



PLANNING COMMISSION MEETING

January 6, 2026

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 December 2, 2025.

Public Comment

Public Hearings

1. Public Hearing to consider COMP 25-0017 and ZON 25-0037. (District 3, Comm. Reninger) (J. Bryla)
 - A. COMP 25-0017
This application is a FLUM Amendment to change 2 acres from Urban Core 10 (UC-10) and Commercial (COM), to Commercial (COM).
 - B. ZON 25-0037
This application is a Rezoning to change from Intermediate Business District (BB) and Private Services (PS-3) to Neighborhood Business District (BA).
2. Public Hearing to consider ZON 25-0036 (County Wide) (J. Bryla)
This item is a Staff initiated Land Development Code amendment to allow for zero lot line structures in the RD Zoning Districts.
3. Public Hearing to consider ZON 25-0030 (D. Selig)
This application is a proposed text amendment to Article III, Sec. 3-33.B.B.7 Lake Asbury Interchange Village Center (LA IVC) which would increase the percentage of commercial/retail use allowed from 40% to 65% of the acreage within the LA IVC location. This change mirrors the comprehensive plan change to LA FLU Policy 1.4.10 made on February 25, 2025 (Ordinance 2025-4) with respect to the Lake Asbury Interchange Village Center land use table.
4. Public Hearing to consider ZON 25-0027. (District 4, Comm. Condon) (J. Bryla)
This application has been withdrawn.

The application is a Rezoning request to change 2.51+/- acres from Commercial and Professional Office District (BA-2) to Community Business District (BB-2).

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, January 6 5:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes December 2, 2025.	Backup Material	12/11/2025	Planning_Commission_Meeting_Minutes_and_Attachments_December_2__2025.ADA_aw.pdf



PLANNING COMMISSION MEETING MINUTES

December 2, 2025

5:00 PM

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

Pledge of Allegiance

Chairman Pete Davis led the Pledge of Allegiance.

Call to Order

Present:

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

Absent:

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

Staff Present:

County Attorney Courtney Grimm
Assistant County Attorney Jamie Hovda
Director of Planning and Zoning Beth Carson
Zoning Chief Jenni Bryla
Economic and Development Services Coordinator Kellie Henry
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 Sidders and Deputy Butler for providing security.

1. **Approval of Minutes**

Planning Commission Meeting Minutes November 4, 2025.

Commissioner Mary Bridgman made a motion for approval of the November 4, 2025, Planning Commission Meeting minutes, seconded by Commissioner Michael Bourré, which carried 6-0.

Public Comment

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

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

Public Hearings

1. Public Hearing to consider ZON 25-0027. (District 4, Comm. Condon) (J. Bryla)
This application cannot be heard at this time as the Applicant did not advertise the item.

This application is a Rezoning to change 2.51+/- acres from Commercial and Professional Office District (BA-2) to Community Business District (BB-2).

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning Commission/December 2, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning%20Commission/December%202,%202025), beginning at 3:03 and ending at 3:31. Below is a summary of the discussion and the vote for this agenda item.

Jenni Bryla, Zoning Chief, noted that item one (1) cannot be heard due to an advertisement error, as noted above, and will be heard at the January 6, 2026, Planning Commission Meeting.

2. Public Hearing to consider ZON 25-0033. (District 4, Comm. Condon) (J. Bryla)
An Ordinance to administratively rezone four lots within the Keystone airport from the Industrial Select (IS) zoning district to Heavy Industrial (IB) zoning district to accommodate airport uses and equipment.

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning Commission/December 2, 2025](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning%20Commission/December%202,%202025), beginning at 3:32 and ending at 10:01. 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 for the public hearing on ZON-25-0033, as mentioned above. See Attachment A.

The Commission and staff discussed ownership of the property, inquiries from neighbors, clarification of surrounding parcels, and the property's previous status.

Chairman Pete Davis opened the floor for the public hearing at 5:10 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:10 pm.

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

Presentations

There were no other presentations.

Old Business/New Business

Ralph Puckhaber asked about the upcoming agenda and noted he would like to give a presentation on lighting.

There was a brief discussion regarding the next PC and the reorganization of the Commission.

Public Comment

Chairman Pete Davis opened the floor for public comment at 5:15 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 5:15 pm.

Adjournment

Hearing no further business, Chairman Pete Davis adjourned the meeting at 5:15 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
ZON-25-0033

Rezoning Application: ZON 25-0033

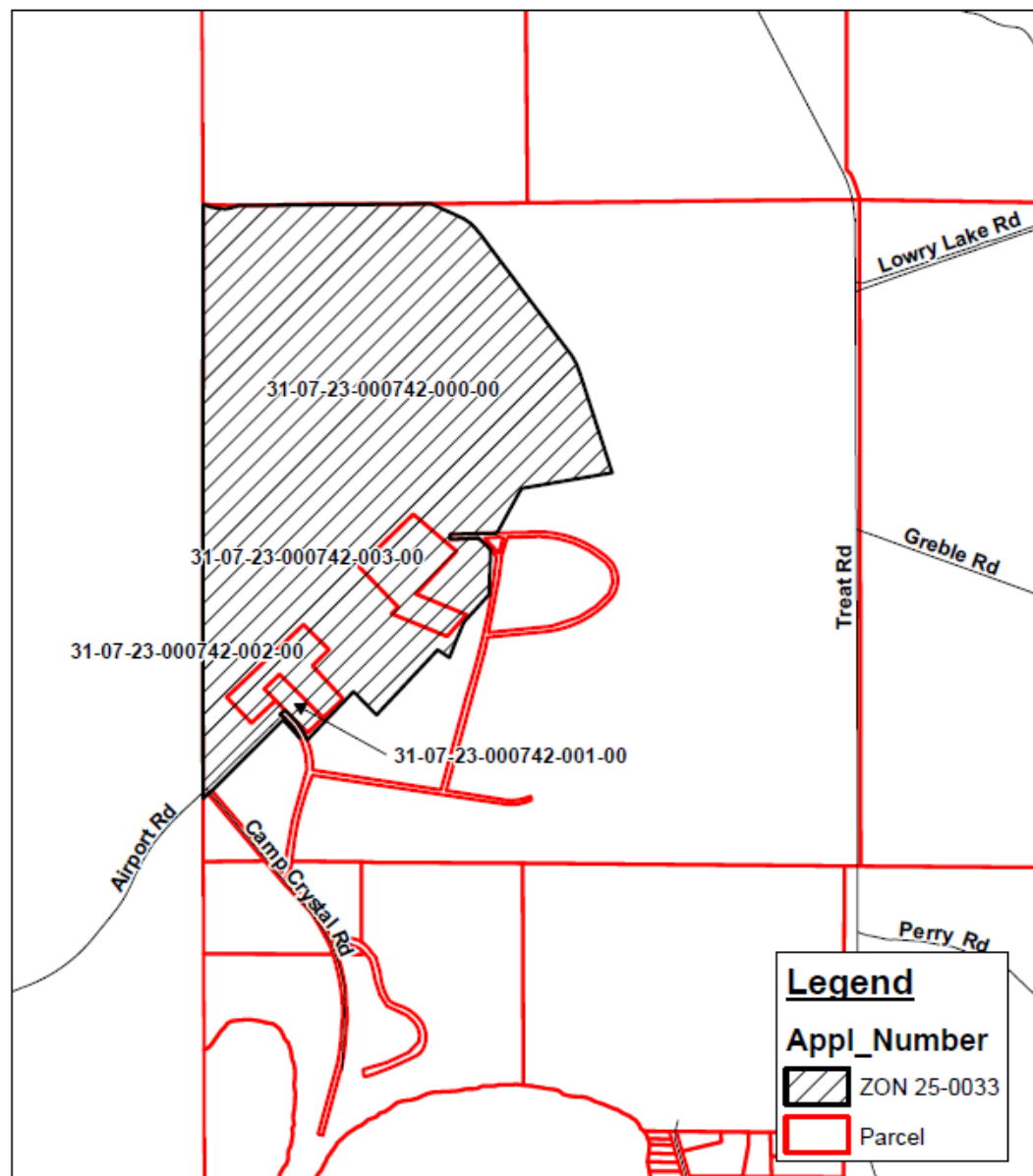
Planning Commission
December 2, 2025



Application Information

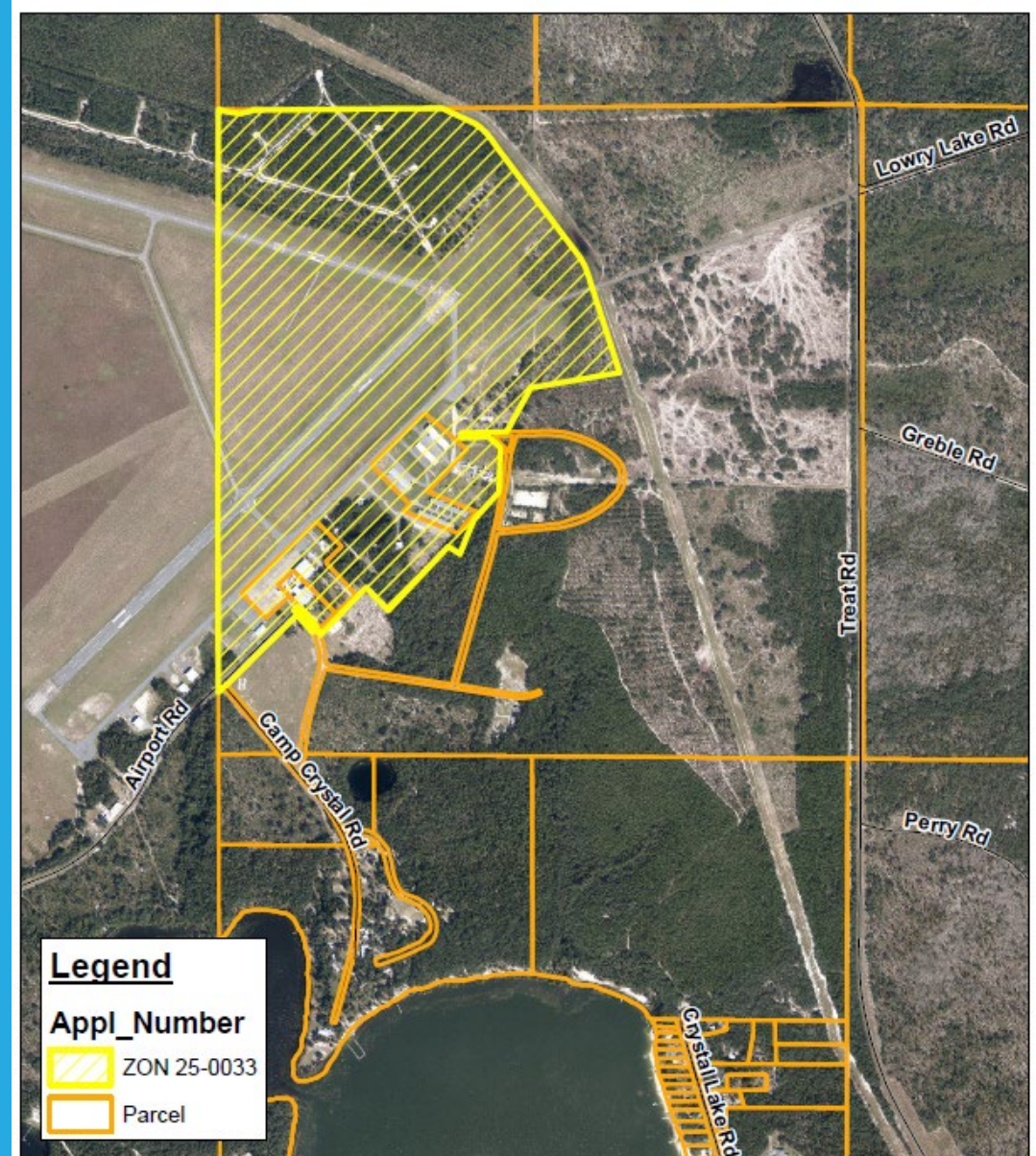
Applicant:	Staff Initiated
Location:	Four parcels on the Keystone Airport
Planning District:	Keystone Heights
Commission District:	4 Commissioner Condon
Parcels:	31-07-23-000742-000-00, 31-07-23-000742-003-00, 31-07-23-000742-002-00, 31-27-23-000742-001-00

- ZON 25-0033 would make the following Rezoning changes to the property:
 - change all of the Clay County Keystone Airport property from Industrial Select (IS) to Heavy Industrial (IB)



0 500 1,000 2,000 Feet

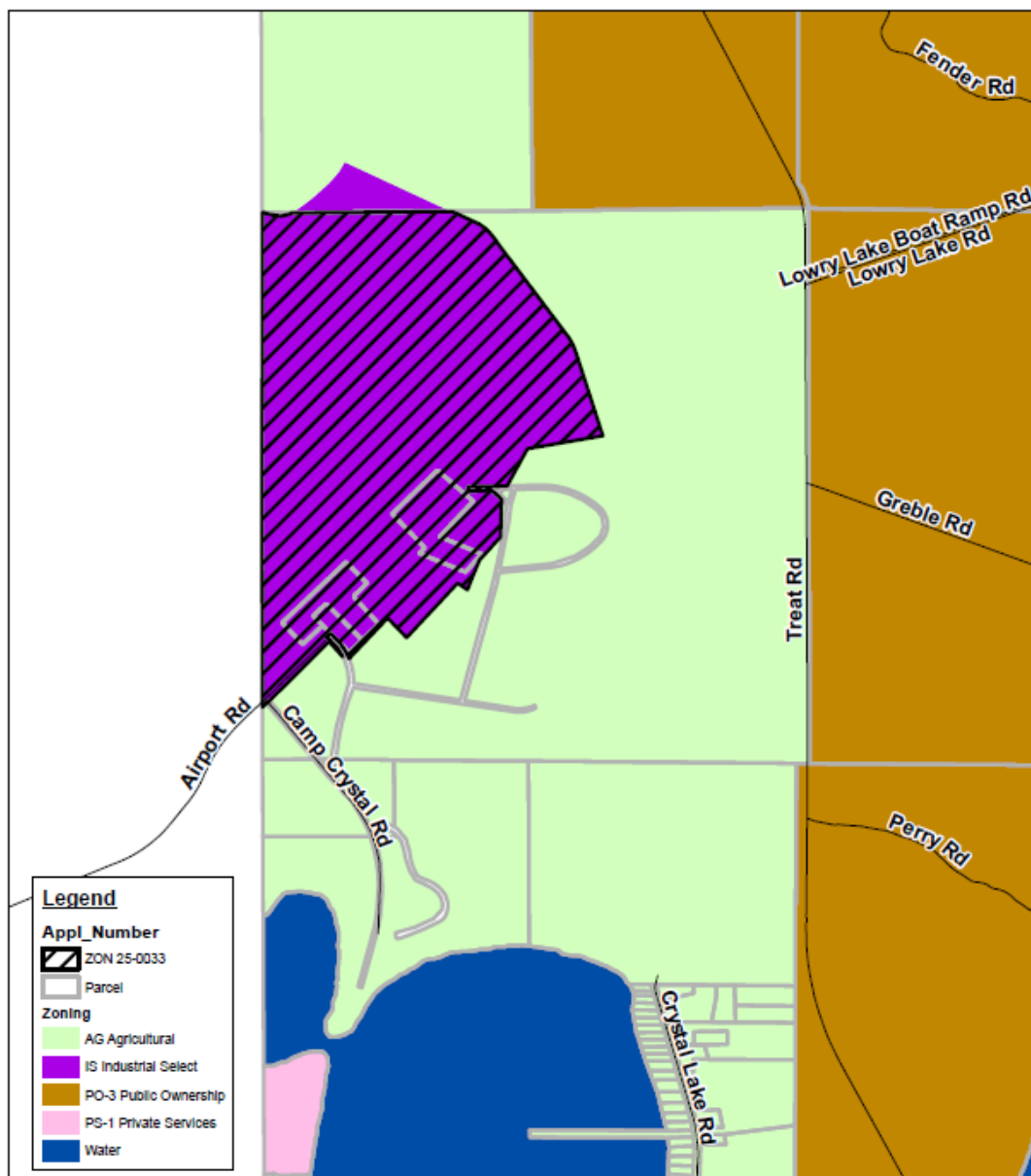
Rezoning: ZON 25-0033
Parcel Map



0 500 1,000 2,000 Feet

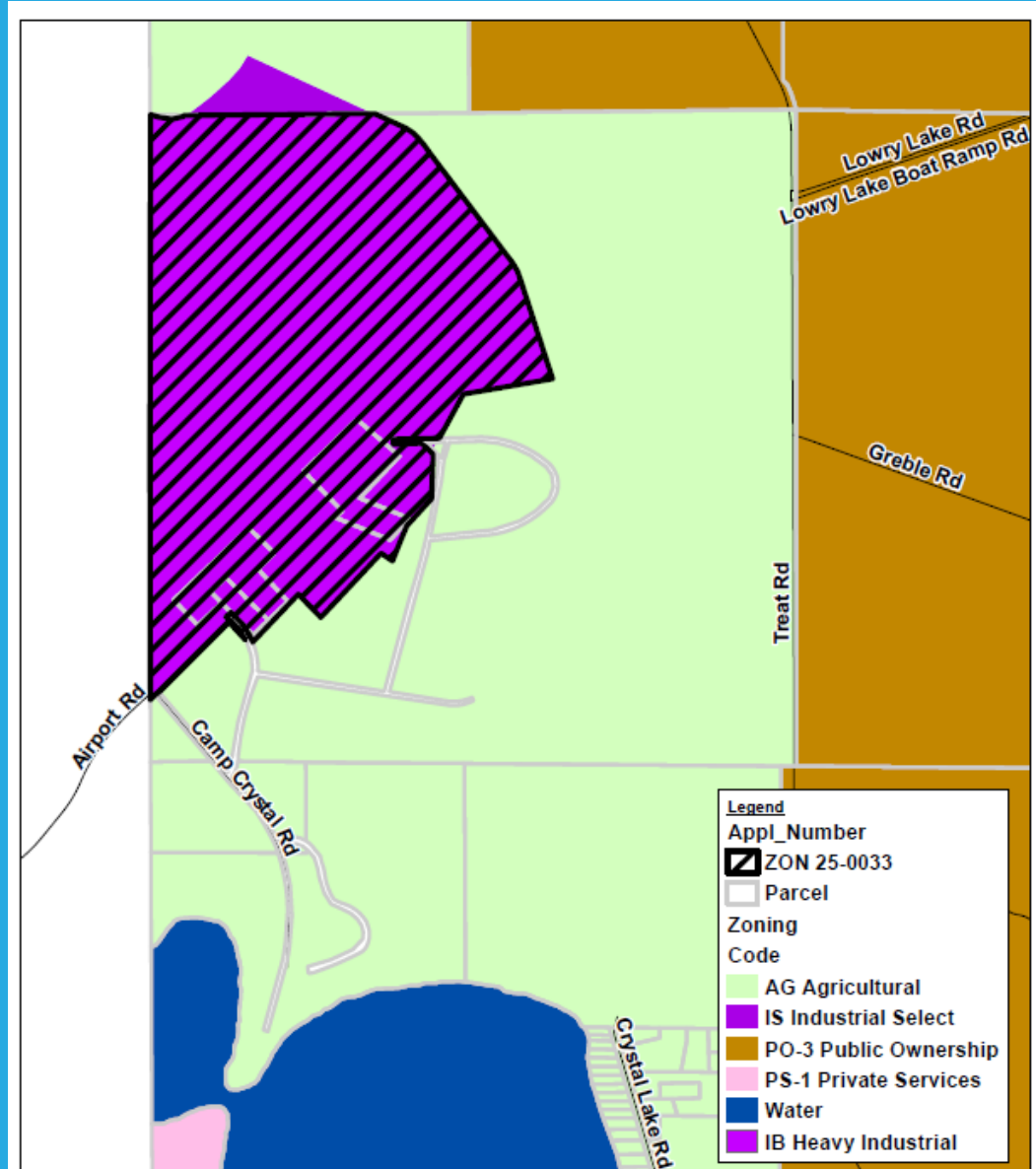
Rezoning: ZON 25-0033
from IS to IB





0 625 1,250 2,500 Feet

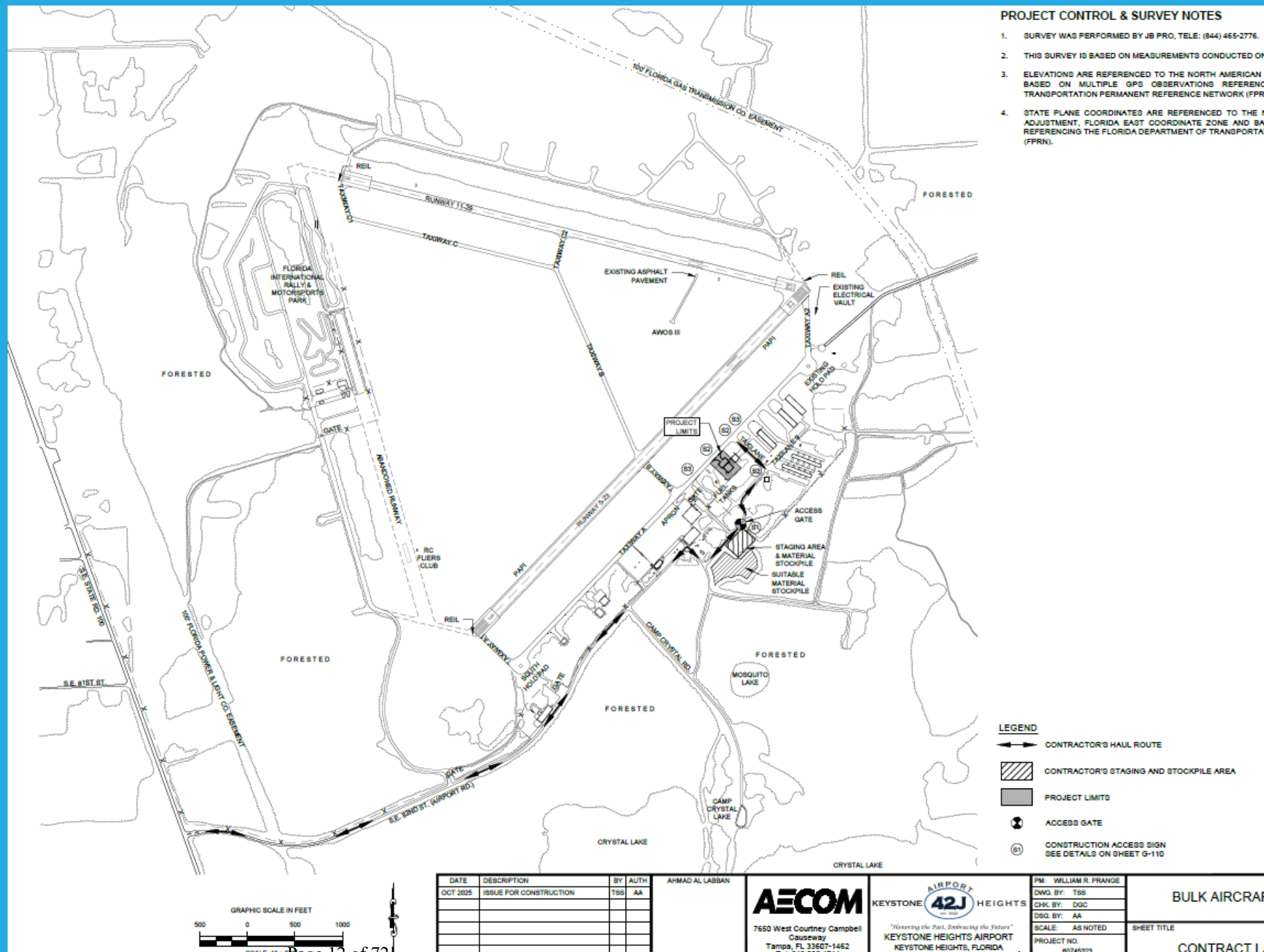
Existing Zoning
Rezoning: ZON 25-0033
from IS to IB



0 500 1,000 2,000 Feet

Proposed Zoning
Rezoning: ZON 25-0033
from IS to IB





Recommendations

ZON 25-0033:

Based on the criteria in the Report, Staff finds that the request is consistent with the intent of the Land Development Code and the Clay County Comprehensive Plan and recommends approval of ZON 25-0033.

Questions?



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, January 6 5:00 PM

TO: Planning Commission

DATE: 11/21/2025

FROM: Jenni Bryla, AICP, Zoning
Chief

SUBJECT:

A. COMP 25-0017

This application is a FLUM Amendment to change 2 acres from Urban Core 10 (UC-10) and Commercial (COM), to Commercial (COM).

B. ZON 25-0037

This application is a Rezoning to change from Intermediate Business District (BB) and Private Services (PS-3) to Neighborhood Business District (BA).

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The parcel is located on the south side of Blanding Boulevard in between Meadow Drive and Twelve Oaks Dr and parcel currently holds a hospice facility owned by the North Central Florida Hospice, Inc. The proposed development lot is on the east side of the hospice facility is currently vacant.

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

InSite Real Estate Investment Properties, LLC

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	Staff Report COMP 25-0017	Cover Memo	12/23/2025	COMP_25-0017_- _PC_Staff_Report_- _DRAFT_jbdsada.pdf
▢	Ordinance	Ordinance	12/23/2025	COMP_25-0017-_ordinance_- _Final_dsada.pdf
▢	Staff Report ZON 25-0037	Cover Memo	12/23/2025	PC_Staff_Report_- _ZON_jb_(1)dsada.pdf
▢	Ordinance	Ordinance	12/23/2025	Ordinance_- _ZON_(with_a_COMP)_(1)dsada.pdf

Staff Report and Recommendations for COMP 25-0017



Copies of the application are available at the Clay County

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

Owner / Applicant Information:

Owner: North Central Florida Hospice, Inc.

Agent: InSite Real Estate Investment

Properties, LLC

Phone: 847-287-9292

Email: ajohnson@insiterealestate.com

Property Information

Parcel ID: 13-04-25-020329-000-00 (a portion of)	Parcel Address: 741 Blanding Blvd, Orange Park, FL
Current Land Use: COM (Commercial) & UC-10 (Urban Core 10)	Current Zoning: PS-3 (Private Services) & BB (Intermediate Business District)
Proposed Land Use: COM (Commercial)	Total Acres: 9.0 +/- acres portion of the parcel
	Acres affected by FLU change: 2.0 +/- acres
Commission District: 3, Comm. Reninger	Planning District: OakLeaf Branan-Ridge

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map (FLUM). The application would change a portion of a single parcel of land (2 acres) from UC-10 (Urban Core-10) and COM (Commercial) to Commercial (COM). The applicant is proposing a day care facility on the 2 acre parcel.

The parcel is located on the south side of Blanding Boulevard in between Meadow Drive and Twelve Oaks Dr and parcel currently holds a hospice facility owned by the North Central Florida Hospice, Inc. The proposed development lot is on the east side of the hospice facility is currently vacant. The lot currently has Commercial Land Use south of Blanding Blvd to 300 ft and from there is Urban Core 10 on the remainder of the lot. As it is split land use, the Applicant is changing the entire lot to Commercial land use.

A companion Rezoning application (ZON 25-0037) from BB & PS-3 to BA follows this comprehensive plan amendment.

Figure 1 – Location Map

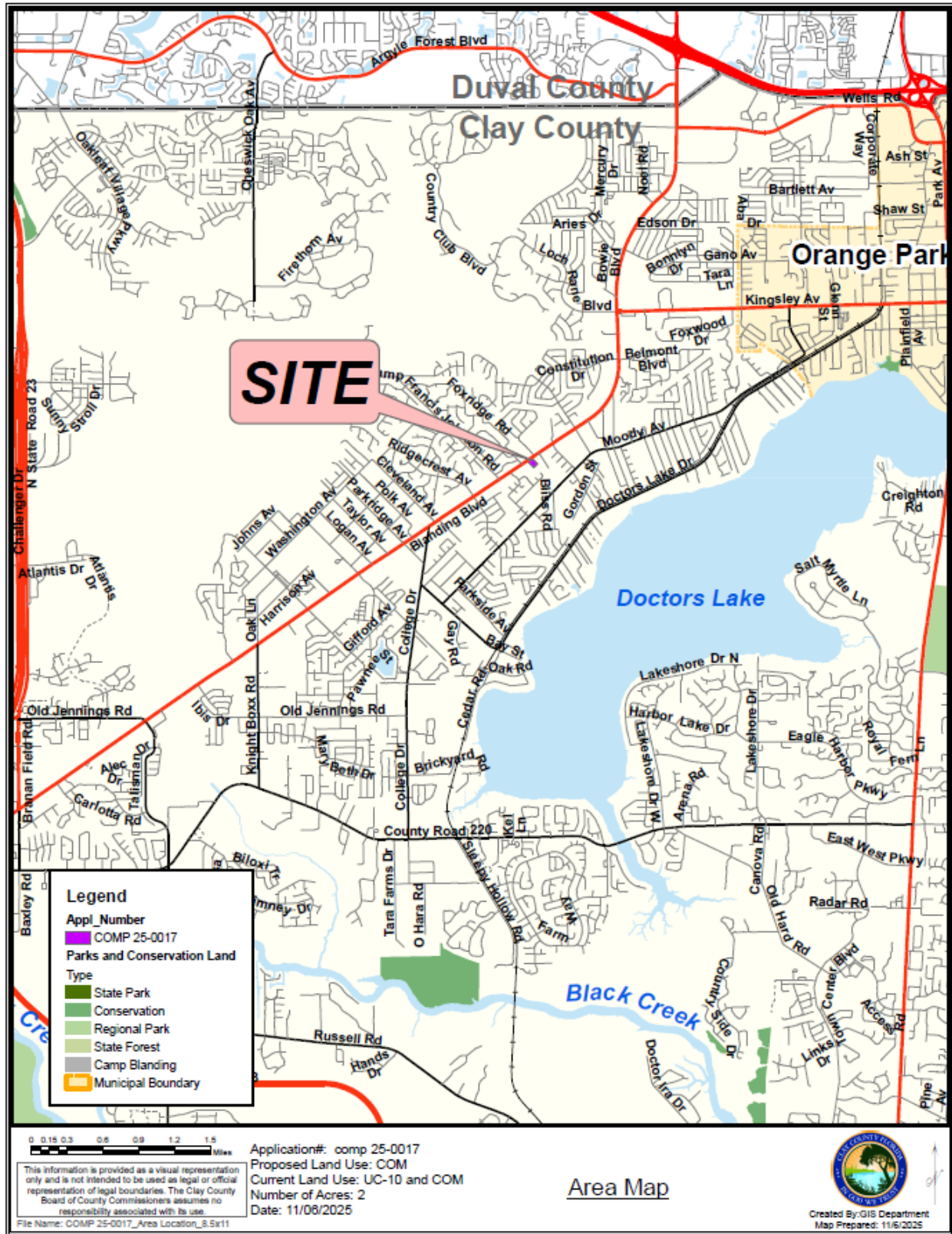


Figure 2 – Parcel Map

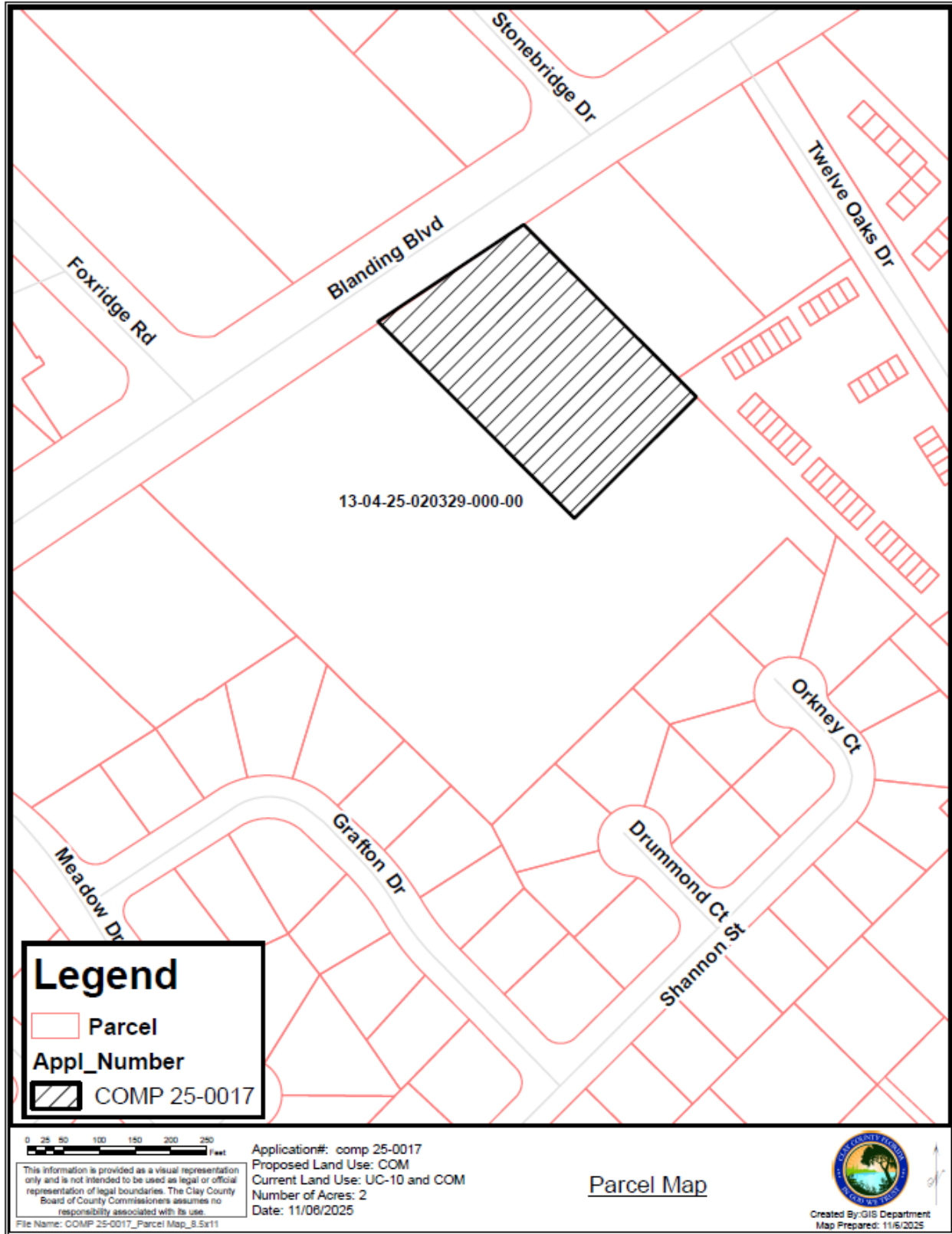


Figure 3 - Aerial Photo

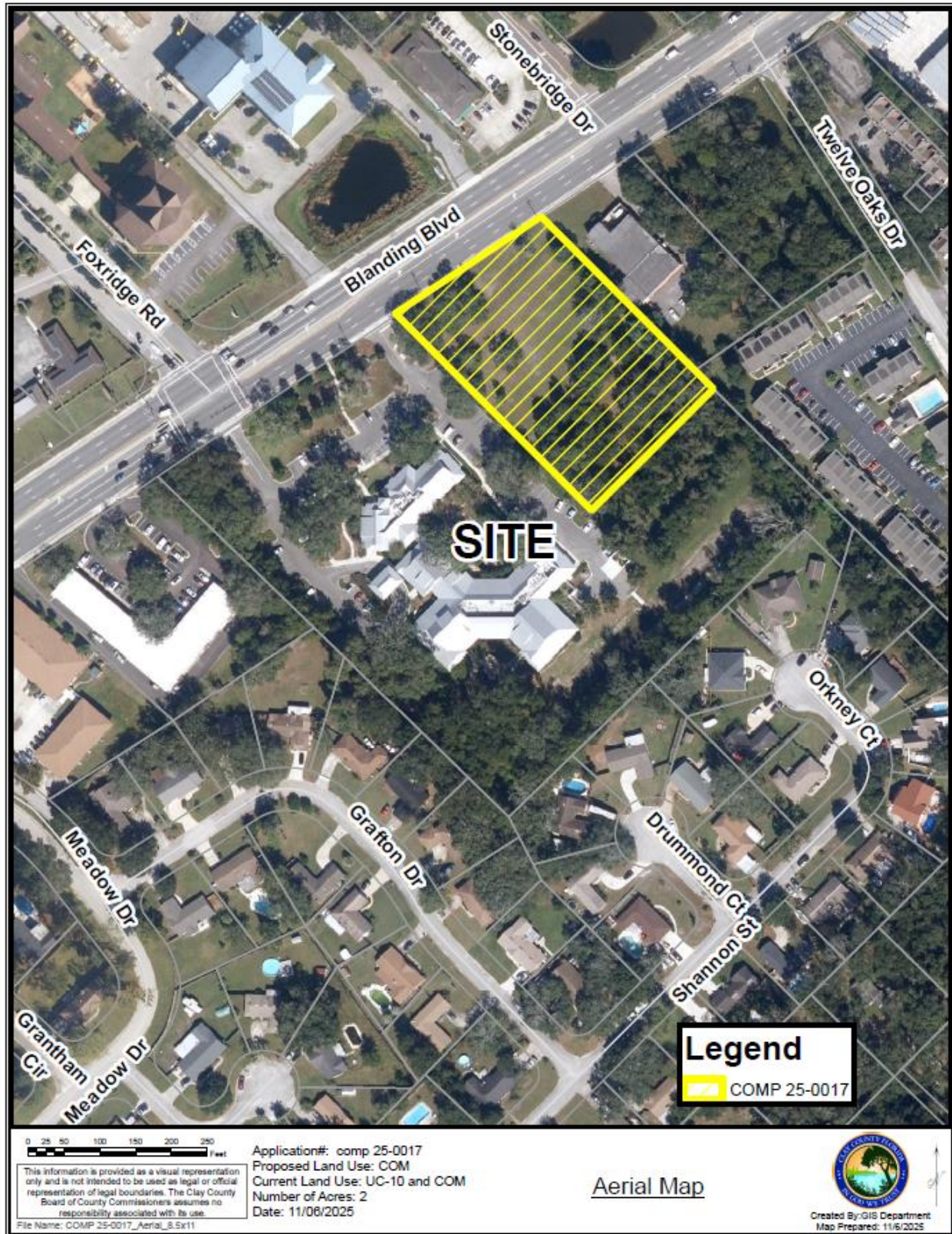


Figure 4 – Existing Future Land Use Designation Map

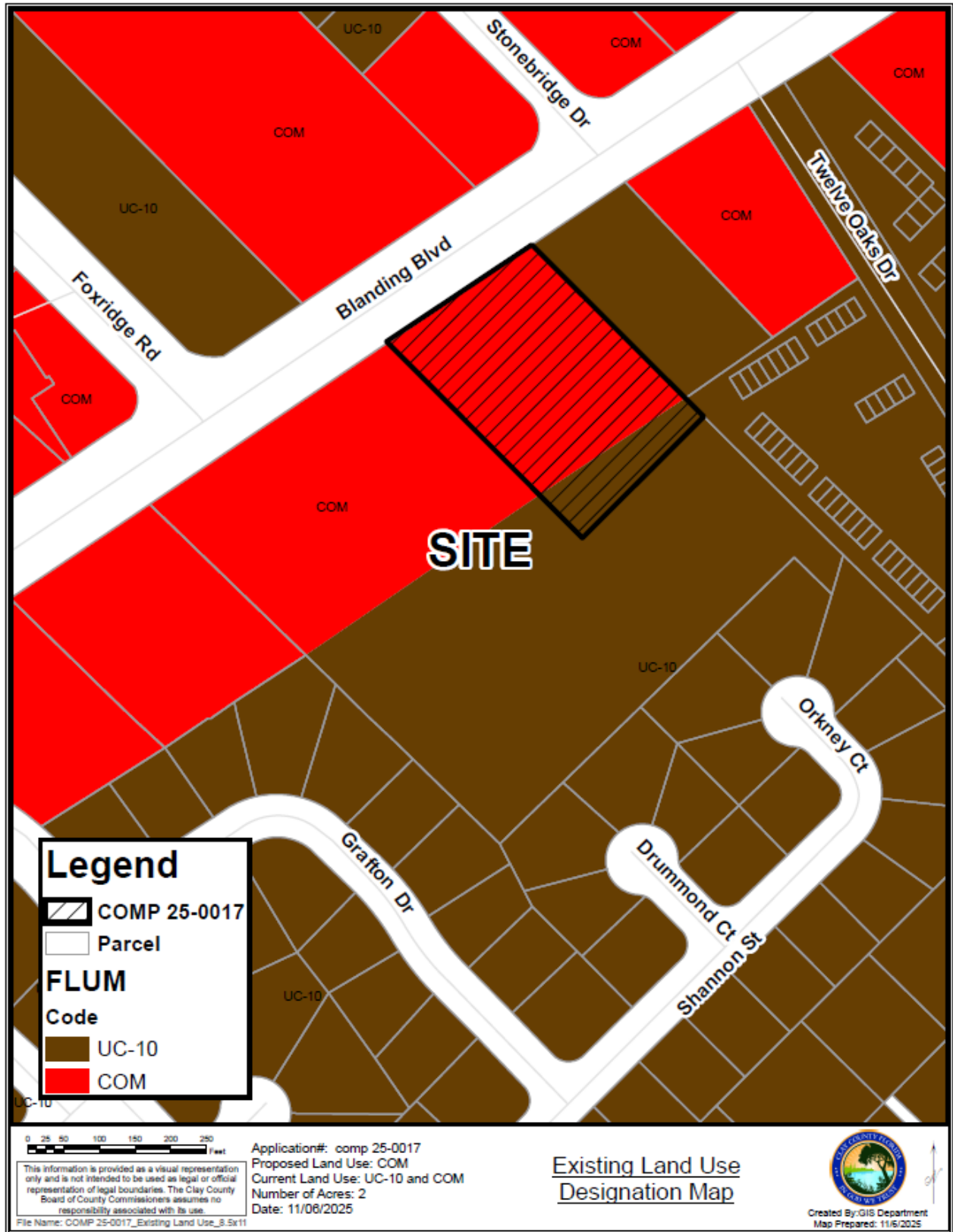


Figure 5 – Proposed Future Land Use Designation Map

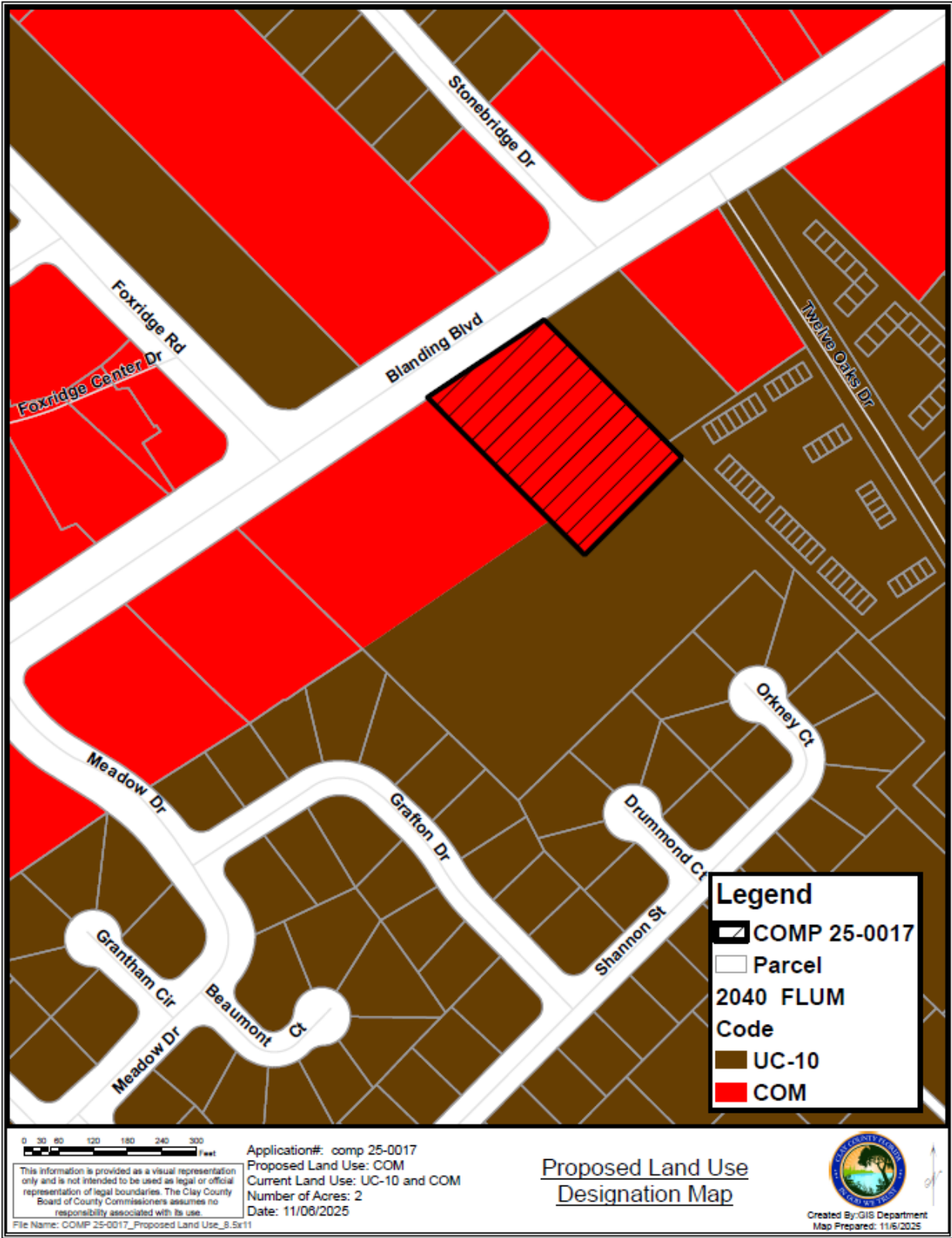
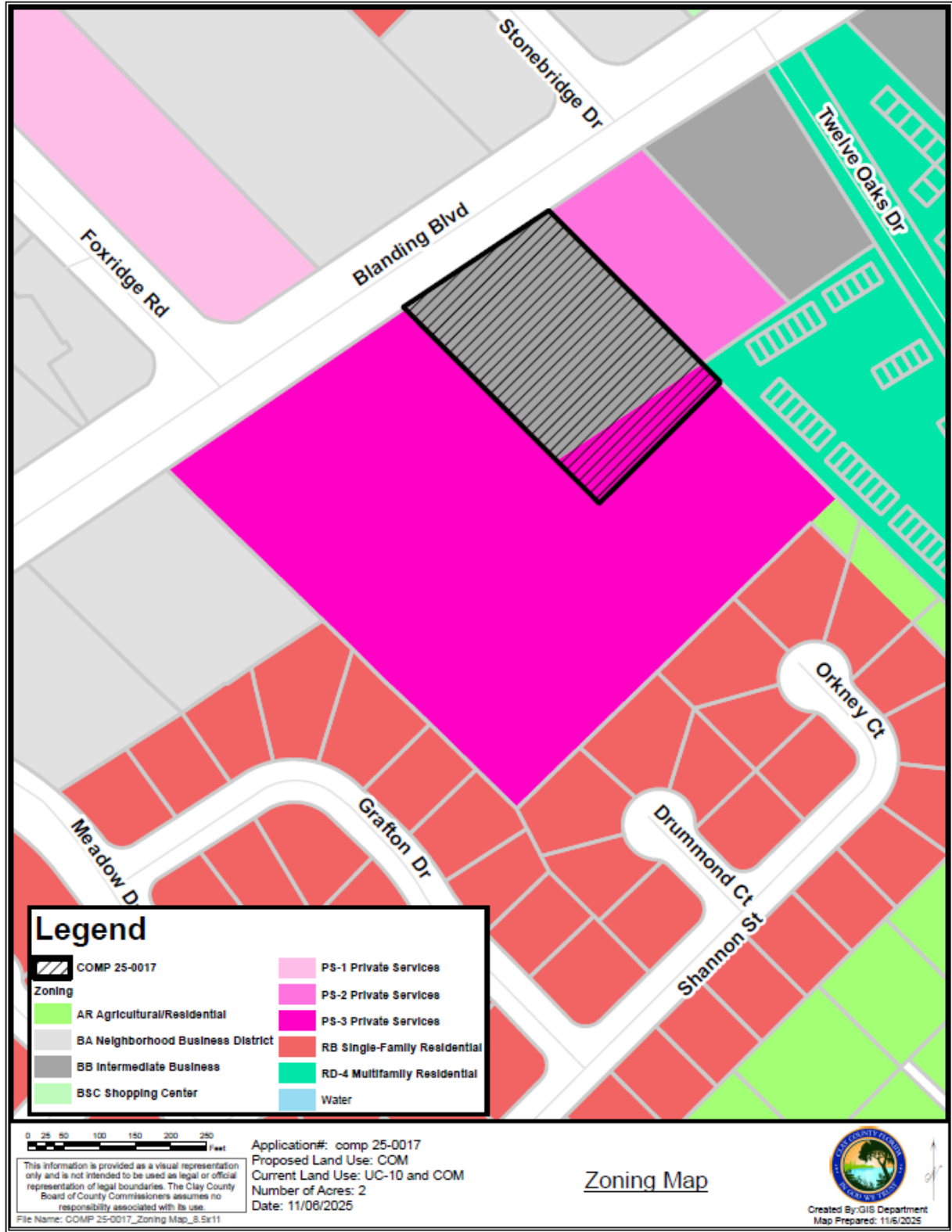


Figure 6 – Zoning Map



Availability of Services

Traffic Facilities:

Trip Generation calculated as: Day Care Center (ITE 565) P.M. Peak Hour of Generator Weekday

Average Rate of Vehicle Trips per 1000 sf = 11.12

Maximum Square Feet for area if the parcel that changing to commercial from residential(s) = 4704 sq.ft.

Total PM Peak Hour Trips for this project = 52 trips (11.12 x 4,704 sq.ft. / 1,000 sq.ft. = 52.3)

Roadway LOS			
Road	Segment	Avg. Daily Trips	Adopted LOS
Blanding Blvd. S.R. 21	College Dr.	86,000	F

There does not appear to be capacity on Blanding Blvd to accommodate the potential increase in traffic on a weekday without exacerbating the deficient roadway. However the County’s Mobility Fee will apply to the development of the property in order to improve that traffic condition.

Schools:

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

Recreation:

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

Water and Wastewater:

Water and sewer are both available along Blanding Blvd. for the proposed use.

Stormwater/Drainage:

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

Solid Waste:

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

Chesser Island Road Regional Landfill Capacity

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

Years Remaining -----38 years

Source: Environmental Protection Division, Georgia Department of Natural Resources,
Land Suitability:

Soils:

See Figure 7.

Flood Plain:

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

Topography:

The subject parcel has relatively flat as is evidenced by Figure 9.

Regionally Significant Habitat:

There have been black bear sightings to the southwest of the subject parcel. See Figure 10.

Historic Resources:

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

Compatibility with Military Installations:

The subject property is not located near Camp Blanding.

Analysis of Surrounding Uses

The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel of land (2 acres) from to Commercial (COM) and Urban Core 10 (UC-10) to make the entire parcel Commercial (COM) . This change would be in keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Urban Core – 10 (UC-10) and Commercial (COM)	Neighborhood Business (BA) and Private Services -1 (PS-1)
South	Urban Core – 10 (UC-10)	Single Family Residential (RB)
East	Urban Core – 10 (UC-10)	Private Services -2 and Multi-family Residential (RD)
West	Urban Core – 10 (UC-10) and Commercial (COM)	Private Services – 3 (PS-3)

Figure 7 – Soil Map

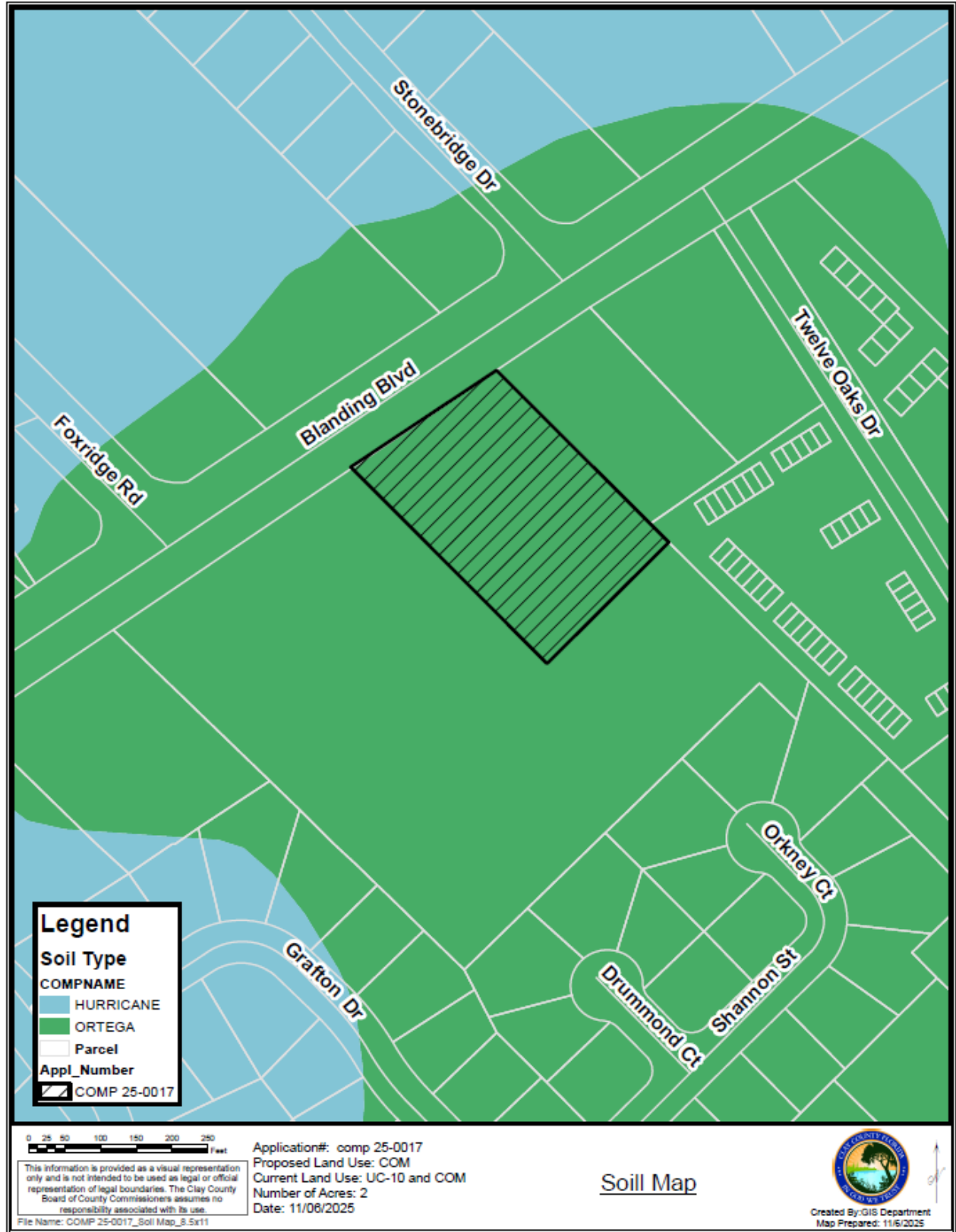


Figure 8 – Flood Zone Map

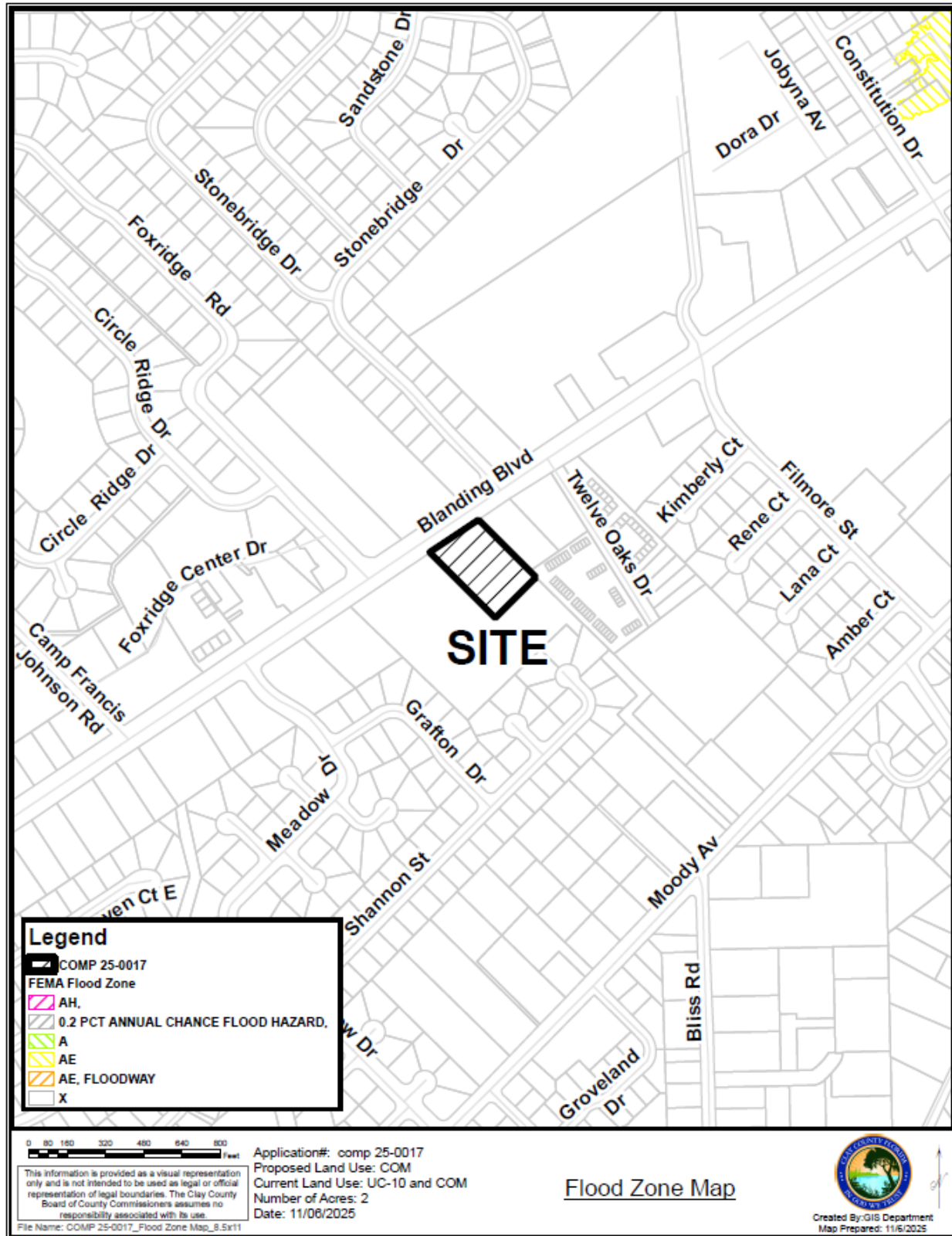


Figure 9 – Topography Map

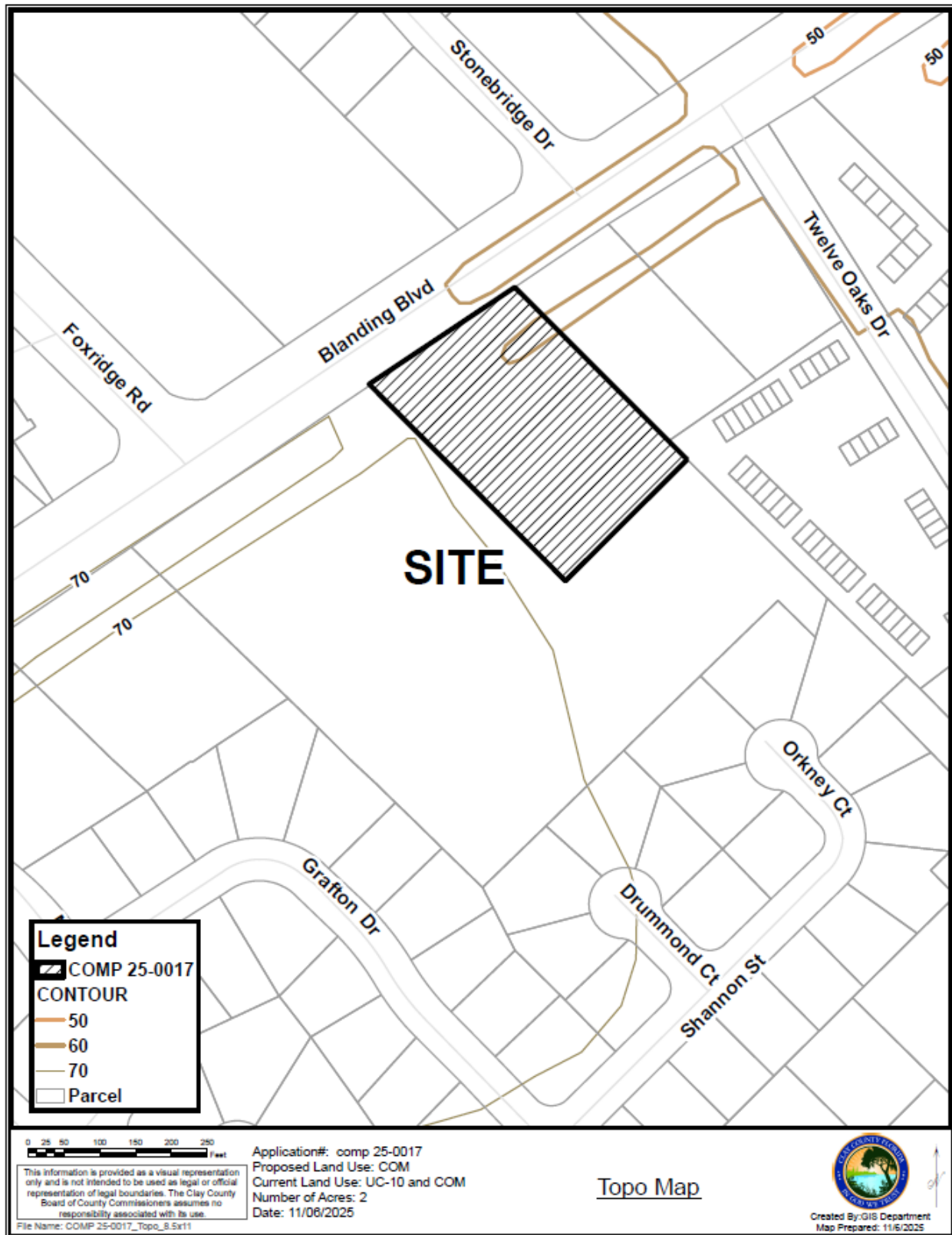


Figure 10 – Habitat Value Map

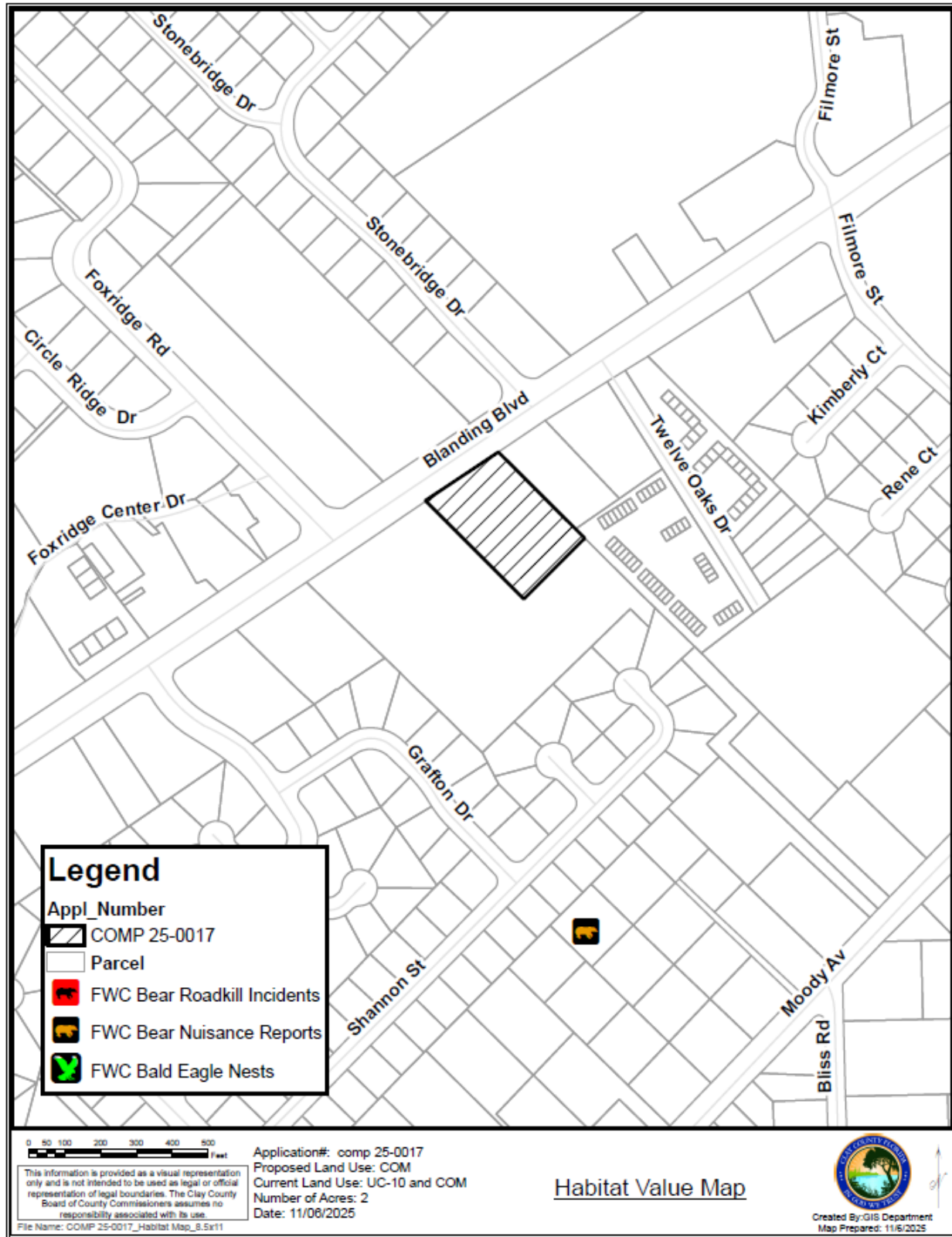
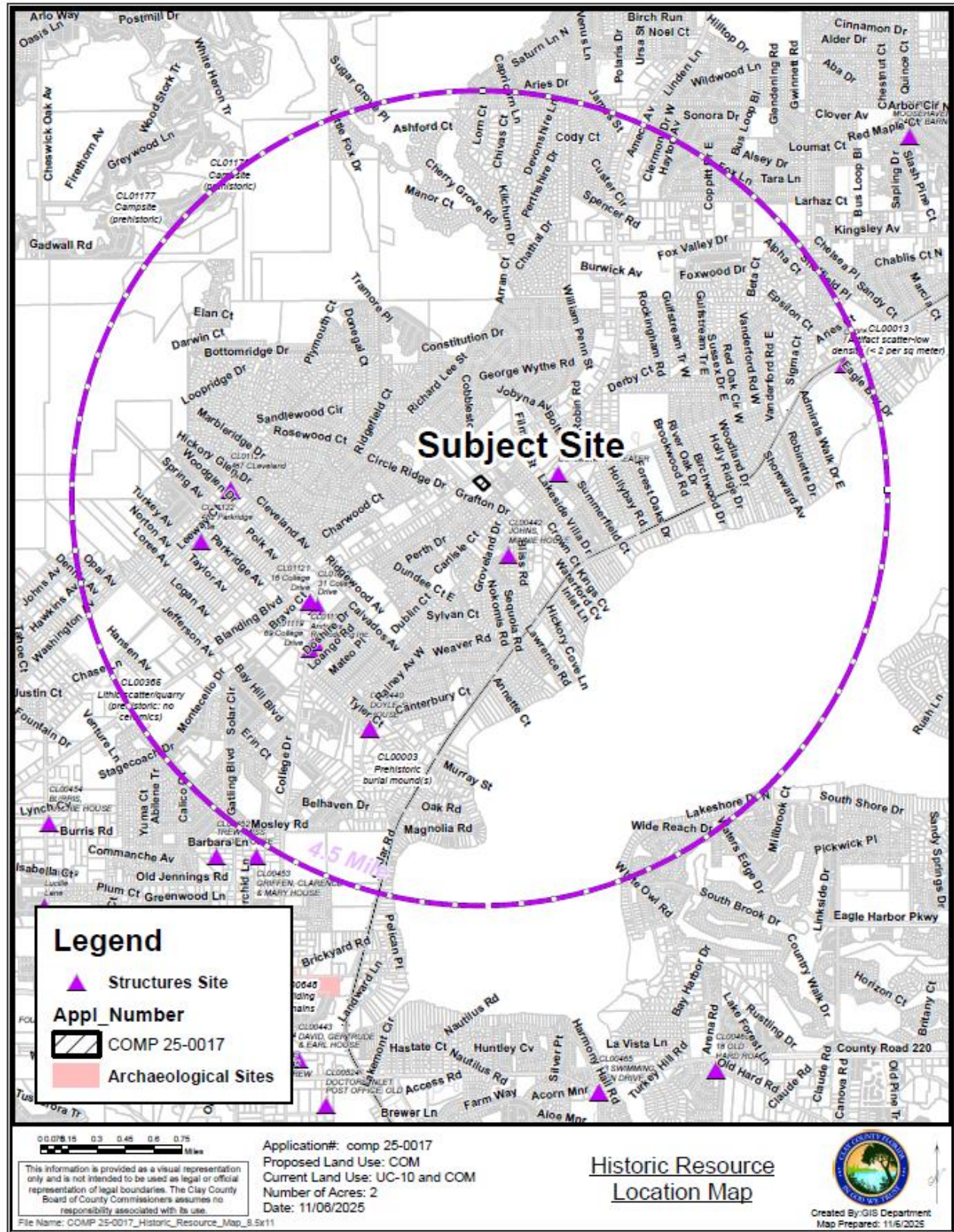


Figure 11 - Historical Resources



Relevant Clay County 2045 Comprehensive Plan Policies

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

FLU Policy 1.4.1.9 Commercial (COM)

The commercial designation accommodates the full range of sales, service, and office activities. These uses may occur in self-contained shopping centers, free standing structures, campus-like business parks, central business districts, or along arterial highways. These areas are intended for larger scale, more intensive community-type commercial uses. The location of commercial development shall be concentrated at major intersections and within Activity Centers and Planned Communities. The development shall create a commercial node, not a strip, with a mixture of retail, office, and hotel uses.

FLU Policy 1.4.8

Amendments to designate additional commercial land use on the Future Land Use Map and otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(1)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan criteria following:

- 1) Infill: The application parcel is located between parcels with an existing designation of commercial, institutional and/or industrial land use which (1) are located on the same side of the roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right of way.
- 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation of commercial land use provided that (1) the resulting development parcel is greater than 10 acres and (2) the resulting dimensions of the development parcel permit a unified plan of development including shared access, signage and infrastructure. Unified Plan Applications shall be limited in location to the intersection of two roadways, one of which must be designated as an arterial or major collector and the other of which must be designated as an arterial, major collector or minor collector. Amendments approved pursuant to these criteria shall be required to proceed as a Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring shared access, shared signage, and shared infrastructure.
- 3) Subsection 2 shall not apply to those single parcels with multiple land use designations, one of which is commercial, as of January 1, 2021.

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.

FS 163.3177(6)(a)9.a - The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

- (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
- (II.) *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.*
- (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- (IV.) *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.*
- (V.) *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.*
- (VI.) *Fails to maximize use of existing public facilities and services.*
- (VII.) *Fails to maximize use of future public facilities and services.*
- (VIII.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- (IX.) *Fails to provide a clear separation between rural and urban uses.*
- (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
- (XI.) *Fails to encourage a functional mix of uses.*
- (XII.) *Results in poor accessibility among linked or related land uses.*
- (XIII.) *Results in the loss of significant amounts of functional open space.*

FS 163.3177(6)(a)9.b - The future land use element or 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:

- (I.) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

- (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- (III.) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*
- (IV.) *Promotes conservation of water and energy.*
- (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*
- (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- (VII.) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*
- (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

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

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

Staff Finding: The proposed amendment is an infill development project located between another commercial land use parcel and a future institutional use (fire station) which maximizes the use of existing public infrastructure and services.

Staff Finding: Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils by redeveloping existing developed lands.

Staff Finding: Does not further impact open space and natural lands as it is redevelopment of previously developed residential.

Recommendation

The item was heard by the OakLeaf Branan/Ridge Citizens Advisory Committee on December 1 and they provided a recommendation of approval 5-0.

Based on the criteria in the Report, Staff recommend approval of COMP 25-0017.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 13-04-25-020329-000-00), TOTALING APPROXIMATELY 2 ACRES, FROM URBAN CORE 10 (UC-10) AND COMMERCIAL (COM) TO COMMERCIAL (COM); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Application COMP 25-0017, 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-, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for a portion of a single parcel of land (tax parcel identification # 13-04-25-020329-000-00), totaling approximately 2.0 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from UC-10 (Urban Core–10) and COM (Commercial) to Commercial (COM).

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

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

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this
_____ day of January, 2026

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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

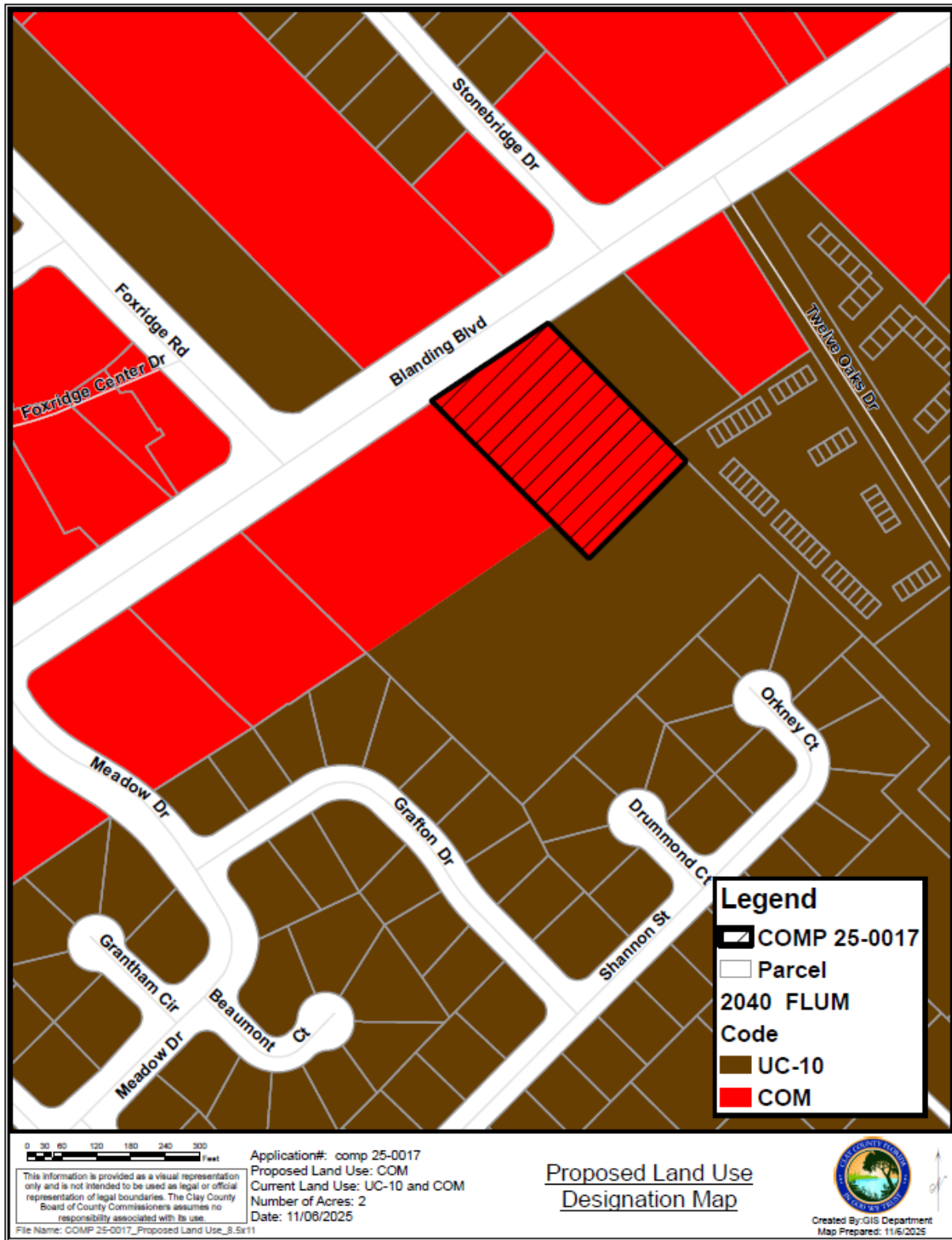
Exhibit "A-1"

A PART OF LOT 17, SECTION 12, RIDGEWOOD, AS RECORDED ON A MAP AS RECORDED IN DEED BOOK "Q", PAGE 663 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 16, SECTION 12, RIDGEWOOD OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 45°02'00" EAST, A DISTANCE OF 35.00 FEET TO THE NORTHEASTERLY LINE OF THE MEADOWS AS RECORDED IN PLAT BOOK 15, PAGES 64 THROUGH 66 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 44°56'30" WEST, ALONG SAID LINE, A DISTANCE OF 474.73 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD No. 21, ALSO KNOWN AS BLANDING BOULEVARD; THENCE NORTH 56°21'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 387.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56°21'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 244.74 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF AFORESAID LOT 17, SECTION 12, RIDGEWOOD; THENCE SOUTH 44°56'30" EAST, DEPARTING SAID RIGHT OF WAY LINE, ALONG SAID NORTHEASTERLY LINE OF LOT 17, A DISTANCE OF 340.00 FEET; THENCE SOUTH 45°03'30" WEST, A DISTANCE OF 240.00 FEET; THENCE NORTH 44°56'30" WEST, A DISTANCE OF 387.96 FEET TO THE POINT OF BEGINNING.

(CONTAINING 2.00 ACRES, MORE OR LESS)

Exhibit "A-2"





Staff Report and Recommendations for ZON 25-0037

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

Owner / Applicant Information:

Owner: North Central Florida Hospice, Inc.
Agent: InSite Real Estate Investment Properties, LLC
Phone: 847-287-9292
Email: ajohnson@insiterealestate.com

Property Information

Parcel ID: 13-04-25-020329-000-00(a portion of)	Parcel Address: 741 Blanding Blvd.
Current Zoning: BB / PS-3	Current Land Use: COMM / UC10
Proposed Zoning: BA	Total Acres: 2 acres of the 9 acre parcel
Commission District: 3, Commissioner Renninger	Planning District: OakLeaf Branan-Ridge

Introduction:

This application is a rezoning to change a portion of a single parcel of land (9 acres) from Intermediate Business and Private Services -3 zoning district to Neighborhood Business District to allow for a day care facility.

The parcel currently holds a hospice facility owned by the North Central Florida Hospice, Inc. The lot on the east side of the facility is currently vacant and is in the Intermediate Business (BB) Zoning District. So the parcel has split zoning. The parcel is located on the south side of Blanding Boulevard in between Meadow Drive and Twelve Oaks Dr.

As discussed, the parcel is comprised of PS-3 zoning and BB zoning. The Applicant would like to develop a childcare facility, and the proposed size will be larger than the existing BB portion of the property. The Application is requesting to change the entire BB portion of the lot and a sliver of the PS-3 portion to Neighborhood Business District (BA), which will support the intended childcare facility.

A companion Comprehensive Plan Amendment application preceded this application.

Figure 1 – Location Map



0 105 210 420 Feet

**Rezoning: ZON 25-0037
from BB and PS-3 to BA**



Figure 2 – Parcel Map

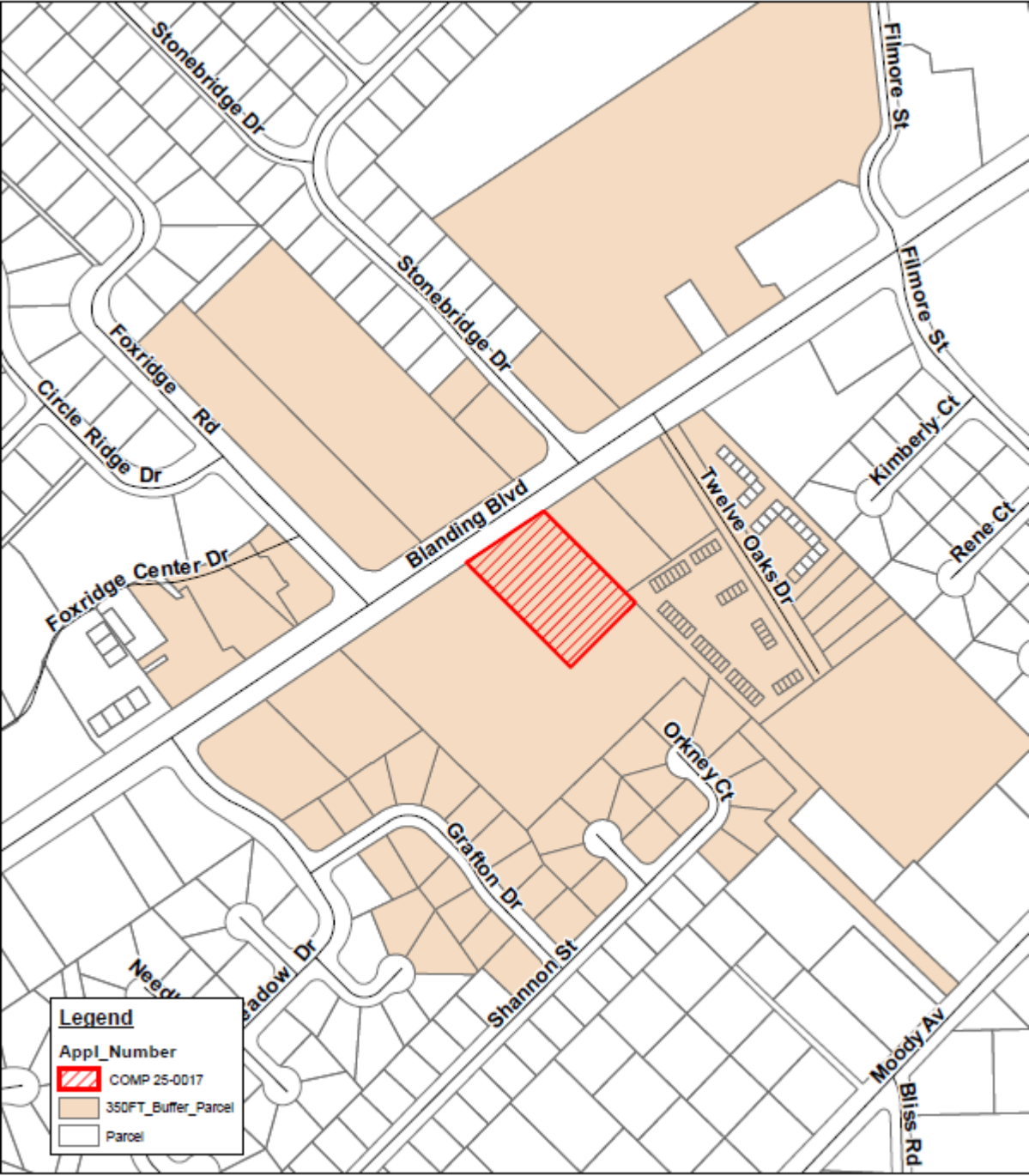


Figure 4 – Existing Zoning Map

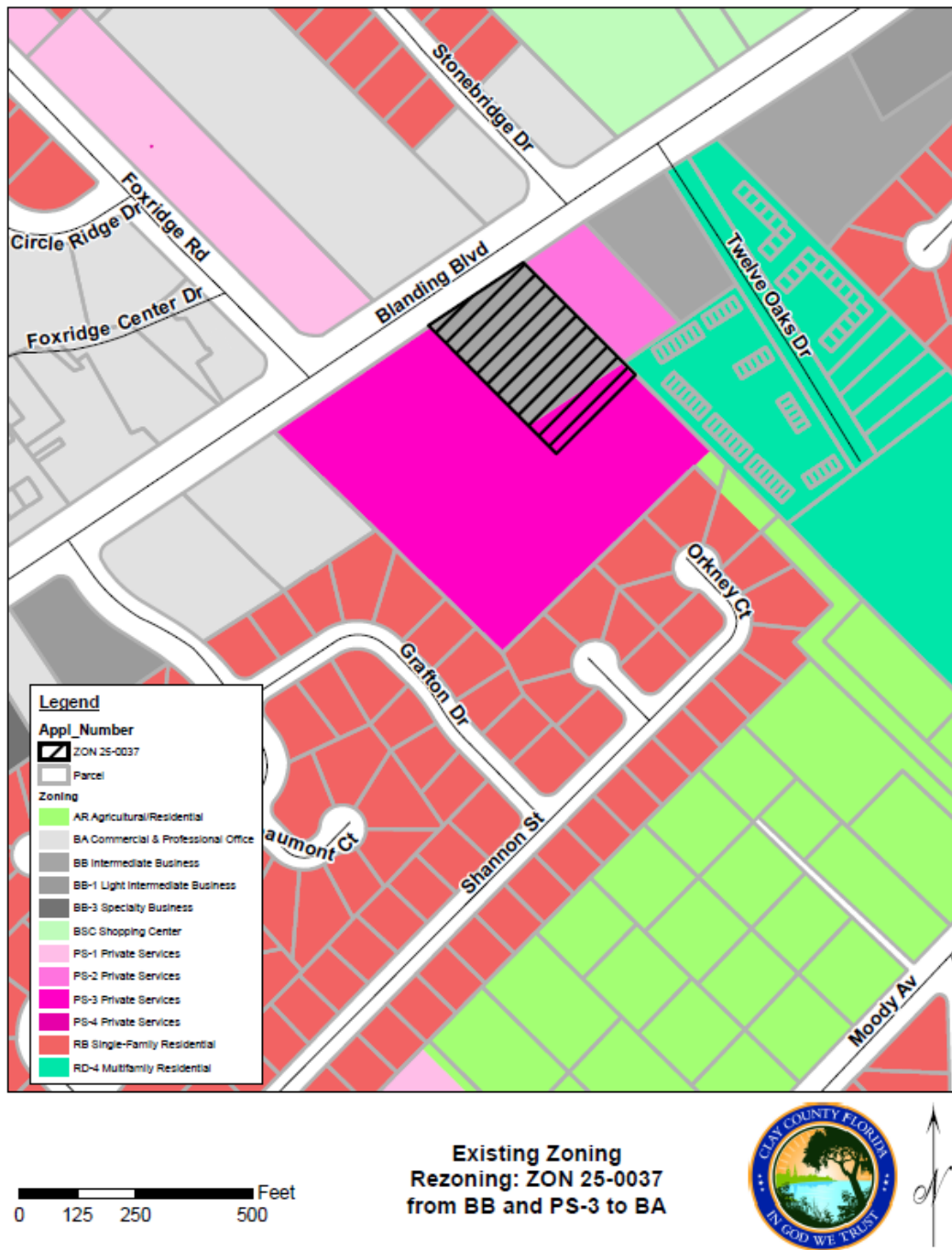
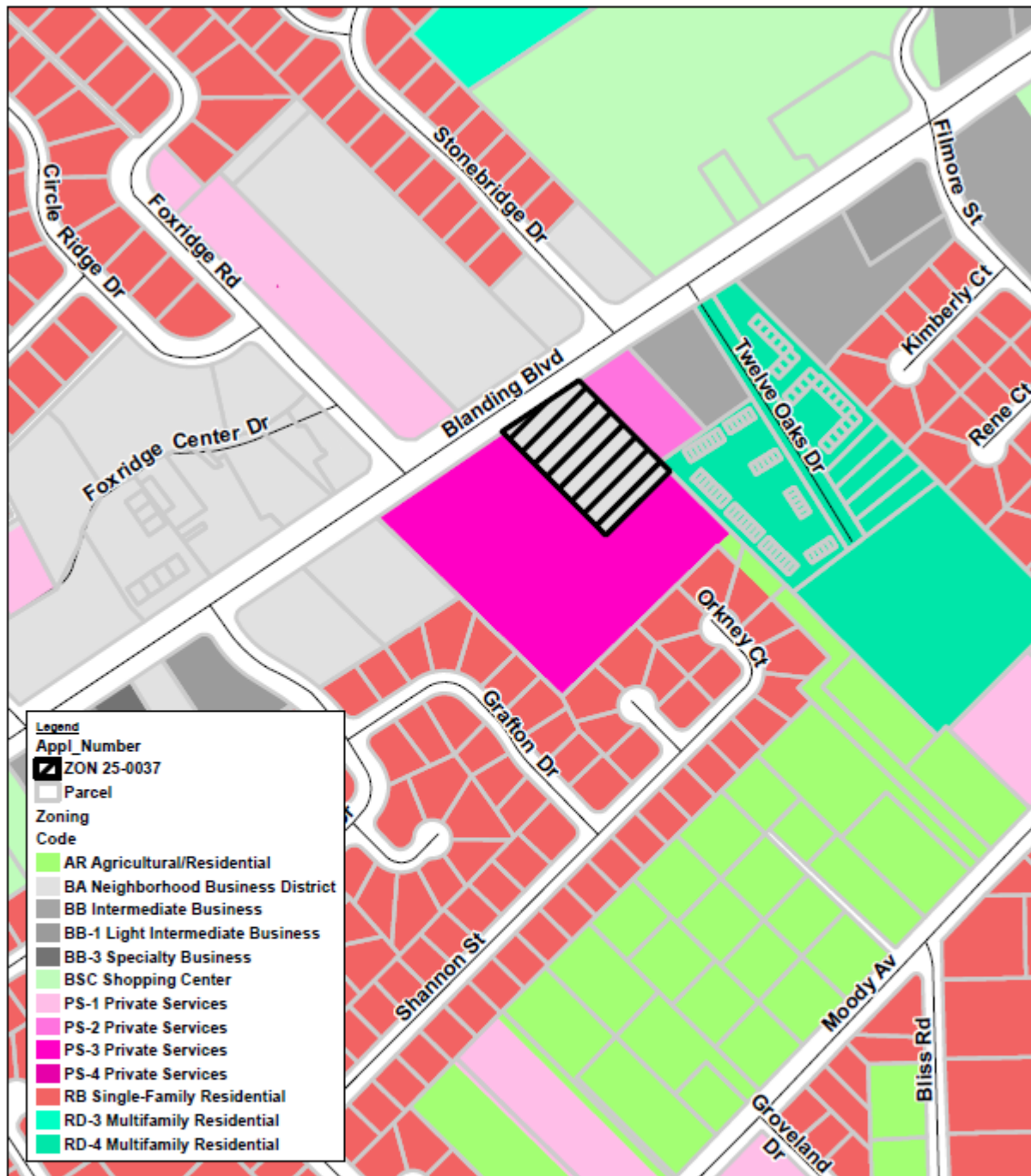


Figure 5 – Proposed Zoning Map



0 170 340 680 Feet

Proposed Zoning
Rezoning: ZON 25-0037
from BB and PS-3 to BA



Analysis of Surrounding Uses

The proposed rezoning would change a portion of the total parcel acreage of a single parcel of land (9 acres) from Intermediate Business District (BB) and Private Services -3 (PS-3) to Neighborhood Business (BA). This change would be in keeping with the character of the surrounding established business and residential districts as shown in the table below:

	Future Land Use	Zoning District
North	Urban Core – 10 (UC-10) and Commercial (COM)	Neighborhood Business (BA) and Private Services -1 (PS-1)
South	Urban Core – 10 (UC-10)	Single Family Residential (RB)
East	Urban Core – 10 (UC-10)	Private Services -2 and Multi-family Residential (RD)
West	Urban Core – 10 (UC-10) and Commercial (COM)	Private Services – 3 (PS-3)

Relevant Clay County 2045 Comprehensive Plan Policies

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

FLU POLICY 1.4.8 Amendments to designate additional commercial land use on the Future Land Use Map and otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(l)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan criteria following:

1) Infill: The application parcel is located between parcels with an existing designation of commercial, institutional and/or industrial land use which (1) are located on the same side of the roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right of way.

2) Unified Plan: The application parcel increases the depth of parcels with an existing designation of commercial land use provided that (1) the resulting development parcel is greater than 10 acres and (2) the resulting dimensions of the development parcel permit a unified plan of development including shared access, signage and infrastructure. Unified Plan Applications shall be limited in location to the intersection of two roadways, one of which must be designated as an arterial or major collector and the other of which must be designated as an arterial, major collector or minor collector. Amendments approved pursuant to these criteria shall be required to proceed as a Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring shared access, shared signage, and shared infrastructure. 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.

3) Subsection 2 shall not apply to those single parcels with multiple land use designations, one of which is commercial, as of January 1, 2021.

62 Analysis of Proposed Rezoning Amendment

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

65
66 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
67 adjacent and nearby districts;

68 *Staff Finding: This application is a rezoning that changes a portion of a parcel from a potentially intense*
69 *use to one that supports the residential uses surrounding it. The change will not create an isolated or unrelated*
70 *district.*

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

73 *Staff Finding: The district boundaries are not illogically drawn, the parcel is intended to be a commercial*
74 *use. The lower intensity seems appropriate considering the surrounding uses of residential and private*
75 *services.*

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

78 *Staff Finding: The existing zoning of intense commercial was intended to serve the transportation*
79 *investment of Blanding Boulevard. Investment continues to be provided in the area with new housing.*

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

81 *Staff Finding: The existing zoning could be used, however the district is typically reserved for a more*
82 *intensive use. The portion of the lot that needs to be re-zoned could not be zoned to BB as the district was*
83 *retired in 1999.*

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

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

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

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

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

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

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

97 *Staff Finding: The intensity and density on the subject parcel will not be changed by this rezoning.*

98

99 **Recommendation**

100 The item was heard at the OakLeaf Branan-Ridge Citizens Advisory Committee on December 1st and they
101 provided a recommendation of approval 5-0.

102 Based on the findings in the report, Staff recommends approval of ZON 25-0037.

103

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION #13-04-25-020329-000-00), TOTALING APPROXIMATELY 2 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF INTERMEDIATE BUSINESS (BB) AND PRIVATE SERVICES 3 (PS-3) TO NEIGHBORHOOD BUSINESS (BA); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 25-0037, seeks to rezone certain real property totaling approximately 2 acres (tax parcel identification #13-04-25-020329-000-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Intermediate Business (BB) and Private Services -3 to Neighborhood Business (BA).

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

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

Section 5. This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 25-0017 becoming effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of January ___, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

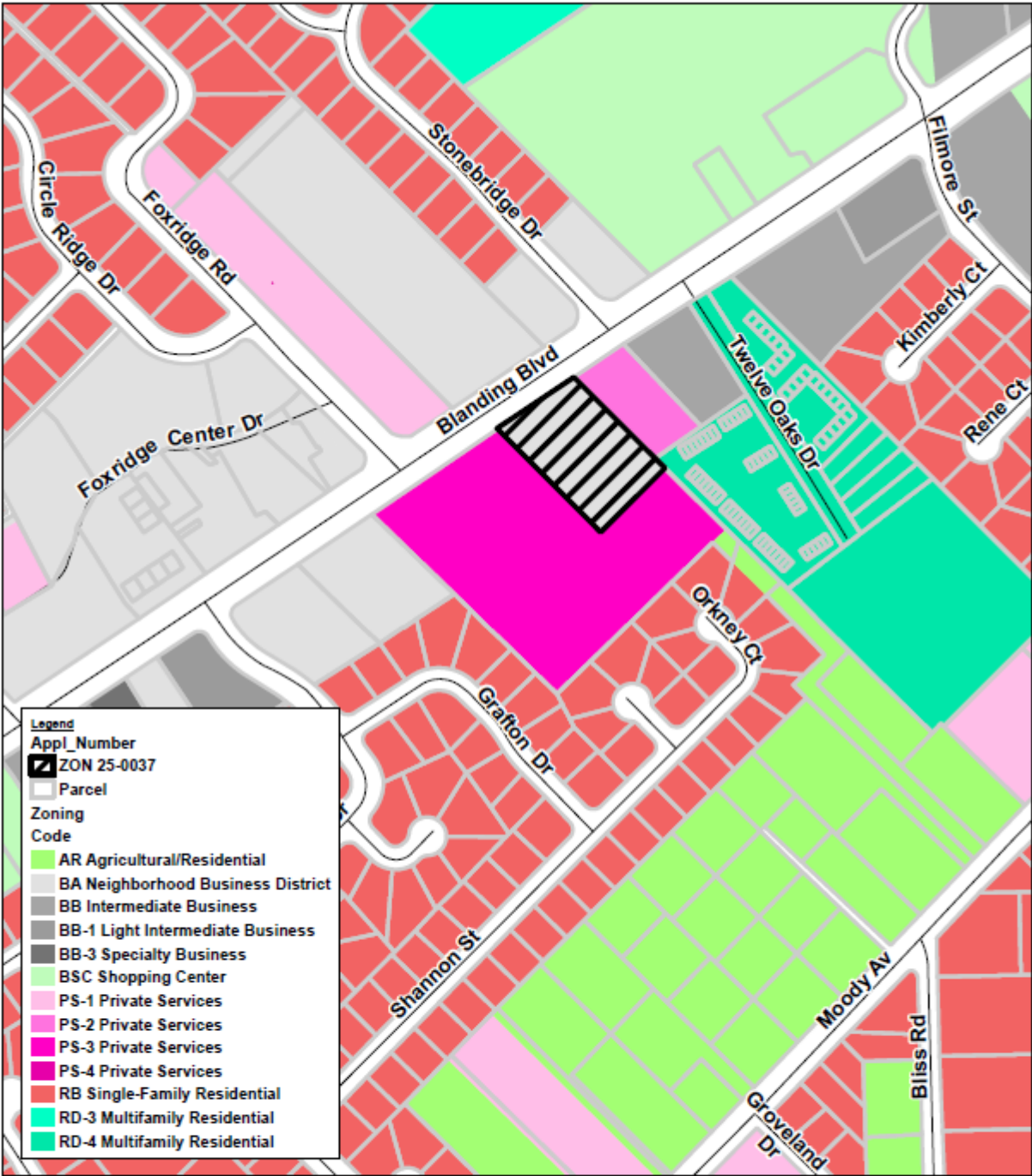
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"

A PART OF LOT 17, SECTION 12, RIDGEWOOD, AS RECORDED ON A MAP AS RECORDED IN DEED BOOK "Q", PAGE 663 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 16, SECTION 12, RIDGEWOOD OF SAID PUBLIC RECORDS OF CLAY COUNTY; THENCE NORTH 45°02'00" EAST, A DISTANCE OF 35.00 FEET TO THE NORTHEASTERLY LINE OF THE MEADOWS AS RECORDED IN PLAT BOOK 15, PAGES 64 THROUGH 66 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 44°56'30" WEST, ALONG SAID LINE, A DISTANCE OF 474.73 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD No. 21, ALSO KNOWN AS BLANDING BOULEVARD; THENCE NORTH 56°21'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 387.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56°21'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 244.74 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF AFORESAID LOT 17, SECTION 12, RIDGEWOOD; THENCE SOUTH 44°56'30" EAST, DEPARTING SAID RIGHT OF WAY LINE, ALONG SAID NORTHEASTERLY LINE OF LOT 17, A DISTANCE OF 340.00 FEET; THENCE SOUTH 45°03'30" WEST, A DISTANCE OF 240.00 FEET; THENCE NORTH 44°56'30" WEST, A DISTANCE OF 387.96 FEET TO THE POINT OF BEGINNING.

(CONTAINING 2.00 ACRES, MORE OR LESS)

Exhibit "A-2"



0 170 340 680 Feet

**Proposed Zoning
Rezoning: ZON 25-0037
from BB and PS-3 to BA**





Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, January 6 5:00 PM

TO: Planning Commission

DATE: 12/10/2025

FROM: Jenni Bryla, AICP, Zoning
Chief

SUBJECT: This item is a Staff initiated Land Development Code amendment to allow for zero lot line structures in the RD Zoning Districts.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The changes that are being proposed in Article I are directly related to the revised language in Article III. These proposed changes relate to zero lot line residential products and provide greater clarity. The changes that are being proposed in Article III directly provide for a zero lot line development within the RD zoning district.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ Staff Report ZON 25-0036	Cover Memo	12/23/2025	PC_Staff_Report_ZON_25-0036_(Art._1___3)_jb_(1)dsada.pdf
▣ Ordinance	Backup Material	1/5/2026	Ordinance_draft_-_ZON_25-0036_(Art._3)_Finaldsada.pdf
▣ Ordinance	Backup Material	1/5/2026	Ordinance_draft_-_ZON_25-0036_(Art._1)_Finaldsada.pdf



Staff Report and Recommendations for ZON-25-0036

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

Introduction:

This application is a Staff initiated amendment to the Land Development Code amending Article I and Article III related to zero lot line regulations for properties in the Multi-family Residential (RD) Zoning district.

Background:

The changes that are being proposed in Article I are directly related to the revised language in Article III. These proposed changes relate to zero lot line residential products and provide greater clarity. The changes that are being proposed in Article III directly provide for a zero lot line development within the RD zoning district. The County has had requests for a zero lot line product or a townhome development, however the code does not currently allow for a zero lot line as it requires a side setback in all zoning districts of the code. Previously, others have achieved the goal of a zero lot line product via a PUD, which allows the applicant to negotiate the zoning requirements. PUD's are however required to be at least 10 acres, and not all properties can achieve the 10 acre minimum.

Proposed Zoning Text Amendments:

ARTICLE I, SUBSECTION 1-15(97): Dwelling, Multiple Dwelling Use

- a) Multiple dwelling uses are considered a dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, may involve a group of dwelling units intended to be rented and maintained under central ownership and management or cooperative apartments, condominiums, and the like.
- b) ~~Where an undivided lot contains more than one building and the buildings are not so located that lots and yards conforming to requirements for single, two, or multiple family dwellings in the district could be provided, the lot shall be considered to be a multiple dwelling use if there are three or more dwelling units on the lot, even though the individual buildings may each contain less than three dwelling units.~~
- c) ~~Guest houses and servant's quarters shall not be considered as dwelling units in the computation of B. above.~~

- b-d) Any multiple dwelling in which dwelling units are available for rental periods of less than one week shall be considered a tourist home, a motel, a motor hotel, or hotel as the case may be.

ARTICLE I, SUBSECTION 1-15(142): Lot:

Lot - A piece, parcel, plot, or tract of land shown on a recorded plat or any piece of land described by a legally recorded deed, occupied or to be occupied by one principal building and its accessory buildings, and including the open spaces required under this Resolution.

- a) Corner. Any lot situated at the junction of and abutting on two or more intersecting streets, roads, or public highways. If the angle of intersection of the direction lines of two highways is more than 135 degrees, the lot fronting on said intersection is not a corner lot.
- b) Double Frontage. Any lot having frontage on two parallel or approximately parallel streets, roads, or other thoroughfares.
- c) Interior. Any lot which is not a corner lot.
- d) Lots with open water frontage may choose to make the waterside the front of the lot.

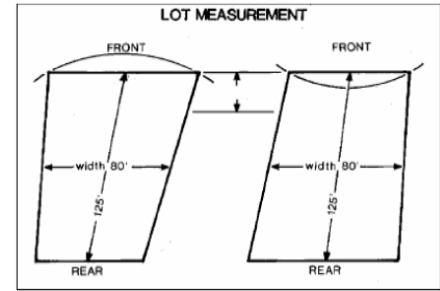
ARTICLE I, SUBSECTION 1-15 (145) Lot Lines

- a) Front. In the case of a lot abutting upon only one street, the front lot line is the line separating such lot from such street. In the case of any other lot, one such line shall be elected to be the front lot line for the purpose of this Ordinance provided it is so designated by the building plans, which meet the approval of the Clay County Planning Commission.
- b) Rear. The rear lot line is that boundary which is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be that assumed line parallel to the front lot line, not less than 10 feet long lying farthest from the front lot line and wholly within the lot.

Where a portion of a lot lies within a stormwater management easement shown on a plat, the rear lot line shall be said easement. (amended 10/94 - Ord.94-45)

c) Side. A side lot line is any lot boundary line not a front lot line or a rear lot line.
A side lot line separating a lot from a street is an exterior side lot line. A side lot separating a lot from another lot or lots is an interior side lot line.

d) Curved. If a lot line is curved, the measurement shall be taken from the midpoint of a straight line connecting the points where the curved lot line intersects other lot lines. Depth and width measurements are illustrated by the following diagram.



ARTICLE I, SUBSECTION 1-15 (206) Rooming House

Rooming House / Co-living house - A building in which sleeping accommodations are offered to the public where rentals are for a period of a week or longer & occupancy is generally by residents rather than transients.

ARTICLE III, SUBSECTION III-18 TWO OR THREE UNIT RESIDENTIAL DISTRICT (ZONE RC)

(g) General Provisions.

- 1) With respect to any parcel zoned RC on January 13, 2026, any use permitted under this Section may be undertaken or continued thereon, and may lawfully continue thereafter
- 2) With respect to any parcel zoned RC on January 13, 2026, any non-conforming use then in existence thereon may lawfully continue thereafter, subject to the provisions and limitations set forth in Section 20.3-11 hereof.
- 3) No parcel shall be rezoned to RC unless application therefore has been filed on or before January 13, 2026.

103 ARTICLE III, SUBSECTION III-19 MULTI-FAMILY RESIDENTIAL DESTRIC (ZONE RD)

104 (e) Density Requirements.

- 105
- 106 (7) Lands meeting the points criteria consistent with Sec. 20.3-10, the density bonus criteria
- 107 for low and moderate income housing identified in Policy 1.3.6 of the Housing Element of
- 108 the Plan, and having the land use designation of Urban Core (10) may develop at a density
- 109 of 16 units per acre. Lands meeting the points criteria consistent with Sec. 20.3-10, the
- 110 density bonus criteria for low and moderate income housing identified in Policy 1.3.6 of
- 111 the Housing Element of the Plan, and having the land use designation of Urban Core (16)
- 112 may develop at a density of 20 units per acre

113

114 The low- and moderate- income categories to be served by the proposed

115 development shall be defined using Housing and Urban Development

116 (HUD) Standards. Verification of rent ranges consistent with HUD

117 standards shall occur annually in a report submitted to the Planning and

118 Zoning Departments, due each January 1 beginning with the January

119 following zoning approval.

120

121 ~~A maximum of one hundred (100) acres within the Urban Core Category may be developed at the~~

122 ~~density bonus identified above through the 2040 planning period~~

123 (f) Lot and Building Requirements.

Lot and Building Requirements										
Property Type	Lot width at Building line	Lot Depth	Front	Rear	Bldg. side setback	Between Units	Water (from MHW)	Max lot coverage	Max. rear coverage	Minimum living area
Single Family Detached façade	60 ft. **	100 ft.	20 ft.	15 ft.	7.5 ft.	NA	50 ft. *	45%	30%	750 sf.
Single Family Detached with front facing garage	60 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	NA	50 ft. *	45%	30%	750 sf.
Accessory Structures	60 ft. **	100 ft.	20 ft.	5 ft.	5 ft.	5 ft.	50 ft. *	45%	30%	
Multi-family/Co-living	60 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	7.5 ft.	50 ft. *	45%	30%	750 sf.
Single Family Attached	60 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	0 ft. /10 ft. for end units	50 ft. *	50%	30%	750 sf.

* For waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback shall be 100 ft. from MHW, if a bulkhead is in place the setback if 15'

** Waterfront lots shall be 100' wide at the MHW line.

Building Spacing for Multi-family (more than one building on a single lot)				
	Front	Side	Rear	
Front	60 ft.	40 ft.	60 ft.	
Side	40 ft.	20 ft.	30 ft.	
Rear	60 ft.	30 ft.	40 ft.	

124

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

126

127 ~~(i) Minimum Front Yard 20 feet front façade; 25 ft. for attached or detached~~

128 ~~front facing garage or carport~~

129 ~~(ii) Minimum Rear Yard 20 ft. or~~

130 ~~25 ft. adjacent to single~~

131 ~~family residential~~

132 ~~(iii) Minimum Side Yard :~~

133 ~~1 and 2 Units 10 ft.~~

134 ~~3 Units and Over 10 ft.~~

135 _____

~~(iv) Minimum Side Yard Street 10 ft.~~

~~(2) Accessory Buildings (Not to exceed one (1) story).~~

~~(i) Minimum Setback from Lot Line~~

~~Front 20 ft.~~

~~Rear 5 ft.~~

~~Side 5 ft.~~

~~(3) Building Spacing. For more than one building on a single lot:~~

~~Front/Front Front/Side Front/Rear Rear/Rear Rear/Side Side/Side~~

~~60 ft. 40 ft. 60 ft. 40 ft. 30 ft. 20 ft.~~

~~(4) Visual Barrier: Proposed multi-family development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8, unless said adjacent land zoned for multi-family development at the time of proposed development, with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) foot on center. (Ord 94 ___ 4/26/94)~~

~~(5) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.~~

~~(6) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot~~

~~width shall be measured by the chord terminated by the property corners at the ordinary high water line or the mean high water line as applicable. (amended 5/05 Ord. 05-18)~~

Analysis of Proposed Zoning Text Amendment

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

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

Staff Finding: The proposed text amendment is necessary in order to allow for townhome developments.

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

Staff Finding: The proposed amendment will support the policies and objectives of the Plan, specifically the intent that the County will provide for a variety of housing types.

HOU OBJ 1.1

Clay County shall provide appropriate land use categories and land development regulations to allow for a variety of housing types and values for the additional dwelling units needed to meet the projected rise in population by the year 2045.

HOU POLICY 1.1.2

At a minimum, every five years, the County shall review and amend, as necessary, land development regulations, including subdivision regulations, zoning ordinance, building code ordinances and the like in order to identify and eliminate unnecessary requirements which may add to the cost of the housing delivery process.

Recommendation

Staff recommends approval of ZON-25-0036.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 93-16, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE ZONING AND LAND USE REGULATIONS, BY AMENDING SECTION 3-18, TWO- OR THREE-UNIT RESIDENTIAL DISTRICT (RC) TO ADD SUBSECTION (g) GENERAL PROVISIONS, AND BY AMENDING SECTION 3-19, MULTIFAMILY RESIDENTIAL DISTRICT (RD) TO REVISE SUBSECTION (e)(7) DENSITY REQUIREMENTS TO ELIMINATE THE ACREAGE MAXIMUM AND TO REVISE SUBSECTION (f) LOT AND BUILDING REQUIREMENTS TO TABULARIZE THE SUBSECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

Section 1. As used herein, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, being the codification of Ordinance No. 93-16, as amended, and comprising the Zoning and Land Use Development Regulations.

Section 2. Section 3-18 of Article III is hereby amended to add a new subsection (g), General Provisions, as follows:

(g) General Provisions.

- 1) With respect to any parcel zoned RC on or before January 27, 2026, any use permitted under this Section may be undertaken or continued thereon, and may lawfully continue thereafter.
- 2) With respect to any parcel zoned RC on or before January 27, 2026, any non-conforming use then in existence thereon may lawfully continue thereafter, subject to the provisions and limitations set forth in Section 20.3-11 hereof.
- 3) No parcel shall be rezoned to RC unless application therefore has been filed on or

before January 27, 2026.

Section 3. Subsection (e)(7) of Section 3-19, Article III is hereby amended as follows:

(e) Density Requirements.

- (7) Lands meeting the points criteria consistent with Sec. 20.3-10, the density bonus criteria for low and moderate income housing identified in Policy 1.3.6 of the Housing Element of the Plan, and having the land use designation of Urban Core (10) may develop at a density of 16 units per acre. Lands meeting the points criteria consistent with Sec. 20.3-10, the density bonus criteria for low and moderate income housing identified in Policy 1.3.6 of the Housing Element of the Plan, and having the land use designation of Urban Core (16) may develop at a density of 20 units per acre

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

~~A maximum of one hundred (100) acres within the Urban Core Category may be developed at the density bonus identified above through the 2040 planning period~~

Section 4.

Subsection (f) of Section 3-19, Article III is hereby amended as follows:

(f) *Lot and Building Requirements.*

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

~~(i) — Minimum Front Yard 20 feet front façade; 25 ft. for attached or detached front facing garage or carport~~

~~(ii) — Minimum Rear Yard ————— 20 ft. or
————— 25 ft. adjacent to single
————— family residential~~

Building Spacing for Multi-family (more than one building on a single lot)				
	Front	Side	Rear	
Front	60 ft.	40 ft.	60 ft.	
Side	40 ft.	20 ft.	30 ft.	
Rear	60 ft.	30 ft.	40 ft.	

Lot and Building Requirements										
Property Type	Lot width at Building line	Lot Depth	Front setback	Rear setback	Bldg. side setback	space Between Units	Water setback (from MHW)	Max lot coverage	Max. rear coverage	Minimum living area
Single Family Detached façade	60 ft. **	100 ft.	20 ft.	15 ft.	7.5 ft.	NA	50 ft. *	45%	30%	750 sf.
Single Family Detached with front facing garage	60 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	NA	50 ft. *	45%	30%	750 sf.
Accessory Structures	60 ft. **	100 ft.	20 ft.	5 ft.	5 ft.	5 ft.	50 ft. *	45%	30%	
Multi-family/Co-living	60 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	7.5 ft.	50 ft. *	45%	30%	750 sf.
Single Family Attached	25 ft. **	100 ft.	25 ft.	15 ft.	7.5 ft.	0 ft. /10 ft. for end units	50 ft. *	50%	30%	750 sf.

* For waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback shall be 100 ft. from MHW, if a bulkhead is in place the setback is 15'

** Waterfront lots shall be 100' wide at the MHW line.

~~(iii) Minimum Side Yard:~~

~~1 and 2 Units 10 ft.~~

~~3 Units and Over 10 ft.~~

~~(iv) Minimum Side Yard Street 10 ft.~~

~~(2) Accessory Buildings (Not to exceed one (1) story):~~

~~(i) Minimum Setback from Lot Line~~

~~Front 20 ft.~~

~~Rear 5 ft.~~

~~Side 5 ft.~~

~~(3) Building Spacing. For more than one building on a single lot:~~

~~Front/Front Front/Side Front/Rear Rear/Rear Rear/Side Side/Side~~

~~60 ft. 40 ft. 60 ft. 40 ft. 30 ft. 20 ft.~~

~~(4) Visual Barrier: Proposed multi family development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8, unless said adjacent land zoned for multi family development at the time of proposed development, with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) foot on center. (Ord 94 4/26/94)~~

~~(5) All structures shall be set back a minimum of 50 feet landward from the ordinary~~

~~high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.~~

~~(6) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot width shall be measured by the chord terminated by the property corners at the ordinary high water line or the mean high water line as applicable. (amended 5/05 Ord. 05-18)~~

Section 5. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6. This Ordinance shall take effect as provided by Florida general law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of January, ____ 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING ARTICLE I OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO.2010-15, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE GENERAL PROVISIONS, BY AMENDING SECTION 1-15, DEFINITIONS, TO REVISE THE DEFINITIONS IN SUBSECTIONS: (97) DWELLING, MULTIPLE DWELLING USE; (142) LOT; (145) LOT LINES; AND (206) ROOMING HOUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board adopted Ordinance 2010-15, as amended, which created Article I of the Clay County Land Development Code being the General Provisions; and,

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

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

Section 1. As used herein, the term “Article I” shall mean and refer to Article I of the Clay County Land Development Code, being the codification of Ordinance No. 2010-15, as amended, and comprising the General Provisions.

Section 2. Subsection (97) of Section 1-15 Definitions is hereby amended as follows:

(97) Dwelling, Multiple Dwelling Use - For purposes of determining whether a lot is in multiple dwelling use, the following considerations shall apply:

- a) Multiple dwelling uses are considered a dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, may involve a group of dwelling units intended to be rented and maintained under central ownership and management or cooperative apartments, condominiums, and the like.
- b) ~~Where an undivided lot contains more than one building and the buildings are not so located that lots and yards conforming to requirements for single, two, or multiple family dwellings in the district could be provided, the lot shall be considered to be a multiple dwelling use if there are three or more dwelling units on the lot, even though the individual buildings may each contain less than three dwelling units.~~

~~e) Guest houses and servant's quarters shall not be considered as dwelling units in the computation of B. above.~~

b)d) Any multiple dwelling in which dwelling units are available for rental periods of less than one week shall be considered a tourist home, a motel, a motor hotel, or hotel as the case may be.

Section 3. Subsection (142) of Section 1-15 Definitions is hereby amended as follows:

(142) Lot - A piece, parcel, plot, or tract of land shown on a recorded plat or any piece of land described by a legally recorded deed, occupied or to be occupied by one principal building and its accessory buildings, and including the open spaces required under this Resolution.

a) Corner. Any lot situated at the junction of and abutting on two or more intersecting streets, roads, or public highways. If the angle of intersection of the direction lines of two highways is more than 135 degrees, the lot fronting on said intersection is not a corner lot.

b) Double Frontage. Any lot having frontage on two parallel or approximately parallel streets, roads, or other thoroughfares.

c) Interior. Any lot which is not a corner lot.

d) Lots with open water frontage may choose to make the waterside the front of the lot.

Section 4. Subsection (145) of Section 1-15 Definitions is hereby amended as follows:

(145) Lot Lines

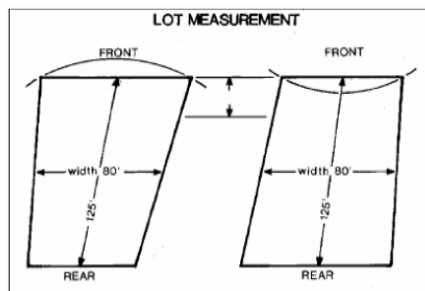
a) Front. In the case of a lot abutting upon only one street, the front lot line is the line separating such lot from such street. In the case of any other lot, one such line shall be elected to be the front lot line for the purpose of this Ordinance provided it is so designated by the building plans, which meet the approval of the Clay County Planning Commission.

b) Rear. The rear lot line is that boundary which is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be that assumed line parallel to the front lot line, not less than 10 feet long lying farthest from the front lot line and wholly within the lot.

Where a portion of a lot lies within a stormwater management easement shown on a plat, the rear lot line shall be said easement. (amended 10/94 -

Ord.94-45)

- c) Side. A side lot line is any lot boundary line not a front lot line or a rear lot line. A side lot line separating a lot from a street is an exterior side lot line. A side lot separating a lot from another lot or lots is an interior side lot line.
- d) If a lot line is curved, the measurement shall be taken from the midpoint of a straight line connecting the points where the curved lot line intersects other lot lines Depth and width measurements are illustrated by the following diagram.



Section 5. Subsection (206) of Section 1-15 Definitions is hereby amended as follows:

(206) Rooming House / Co-living house - A building in which sleeping accommodations are offered to the public where rentals are for a period of a week or longer and occupancy is generally by residents rather than transients.

Section 6. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 7. This Ordinance shall take effect as provided by Florida general law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of January, ____ 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, January 6 5:00 PM

TO: Planning Commission

DATE: 12/22/2025

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application is a proposed text amendment to Article III, Sec. 3-33.B.B.7 Lake Asbury Interchange Village Center (LA IVC) which would increase the percentage of commercial/retail use allowed from 40% to 65% of the acreage within the LA IVC location. This change mirrors the comprehensive plan change to LA FLU Policy 1.4.10 made on February 25, 2025 (Ordinance 2025-4) with respect to the Lake Asbury Interchange Village Center land use table.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▣ ZON 25-0030 - Staff Report	Cover Memo	12/23/2025	PC_Staff_Report_-_ZON_25-0030_(1)dsada.pdf
▣ ZON 25-0030 - Ordinance	Ordinance	12/23/2025	ordinance_-_ZON_25-0030_tjh_reviewed_(1)dsada.pdf



Staff Report and Recommendations for ZON 25-0030

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

Owner / Applicant Information:

Applicant: AY Ventures, Inc.	Applicant: Black Sound Development Company, LLC
Agent: Susan Fraser (SLF Consulting, Inc.)	Agent: Susan Fraser (SLF Consulting, Inc.)
Phone: 904-591-8942	Phone: 904-591-8942
Email: slfraser@bellsouth.net	Email: slfraser@bellsouth.net

Introduction:

This application is a proposed text amendment to Article III, Sec. 3-33.B.B.7 Lake Asbury Interchange Village Center (LA IVC) which would increase the percentage of commercial/retail use allowed from 40% to 65% of the acreage within the LA IVC location. This change mirrors the comprehensive plan change to LA FLU Policy 1.4.10 made on February 25, 2025 (Ordinance 2025-4) with respect to the Lake Asbury Interchange Village Center land use table.

Description of Proposed Change:

The first paragraph of Sec. 3-33.B.B.7 is shown below with the proposed change to the table in red.

The Base Zoning district is LA IVC. LA IVC shall serve as an access point to the First Coast Expressway and, at the same time, serve as a mixed-use center of a village. LA IVC shall provide regional and community needs. Light industrial, office, and shopping uses in this district are vital. Local parks and elementary schools may be considered in this district and shall be arranged in a walkable and human-scale manner. All development standards shall be consistent with the LA VC requirements if it is not illustrated in this section. The quantification of uses shall be consistent with the ranges identified in the following table:

Land Use Sub-Category	Minimum Required (acres)	Maximum Permitted (acres)
Interchange Village Center		
Residential	10%	50%
Office	10%	No Max
Commercial/Retail	5%	40% 65%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

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Relevant Clay County 2045 Comprehensive Plan Policies

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

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

Interchange Village Centers (LA IVC):

The Interchange Village Centers (LA IVC) shall be located at the First Coast Expressway interchanges with State Road 16 and County Road 739.

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

The IVCs shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will provide park space which may be in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof.

The Interchange Village Center located at State Road 16 shall have a maximum size of 150 acres. Office and retail uses can be of a regional scale and shall not be limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be more auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to the adjacent major transportation corridors and to adjacent development. Permitted uses within this Interchange Village Center shall include light industrial. Light industrial uses shall be limited to light manufacturing and processing, assembly, packaging, fabrication, distribution, warehousing and storage of products that are not objectionable to surrounding land uses with regard to safety, smoke, noise, odor, fumes, dust, toxic chemicals and hazardous wastes. Light industrial performance standards shall be established in the Interchange Village Center zoning designation to implement this land use category.

The Interchange Village Center located at County Road 739 shall have a maximum size of 18.75 acres. Office and retail uses are not limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to

adjacent major transportation corridors and to adjacent development. Light industrial shall not be a permitted use within the C.R. 739 Interchange Village Center.

The quantification of land uses in an Interchange Village Center shall be consistent with the ranges identified in the following table.

Interchange Village Center Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Residential	10%	50%
Office	10%	No Max
Commercial/Retail	5%	65%
Light Industrial	0%	No Max
Civic, Public Parks	10%	No Max

Analysis of Proposed Amendment:

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

Staff Finding: The proposed amendment is necessary for consistency with the provisions of the Comprehensive Plan.

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

Staff Finding: The proposed amendment will further the intent of the Comprehensive Plan to regulate the percentage of uses allowed within this Future Land Use and Zoning category.

A copy of the proposed amendment is attached.

Recommendation

Staff recommends approval of ZON 25-0030.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 93-16, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE ZONING AND LAND USE REGULATIONS, BY AMENDING SECTION 3-33B.B.7 LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) ZONING REGULATIONS TO INCREASE THE PERCENTAGE OF COMMERCIAL/RETAIL LAND USE PERMITTED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board desires to amend certain provisions in Article III, Section 3-33B.B.7 of the Clay County Land Development Code, as provided for below.

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

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

Section 2. Section 3-33B.B.7, Article III is hereby amended as follows:

The Base Zoning district is LA IVC. LA IVC shall serve as an access point to the First Coast Expressway and, at the same time, serve as a mixed-use center of a village. LA IVC shall provide regional and community needs. Light industrial, office, and shopping uses in this district are vital. Local parks and elementary schools may be considered in this district and shall be arranged in a walkable and human-scale manner. All development standards shall be consistent with the LA VC requirements if it is not illustrated in this section. The quantification of uses shall be consistent with the ranges identified in the following table:

Land Use Sub-Category	Minimum Required (acres)	Maximum Permitted (acres)
Interchange Village Center		
Residential	10%	50%
Office	10%	No Max
Commercial/Retail	5%	40% 65%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

Section 3. If any portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provision of this Ordinance.

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

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this _____ day of January, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, January 6 5:00 PM

TO: Board of County Commissioners

DATE: 10/3/2025

FROM: Jenni Bryla, AICP, Zoning
Chief

SUBJECT:
This application has been withdrawn.

The application is a Rezoning request to change 2.51+/- acres from Commercial and Professional Office District (BA-2) to Community Business District (BB-2).

AGENDA ITEM TYPE:
