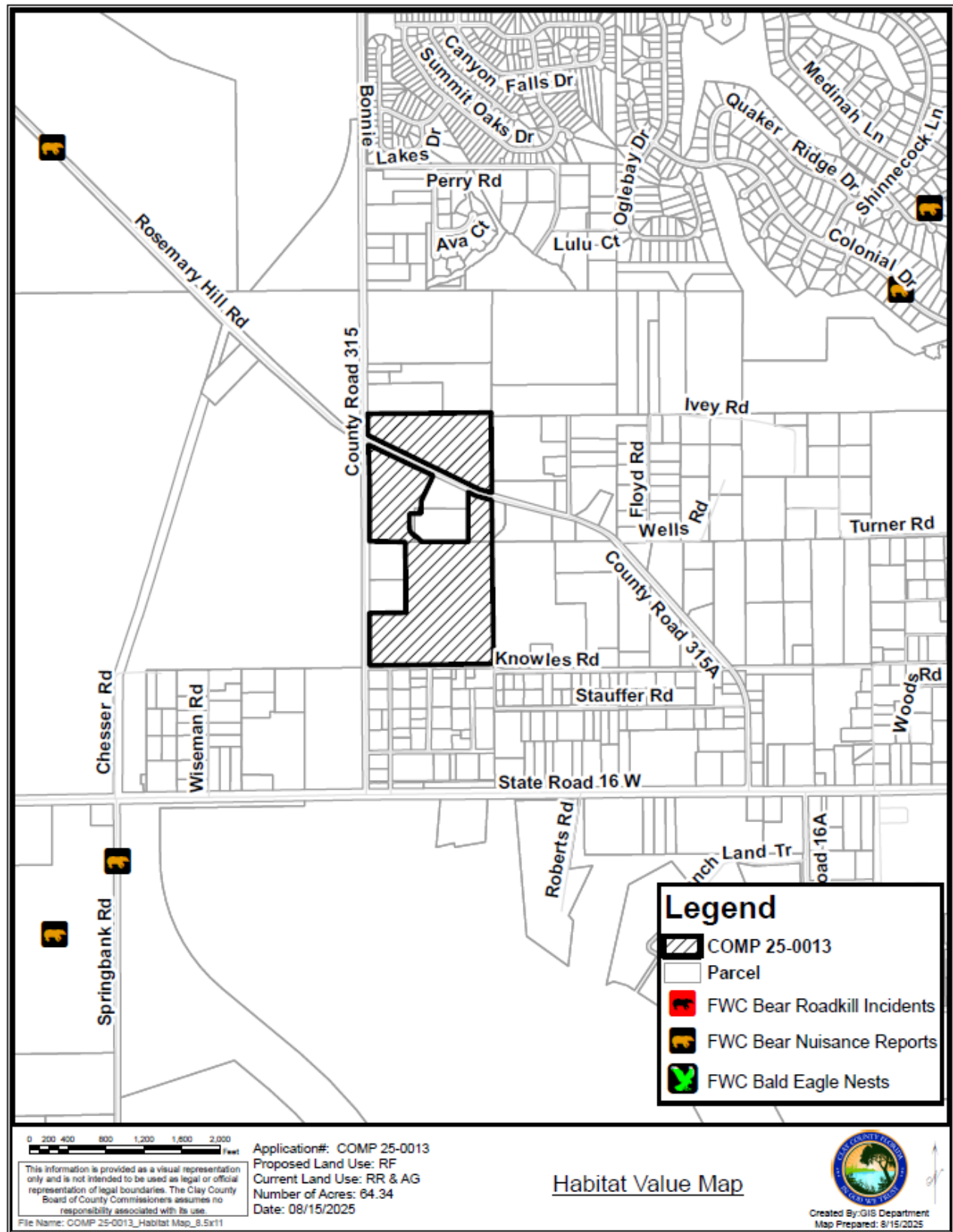
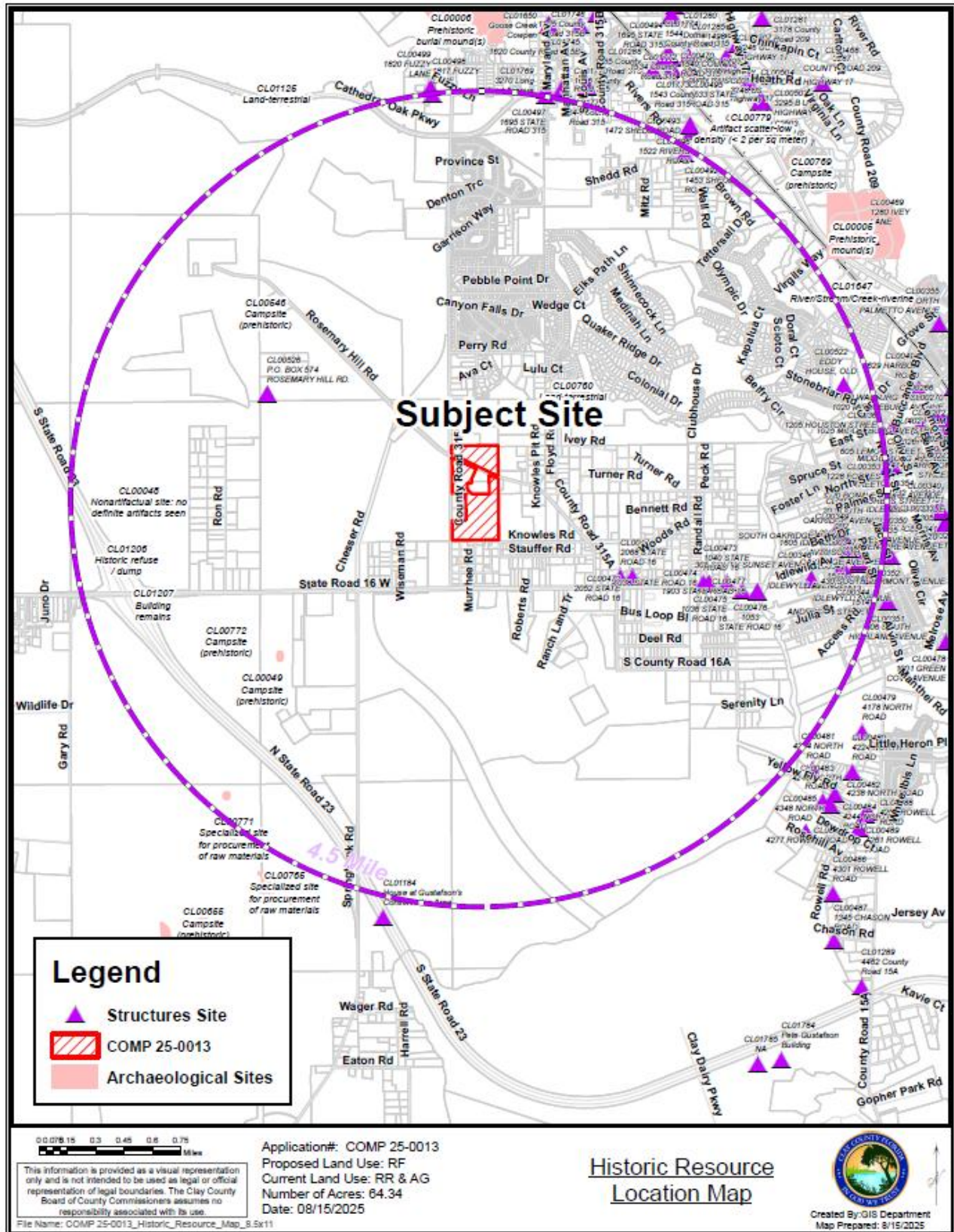


Figure 11 - Historical Resources



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

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

101 FLU Policy 1.4.1.1 Agricultural (AG)

102 This classification is intended for those areas of the County designated as appropriate locations
103 for all types of agricultural pursuits including crop production, pasture land for grazing cattle
104 and horse farming, timber production, and cover crops for soil regeneration. Agricultural lands
105 account for an important segment of the Clay County economy and play a vital role in the
106 conservation of the County's natural resources.

107 These uses are generally characterized by being situated in areas removed from urban services,
108 having very sparse densities and exhibiting a rural character. The Plan recognizes the value of
109 these lands for agricultural and silvicultural activities, at both a small and large scale, and,
110 therefore, recognizes their potential suitability for limited residential development at a density of
111 one unit per twenty gross acres.

112 FLU Policy 1.4.1.3 Rural Residential (RR)

113 These areas will serve as a transition between areas with planned urban services,
114 agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas
115 may include central sewer or water systems or other urban level public services if feasible. Rural
116 residential areas will provide a low density residential character.

117 Designation of these areas on the Future Land Use Map is based on recognizing a number of
118 existing and future development factors. These include areas with soil conditions suitable for
119 individual wells and septic systems; existing rural subdivisions with little or no infrastructure
120 improvements, including unpaved roads; small farm or recreational and low intensity
121 institutional uses; and areas which are in close proximity to but outside of, planned urban services
122 and are not anticipated to develop at an intensity to require significant urban services within the
123 planning period.

124 Allowable residential density under this category shall be one dwelling unit per 5 net acres.
125 Implementation of this land use designation shall occur in accordance with the Land
126 Development Regulations. Some locations in Rural Residential may qualify for a density of one
127 unit per acre, but only if the requirements of tract size, clustering and points in Future Land Use
128 Objective 1.4 and its policies are met.

129 FLU Policy 1.4.1.5 Rural Fringe (RF)

130 This designation is reserved for land accessible to existing Urban Services and located in the areas
131 where extension of central water and (where applicable) sewer service can be easily provided.
132 Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per

net acre. This density category is almost exclusively characterized by single-family detached housing units but may also include two and three family residential developments.

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

Analysis 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.*

Staff Finding: The proposed future land use change would allow the property to be developed with a higher density than is currently allowed and is in keeping with the intent of the Rural Fringe land use which is “reserved for land accessible to existing Urban Services and located in the areas where extension of central water and (where applicable) sewer services can be easily provided”.

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.*

Staff Finding: The subject property is located in an area transitioning from rural to suburban character and is in close proximity to existing service facilities. The parcels are 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.*

Staff Finding: The proposed amendment does not create a radial, strip, isolated or ribbon pattern.

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.*

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

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.*

Staff Finding: The surrounding properties are residential or wooded and there are no immediately adjacent agricultural areas or activities. The existing timber use on the parcel on the west side of CR 315 across from the subject parcels was zoned PUD and approved for a single-family residential subdivision.

- 184
185 6. *Fails to maximize use of existing public facilities and services.*
186

187 Staff Finding: There are existing public facilities and services available just to the west which will
188 serve this property. In addition, the property is just south of the new elementary school on CR 315.
189

- 190 7. *Fails to maximize use of future public facilities and services.*
191

192 Staff Finding: Residential development of the subject parcel will be able to benefit from the recently
193 completed Cathedral Oak Blvd. roadway to the north and the adjoining commercial development
194 that will follow.
195

- 196 8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
197 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
198 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
199 *response, and general government.*
200

201 Staff Finding: The subject parcel is already connected to all local services except water and sewer
202 which are available on the other side of CR 315.
203

- 204 9. *Fails to provide a clear separation between rural and urban uses.*
205

206 Staff Finding: The property is in an area transitioning from rural to suburban development and will
207 be a similar density to that which has been approved on the parcel at the northwest corner of CR 315
208 and CR 315A/Rosemary Hill.
209

- 210 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
211 *communities.*
212

213 Staff Finding: The proposed amendment will not discourage or inhibit infill development.
214

- 215 11. *Fails to encourage a functional mix of uses.*
216

217 Staff Finding: The proposed FLU will not change the type of use of the property, only the density.
218

- 219 12. *Results in poor accessibility among linked or related land uses.*
220

221 Staff Finding: The proposed change will not negatively affect accessibility among related land uses.
222

- 223 13. *Results in the loss of significant amounts of functional open space.*
224

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

227

228 **Recommendation**

229 Staff recommends approval of COMP 25-0013.

230

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 FOUR PARCELS OF LAND: PARCEL ONE (TAX PARCEL IDENTIFICATION #: 08-06-26-015261-000-00) TOTALING APPROXIMATELY 17.1 ACRES FROM RURAL RESIDENTIAL (RR) TO RURAL FRINGE (RF); A PORTION OF PARCEL TWO (TAX PARCEL IDENTIFICATION # 08-06-26-015261-003-01), TOTALING APPROXIMATELY 13.86 ACRES FROM RURAL RESIDENTIAL (RR) TO RURAL FRINGE (RF); A PORTION OF PARCEL THREE (TAX PARCEL IDENTIFICATION # 08-06-26-015261-003-00), TOTALING APPROXIMATELY 0.31 ACRES FROM RURAL RESIDENTIAL (RR) TO RURAL FRINGE (RF); AND A PORTION OF PARCEL FOUR (TAX PARCEL IDENTIFICATION # 08-06-26-015261-004-01), TOTALING APPROXIMATELY 33.04 ACRES, FROM RURAL RESIDENTIAL (RR) AND AGRICULTURE (AG) TO RURAL FRINGE (RF); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto; and,

WHEREAS, Application COMP 25-0013 requests an amendment to the Plan; and,

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

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

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

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for four parcels of land (tax parcel identification # 08-06-26-015261-000-00 and portions of tax parcel identification #s 08-06-26-015261-003-01, 08-06-26-015261-003-00 and 08-06-26-

015261-004-01), totaling approximately 64.31 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed as shown.

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 Planning and Zoning staff are authorized and directed within 10 days of the date of adoption of this Ordinance to transmit the proposed amendment package to the Florida Department of Commerce, and to other reviewing agencies, as specified in Section 163.3184, Florida Statutes.

Section 5. In accordance with Section 163.3184, Florida Statutes, if the Plan amendment provided by this Ordinance is not timely challenged, then the effective date of said Plan shall be the 31st day after the date the Department of Commerce notifies the County that the Plan amendment is complete. If the Plan amendment is timely challenged, however, said effective date shall be the date a final order is entered by the Department of Commerce or the Administrative Commission determining the amendment to be in compliance. No development orders, development permits or land uses dependent on this Plan amendment may be issued or commence before they have become effective.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Its Chairman

ATTEST:

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

Exhibit "A-1"

PARCEL A:

DESCRIPTION AS FURNISHED:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (SW 1/4 OF NW 1/4), LYING NORTH OF COUNTY ROAD C-315-A WITH THE SOUTH 66.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (NW 1/4 OF NW 1/4) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 8 AND RUN S 00 DEG 08 MIN 30 SEC E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1328.11 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF NW 1/4; THENCE RUN EAST ALONG THE NORTH LINE THEREOF, 33.97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315; THENCE RUN N 00 DEG 06 MIN 30 SEC E, ALONG SAID RIGHT OF WAY LINE, 66.0 FEET TO AN IRON PIPE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 66.0 FEET OF SAID NW 1/4 OF NW 1/4 AND THE POINT OF BEGINNING; THENCE RUN S 89 DEG 50 MIN 22 SEC E, ALONG SAID NORTH LINE, 1294.23 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF SAID SOUTH 66.0 FEET; THENCE RUN S 00 DEG 04 MIN 09 SEC E, ALONG THE EAST LINE OF SAID NW 1/4 OF NW 1/4 AND THE SW 1/4 OF NW 1/4, A DISTANCE OF 861.42 FEET TO AN IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING AN ARC LENGTH OF 388.55 FEET, A RADIUS OF 2824.79 FEET AND A CHORD BEARING AND DISTANCE OF N 68 DEG 11 MIN 33 SEC W, 388.25 FEET TO AN IRON ROD; THENCE RUN N 64 DEG 15 MIN 07 SEC W, ALONG SAID RIGHT OF WAY LINE, 975.49 FEET TO AN IRON ROD; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING AN ARC LENGTH OF 112.33 FEET, A RADIUS OF 100.0 FEET AND A CHORD BEARING AND DISTANCE OF N 32 DEG 04 MIN 19 SEC W, 106.52 FEET TO AN IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD C-315; THENCE RUN N 00 DEG 06 MIN 30 SEC E, ALONG SAID RIGHT OF WAY LINE, 206.80 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, THENCE N 89°33'37"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 27.97 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 315 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 00°18'27"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF LAST SAID CURVE AND LAST SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 100.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 57°31'31"E, 84.65 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE S 64°38'31"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 671.19 FEET; THENCE S 25°21'29"W, DEPARTING LAST SAID RIGHT OF WAY LINE, A DISTANCE 330.49 FEET; THENCE S 00°31'22"E, A DISTANCE OF 127.11 FEET; THENCE S 89°28'16"W, A DISTANCE OF 124.99 FEET; THENCE S 00°31'44"E, A DISTANCE OF 121.77 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 105.77 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 22°58'23"E, 103.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S 50°23'43"E, A DISTANCE OF 104.35 FEET TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE S 89°30'16"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 529.20 FEET TO SAID EASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, THENCE N89°33'37"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 27.97 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 315 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE N89°30'16"E, CONTINUING ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, A DISTANCE OF 1019.25 FEET TO THE POINT OF BEGINNING; THENCE N00°28'16"W, DEPARTING LAST SAID LINES, A DISTANCE OF 546.92 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO LYING ON A NON-TANGENT CURVE HAVING A RADIAL BEARING OF N22°50'15"E, BEING CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2904.79 FEET; THENCE EASTERLY, ALONG THE ARC OF LAST SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 297.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S70°05'42"E, 297.22 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, THENCE S00°29'01"E, ALONG LAST SAID EAST LINE, A DISTANCE OF 443.33 FEET TO THE SOUTH LINE OF LAST SAID LANDS; THENCE S89°30'16"W, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 278.72 FEET TO THE POINT OF BEGINNING

PARCEL D:

DESCRIPTION AS FURNISHED:

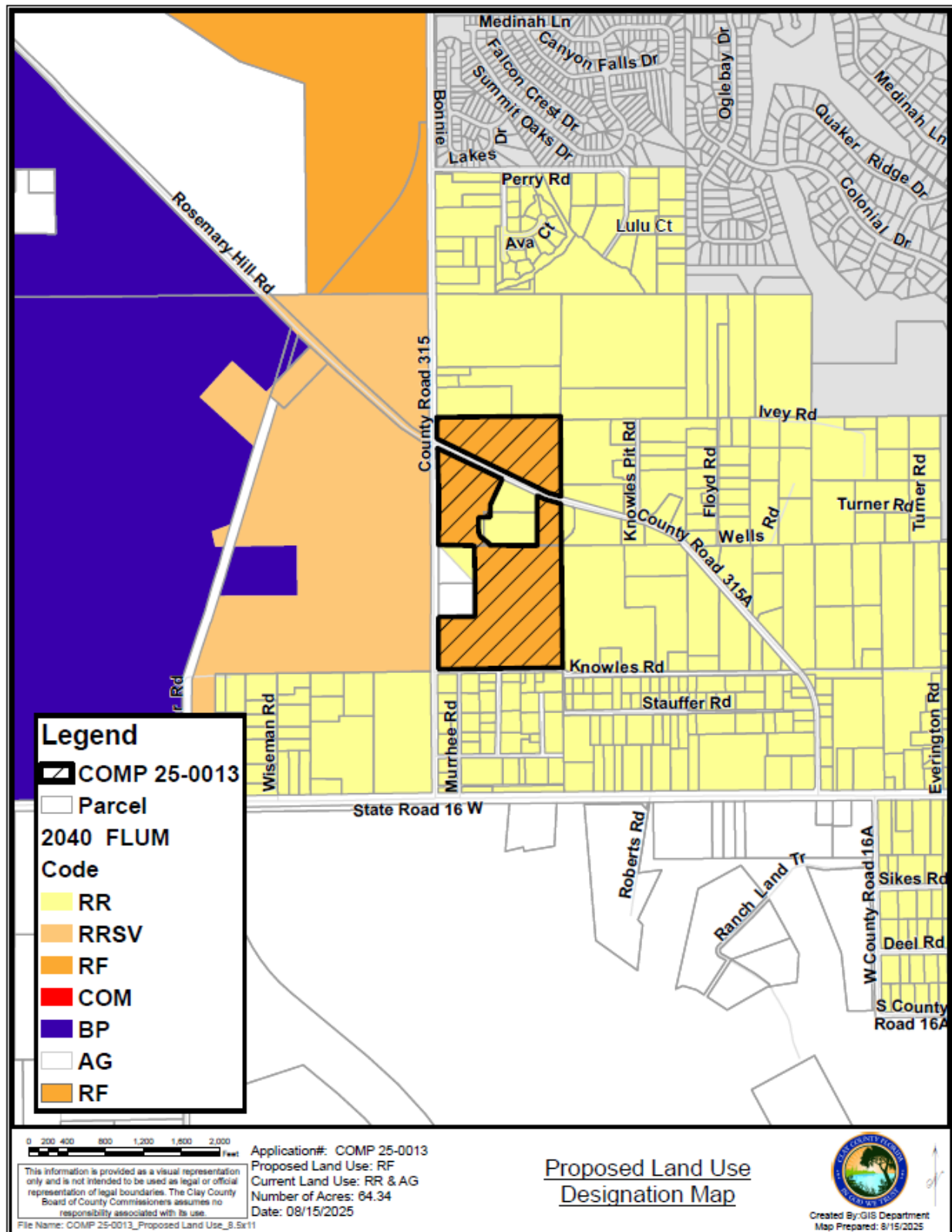
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, LESS AND EXCEPTION ANY PART RECORDED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1463, PAGE 1610 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3943, PAGE 2108, AND ANY PART LYING IN COUNTY ROAD 315A, ALL IN SAID COUNTY.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF SAID COUNTY, AND A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2795, PAGE 79, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, THENCE N89°33'37"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 27.97 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 315 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE N89°30'16"E, CONTINUING ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, A DISTANCE OF 535.14 FEET TO THE POINT OF BEGINNING; THENCE S00°23'31"W, A DISTANCE OF 4.93 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 285.00 FEET, AND BEARING A RADIAL LINE OF S47°07'41"W; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S40°14'51"E, 26.10 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE AND TO A LINE 25.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8; THENCE N89°30'16"E, CONTINUING ALONG LAST PARALLEL LINE, A DISTANCE OF 497.42 FEET; THENCE N00°28'22"W, DEPARTING LAST SAID LINE, A DISTANCE OF 559.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO LYING ON A NON-TANGENT CURVE HAVING A RADIAL BEARING OF N22°11'42"E, BEING CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2904.79 FEET; THENCE WESTERLY, ALONG THE ARC OF LAST SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 160.36 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N66°13'24"W, 160.34 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N64°38'31"W, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 249.30 FEET; THENCE S25°20'59"W, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 330.59 FEET; THENCE S00°32'15"E, A DISTANCE OF 411.30 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"





Staff Report and Recommendations for PUD 25-0007

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

Owner / Applicant Information:

Owners: Carrie Louetta Dugan, James Phoenix Dean, Selenia Phoenix Dean and Estate of Lucy Bernice Colley
Agent: Kristen Reed
(Kimley-Horn & Associates, Inc.)
Phone: 904-828-3900

Property Information

Parcel ID's: 08-06-26-015261-000-00, 08-06-26-015261-003-01, 08-06-26-015261-003-00 and 08-06-26-015261-004-01	Parcel Address: SE corner of CR 315 and CR 315-A
Current Zoning: Agricultural (AG) and Agricultural Residential (AR)	Current Land Use: Rural Residential (RR) and Agricultural (AG)
Proposed Zoning: Planned Unit Development (PUD)	Total Acres: 64.31 +/- acres
	Acres affected by Zoning change: 64.31 +/- acres
Commission District: 5, Comm. Burke	Planning District: Springs

Introduction:

This application is a Rezoning of some or all of four parcels of land as described in the table below. The applicant is proposing to develop a single-family subdivision, consisting of 160 lots.

The subject parcels are located on the east side of CR 315 in the area between Knowles Road and CR 315A as well as a parcel on the north side of CR 315A.

A companion Future Land Use change from Rural Residential (RR) and Agriculture (AG) to Rural Fringe (RF) precedes this rezoning.

Parcel Number	Acres	Existing Land Use Category	Proposed Land Use Category	Existing Zoning	Proposed Zoning
015261-000-00	17.1	Rural Residential (RR)	Rural Fringe (RF)	Agricultural / Residential (AR)	Planned Unit Development (PUD)
015261-003-01	13.86	Rural Residential (RR)	Rural Fringe (RF)	Agricultural / Residential (AR)	Planned Unit Development (PUD)
015261-003-00	0.31	Rural Residential (RR)	Rural Fringe (RF)	Agricultural / Residential (AR)	Planned Unit Development (PUD)
015261-004-01	33.04	Rural Residential (RR) and Agriculture (AG)	Rural Fringe (RF)	Agricultural / Residential (AR) and Agricultural (AG)	Planned Unit Development (PUD)

21

22 Summary of the proposed PUD

23 Existing vs. Proposed regulations:

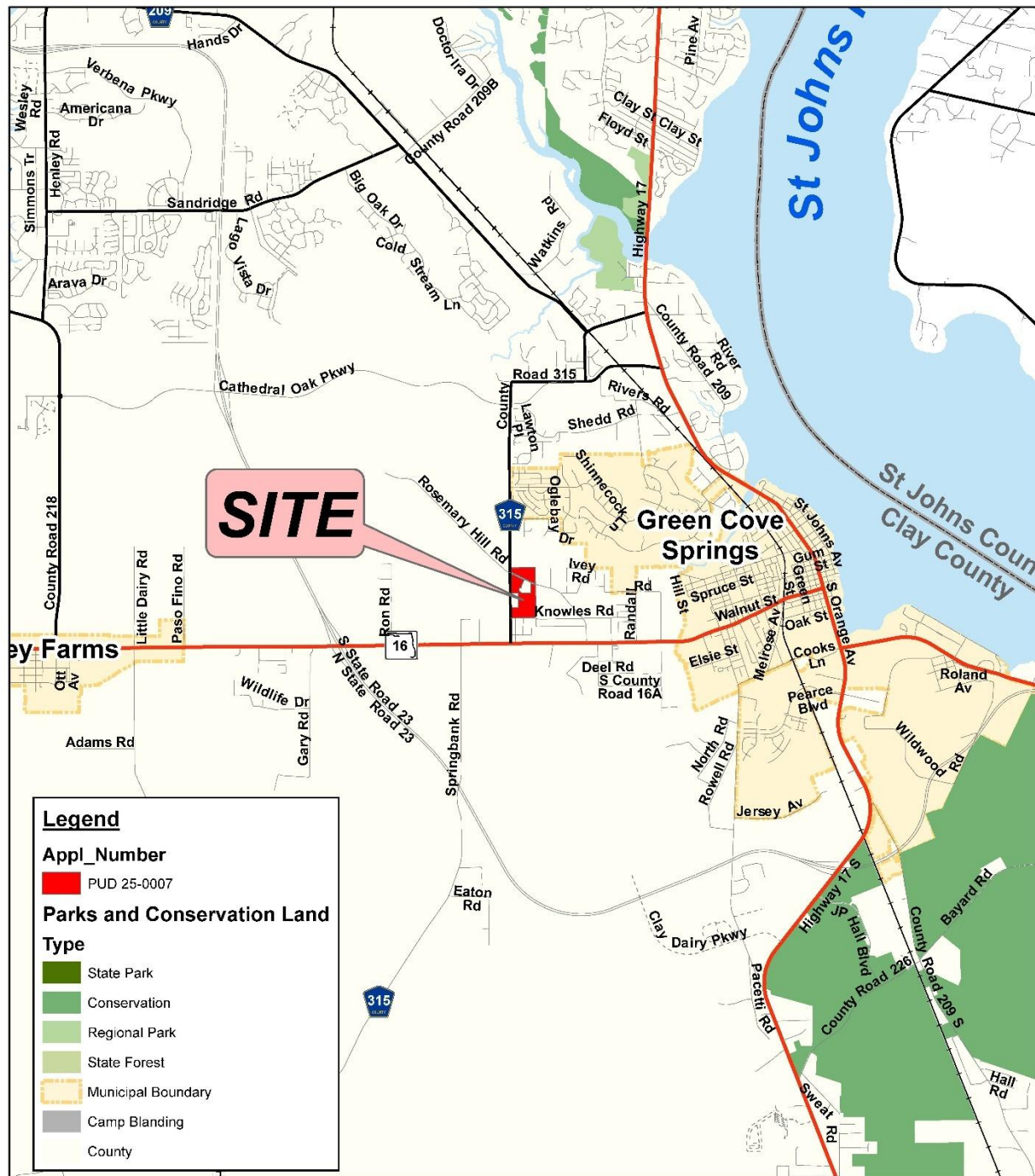
	<u>AR Zoning</u>	<u>PUD Zoning</u>
24 Density Allowed	1 unit/acre	3 units/acre
25 Density Proposed		2.48 units/acre
26 Minimum Lot Width	100 feet	60 feet
27 Front Setback	30 feet	25 feet
28 Rear Setback	35 feet	10 feet
29 Visitor Parking	not required	28 spaces
30 Perimeter Buffer (adjacent to residential)	not required	25-30 feet
31 Right of Way Buffer	10 feet	20-30 feet
32 Recreation/Open Space	6.4 acres	15 acres

33

34 Additional improvements:

- 35 • The applicant proposes to design and construct a southbound right turn lane on CR 315 for
- 36 motorists turning west onto Highway 16. A separate exhibit is provided depicting this
- 37 improvement.
- 38 • The applicant proposes to deed a 60 foot wide portion across the southern portion of the subject
- 39 property to the County for the continued use of the dirt roadway known as Knowles Road. This is
- 40 important as at present the portion of Knowles Road from CR 315 to Stauffer Road lies on the
- 41 applicant's property.

Figure 1 – Location Map



Location Map
Rezoning: PUD 25-0007



Figure 2 – Parcel Map

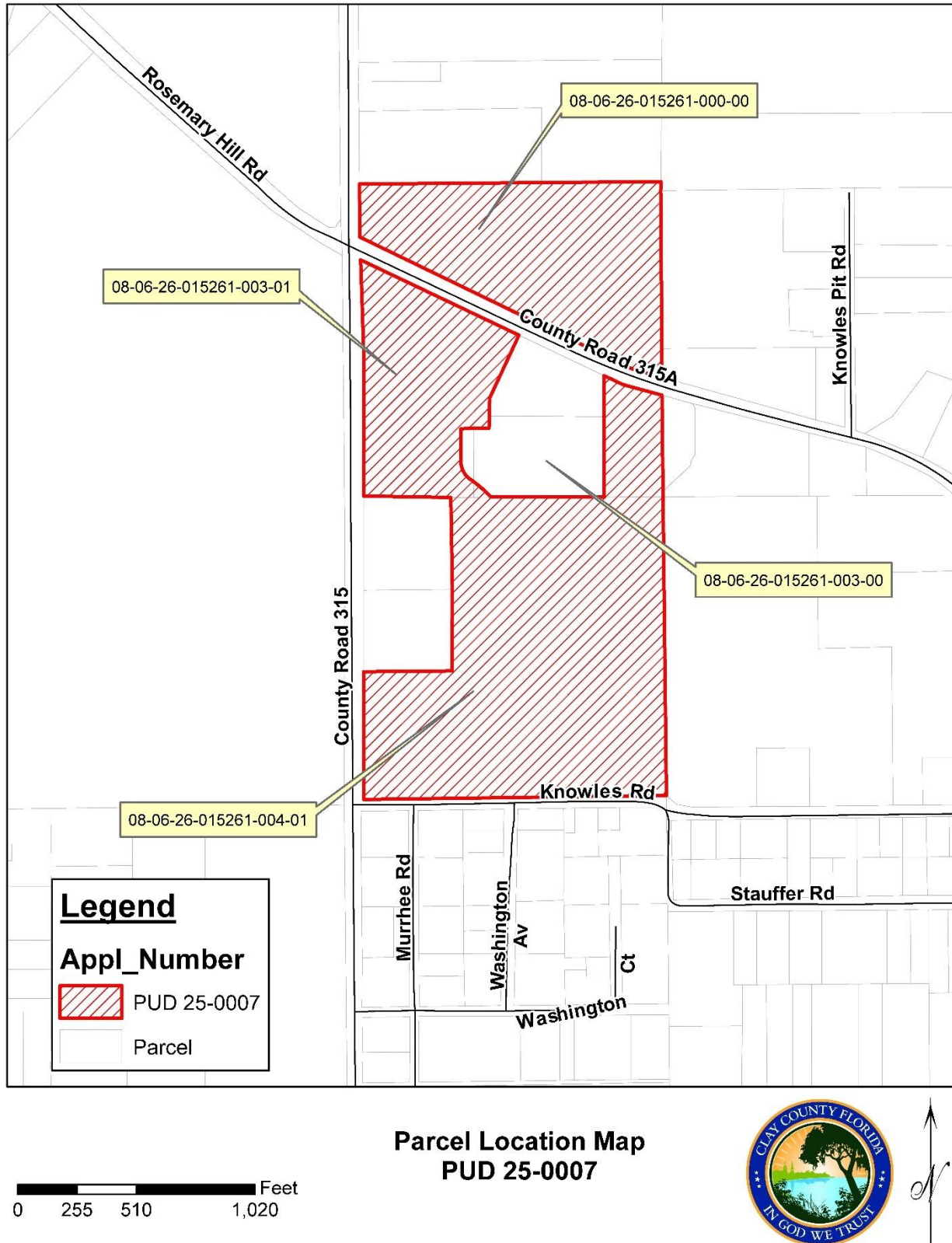
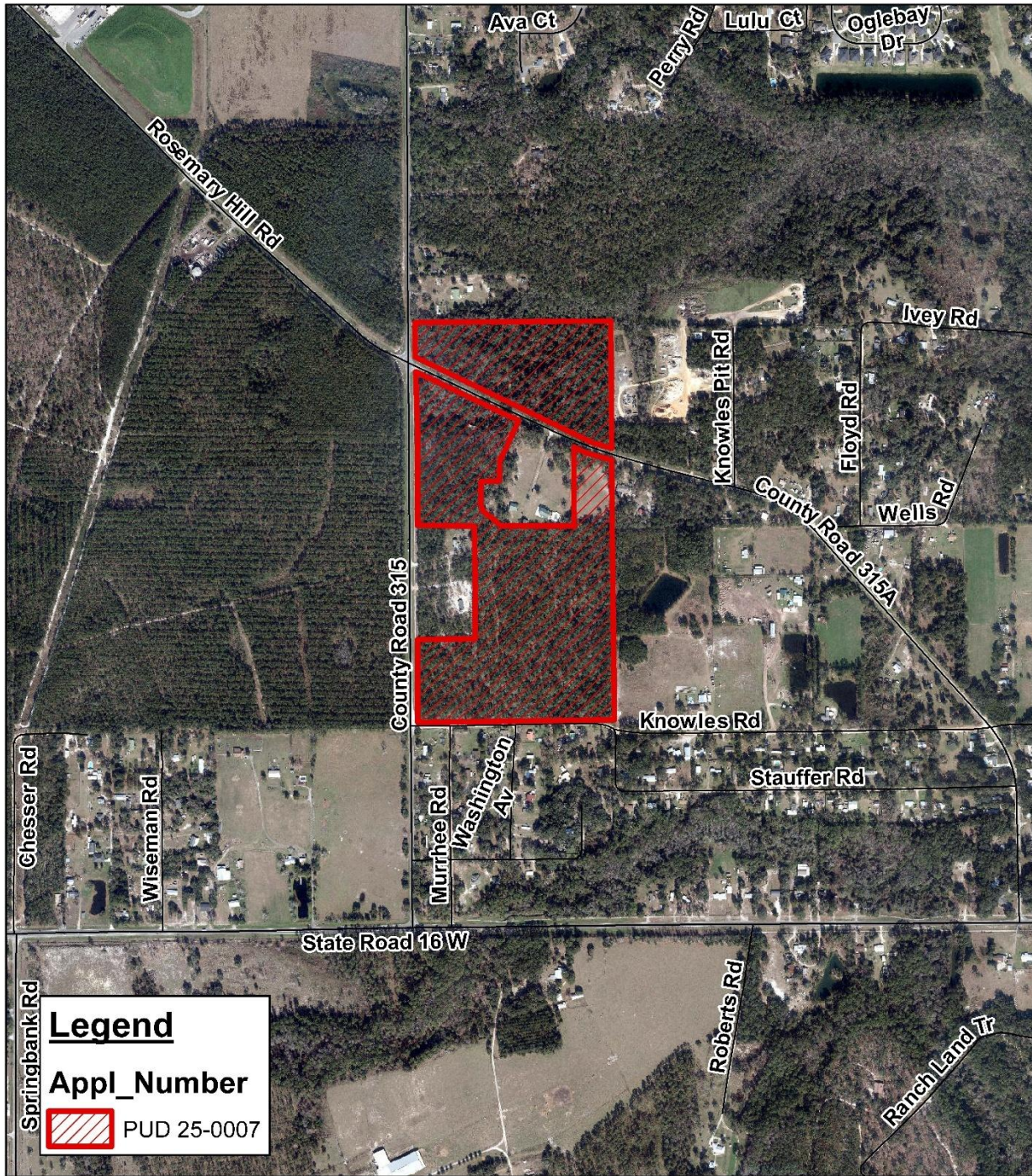


Figure 3 – Aerial Photo

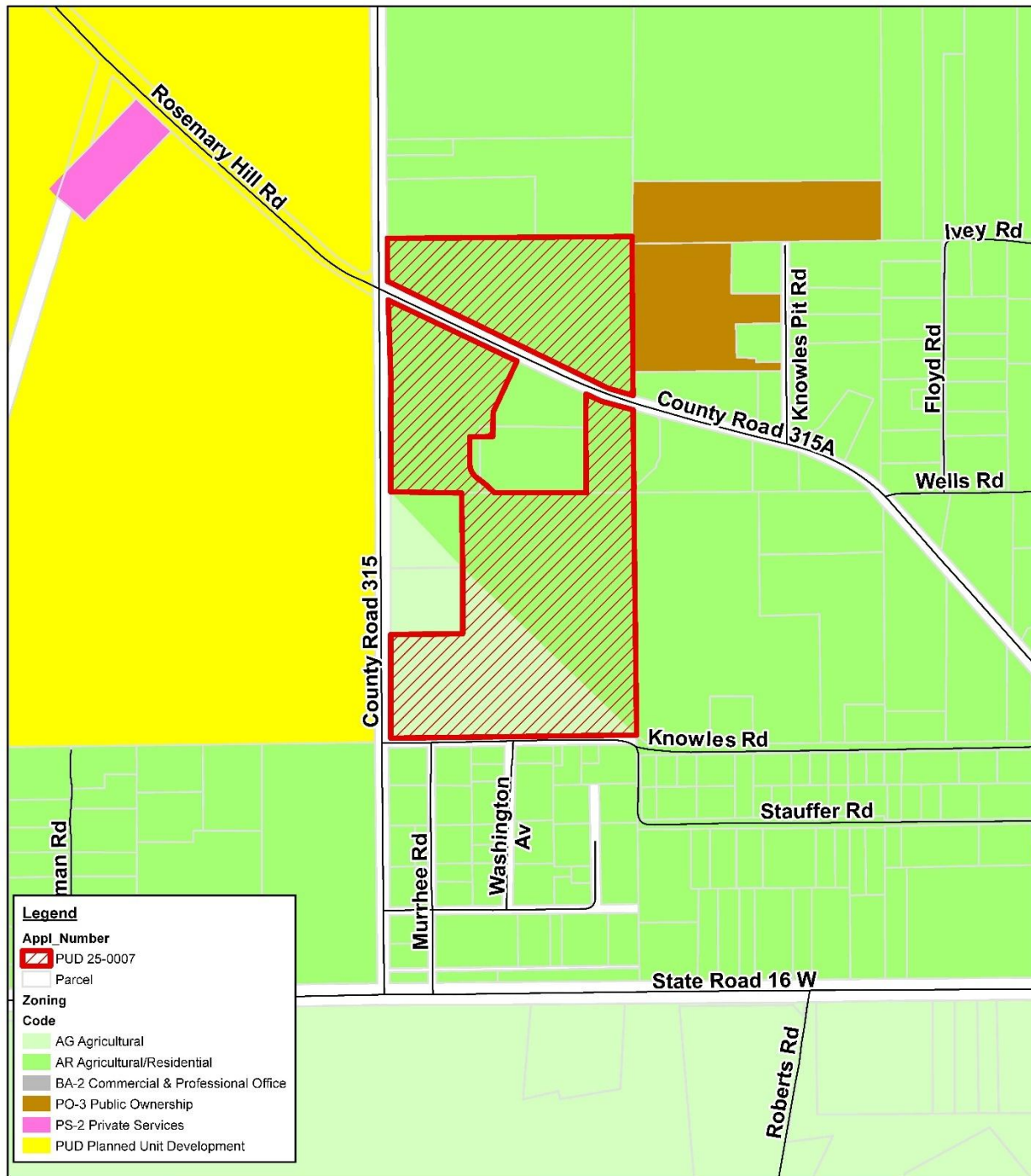


0 425 850 1,700 Feet

**Rezoning: PUD 25-0007
from AG & AR to PUD**



Figure 3 – Existing Zoning Map

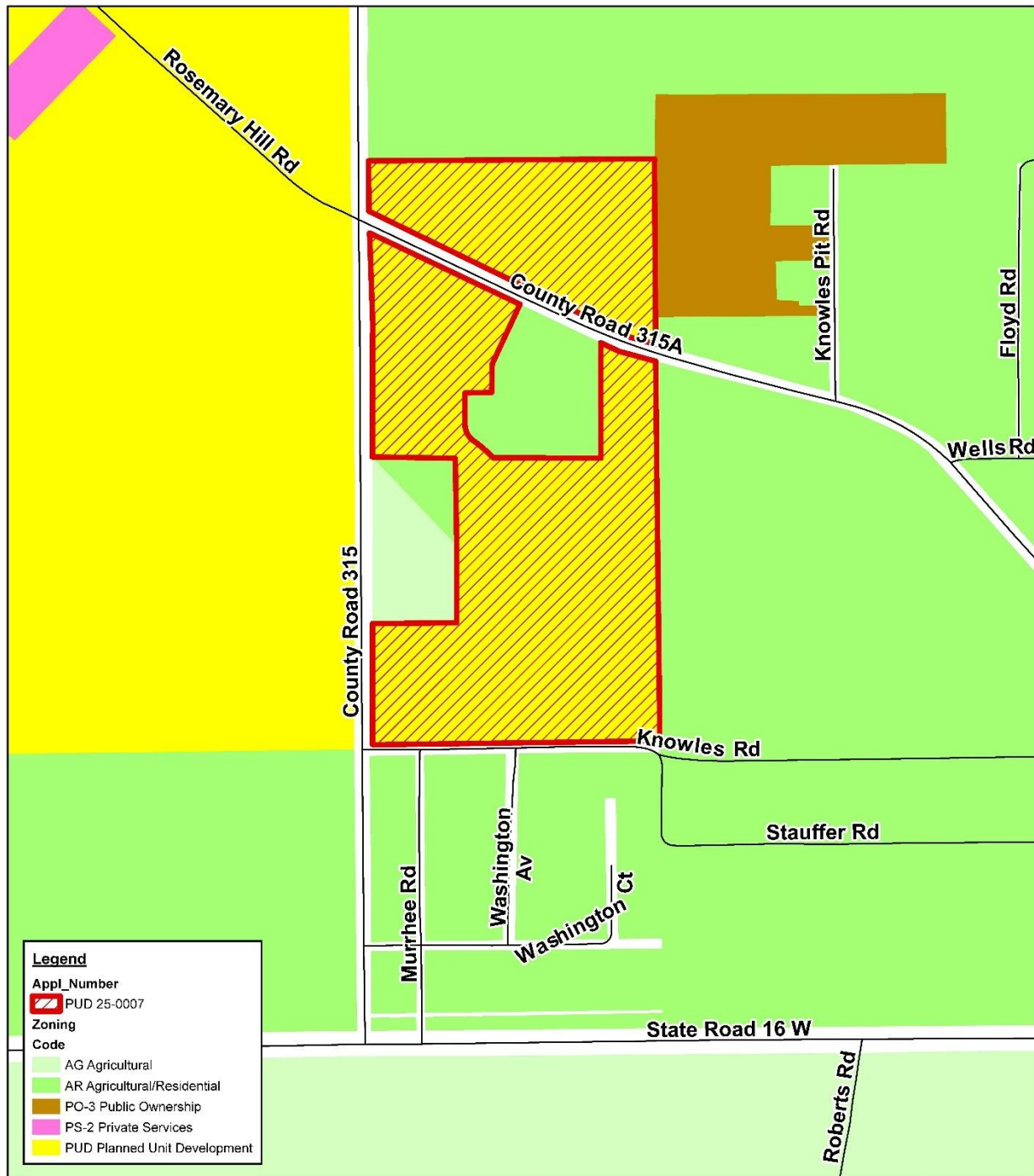


0 345 690 1,380 Feet

**Existing Zoning
Rezoning: PUD 25-0007
from AG & AR to PUD**



Figure 4 – Proposed Zoning Map



0 295 590 1,180 Feet

**Proposed Zoning
Rezoning: PUD 25-0007
AG & AR to PUD**



54

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

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

57 FLU Policy 1.4.1.1 Agricultural (AG)

58 This classification is intended for those areas of the County designated as appropriate locations
59 for all types of agricultural pursuits including crop production, pasture land for grazing cattle
60 and horse farming, timber production, and cover crops for soil regeneration. Agricultural lands
61 account for an important segment of the Clay County economy and play a vital role in the
62 conservation of the County's natural resources.

63 These uses are generally characterized by being situated in areas removed from urban services,
64 having very sparse densities and exhibiting a rural character. The Plan recognizes the value of
65 these lands for agricultural and silvicultural activities, at both a small and large scale, and,
66 therefore, recognizes their potential suitability for limited residential development at a density of
67 one unit per twenty gross acres.

68 FLU Policy 1.4.1.3 Rural Residential (RR)

69 These areas will serve as a transition between areas with planned urban services,
70 agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas
71 may include central sewer or water systems or other urban level public services if feasible. Rural
72 residential areas will provide a low density residential character.

73 Designation of these areas on the Future Land Use Map is based on recognizing a number of
74 existing and future development factors. These include areas with soil conditions suitable for
75 individual wells and septic systems; existing rural subdivisions with little or no infrastructure
76 improvements, including unpaved roads; small farm or recreational and low intensity
77 institutional uses; and areas which are in close proximity to but outside of, planned urban services
78 and are not anticipated to develop at an intensity to require significant urban services within the
79 planning period.

80 Allowable residential density under this category shall be one dwelling unit per 5 net acres.
81 Implementation of this land use designation shall occur in accordance with the Land
82 Development Regulations. Some locations in Rural Residential may qualify for a density of one
83 unit per acre, but only if the requirements of tract size, clustering and points in Future Land Use
84 Objective 1.4 and its policies are met.

85 FLU Policy 1.4.1.5 Rural Fringe (RF)

86 This designation is reserved for land accessible to existing Urban Services and located in the areas
87 where extension of central water and (where applicable) sewer service can be easily provided.

Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per net acre. This density category is almost exclusively characterized by single-family detached housing units but may also include two and three family residential developments.

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

Analysis of Proposed Rezoning Amendment

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

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

Staff Finding: The proposed change will not create an isolated district as the property immediately to the west of the subject property is also zoned PUD for a residential subdivision. Subdivisions similar in use and density exist or are under development to the north and northwest of the site.

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

Staff Finding: The Agricultural district boundary is illogically drawn as it cuts across the subject parcel in a diagonal line which serves no apparent purpose.

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

Staff Finding: This rezoning application is in response to changing housing market conditions which have created a much greater demand for residential home sites than can be provided under the present zoning designations.

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

Staff Finding: The subject parcel can be used for the currently allowed residential use but the allowed density limit is no longer the highest and best use.

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

122 Staff Finding: The proposed rezoning is compatible with the objectives and policies of the Rural Fringe
123 Future Land Use proposed in the companion Comprehensive Plan Amendment.

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

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

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

129 Staff Finding: Maintaining the split zoning is not a reasonable course in this location as it hinders the full
130 use of the parcel.

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

133 Staff Finding: The high market demand for the proposed residential density is reflective of an inadequate
134 supply of sites in this area of the County.

135

136 The proposed future land use amendment would change three (3) parcels of land from Rural Residential (RR)
137 to Rural Fringe (RF) and one parcel of land from Rural Residential (RR) and Agricultural (AG) to Rural Fringe
138 (RF). This change would be in keeping with the evolving character of the CR 315 corridor as shown in the
139 table below:

	Future Land Use	Zoning District
North	Rural Residential (RR)	Agricultural Residential (AR)
South	Rural Residential (RR)	Agricultural Residential (AR)
East	Rural Residential (RR)	Agricultural Residential (AR) and Public Services (PO-3)
West	Rural Reserve (RRSV)	Planned Unit Development (PUD)

140

141 Recommendation

142 Staff recommend approval of PUD 25-0007.

143

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 FOUR PARCELS OF LAND: PARCEL ONE (TAX PARCEL IDENTIFICATION # 08-06-26-015261-000-00) TOTALING APPROXIMATELY 17.1 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL RESIDENTIAL DISTRICT (AR) TO PLANNED UNIT DEVELOPMENT (PUD); A PORTION OF PARCEL TWO (TAX PARCEL IDENTIFICATION # 08-06-26-015261-003-01), TOTALING APPROXIMATELY 13.86 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO PLANNED UNIT DEVELOPMENT (PUD); A PORTION OF PARCEL THREE (TAX PARCEL IDENTIFICATION # 08-06-26-015261-003-00), TOTALING APPROXIMATELY 0.31 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO PLANNED UNIT DEVELOPMENT (PUD); AND A PORTION OF PARCEL FOUR (TAX PARCEL IDENTIFICATION # 08-06-26-015261-004-01), TOTALING APPROXIMATELY 33.04 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL DISTRICT (AG) AND AGRICULTURAL/RESIDENTIAL DISTRICT (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 PUD 25-0007 seeks to rezone four parcels of land (tax parcel identification #s: 08-06-26-015261-000-00, 08-06-26-015261-003-01, 08-06-26-015261-003-00 and 08-06-26-015261-004-01) (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 District (AG) and 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 25-0013 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
, Its Chairman

ATTEST:

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

PARCEL A:

DESCRIPTION AS FURNISHED:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (SW 1/4 OF NW 1/4), LYING NORTH OF COUNTY ROAD C-315-A WITH THE SOUTH 66.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (NW 1/4 OF NW 1/4) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 8 AND RUN S 00 DEG 08 MIN 30 SEC E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1328.11 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF NW 1/4; THENCE RUN EAST ALONG THE NORTH LINE THEREOF, 33.97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315; THENCE RUN N 00 DEG 06 MIN 30 SEC E, ALONG SAID RIGHT OF WAY LINE, 66.0 FEET TO AN IRON PIPE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 66.0 FEET OF SAID NW 1/4 OF NW 1/4 AND THE POINT OF BEGINNING; THENCE RUN S 89 DEG 50 MIN 22 SEC E, ALONG SAID NORTH LINE, 1294.23 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF SAID SOUTH 66.0 FEET; THENCE RUN S 00 DEG 04 MIN 09 SEC E, ALONG THE EAST LINE OF SAID NW 1/4 OF NW 1/4 AND THE SW 1/4 OF NW 1/4, A DISTANCE OF 861.42 FEET TO AN IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING AN ARC LENGTH OF 388.55 FEET, A RADIUS OF 2824.79 FEET AND A CHORD BEARING AND DISTANCE OF N 68 DEG 11 MIN 33 SEC W, 388.25 FEET TO AN IRON ROD; THENCE RUN N 64 DEG 15 MIN 07 SEC W, ALONG SAID RIGHT OF WAY LINE, 975.49 FEET TO AN IRON ROD; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING AN ARC LENGTH OF 112.33 FEET, A RADIUS OF 100.0 FEET AND A CHORD BEARING AND DISTANCE OF N 32 DEG 04 MIN 19 SEC W, 106.52 FEET TO AN IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD C-315; THENCE RUN N00 DEG 06 MIN 30 SEC E, ALONG SAID RIGHT OF WAY LINE, 206.80 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, THENCE N89°33'37"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 27.97 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 315 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE N00°18'27"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF LAST SAID CURVE AND LAST SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 100.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N57°31'31"E, 84.65 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE S64°38'31"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 671.19 FEET; THENCE S25°21'29"W, DEPARTING LAST SAID RIGHT OF WAY LINE, A DISTANCE 330.49 FEET; THENCE S00°31'22"E, A DISTANCE OF 127.11 FEET; THENCE S89°28'16"W, A DISTANCE OF 124.99 FEET; THENCE S00°31'44"E, A DISTANCE OF 121.77 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, AND HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 105.77 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S22°58'23"E, 103.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S50°23'43"E, A DISTANCE OF 104.35 FEET TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE S89°30'16"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 529.20 FEET TO SAID EASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

Legal Description – Attachment A-3

PARCEL C:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, THENCE N89°33'37"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 27.97 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 315 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE N89°30'16"E, CONTINUING ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, A DISTANCE OF 1019.25 FEET TO THE POINT OF BEGINNING; THENCE N00°28'16"W, DEPARTING LAST SAID LINES, A DISTANCE OF 546.92 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO LYING ON A NON-TANGENT CURVE HAVING A RADIAL BEARING OF N22°50'15"E, BEING CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2904.79 FEET; THENCE EASTERLY, ALONG THE ARC OF LAST SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 297.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S70°05'42"E, 297.22 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE, SAID POINT ALSO LYING ON THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, THENCE S00°29'01"E, ALONG LAST SAID EAST LINE, A DISTANCE OF 443.33 FEET TO THE SOUTH LINE OF LAST SAID LANDS; THENCE S89°30'16"W, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 278.72 FEET TO THE POINT OF BEGINNING

PARCEL D:

DESCRIPTION AS FURNISHED:

THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, LESS AND EXCEPTION ANY PART RECORDED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1463, PAGE 1610 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3943, PAGE 2108, AND ANY PART LYING IN COUNTY ROAD 315A, ALL IN SAID COUNTY.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF SAID COUNTY, AND A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2795, PAGE 79, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, THENCE N89°33'37"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, A DISTANCE OF 27.97 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 315 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE N89°30'16"E, CONTINUING ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4323, PAGE 1832, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, A DISTANCE OF 535.14 FEET TO THE POINT OF BEGINNING; THENCE S00°23'31"W, A DISTANCE OF 4.93 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 285.00 FEET, AND BEARING A RADIAL LINE OF S47°07'41"W; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S40°14'51"E, 26.10 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE AND TO A LINE 25.00 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8; THENCE N89°30'16"E, CONTINUING ALONG LAST PARALLEL LINE, A DISTANCE OF 497.42 FEET; THENCE N00°28'22"W, DEPARTING LAST SAID LINE, A DISTANCE OF 559.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-315-A (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT ALSO LYING ON A NON-TANGENT CURVE HAVING A RADIAL BEARING OF N22°11'42"E, BEING CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 2904.79 FEET; THENCE WESTERLY, ALONG THE ARC OF LAST SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 160.36 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N66°13'24"W, 160.34 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N64°38'31"W, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 249.30 FEET; THENCE S25°20'59"W, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 330.59 FEET; THENCE S00°32'15"E, A DISTANCE OF 411.30 FEET TO THE POINT OF BEGINNING.

Exhibit "B-1"**WRITTEN DESCRIPTION
For
County Road 315 Residential PUD
September 23, 2025****I. PROJECT DESCRIPTION**

- A. This application seeks the approval of a proposed single-family development east of County Road 315 (CR 315) and is bifurcated by County Road 315A (CR-315A) in Clay County, Florida. The Applicant proposes to rezone approximately 64.34 +/- acres from Agriculture/Residential (AR) and Agriculture (AG) to Planned Unit Development (PUD).

The site is north of State Road 16 W and east of the proposed First Coast Expressway. The subject parcels (PIN 08-06-26-015261-004-01; 08-06-26-015261-000-00; 08-06-26-015261-003-01; and 08-06-015261-003-00) are approximately 64.34 +/- acres located along CR 315A in Green Cove Springs, Florida. The property is currently used as single-family residences.

The project proposes a maximum of 160 single-family residential units, for a proposed maximum density of three units per acre. The proposed PUD will emulate the Single-Family Residential District (RB). The development will be served by the Peter's Creek Wastewater Treatment Plant (1.5 million gallons) which recently underwent a ~\$55 million dollar upgrade to support development in the immediate area of the plant such as Governors Park, Saratoga Springs, and infill developments. The proposed development will provide single-family housing in a compatible location that has existing single-family development and subdivisions in proximity. Additionally, the proposed single-family detached housing will provide much-needed single-family housing in this growing part of the County and will do so without the implementation of a CDD. The First Coast Expressway and associated infrastructure improvements continue to support growth trends in the project area. The proposed PUD will contribute to satisfying the housing demand resulting from both the infrastructure improvements and the County's population growth.

This rezoning application has a companion land use amendment application from Rural Residential (RR) and Agriculture (AG) land uses to the Rural Fringe (RF) land use category.

Project Team		
Applicant	Engineer	Planning & Traffic
Pulte Home Company, LLC 12742 Gran Bay Parkway W, Ste 200 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- | | |
|--|--|
| A. Current Zoning District: | Agriculture/Residential (AR) & Agriculture (AG) |
| B. Requested Zoning District: | Planned Unit Development (PUD) |
| C. Current Land Use Category: | Rural Residential (RR) & Agriculture (AG) |
| D. Proposed Land Use Category: | Rural Fringe (RF) |
| E. Parcel Identification Number (PIN): | 08-06-26-015261-004-01
08-06-26-015261-000-00
08-06-26-015261-003-01
08-06-26-015261-003-00 |

II. QUANTITATIVE DATA

- | | |
|--|---|
| A. Total Acreage: | ±64.34 |
| B. Total number of proposed dwelling units: | Up to 160 units |
| C. Max Density Allowed in RF: | 3 units per acre |
| D. Proposed Density: | 2.5 +/- units per acre |
| E. Required open space: | 10% of gross acreage |
| F. Required recreation space: | 4% of the 10% open space |
| G. Phase schedule of construction (include initiation dates and completion dates): | Notwithstanding the time limitations in Section 3-33 of the LDC, construction will commence within five (5) years and be completed within ten (10) years of the approval of this PUD. |

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

The proposed PUD if approved will bind the applicant and successors to the conditions of the PUD Written Description and Site Plan that the Board of County Commissioners ultimately votes on. The proposed PUD conditions may bind the applicant to certain items above and beyond the current provisions of the code including but not limited to: enhanced buffers, increased/park open space area, certain on-street improvements such as guest parking, and any agreed upon off-site improvements such as turn lanes to support the project or surrounding area.

The table below compares Land Development Code (LDC) standard provisions to how the proposed PUD differs through the provision of alternate standards and through commitments to exceed LDC standards.

LDC Section Reference	LDC Requirement	PUD Provided
<i>Recreation and Open Space LDC Sec. 3-33(d)(2)(iii)</i>	6.43 +/- Acres (10%)	15.04 +/- Acres (23%)
<i>On-Street Parking LDC Sec. Sec. 8-12</i>	None	28 Spaces
<i>Perimeter Buffers Single-Family to Single-Family LDC Sec. 6-8</i>	0'	20'-30' <i>*Buffers shall meet the requirements of "Type A" per Clay County LDC and shall match those shown on the Conceptual Site Plan.</i>
<i>Right of Way Buffers LDC Sec. 6-7</i>	10'	25' – 30' (see plan)
<i>Transportation Improvements - N/A</i>	N/A	In addition to the contribution of mobility and impact fees, the applicant shall construct, at its sole expense, a southbound right turn lane on CR 315 at SR 16.
<i>Circulation Improvements - N/A</i>	N/A	In good faith, the applicant intends to grant a 1,300+/- foot portion of Knowles Road to the County. This dedication ensures residents of the area maintain access to Knowles Road without interruption.
<i>RB Zoning Master Plan - N/A</i>	N/A	Binding Plan Required and Provided with the PUD Application

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the County.

All facilities on this site will be privately owned, operated, and managed with the exception of common/park areas which will be controlled by the property owner's association and the lift station. It is anticipated that Clay County Utility Authority (CCUA) will own and maintain the lift station.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

All permitted uses and conditional uses shall be consistent with Article III Section 3-17 of the Clay County Land Development Code Single-Family Residential District (RB) or as otherwise provided in this PUD.

1. Single-family dwellings, including accessory uses and buildings.
2. No accessory structure or use may be constructed or established on any lot prior to the issuance of a building permit for the principal structure. Accessory structures are prohibited within the side and front yards.
3. Satellite dish receivers to serve the development in which located.
4. 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.
5. Community mailboxes.
6. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.

- B. Conditional Uses. The following uses are generally permitted subject to the conditions provided in Sec. 3.5 of the LDC.

1. Home occupations.
2. Swimming pools.
3. Temporary buildings or structures.
4. Fences.
5. Public and/or private water and sewer facilities.

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Article III Section 3.17 of the Clay County Land Development Code. Minimum rear setbacks for accessory structures shall be five (5) feet from side and rear property lines.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width at building line:
 - a. Width—60 feet

2. Minimum lot depth:
 - a. 100 feet
 3. Minimum lot size with Central Water/Sewer:
 - a. 6,000 square feet
 4. Maximum lot coverage by all buildings and structures:
 - a. 60%
 5. Maximum percentage of rear yard coverage (building coverage):

The rear yard shall be defined as the yard extending across the entire width of the lot between the rear lot line and each side wall corner of the principal building.

 - a. 30%
 6. Minimum setbacks (as measured from the overall property boundary):
 - a. Front – 25 feet
 - b. Side – 5 feet
 - c. Rear – 10 feet
 - d. Where a lot is located on a corner and therefore has two fronts, the secondary front setback may be reduced to 10 feet
 7. Minimum setback from all lot lines of accessory structures, excluding fences:
 - a. 7.5 feet
 8. Minimum living area:
 - a. 1,000 square feet
 9. Maximum height of structures
 - a. 35 feet
 10. Minimum distance between buildings:
 - a. 10 feet
- B. Ingress, Egress, Circulation, and Transportation Improvements:
1. Parking Requirements.

The vehicle parking requirement shall be consistent with the current Clay County Land Development Code requirements of 2 spaces per single-family (1, 2, and 3 bedroom) unit. As depicted on the site plan, the proposed development will provide additional guest parking, therefore exceeding the code requirement.
 2. Circulation
 - a. The property subject to this application currently possesses a portion of Knowles Road approximately 1,300 feet in length. The applicant understands that the County currently maintains Knowles Road, but in good faith will formally grant this portion of the property to the County. The dedication of Knowles Road is to ensure that the residents of the area who utilize Knowles Road may continue to do so in perpetuity and without interruption.
 3. Vehicular Access
 - a. The project will have access at the following locations: along CR 315; north of Knowles Road, and two entrances along CR 315-A (one to access the northern “pod” and one to access the southern “pod”) as generally depicted on the site plan submitted with this application. Any modifications to the site access locations shall

be reviewed and approved through an administrative modification by the Clay County Planning and Development Department.

4. Transportation Improvements

- a. In addition to payment of mobility fee's which, per Clay County Mobility Fee Ordinance, require "New Construction to contribute its fair share to the cost of required vehicular and multi-modal additions" and serve to "fund transportation improvements that will increase the capacity and efficiency of the County Transportation System by mitigating the impacts of New Growth", the applicant is proposing to construct, at its sole expense, a southbound right turn lane at CR 315 and SR 16. The improvement is currently identified on the county's Capital Improvement Plan (CIP) (reference "Future56") as part of Section II Table 2. The project as defined in the CIP does not have allocated or planned funding and therefore is not anticipated to be constructed until minimum FY2034. Further, the turn lane was recommended to be installed as part of FDOT's most recent study performed at the intersection (FDOT Report 2020-0057). The applicant is proposing to construct the turn lane in general accordance with the provided exhibit "CR 315 AT SR 16 TURN LANE EXHIBIT". Construction of the turn lane shall commence as part of the first phase of site development of the subject project.

5. Pedestrian Access

Pedestrian access shall be provided by sidewalks installed throughout the development and along CR-315A, as specified by LDC Sec.8-14:

- (1) Separation of Vehicular Traffic and Non-motorized Access Paths – Parking and loading areas, as well as driveways and other vehicular circulation areas, shall be clearly identified and separated from sidewalks and pedestrian/bicycle paths through the use of curbs, pavement markings, planting areas, fences or similar features designed to promote non-motorized access safety.

(2) Sidewalks

- (a) Minimum Requirements – The placement of sidewalks in the county shall be in accordance with the minimum requirements herein. All sidewalks must be constructed in compliance with the current American Disability Act (ADA) and/or the Florida Accessibility Code.
 1. Sidewalks shall be provided along one side of all local roadways and both sides of all residential collector roadways, which shall be installed by the builder, from lot line to lot line.
 2. Sidewalks shall be provided on both sides of all minor collectors, major collectors, and arterial roadways.
 3. Sidewalks shall be required within commercial or service-oriented developments having more than two hundred total parking spaces.
 4. Sidewalks or crosswalks shall be required where deemed necessary to provide circulation or access to schools, playgrounds, shopping centers, or other community facilities.

5. The design and construction of sidewalks shall conform to the requirements of the FDOT Standards, including provisions for access by physically disabled persons.

- (b) Location – All sidewalks shall be constructed within the right-of-way or within an easement along the entire frontage of a development so that the outer edge of the sidewalk corresponds to the right-of-way line. In the event that inadequate right-of-way width exists, the sidewalk shall then be constructed in an easement that is dedicated to the county prior to the approval of a final plat or issuance of a certificate of occupancy.
- (c) Size – Sidewalks shall be a minimum of five feet in width along all roadways except that they may be reduced to 42" wide, with the approval of the County Engineer, where necessary to preserve trees on the adjacent lot or grass strip.
- (d) Installation – Installation shall not be required until a dwelling, other approved permanent building, or structure is constructed unless no such structure is intended for construction upon the lot or parcel. All sidewalks shall be installed from lot line to lot line.

C. Signs:

All signs will comply with Article VII of the Clay County Land Development Code (LDC).

D. Landscaping:

Perimeter landscaping, buffers, and screening shall be consistent with LDC perimeter buffer requirements as currently stated in Article VI Section 6-8.

In addition, perimeter buffers shown on the conceptual site plan will be provided consistent with the LDC "Type A" standard and fencing will be constructed as depicted on the conceptual site plan. Perimeter buffer areas which are to remain natural and accomplish the screening intent of the LDC shall not be subject to additional plantings.

Right of Way landscaping, buffers, and screening shall be consistent with LDC Right of Way buffer requirements as currently stated in Article VI Section 6-7.

E. Recreation and Open Space:

The Property shall be developed in accordance with Clay County 2040 Comprehensive Plan Recreation and Open Space Element (Exhibit I) and Article III, Sec 3.33.(d.2.iii.) of the current Clay County Land Development Code (Planned Unit Developments (PUD) Zoning).

LDC Article III, Sec 3.33(d.2.iii): Recreation space must be equal to or greater than 10 percent of the gross acreage. Of this 10 percent, 4 percent must be for usable recreation purposes as defined by the growth management plan and shown on the conceptual site plan.

F. Utilities:

Water and Sanitary Sewer will be provided to the project by the Clay County Utility Authority (CCUA). Electric will be provided to the project by Clay Electric Cooperative Utilities are currently available in the area to serve the project and its anticipated demand.

G. Wetlands:

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE, and all other local, state, and federal requirements.

The proposed development includes approximately +/- 0.45 acres of contiguous wetland preservation with approximately +/- 2.98 acres of isolated impacted wetlands.

H. Stormwater:

The project will follow the requirements of the St Johns River Water Management District's permitting process and requirements set forth during the permitting process.

I. Phasing:

Project development is anticipated to begin in 2027, and the entire project is expected to be completed within ten (10) years.

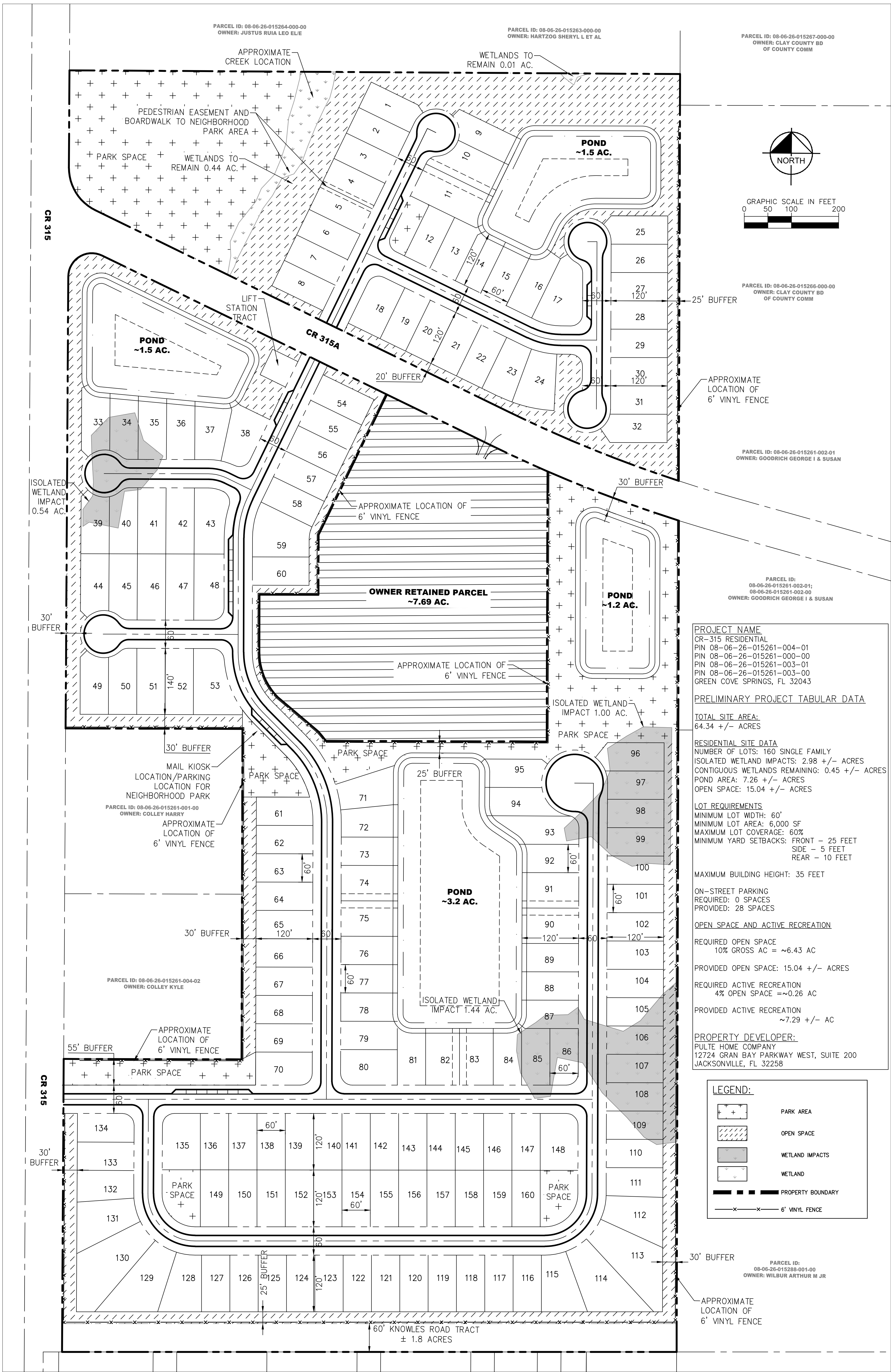
VI. TRAFFIC IMPACT ANALYSIS

Based on the Trip Generation, 11th Edition, published by the Institute of Transportation Engineers, the maximum 160 single-family detached units are anticipated to generate 114 AM peak hour trips (29 inbound trips, 86 outbound trips), and 155 PM peak hour trips (97 inbound trips, 58 outbound trips). County Road 315 is a major arterial with available capacity to handle the trips generated by the proposed development. In addition to the payment of impact and mobility fees, the Applicant is proposing to construct, at its sole expense, a southbound right turn lane on CR 315 at SR 16. The aforementioned is currently an item the Clay County Capital Improvement Plan, and is "unfunded" meaning, the county has no mechanism to undertake construction of said improvement until at a minimum 2034. The applicant is proposing to accelerate the improvement as part of the subject project. Further, FDOT recommended that a southbound right turn lane (consistent with the above) be constructed at the intersection of CR-315 and SR-16 (Per Report Number 2020-0057). The applicant believes that construction of the aforementioned turn lane accomplishes the goals of Clay County, and completes the improvement recommended by FDOT.

VII. DEVELOPMENT PLAN APPROVAL

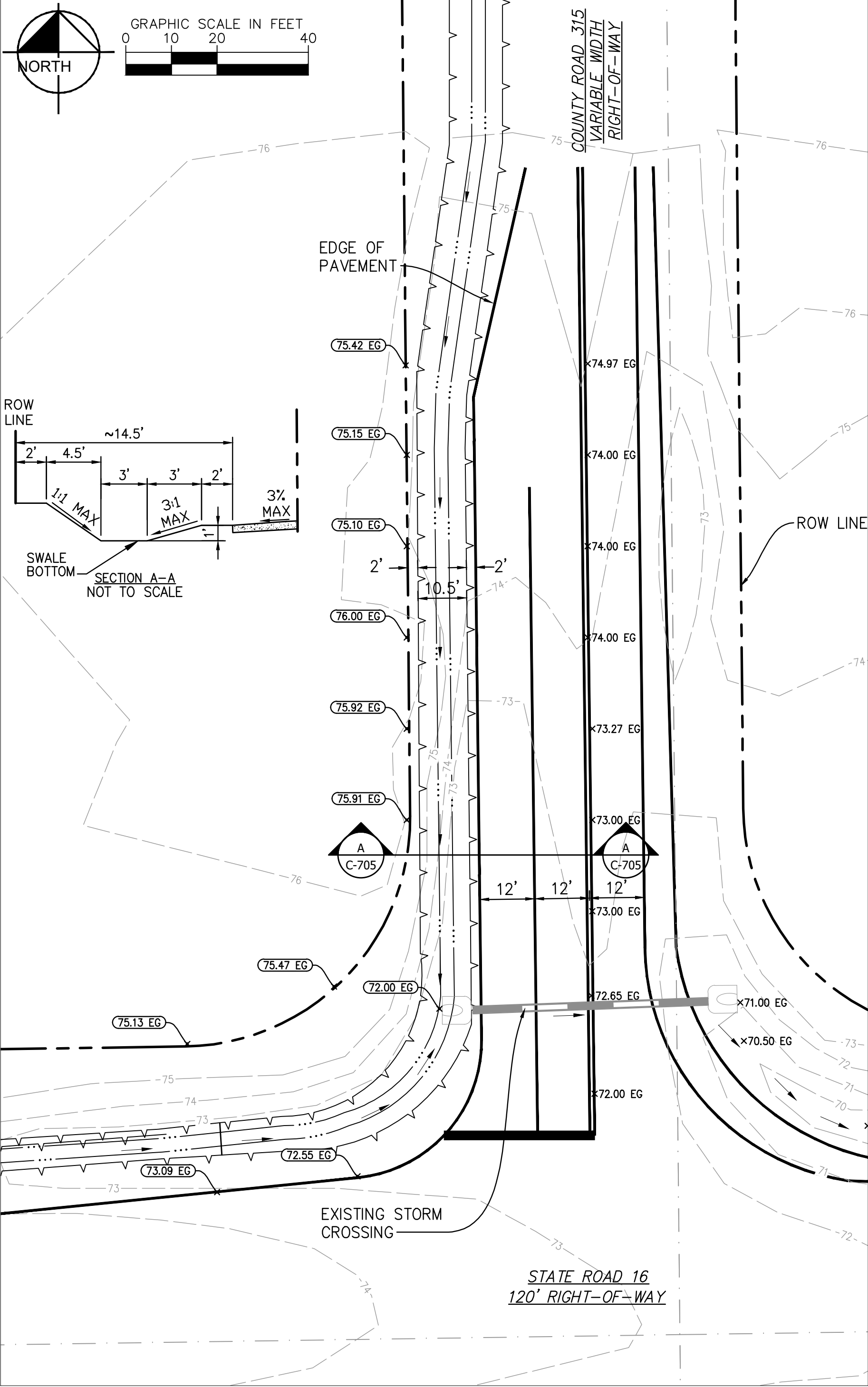
The development plan approval process of this project will be consistent with the Clay County LDC Section 2-9 Planned Development Review Process. Provided the proposed changes still meet code, minor changes to the CR 315 Residential PUD site plan can be approved administratively.

Exhibit "B-2"



CR-315 CONCEPTUAL SITE PLAN

Drawing name: K:\AX_Civil\047897075 - Goodrich Estates\Coord\References\Turn Lane Exhibits\Option 2.dwg Layout1 Mar 12, 2025 10:42am by: Amos Jouquin



CR 315 AT SR 16 TURN LANE EXHIBIT