



PLANNING COMMISSION MEETING

February 3, 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 January 6, 2026.

Public Comment

Public Hearings

1. Public Hearing to consider PUD 25-0009. (District 5, Burke) (J. Bryla)
This application is a Rezoning to change 2.46 acres from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD).
2. Public Hearing to consider COMP 25-0015 and ZON 25-0029 (District 5, Comm Burke) (D. Selig)
A. COMP 25-0015
This application is a FLUM Amendment related to the Lake Asbury Interchange Village Center at CR 739 that would:
 - Increase the total number of LA IVC acres allowed from 18.75 to 52.
 - Reduce the minimum required acres for residential from 10% to 0%.
 - Reduce the maximum required acres for residential from 50% to 30%.
 - Amend the Future Land Use Map to clarify and increase the location of the LA IVC designation at CR 739 for a portion of two parcels.
B. ZON 25-0029
This application is a rezoning to clarify and increase the location of the LA IVC zoning designation at CR 739 for a portion of two parcels.

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, February 3 5:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes January 6, 2026	Backup Material	1/15/2026	Planning_Commission_Meeting_Minutes_and_Attachments_January_6__2026.ADA_aw.pdf



PLANNING COMMISSION MEETING MINUTES

January 6, 2026

5:00 PM

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

Pledge of Allegiance

Vice-Chairman 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 Joe Anzalone
Commissioner Ralph Puckhaber
Commissioner Bill Garrison

Absent:

School Board Representative Paul Bement
Camp Blanding Representative Sam Tozer

Staff Present:

Assistant County Attorney Jamie Hovda
Director of Planning and Zoning Beth Carson
Zoning Chief Jenni Bryla
Chief Planner Dodie Selig
Economic and Development Services Coordinator Kellie Henry

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 Eck for providing security.

1. **Approval of Minutes**

Planning Commission Meeting Minutes December 2, 2025.

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

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.

All those wishing to speak during public hearings were sworn in.

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).

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/January 6, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/January%206,%202026), beginning at 6:38 and ending at 18:29. 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 for the public hearing to consider COMP-25-0017 and ZON-25-0037 as indicated above. See Attachment A.

Andrew Johnson, Project Manager for InSite Real Estate Investment, addressed the Commission to provide additional details on the requested change and to answer any questions.

The Commission had questions about ingress/egress and requested confirmation of who would develop the property.

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

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

The Commission and staff discussed the reference to in-fill development and the type of surrounding development.

Commissioner Michael Bourré made a motion for approval of COMP-25-0017, seconded by Commissioner Joe Anzalone. The site plan was included, and it was noted that any changes would have to be returned to the Commission. The motion carried 7-0.

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.

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/January 6, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/January%206,%202026), beginning at 18:46 and ending at 29:11. 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 to consider ZON-25-0036, as indicated above. See Attachment B.

The Commission and staff discussed the proposed development, zero-lot-line and restrictions, building code, lot size/setbacks, and any restrictions or reductions in the current code/plan.

Chairman Pete Davis opened the floor for the public hearing at 5:28 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:28 pm.

Commissioner Michael Bourré made a motion for approval of ZON-25-0036, seconded by Commissioner Ralph Puckhaber, which carried 7-0.

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.

Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/January 6, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/January%206,%202026), beginning at 29:15 and ending at 40:03. Below is a summary of the discussion and the vote for this agenda item.

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide details and information regarding the public hearing to consider ZON-25-0030, as indicated above. Ms. Selig also provided additional documentation for reference during the discussion. See Attachment C.

The Commission and staff discussed the number of parcels zoned LA IVC and their locations.

Susan Fraser, SLF Consulting and the Applicant's Agent, addressed the Commission to provide additional details regarding the requested change

Chairman Pete Davis opened the floor for the public hearing at 5:33 pm.

Gary Schiff, 3272 Crocus Lane, Green Cove Springs, Florida, addressed the Commission in favor of the requested change.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida,

addressed the Commission in favor of the requested change and expressed concerns regarding industrial uses.

Ms. Fraser addressed concerns mentioned during the public hearing.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:38 pm.

Commissioner Ralph Puckhaber made a motion for approval of ZON-25-0030, seconded by Commissioner Michael Bourré. There were comments regarding consistency and the reduction of residential uses. The motion carried 7-0.

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).

The application for ZON-25-0027 has been withdrawn.

Presentations

There were no other presentations.

Old Business/New Business

Old/New Business can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/January 6, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/January%206,%202026), beginning at 40:07 and ending at 41:21. Below is a summary of the discussion and the vote for this agenda item.

Chairman Pete Davis opened the floor to discuss the re-organization of the Planning Commission.

Following a brief discussion to keep the chair and vice-chair as is, Commissioner Michael Bourré moved to approve the reappointment of Chairman Pete Davis and Vice-Chairman Bo Norton, seconded by Commissioner Ralph Puckhaber; the motion carried 7-0.

Public Comment

Chairman Pete Davis opened the floor for public comment at 5:41 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 5:41 pm.

Adjournment

Hearing no further business, Chairman Davis adjourned the meeting at 5:41 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
COMP-25-0017
ZON-25-0037

Small Scale Comprehensive Plan Future Land Use Map
Amendment:

COMP 25-0017

Rezoning Application:

ZON 25-0037

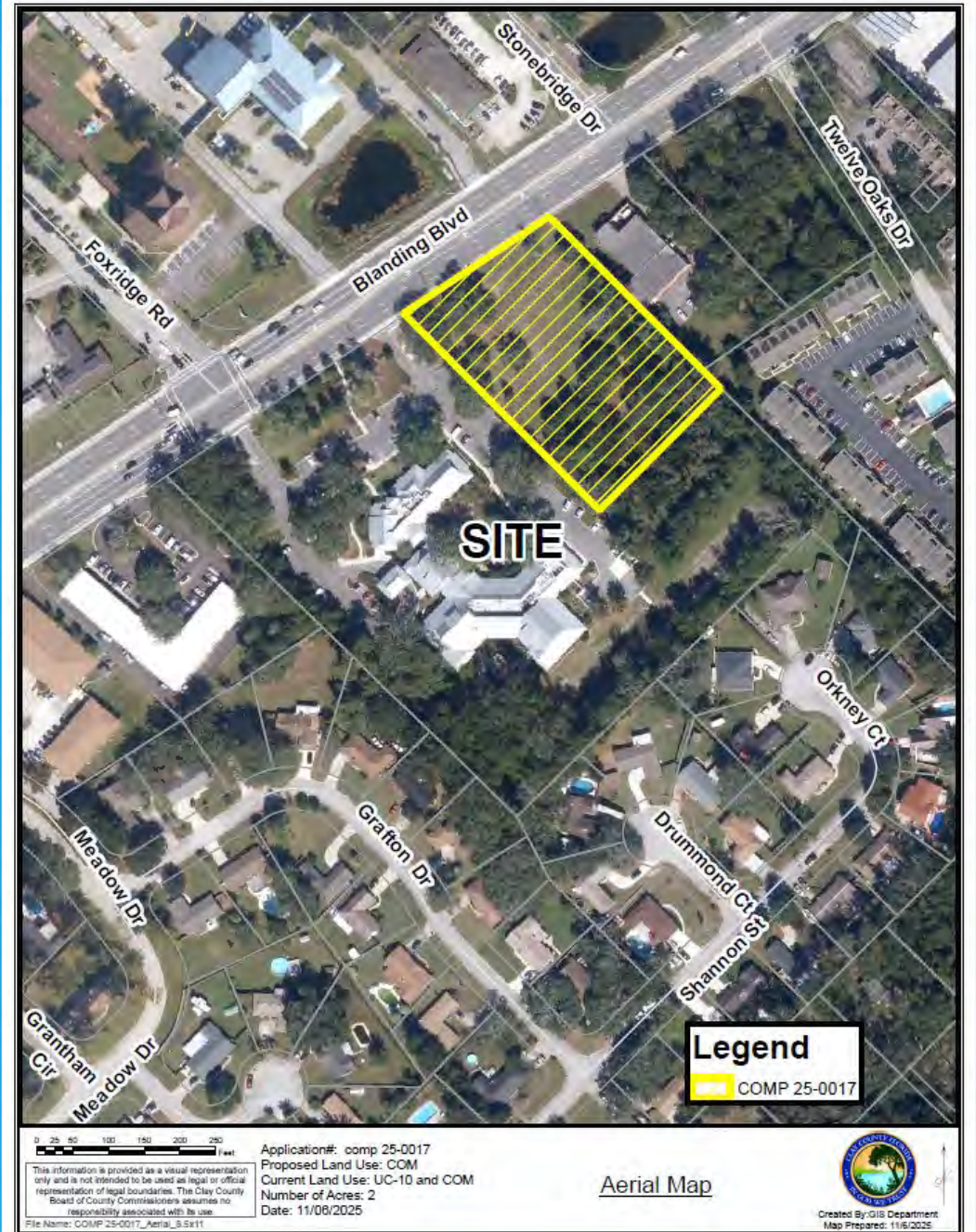
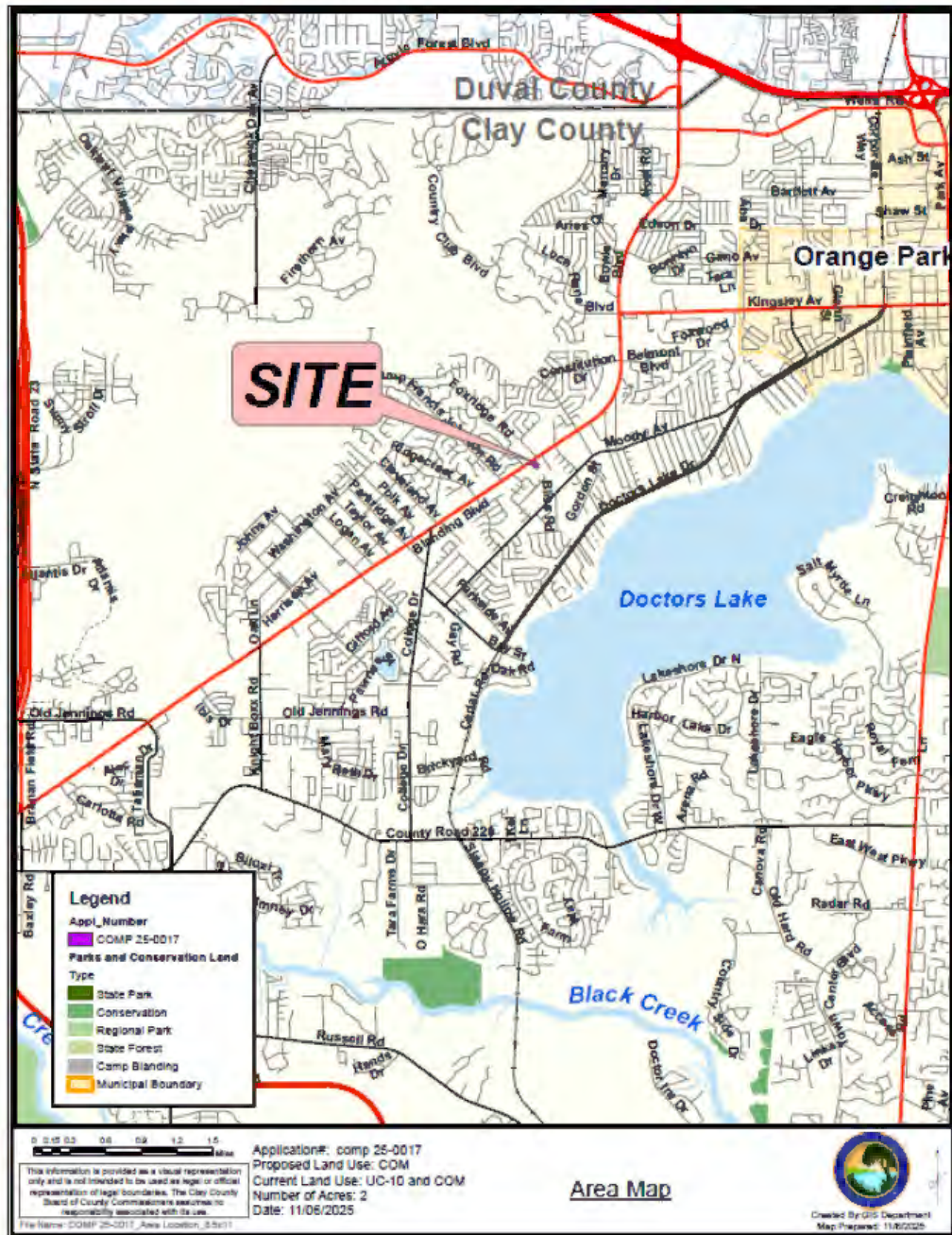
Planning Commission
January 6, 2026

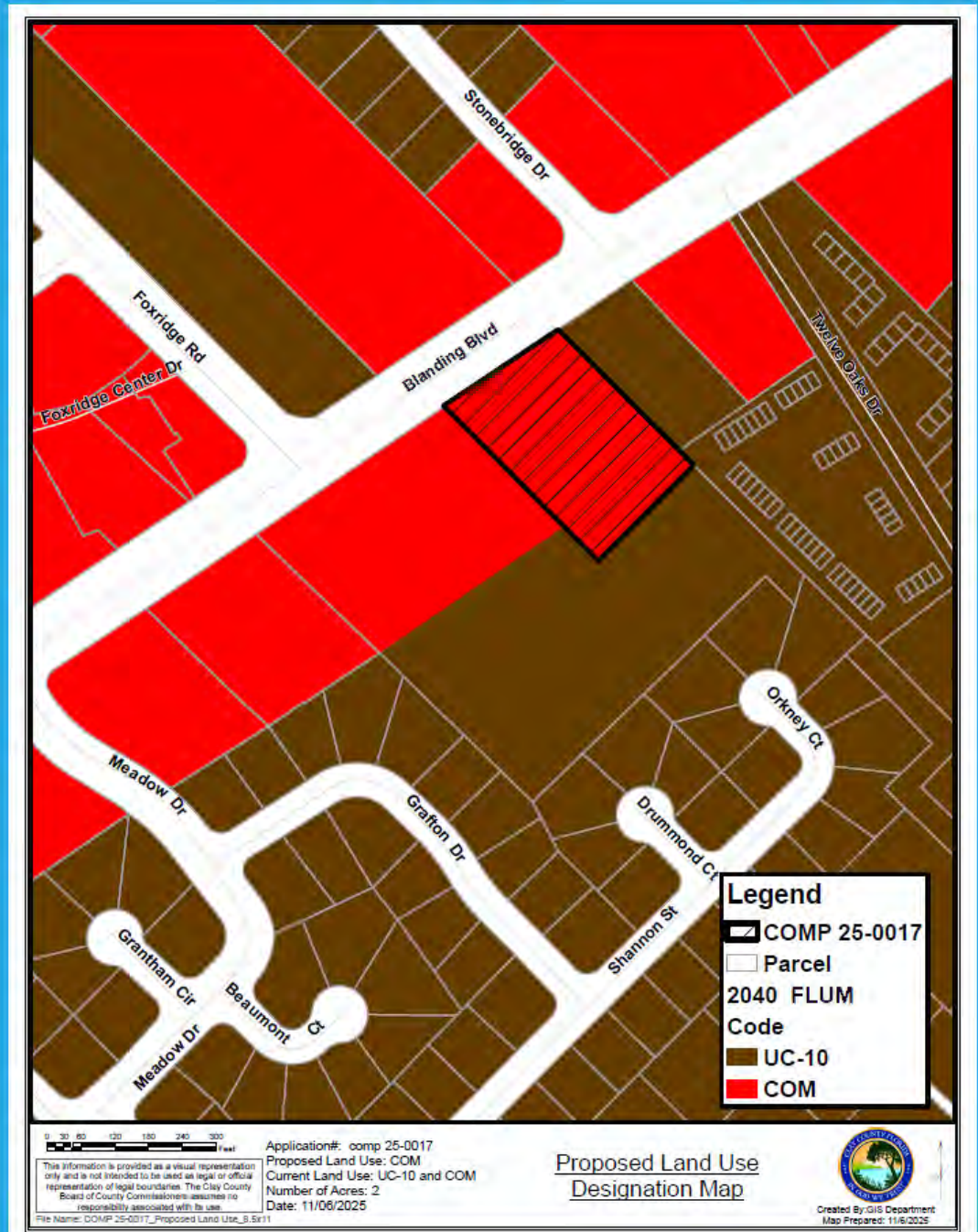
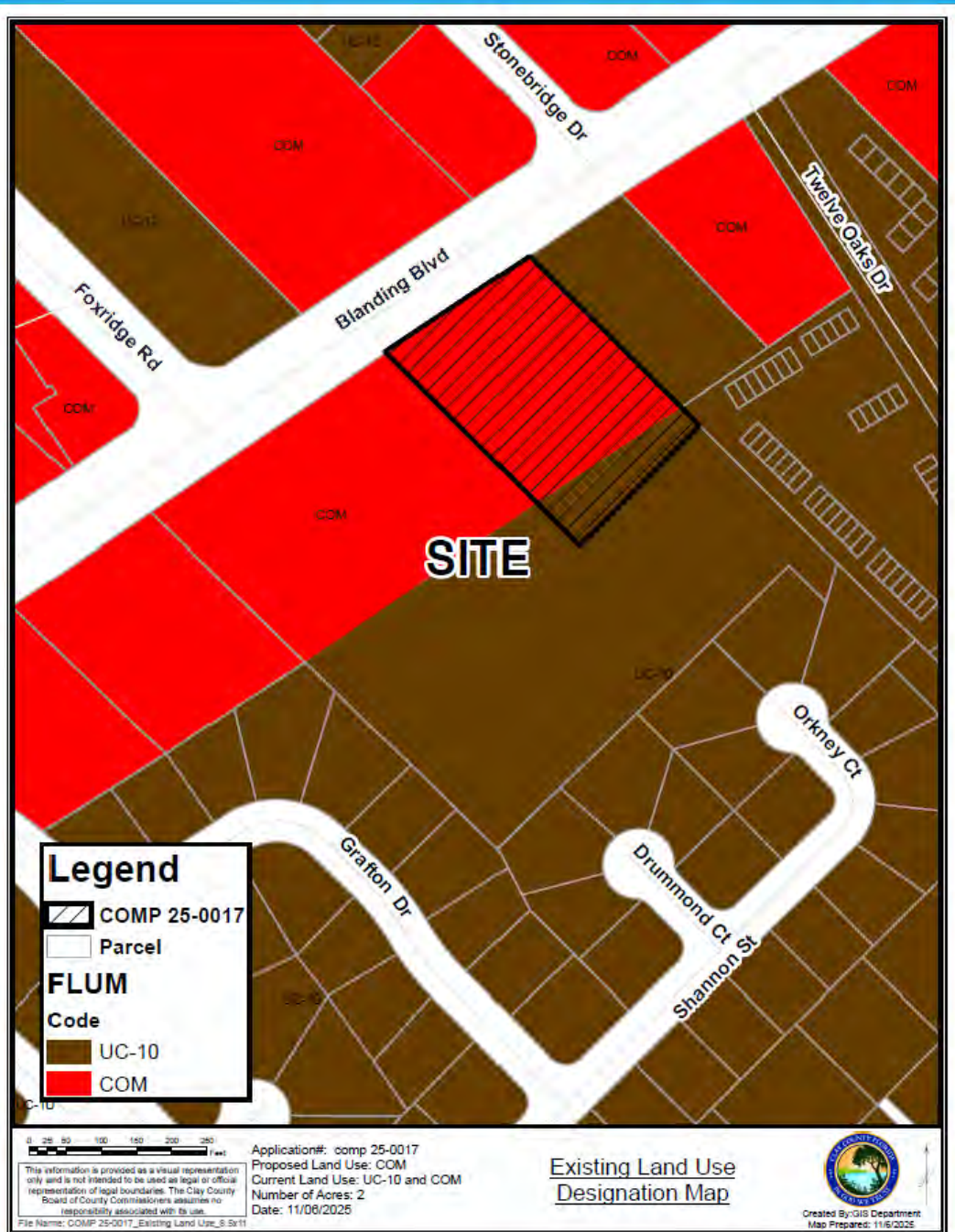


Application Information

Agent: Insite Real Estate Investment Properties, LLC
Location: 741 Blanding Blvd.
Planning District: OakLeaf Branan-Ridge District
Commission District: 1 Commissioner Renninger
Parcel: 020329-000-00

- COMP 25-0017 would change the Future Land Use (FLU) designation from Commercial (COM) and Urban Core 10 (UC-10) to Commercial (COM).
- ZON 25-0037 would change the zoning from designation from Intermediate Business (BB) and Private Services 3(PS-3) to Neighborhood Business





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 add more Commercial Land Use

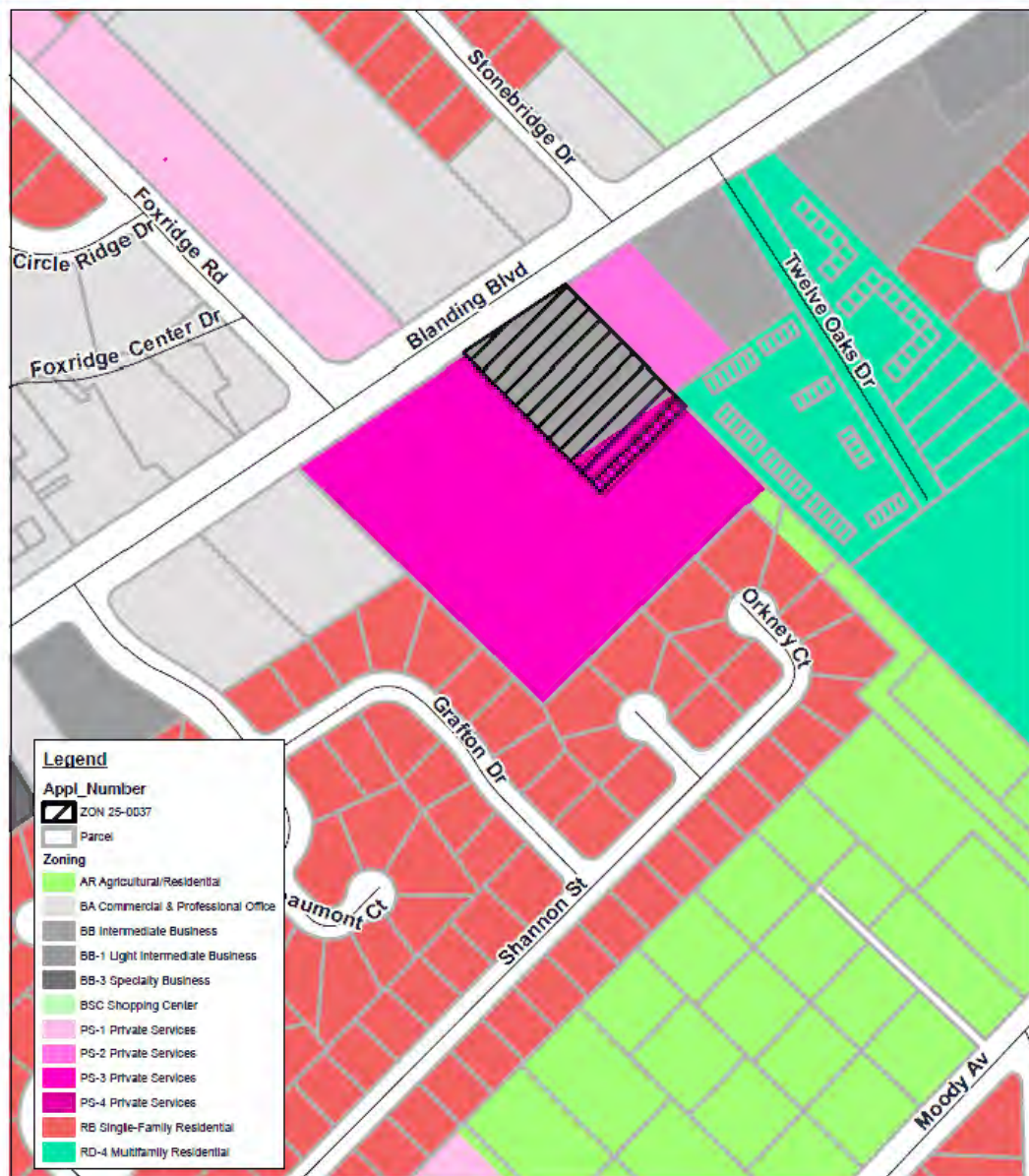
Amendments to designate additional commercial land use on the Future Land Use Map and otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(l)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan criteria following:

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.

Sprawl Criteria

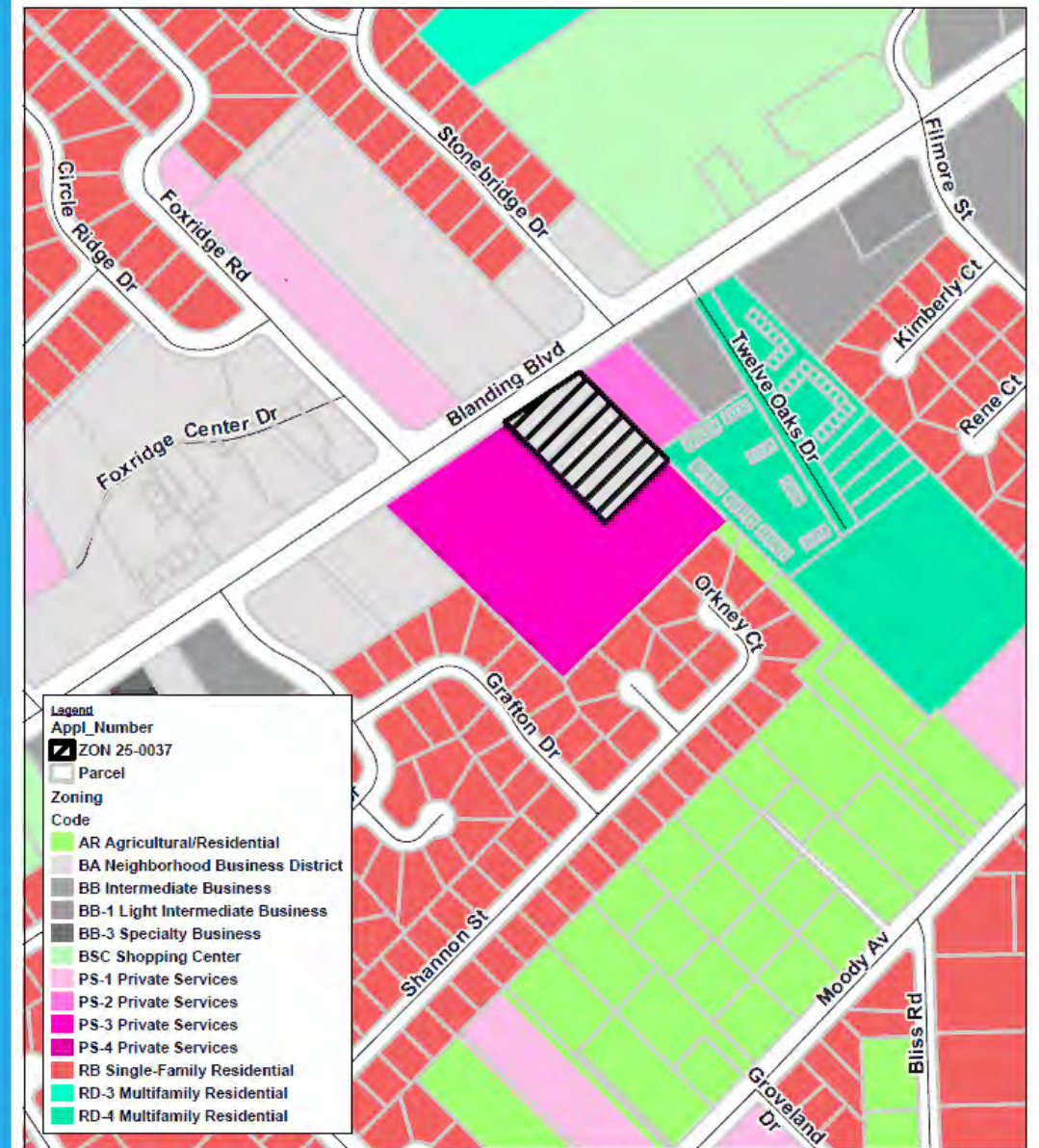
The Following findings prove the request is not sprawl as defined in F.S. 163.3177

- 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. The development also creates a unified development plan incorporating previously approved private support services for families in the area.
- 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.



0 125 250 500 Feet

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

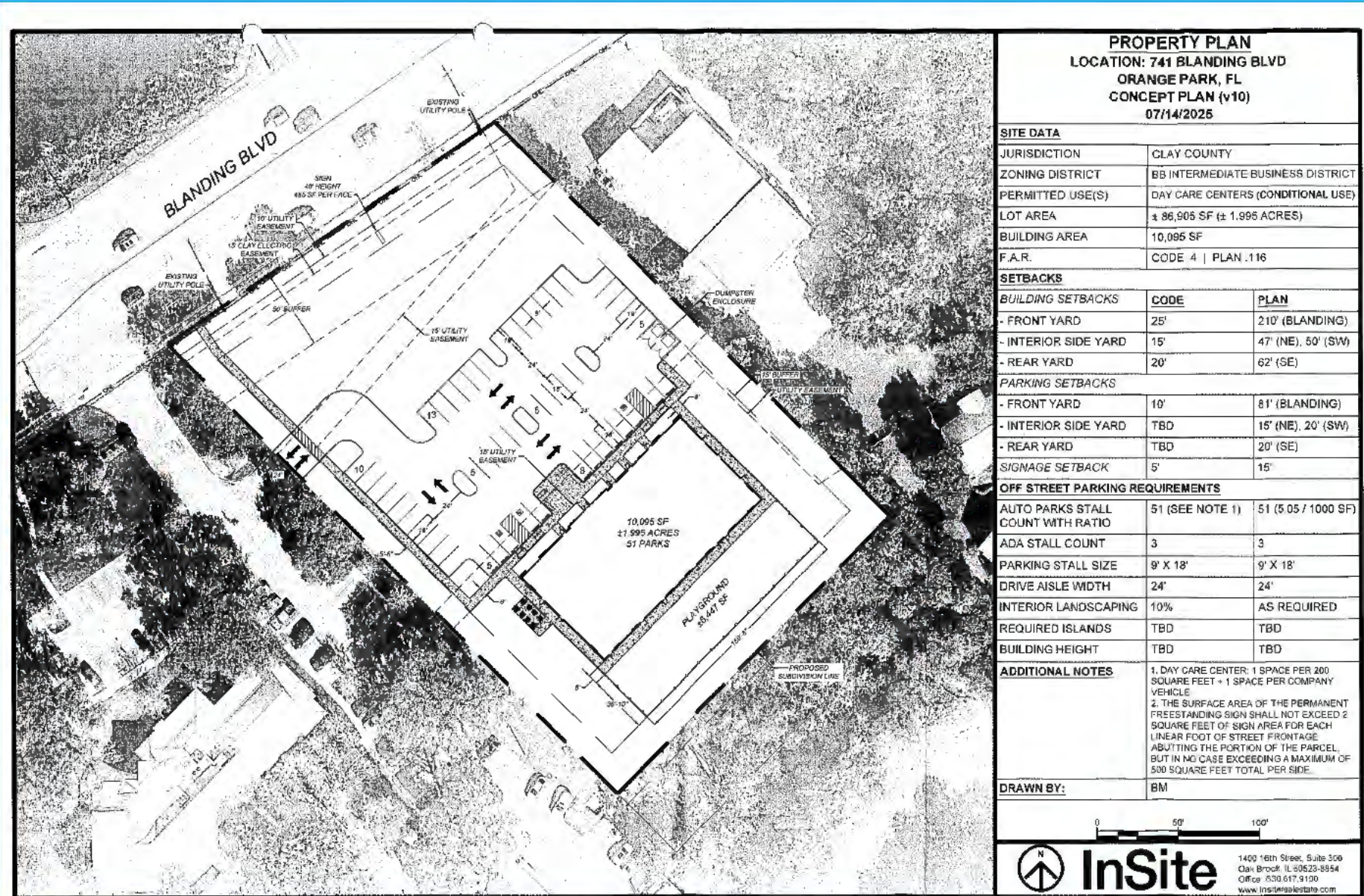


0 170 340 680 Feet

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



Proposed Site Plan



Recommendations

On December 1st, 2025, the OakLeaf Branan-Ridge CAC voted 5-0 to recommend approval of both items.

COMP 25-0017

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 25-0017.

ZON 25-37

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 ZON 25-0037.

Questions?

Attachment
“B”
ZON-25-0036

Rezoning Application: ZON 25-0036

Planning Commission
January 6, 2026



Application Information

Applicant: Staff Initiated
Location: County Wide

- ZON 25-0036 would make the following changes:
 - change some definitions in Article I that directly relate to the changes proposed in Article III.
 - Change Article III to sunset the RC zoning district.
 - Amend Article III to allow for a zero-lot line product outside of a PD

Changes to Article III

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

(g) General Provisions.

- With respect to any parcel zoned RC on or before January 13, 2026, any use permitted under this Section may be undertaken or continued thereon, and may lawfully continue thereafter
- With respect to any parcel zoned RC on or before 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.
- No parcel shall be rezoned to RC unless application therefore has been filed on or before January 13, 2026.

Changes to Article III continued

SUBSECTION III-19 MULTI-FAMILY RESIDENTIAL DISTRICT (ZONE RD)

~~(e) Density Requirements.~~

~~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.~~

Changes to Article III continued

SUBSECTION III-19 MULTI-FAMILY RESIDENTIAL DISTRICT (ZONE RD)

(e) Lot and Building Requirements.

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.

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.	

• Changes to Article III continued

• SUBSECTION III-19 MULTI-FAMILY RESIDENTIAL DISTRICT (ZONE RD)

~~(f) 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~~

~~(iii) Minimum Side Yard :1 and 2 Units10 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 60 ft. Front/Side 40 ft. Front/Rear 60 ft. Rear/Rear 40 ft. Rear/Side 60 ft. Side/Side 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.~~

~~(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. 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~~

Changes to Article I

SUBSECTION I-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.

Changes to Article I continued

SUBSECTION I-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.

Changes to Article I continued

SUBSECTION I-15 (145) 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.
- c) 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)
- 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.

Questions?

Attachment
“C”
ZON-25-0030

foot minimum width vegetated buffer that provides an effective visual screen for adjoining properties. Developments must retain at least 25 percent of the site in open space, which may include the buffers, required parks, and conservation areas.

3) *Allowable uses*

Allowable uses shall include single-family homes and multi-family units. Mobile homes are not allowed. Multi-family units may not exceed 25% of total units, and shall be buffered internally from single-family homes. Development projects are subject to the development, design, recreation, and other applicable standards of the Master Planned Community land use category.

LA FLU POLICY 1.4.10

Village Center and Interchange Village Center (LA VC and LA IVC)

Village Centers (LA VC):

Village Centers (LA VC) shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Within the Village Centers, residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, 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%. Commercial uses must be in a compact, walkable form accessible by sidewalk.

The Village Center 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 in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof. The quantification of uses shall be consistent with the ranges identified in the following table.

Village Center Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Residential	25%	65%
Office	0%	25%
Commercial/Retail	25%	65%
Civic, Public Parks	10%	No Max

Notwithstanding the foregoing, any Village Center consisting of less than ten (10) acres existing as of November 22, 2022 shall not be subject to the quantification of uses described in the above matrix.

Village Centers adjacent to the Rural Community land use are limited to elementary schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

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

LA FLU POLICY 1.4.11 Activity Center (LA AC)

The LA Activity Center, located around the intersection of the proposed First Coast Expressway and the County Road 218 extension, is the 436-acres commercial hub of the Lake Asbury planning district. This land use



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, February 3 5:00 PM

TO: Planning Commission

DATE: 12/5/2025

FROM: Jenni Bryla, AICP, Zoning
Chief

SUBJECT: This application is a Rezoning to change 2.46 acres from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD).

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The subject parcel is located at 3075 US HWY 17, between Mahama Bluff Rd. and County Road 209, and is approximately 2.46 acres. The property has an existing restaurant with approximately 40 parking spaces to support the use. The applicant desires to construct 4 additional commercial buildings, with an additional 18,190 sf, and related parking based on the site plan presented with the application.

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Guru Dayal LLC

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report PUD 25-0009	Cover Memo	1/30/2026	Staff_Report_- _jb_revised_bc_comments.ADA_aw.pdf
▢ Ordinance PUD25-0009	Backup Material	1/30/2026	PUD_25-0009_- Ordinance_- _Compiled_final_jb.ADA_aw.pdf



Staff Report and Recommendations for PUD 25-0009

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: Guru Dayal, LLC
Agent: Chandeeep Singh
Phone: 904-859-0098
Email: chandeep@locservices.net

Property Information

Parcel ID: 28-05-26-014421-000-00	Parcel Address: 3075 US HWY 17 Green Cove Springs, FL 32043
Current Zoning: Commercial Recreation District (BB-5)	Current Land Use: Commercial (COM)
Proposed Zoning: Planned Commercial Development District (PCD)	Total Acres: 2.46 +/- acres
	Acres affected by Zoning change: 2.46 +/- acres
Commission District: 5, Comm. Burke	Planning District: The Springs

Introduction:

This application is a Rezoning of a single parcel of land from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD).

The subject parcel is located at 3075 US HWY 17, between Mahama Bluff Rd. and County Road 209, and is approximately 2.46 acres. The property has an existing restaurant with approximately 40 parking spaces to support the use. The applicant desires to construct 4 additional commercial buildings, with an additional 18,190 sf, and related parking based on the site plan presented with the application.

The current Future Land Use of the parcel is Commercial (COM) with Rural Fringe (RF) Land Use directly adjacent. A companion Future Land Use is not required for the rezoning request, as COM is compatible with PCD zoning. The applicant would like to create a multi-use facility, which will include commercial, retail, restaurant, and office uses.

24 The applicant, however, would like to allow flexibility in the site plan, this position is not the intent of a
25 Planned Commercial Development (PCD) code, but instead, the included site plan is to provide surety to the
26 surrounding community and the County on what is to be anticipated on the land. The applicant's narrative
27 also states that the access points to the project may be Mahama Bluff Road. This access point would be
28 necessary, as the Highway 17 access point is going to be limited in the future, by FDOT improvements along
29 Highway 17.

30
31 The surface parking area shown on the site plan is not currently adequate for the uses intended, based on the
32 existing code located in Article 8. The applicant has stated that they would like all the uses permitted in the
33 BB zoning districts. In addition, they stated the parking would be determined by the Branan Field and Lake
34 Asbury Code requirements. This property is not located within those master planned communities, so the
35 infrastructure, and land uses surrounding the site are also not consistent with those master plan standards.

36
37 The applicant, as a component of the PCD, is required to substantiate why the request is compatible with the
38 surrounding neighborhood. The applicant has failed to provide any justification for why this development
39 would be consistent with the Clay County Comprehensive Plan or the surrounding neighborhood.

40
41

Figure 1 – Location Map

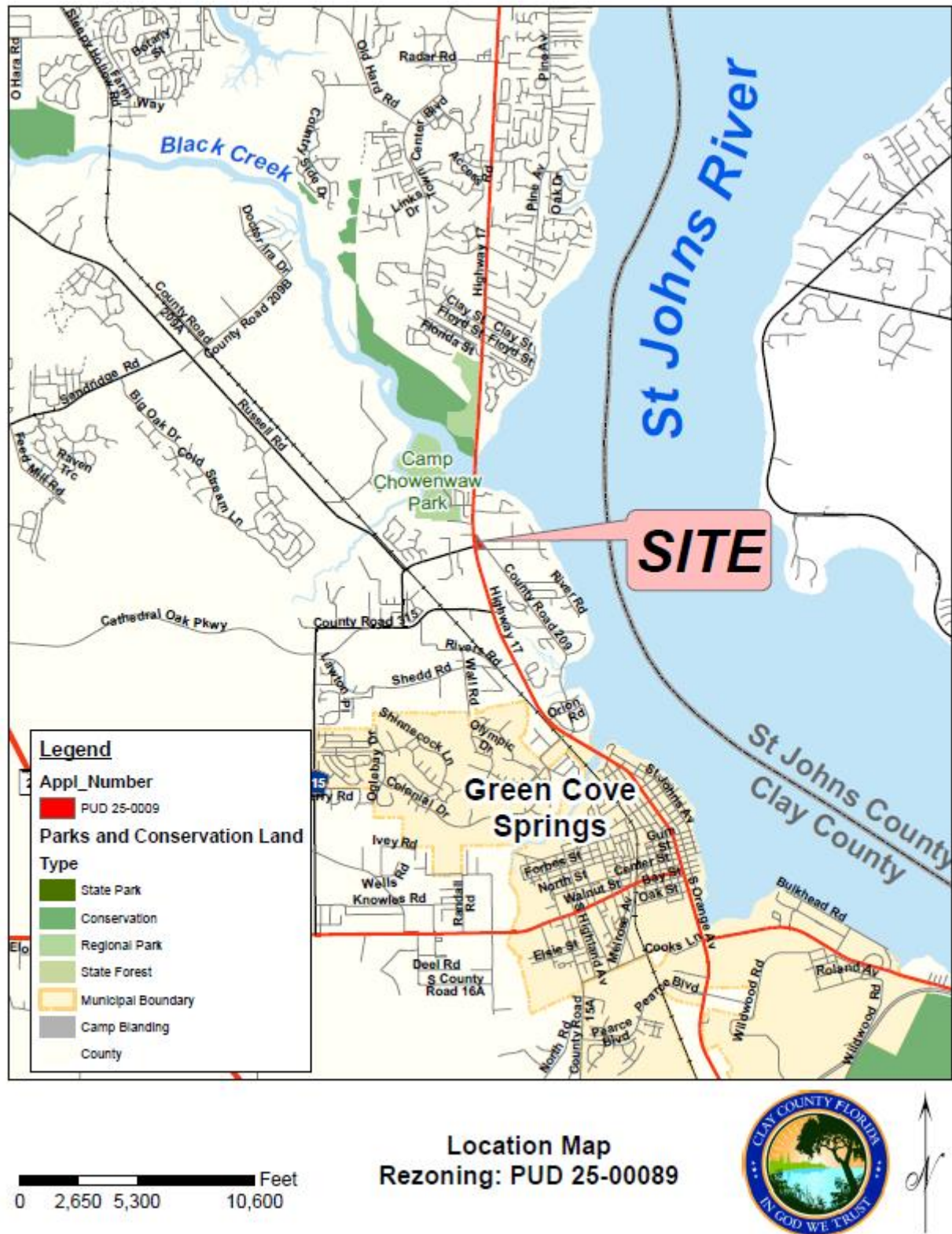


Figure 2 – Parcel Map

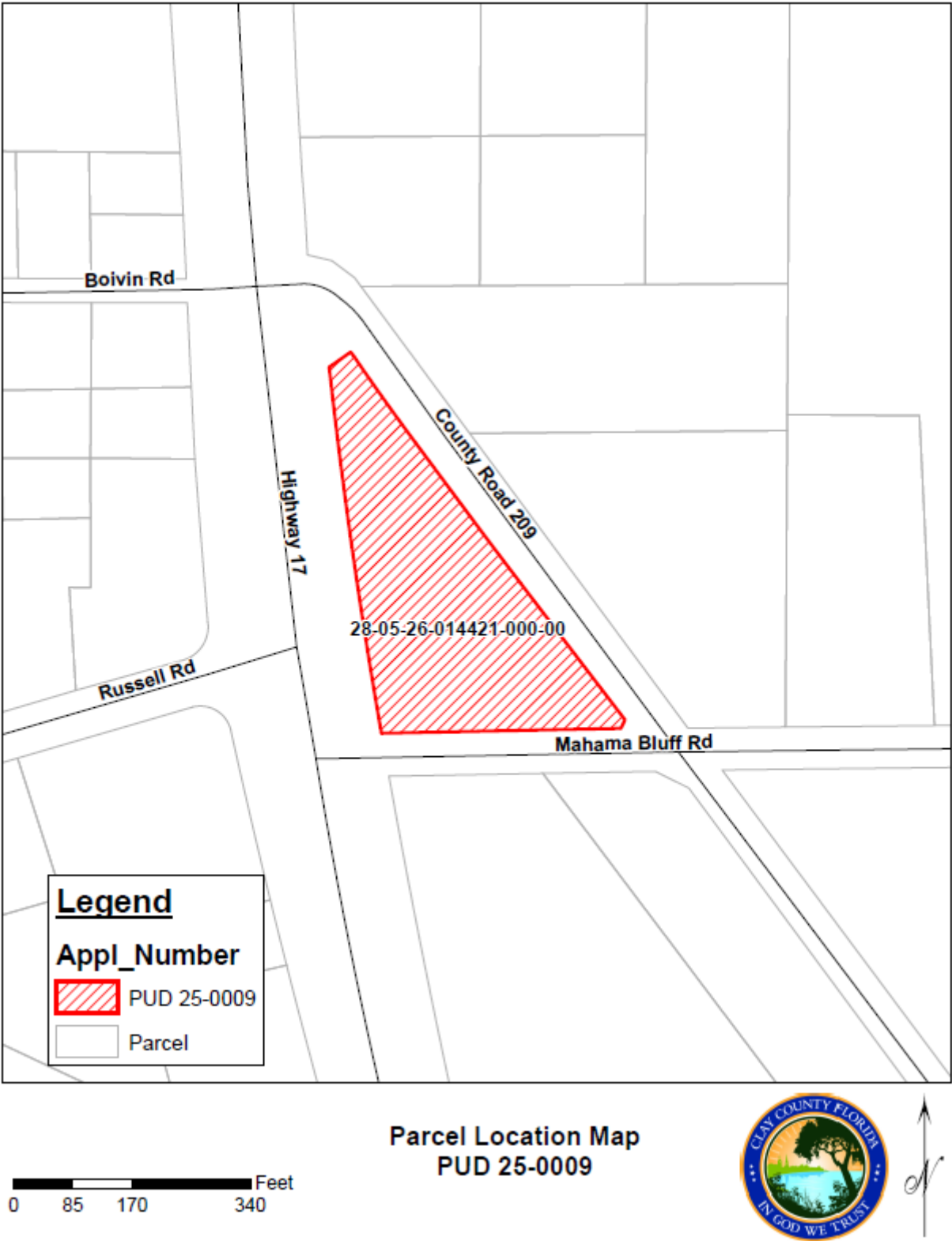


Figure 3 – Aerial Photo



0 170 340 680 Feet

Rezoning: PUD 25-0009
from BB-5 to PCD



Figure 3 – Existing Zoning Map

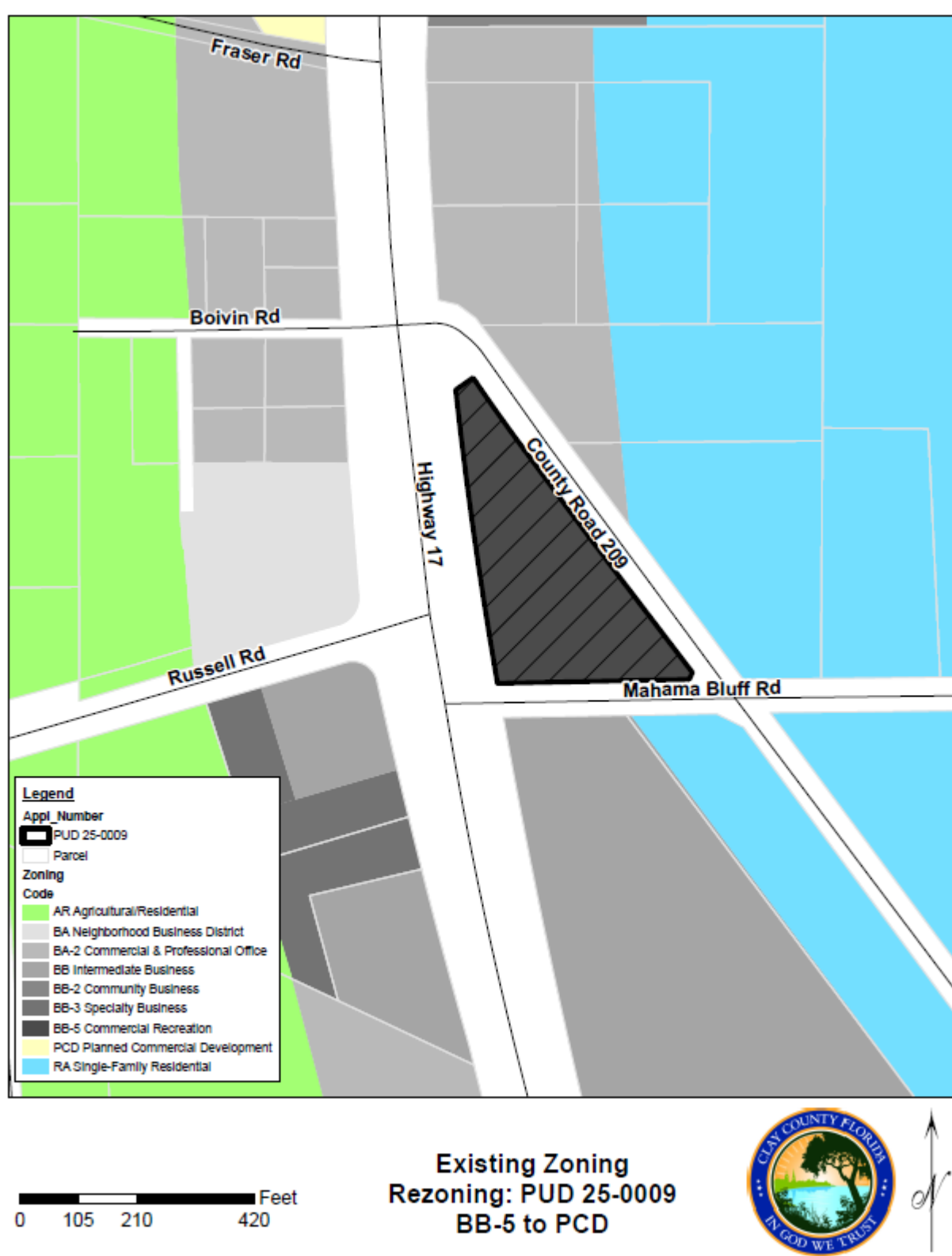
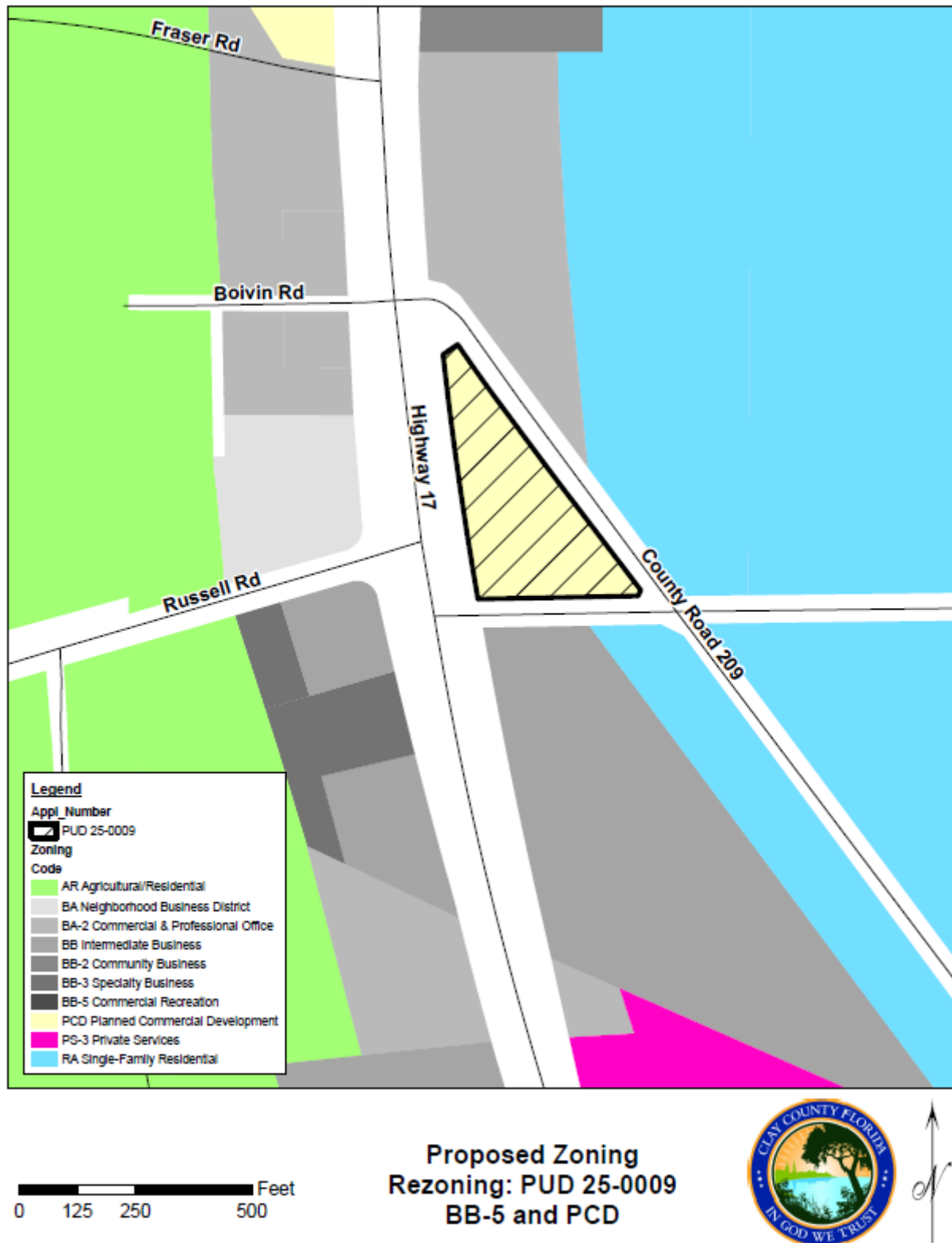


Figure 4 – Proposed Zoning Map



Proposed Site Plan



Relevant Clay County 2045 Comprehensive Plan Policies

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

FLU Policy 1.4.1.9 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.

69 **Analysis of Proposed Rezoning Amendment**

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

72
73 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
74 adjacent and nearby districts;

75 *Staff Finding: This application will not create an isolated use. The adjacent parcels along the Highway 17*
76 *corridor are commercial in nature and the improvements to the intersection of Russell Rd and Highway 17*
77 *have altered the entrance to the subject parcel. The applicant is proposing to re-open an entrance into the*
78 *parcel along Mahama Bluff and establish one along CR 209 as shown in the site plan. There is residential*
79 *land directly to the east of the parcel. However a buffer will be required along that edge, so the impact*
80 *should be minimized.*

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

83 *Staff Finding: The existing district boundaries do not appear to be illogically drawn. They reflect the*
84 *intersection of several different roads and continue the commercial land use along the major corridor of*
85 *Highway 17.*

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

89 *Staff Finding: This area is changing in response to the infrastructure investments that are occurring in the*
90 *area. However, the Plan does not support strip centers, and rather supports a mixture of uses with*
91 *supporting infrastructure to create a self-sustaining node.*

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

93 *Staff Finding: The commercially zoned property has been used in accordance with the existing zoning.*
94 *The applicant would like to incorporate a retail component that is not consistent with the existing zoning*
95 *and therefore requesting a zoning change.*

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

98 *Staff Finding: The proposed rezoning is compatible with the Plan as it reduces urban sprawl by providing*
99 *redevelopment in close proximity to a major transportation corridor. However, TRA Policy 1.5.4 states that*
100 *adequate off-street parking for all uses shall be provided. The applicant may use a shared parking*
101 *formula for some uses incorporated on site if the hours of operation are staggered throughout the site. In*

102 addition, the PCD criteria state that the objective is to create a product that significantly improves the
103 product above what the code will allow. The applicant is not proposing anything that embellishes the code
104 beyond the standard requirements, and is in fact reducing some of the requirements.

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

107 Staff Finding: There is no public purpose served by maintaining the existing zoning as the applicant is not
108 proposing any recreational uses. The applicant previously rezoned the property to BB-5 in order to obtain a
109 full liquor license for the property.

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

112 Staff Finding: Maintaining the existing zoning could be a reasonable course as it allows for food service,
113 but not retail, however it could hinder the full use of the parcel.

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

116 Staff Finding: There are other locations within the County that would allow a retail use, however there is a
117 limited number of locations that are south of Black Creek and north of County Road 315 that already have
118 established commercial use.

119 The proposed rezoning would change the subject parcel from Commercial Recreation District (BB-5) to
120 Planned Commercial Development (PCD). This change would be in keeping with the evolving character of
121 the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Commercial and Professional Office (BA-2)
South	Commercial (COM)	Intermediate Business District (BB)
East	Rural Fringe (RF)	Single Family Residential (RA)
West	Commercial (COM)	Neighborhood Business District (BA) and Specialty Business District (BB-3)

122

123 The County's PCD zoning district intends for the applicant to provide some creative concepts of site planning
124 to accomplish a more desirable environment which is compatible with the character of the surrounding areas.
125 The applicant failed to provide the inclusion of creative concepts that can be seen on the provided site plan.

126

127 **Recommendation**

128 The Springs Citizen Advisory Committee heard this item at their January 14 2026 meeting and provided a
129 recommendation of approval 6-0.

130 Based on the criteria in the Report and narrative provided by the applicant, Staff does not see where the
131 applicant has met the criteria established for a Planned Commercial Development and therefore
132 recommends denial of PUD 25-0009.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 28-05-26-014421-000-00), TOTALING APPROXIMATELY 2.46 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF BB-5 (COMMERCIAL RECREATION DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT DISTRICT); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application PUD 25-0009 seeks to rezone a single parcel of land totaling approximately 2.46 acres (tax parcel identification # 28-05-26-014421-000-00) (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from its present zoning classification of Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD), subject to the conditions outlined in the Written Statement attached as Exhibit “B-1” and the Site Plan attached as Exhibit “B-2”.

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Chairman

ATTEST:

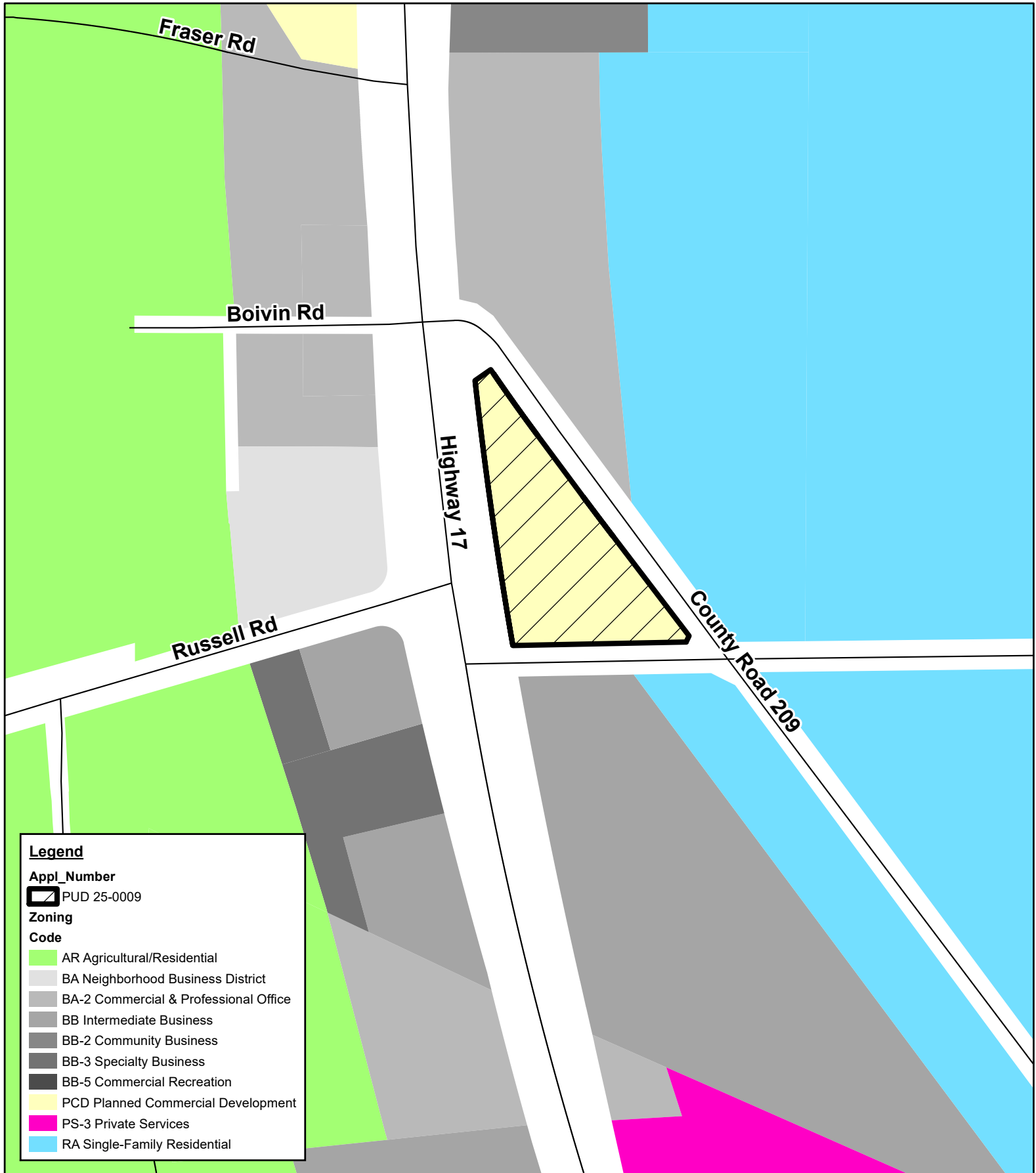
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"

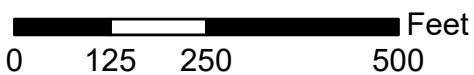
A Portion of Lot 10 ARNOWIN as shown in P.B. 4 Page 30 of the Public Records of Clay County Florida and being more particularly described as follows:

Begin at a Found D.O.T. Iron pipe at the intersection of the Easterly Right of Way Line of U.S. 17 (a 200' Right of Way as now established) and the Northerly Right of Way line or Mahama Bluff Road (a 66' Right of Way as now Established)

Thence along and with a curve concave to the Right and having a Radius of 8494.37 feet (chord bearing - N. 08° 06' 56" W ch = 0530.89) an arc distance of 530.98 feet to a found D.O.T. Iron pipe; thence run N. 54° 55' 06" E. to its Intersection with the Westerly Right of Way line or S.R. No. 209 (a 66 foot Right of Way as now Established) a distance of 37.83 feet to a found D.O.T. Iron pipe; thence S. 35° 49' 05" E. along and with said Westerly Right of Way of S.R. No. 209 a distance of 8.88 feet to a found D.O.T. concrete monument. Thence along and with said Westerly Right of Way for S.R. 209 and being a curve concave to the left and having a Radius of 3625.76 feet (chord Bearing S. 35° 29' 11" E. chord 151.45) an arc distance of 151.46 feet to a found D.O.T. concrete monument; thence along and with said Westerly Right of Way for S.R. 209 S. 36° 35' 08" E. a distance of 150.50 feet to a found D.O.T. concrete monument; thence along and with the said Westerly Right of Way for S.R. No. 209 said Right of Way being a curve concave to the left and having a Radius of 8417.64' (chord bearing S. 37° 05' 52" E. chord 100.37) an arc distance of 100.37 feet to a found D.O.T. concrete monument; thence along and with said Westerly Right of Way for S.R. No. 209 S. 37° 21' 01" E. a distance of 247.34 feet to a Set Iron pipe; thence S. 25° 44' 14" W. to its Intersection with the Northerly Right of Way line for Mahama Bluff Road (a 66 foot Right of Way as now established) a distance of 13.58 feet to a set Iron pipe. Thence along and with said Northerly Right of Way for Mahama Bluff Road S. 88° 49' 30" W. a distance of 343.60 feet to the Point of Beginning.



A-2



Proposed Zoning Rezoning: PUD 25-0009 BB-5 and PCD



Exhibit B-1

WRITTEN DESCRIPTION

Russel Plaza

Date: 12-26-2025

Current Zoning District: BB-5

Proposed Zoning District: PCD

Parcel #'s: 28-05-26-014421-000-00

I. PROJECT DESCRIPTION

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide a development compatible with surrounding land use; to protect development along the 17 corridor yet creating an enhanced commercial property. The PCD will create a unified development plan incorporating a similar design theme and other development criteria. The property is a 2.45-acre site located in Clay County, Florida. The land is zoned BB-5. The land currently has a restaurant on a small portion of the site.

The owner's vision of the use of the property is a multi-use facility which can provide an upscale commercial corridor along U.S 17. Primary uses will be retail commercial, restaurant and office uses. The owner will be restrictive in the types of businesses allowed. The attached preliminary masterplan is provided as a guide only and may be altered with final engineering, but will meet Clay County Land development code per PCD requirements.

Building constraints- all the buildings will have upscale architectural facades. Exterior portions of buildings which are visible to the 17 corridors shall be enhanced with architectural features such as stucco- brick- stone.

Onsite parking and access will be asphalt paved. The main entrance and exit will be on US 17. Secondary access may be allowed from Mahama Bluff Road and CR 209. There will be an internal access road built with curb and gutter.

Outside Storage- In order to create a upscale commercial entrance, the owners recognize that commercial outside storage will limited to retail display.

Existing and new facilities will utilize municipal water and sewer services. The owner would design utility services on the site. All new services would be underground to enhance the appearance of the surrounding areas.

The creation of a master planned development affords an efficient use of the land. Each expansion of the site will required a submittal of a individual site plan for county approval. Attached is a preliminary masterplan. The masterplan will be updated with each site development plan.

A. Project Name: Russel Plaza

B. Current Project Manager/Planner: Kelly Hartwig

C. Project Developer: Guru Dayal LLC

D. Quantitative Data Summary:

1. Total Acreage: 2.45 acres
2. Proposed Number of buildings on sites may vary-
3. Total amount of active space- Total site-2.45 acre - impervious space will be limited on balance of Building square footage and required parking. A Storm water permit will be applied for and approved prior to CO. A FDOT permit will be applied for and approved prior to entrance construction. Building totals will have a FAR -maximum 40%
4. Total amount of parking: - Parking shall be consistent with the requirement of Article VIII of the land development code & the Branan field and Lake Asbury Master Plans. Shared parking can be used in all calculations if provided by a licensed engineer.
5. Phase schedule of construction – The overall site will be planned with multiple buildings designed around the existing building/restaurant. Phase 1 will be final master planning the site with storm water retention, parking and new building and FDOT entrances.
6. After site permitting the owner will phase the construction of the buildings and parking into multiple phases over several years. Each phase will be submitted to Clay County for approval.

II. USES AND RESTRICTIONS

A. Permitted Uses and Structures

1. Select Commercial activity- outlined in BB, BB-1, BB-02, and BB-5 - uses based Land development code of Clay County, Florida
2. Outside storage areas limited to retail displays

B. Uses restricted:

1. The following uses shall not be allowed:
 - a. Adult entertainment establishments and sexually orientated businesses
 - b. Any use which would create obnoxious corrosive, or offensive

noise, gas, odor, smoke, dust, fumes, vibrations or light and which would be detrimental to other surrounding properties or to the welfare and health of citizens in the area

III. DESIGN GUIDELINES

A. Future principal structures. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- (1) Minimum lot area: 0 square feet
- (2) Minimum lot width: 0 feet
- (3) Maximum lot coverage: 75% percent
- (4) Minimum front yard: 25' feet
- (5) Minimum side yard: 10'
- (6) Minimum rear yard: 10'
- (7) Maximum height of structures: Per City of Clay County Land Development Code

B. Architectural review/compatibility

- (1) Future development shall be in accordance with Clay County, Florida Springs Site Plan Review requirements. Site Plan Review shall include an architectural sketch plan at an appropriate scale supporting consistency with the proposed architectural elements of the structures, including size, scale, and façade. No building shall have a public access or frontage on CR 209.

C. Ingress, Egress and Circulation, Storage

- (1) *Parking Requirements. Will be determined by Article VIII of the land development code and the Brannan Field and Lake Asbury master plan Development standards* If shared parking or reduction in parking is requested, it will be supported by a parking study created by a licensed professional – then approved by the planning and zoning board.
- (2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of US 17. Secondary entrances will be on Mamah Bluff rd. and CR. 209. The final location of all access points is subject to the review and approval of the FDOT. The initial access points and distribution will be based on Exhibit B.

(3) *Pedestrian Access.*

- a. Proposed pedestrian sidewalks will be required on all sides of the development. These public sidewalks may be in ROW.

(4) *Outdoor Storage:*

- a. All outdoor storage will be limited to retail displays only. No permanent outdoor storage is allowed

D. Signage

Signage shall be in accordance with the Land Development Regulations by Clay County Florida.

E. Landscaping

The Property will be developed in accordance with Article VI of the Land Development Regulations with the following deviations:

Buffers:

Buffers will be limited to 10' Wide-Fencing and 6' hedge per Buffer B will be limited to portion of CR 209 where residential exist.

Interior Landscape islands – Island requirements shall be calculated and provided- If islands are over underground retention- Trees may be substituted with shallow rooted ornamental trees.

F. Utilities

All utilities and improvements which are being given or built for municipal ownership will be designed and constructed in accordance with the standards and specifications of the regulating authority, Public Works Department. Cost of those Installation and material for utilities will be by owner. Once installed they will be maintained by the municipality. If primary or secondary utility's are to be privately owned, they will be built to industry standards and maintained by the owner/developer.

- (1) Water mains and meter boxes will be provided by the owner. Main lines and main accessories which are to be owned and maintained

by the Municipality. Typically, this will be new water mains up to new water meters. Secondary connections will be installed, maintained, and owned by the owner. Typically, from water meter to building.

- (2) Sanitary sewers will be installed and be privately owned.
- (3) Electric will be provided by City of Green Cove Springs. The owner will provide main electric conduits and transformer pads. City of Green Cove will own and maintain primary main electric lines. City of Green Cove will install main wire and transformers. Secondary electrical to the buildings will be installed, maintained, and owned by landowner.
- (4) The developer will provide maintenance and access easements over any new utility which is to be city owned.
- (5) Developer will provide utility and access easement for all public utility's adjacent to internal access roads or drives

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements. This is an internal site with no wetlands.

H. Site Plan and Modifications

The site plan approved as part of this PCD is conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals. Deviations from the Ordinance creating the PCD may be approved by the Planning and Zoning Board. Any use not specifically listed, but similar to uses outline in the Land Development Code, in the alternative, may be permitted by the Clay County Commission. All development improvements are subject to appropriate local, State and Federal permitting agencies.

IV. DEVELOPMENT PLAN APPROVAL

With each request for certification of substantial compliance with this PCD, a preliminary development plan shall be submitted to Clay County DRC identifying all the existing and proposed uses within the Property and showing the general layout of the overall Property.

V. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSICATION FOR THIS PROJECT

The proposed project is compatible with Clay County Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community as it set forth a specific design plan. The design and layout of the PCD accomplishes the following:

- A. Provide a more desirable development than would be possible through the strict application of the requirements of the Land Development Regulations;
- B. More efficient use of land.
- C. Provide for the redevelopment of the subject property that will continue to maintain architectural consistency with the surrounding area and improve the characteristics of the surrounding area specifically development to the immediate south.
- D. Proposes land uses and intensities which will meet applicable planning goals.

VI. SUCCESSORS IN TITLE

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PCD, as contained herein and in the Ordinance approving the same.

VII. STATEMENTS

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

The site is designed around and along existing architectural and existing land uses. It provides architectural controls for future development. Due to the unusual site location- Surrounded by multiple land uses and paved roads on all sides, The PCD offers a document which helps define and limit land uses which are compatible to neighboring sites.

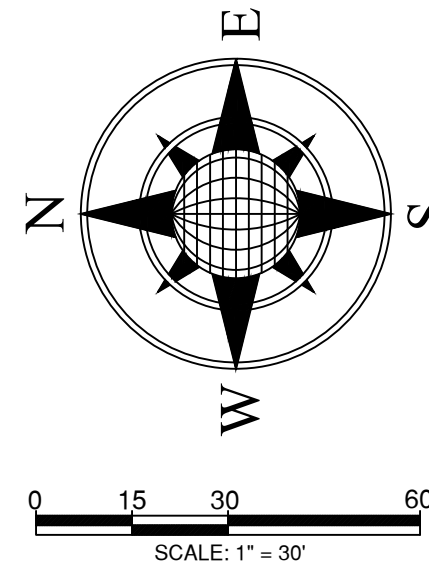


CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY, SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES

B-2 SITE PLAN

SCALE: 1" = 30'



DATE	
BY	
DESCRIPTION	
REV	
<div><div></div><div><div>LEGEND ENGINEERING</div><div>COMMERCIAL MARINE RESIDENTIAL</div><div>PHONE: (813) 388-1833</div><div>EMAIL: RICKY.JACKSON@LEGENDGROUP.COM</div></div></div>	
COMM DEV	
US HWY 17	
GREEN COVE SPRINGS, FL	
CONCEPT	
PLOT DATE:	7/12/2025
DRAWN BY:	JAP
DESIGNED BY:	RCJ
CHECKED BY:	RCJ
DATE:	Jul-25
SCALE:	1" = 30'
PROJECT No.	1025-0055
NUMBER SHEETS	
PAGE NUMBER	



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, February 3 5:00 PM

TO: Planning Commission

DATE: 1/14/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

A. COMP 25-0015

This application is a FLUM Amendment related to the Lake Asbury Interchange Village Center at CR 739 that would:

- Increase the total number of LA IVC acres allowed from 18.75 to 52.
- Reduce the minimum required acres for residential from 10% to 0%.
- Reduce the maximum required acres for residential from 50% to 30%.
- Amend the Future Land Use Map to clarify and increase the location of the LA IVC designation at CR 739 for a portion of two parcels.

B. ZON 25-0029

This application is a rezoning to clarify and increase the location of the LA IVC zoning designation at CR 739 for a portion of two parcels.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
COMP 25-0015 - Staff Report	Cover Memo	1/30/2026	COMP_25-0015_-_Staff_Report__(Transmittal).ADA_aw.pdf
ZON 25-0029 - Staff Report	Cover Memo	1/30/2026	ZON_25-0029_-_Staff_ReportADA_aw.pdf
ordinance - COMP 25-0015	Ordinance	2/3/2026	ordinance_-_COMP_25-0015_final_w_exh.ADA_aw.pdf
ordinance - ZON 25-0029	Ordinance	2/3/2026	ordinance_-_ZON_25-0029_final_w_exh.ADA_aw.pdf



Staff Report and Recommendations for COMP 25-0015

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: AY Ventures, Inc.

Owner: Black Sound Development Company LLC

Agent: Susan Fraser (SLF Consulting, Inc.)

Phone: 904-591-8942

Email: slfraser@bellsouth.net

Property Information

Parcel IDs: 16-05-25-009339-005-00 and 16-05-25-009339-005-04

Current Land Use: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)

Proposed Land Use: Lake Asbury Interchange Village Center (LA IVC)

Commission District: 5, Comm. Burke

Parcel Address: on the east side of Henley Road at the intersection of Verbena Parkway

Current Zoning: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)

Acres affected by FLU change: 52 +/- acres

Planning District: Lake Asbury/Penney Farms

Introduction:

This application is a FLUM Amendment related to the Lake Asbury Interchange Village Center at CR 739 that would:

- Increase the total number of LA IVC acres allowed from 18.75 to 52.
- Reduce the minimum required acres for residential from 10% to 0%.
- Reduce the maximum required acres for residential from 50% to 30%.
- Amend the Future Land Use Map to clarify and increase the location of the LA IVC designation at CR 739 for a portion of two parcels.

The subject parcels are located on the east side of Henley Road (CR 739) at the intersection with Verbena Parkway. With the exception of a stormwater pond for Verbena Pkwy, the parcels are undeveloped.

A companion Rezoning application (ZON 25-0029) to make the same change to the zoning follows this comprehensive plan amendment.

Note – On Figure 2 (Parcel Map), the 6 parcels called out in yellow south of Verbena Pkwy are not changing.

Figure 1 – Location Map

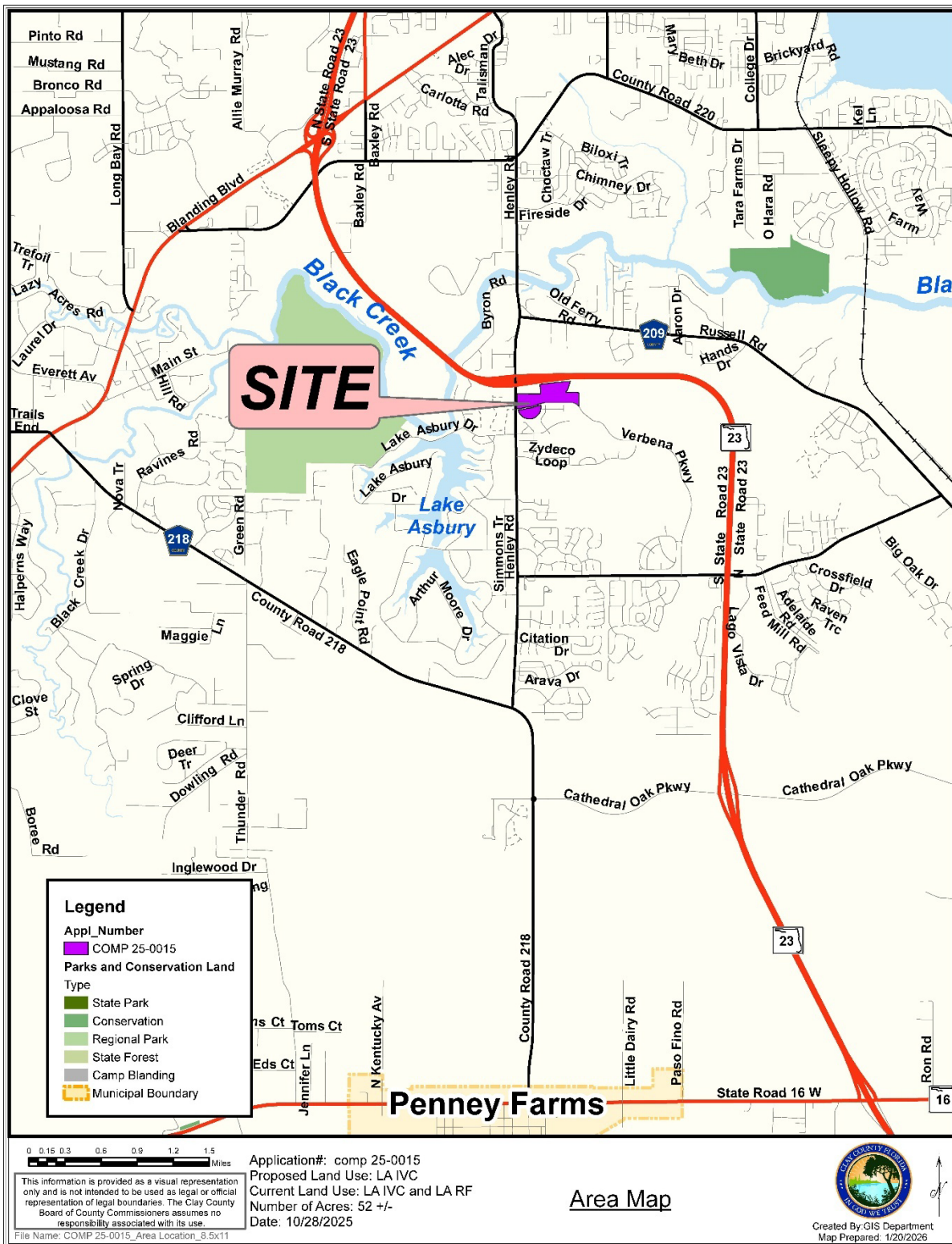


Figure 2 – Parcel Map

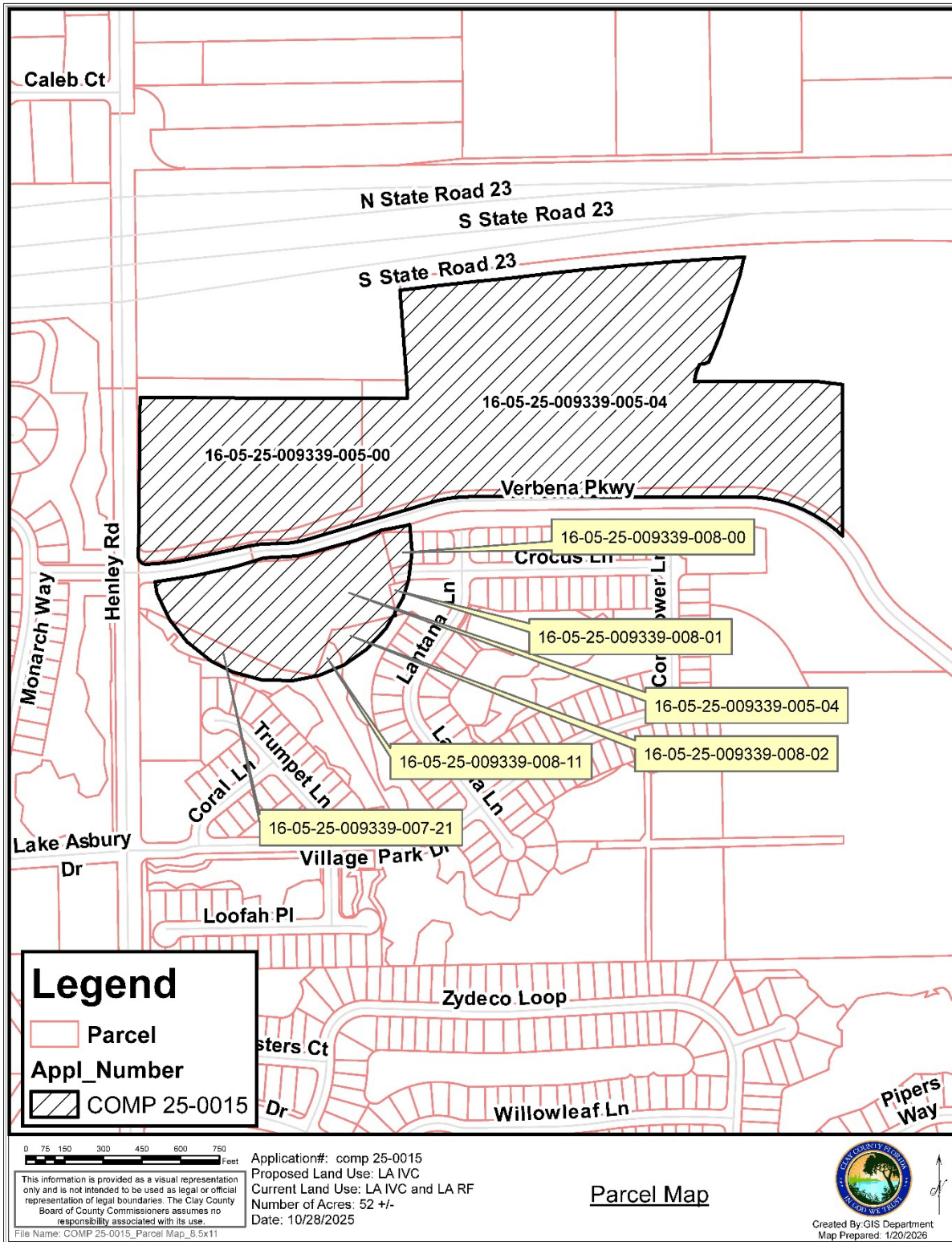


Figure 3 - Aerial Photo

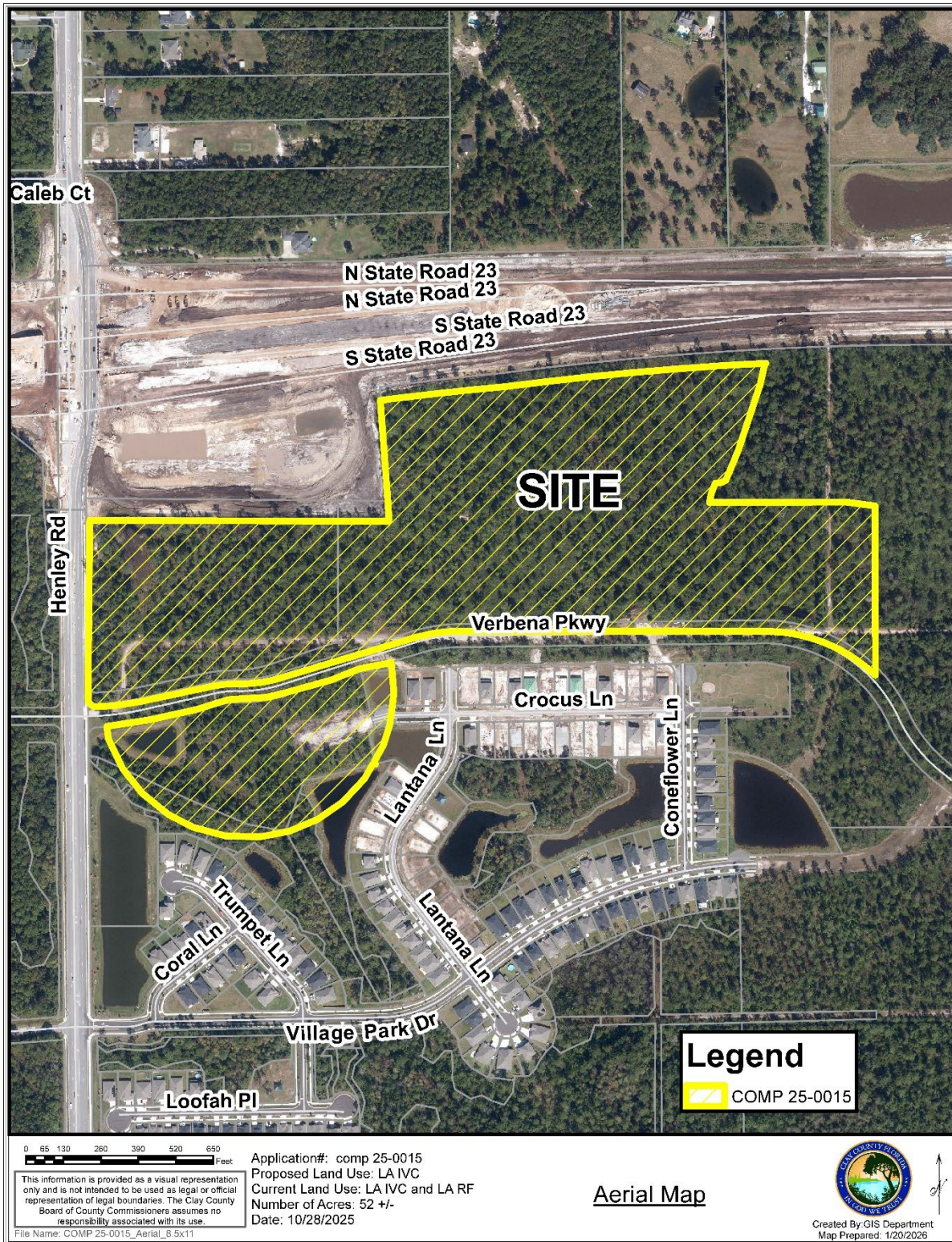
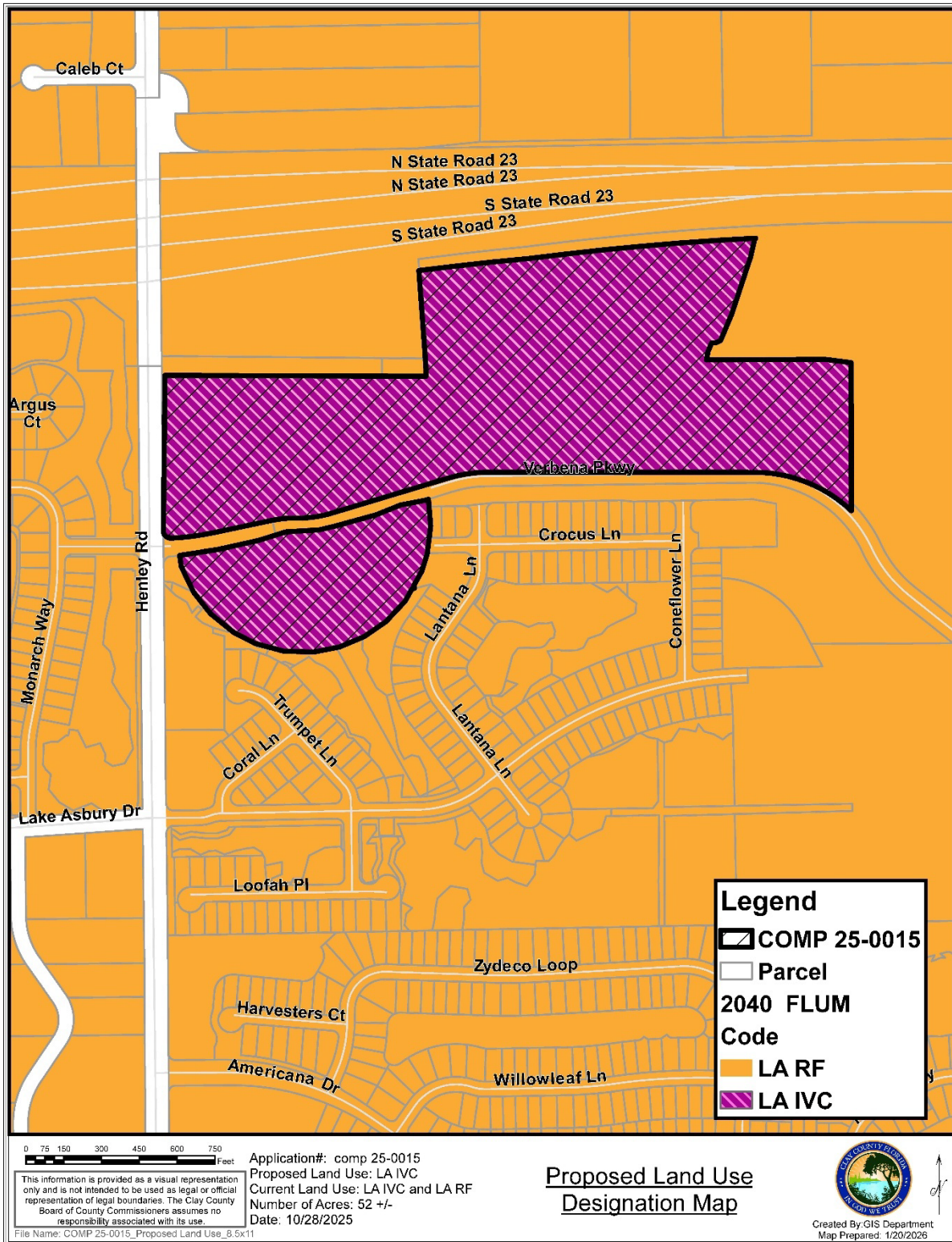


Figure 4 – Proposed Future Land Use Designation Map



34 **Project Impact Summary**

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU Category</u>	<u>Existing Maximum Density / Intensity</u>	<u>Proposed FLU Category</u>	<u>Proposed Maximum Density / Intensity</u>	<u>Net Increase or Decrease in Maximum Density / Intensity</u>
009339-005-04	33.25 acres	Rural Fringe (RF)	3 units per net acre = 99 units	Interchange Village Center (LA IVC)	<u>9.975 acres</u> <u>residential = 29 units</u> <u>0.70 FAR</u>	<u>Reduction of 70 dwelling units.</u> <u>Addition of up to 709,701 sq.ft. commercial use.</u>

35
36 The proposed change reduces the residential maximum density from 99 units to 29 dwelling units and
37 allows up to 709,701 sq.ft. of commercial/retail floor area.
38

39 **Availability of Services**

40 Traffic Facilities:

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

42 Schools:

43 Any future residential development will be required to ensure school capacity exists.
44

45 Recreation:

46 Both residential and commercial development will be required to provide recreational facilities according to
47 the requirements of the Lake Asbury Master Plan.
48

49 Water and Wastewater:

50 Water, sewer and reclaimed water are all available along CR 739 and on the south side of Verbena Parkway.
51

52 Stormwater/Drainage:

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

55 Solid Waste:

56 Clay County has existing solid waste capacity to serve the area.
57

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

59 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
 60

61 Land Suitability:

62 Soils:

63 See Figure 5.

64 Flood Plain:

65 The existing floodplain area on the subject parcel is not in an area intended for development. Any impact that
 66 might occur will be required to be mitigated. See Figure 6.

67 Topography:

68 The subject parcel has roughly ten feet of slope from a high area in the center of the LA IVC to lower areas to
 69 the east and west. See Figure 7.

70 Regionally Significant Habitat:

71 There have been black bear sightings to the north, east and south of the subject parcels. See Figure 8.

72 Historic Resources:

73 There are no historic resource structures on the subject parcel although historic structure locations have been
 74 mapped to the northeast and west of the subject parcel. See Figure 9.

75 Compatibility with Military Installations:

76 The subject property is not located near Camp Blanding.

77

78 **Analysis of Surrounding Uses**

79 The proposed comprehensive plan amendment would expand the Lake Asbury Interchange Village Center
80 (LA-IVC) for a portion of two parcels of land. The proposed amendment is in keeping with the evolving
81 character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
South	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
East	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
West	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)

82

83 The surrounding districts are also impacted by the addition of an on/off ramp at the intersection of CR 739
84 and the First Coast Expressway. This increases the demand for commercial/retail services in close proximity
85 to the intersection along with the increased demand from the construction of the surrounding residential
86 neighborhoods which also need local retail/service opportunities. Combined with the commuter corridor
87 functionality of Henley Road, the proposed amendment makes the trade-off of existing residential land use
88 density for an expansion of the LA IVC with its commercial/retail uses a better long term fit for the larger
89 surrounding community.

90

Figure 5 – Soil Map

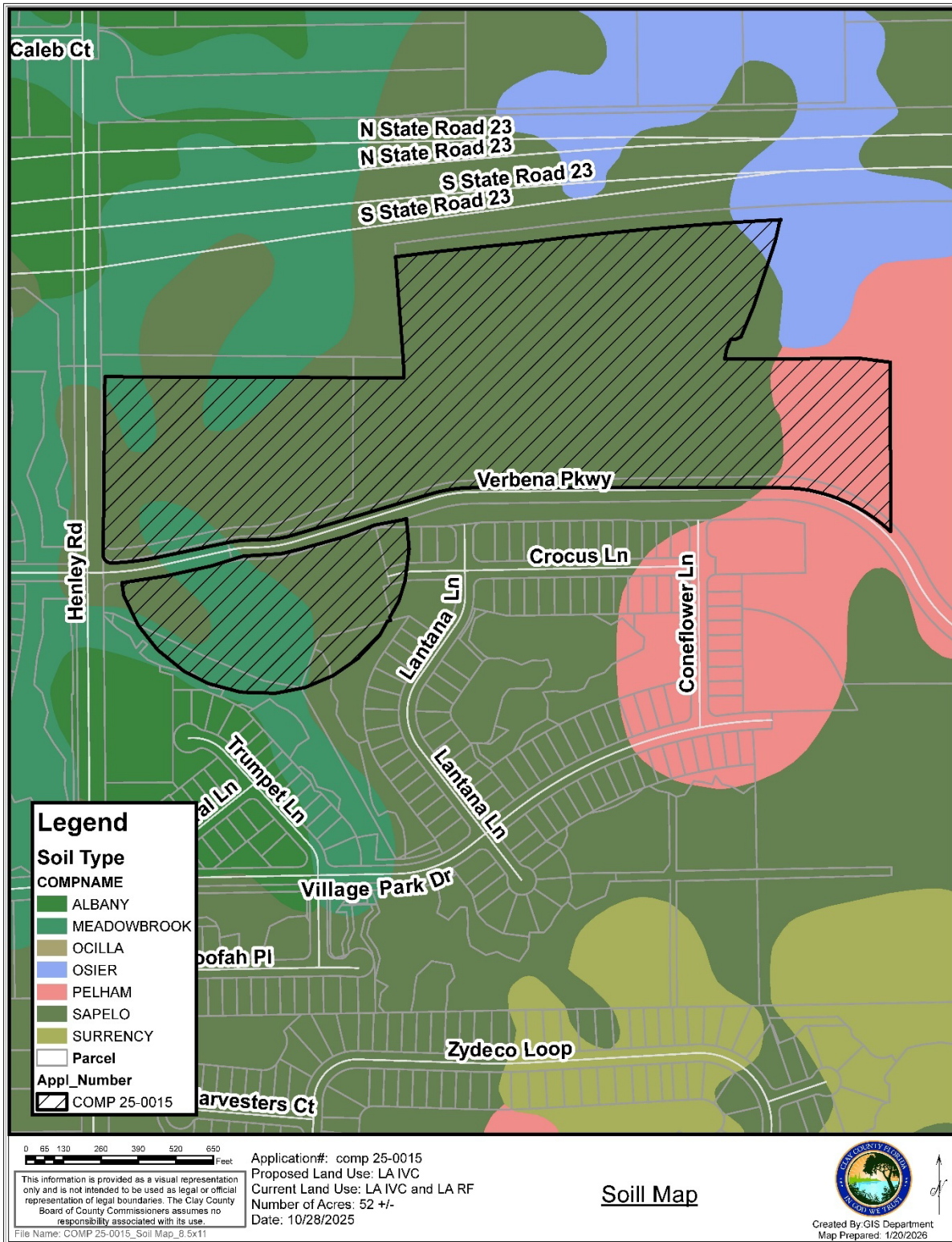


Figure 6 – Flood Zone Map

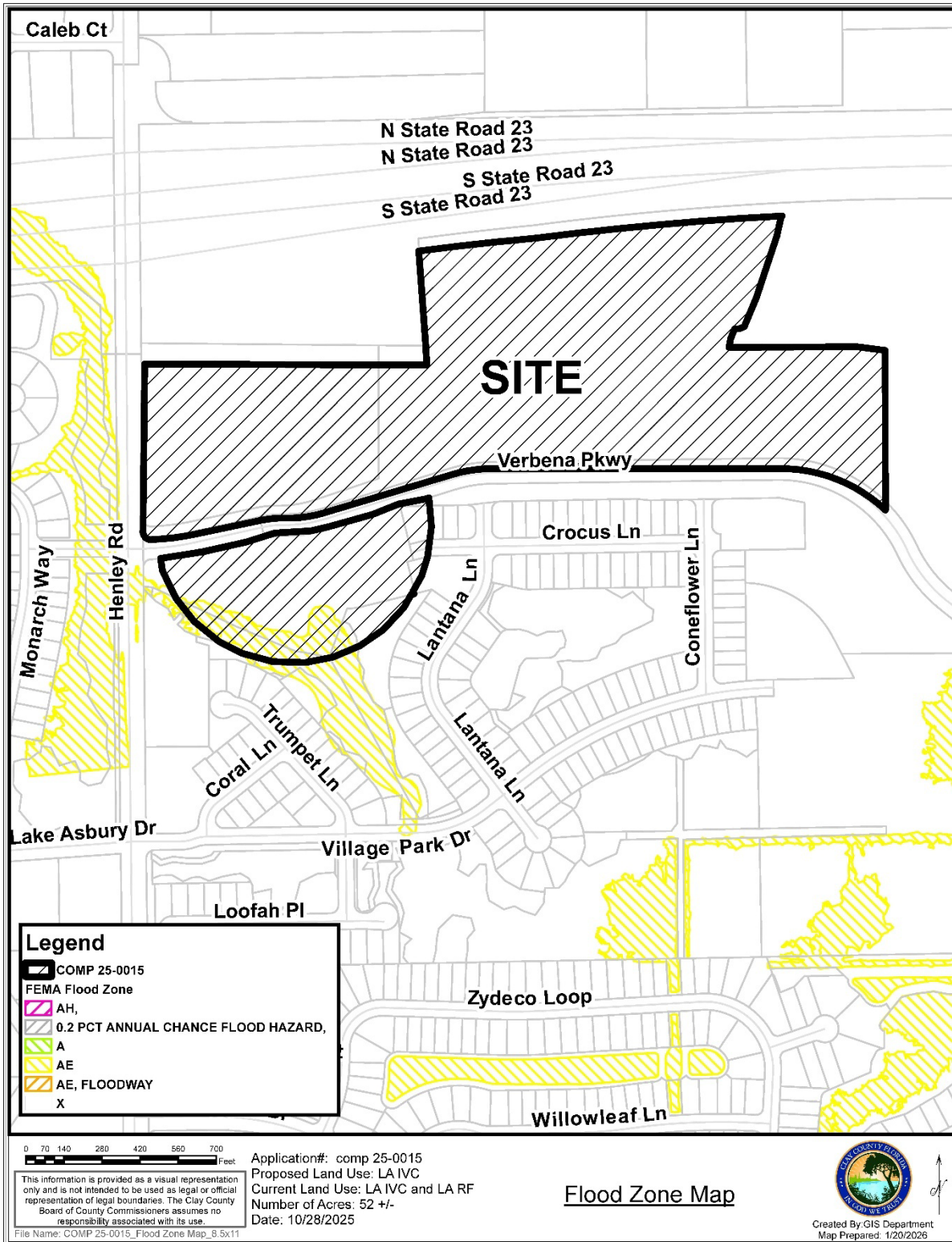


Figure 7 – Topography Map

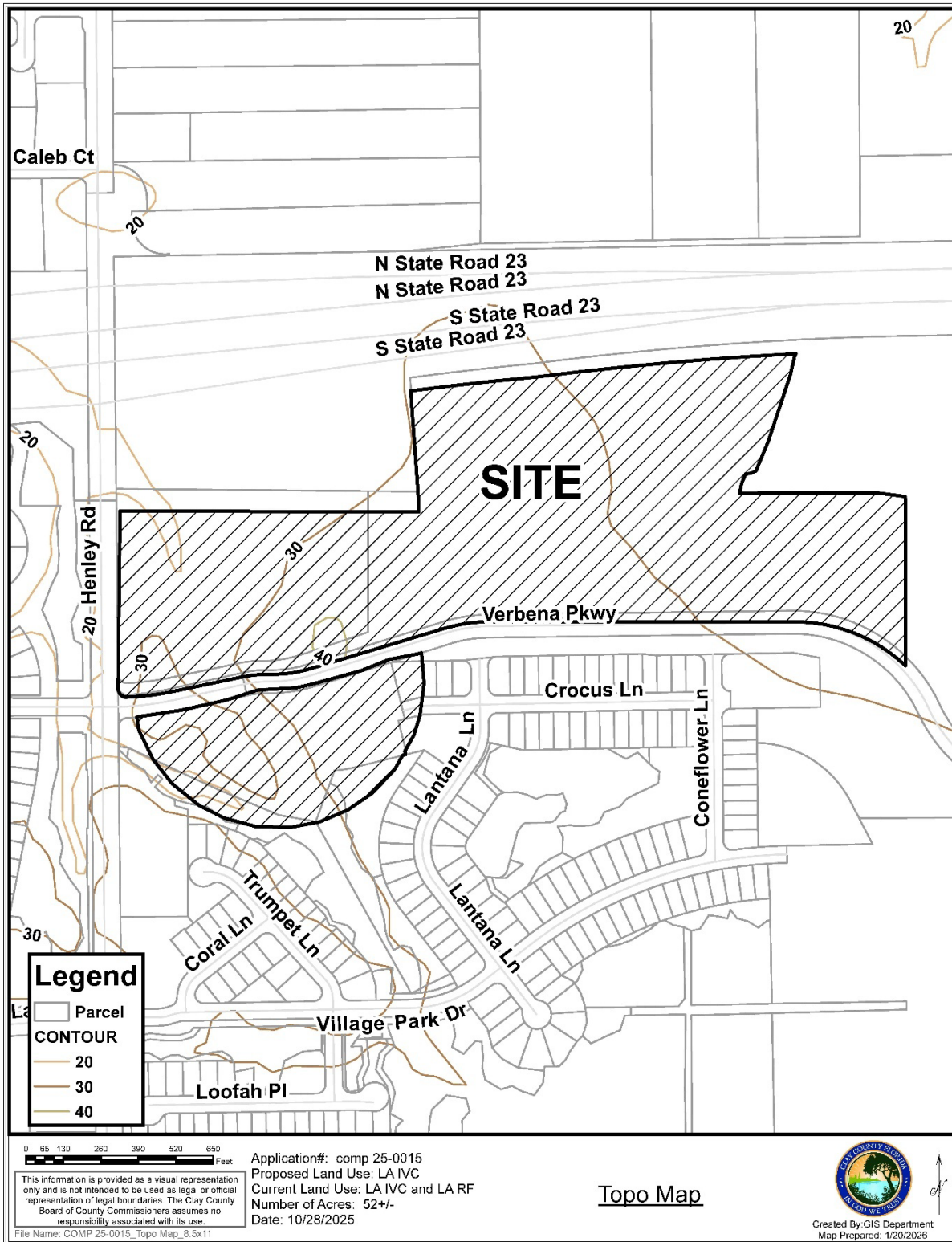


Figure 8 – Habitat Value Map

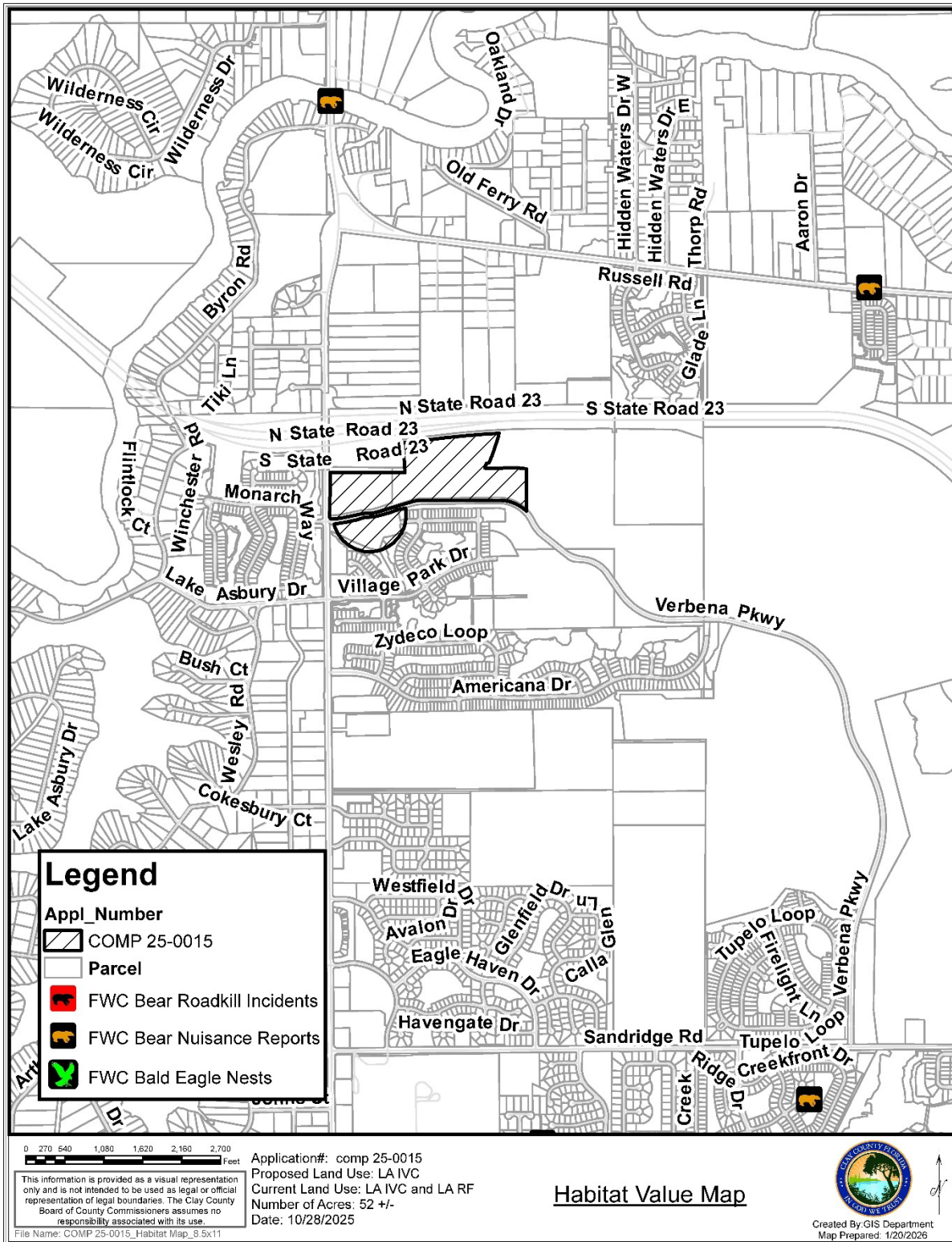
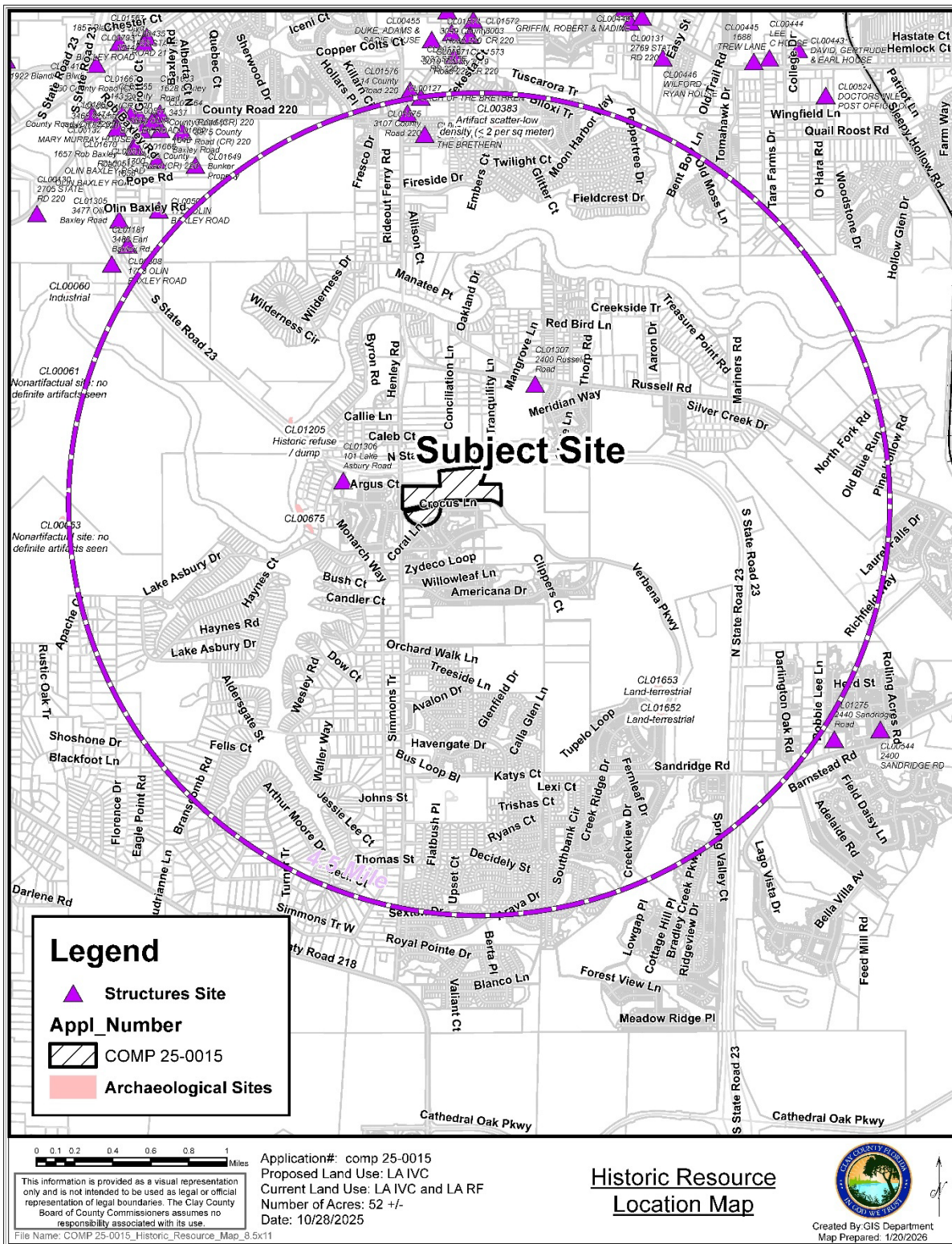


Figure 9 - Historical Resources



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 LA 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.

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

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

140
141

Analysis Regarding 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. It is the intent of Clay County to discourage the proliferation of Urban Sprawl.

Statutory Indicators of the Promotion of Sprawl:

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.*

177 **Statutory Indicators of the Discouragement of Sprawl:**

178 FS 163.3177(6)(a)9.b - The future land use element or plan amendment shall be determined to discourage the
179 proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or
180 more of the following:

- 181 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*
182 *community in a manner that does not have an adverse impact on and protects natural resources and*
183 *ecosystems.*
- 184 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- 185 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*
186 *uses at densities and intensities that will support a range of housing choices and a multimodal*
187 *transportation system, including pedestrian, bicycle, and transit, if available.*
- 188 (IV.) *Promotes conservation of water and energy.*
- 189 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*
190 *farmlands and soils.*
- 191 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 192 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*
193 *nonresidential needs of an area.*
- 194 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*
195 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*
196 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

197 **Staff Analysis regarding Sprawl:**

198 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because
199 it incorporates a development pattern or urban form that achieves the following four criteria under FS
200 163.3177(6)(a)9.b:

- 201 Staff Finding: (II.) Promotes the efficient and cost-effective provision or extension of public infrastructure
202 and services.
- 203 Staff Finding: (III.) Promotes walkable and connected communities and provides for compact development
204 and a mix of uses at densities and intensities that will support a range of housing choices and
205 a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- 206 Staff Finding: (IV.) Promotes conservation of water and energy.
- 207 Staff Finding: (VII.) Creates a balance of land uses based upon demands of the residential population for
208 the nonresidential needs of an area.

209 **Recommendation**

210 Staff recommends Transmittal of COMP 25-0015.



Staff Report and Recommendations for ZON 25-0029

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: AY Ventures, Inc.

Owner: Black Sound Development Company LLC

Agent: Susan Fraser (SLF Consulting, Inc.)

Phone: 904-591-8942

Email: slfraser@bellsouth.net

Property Information

Parcel IDs: 16-05-25-009339-005-00 and 16-05-25-009339-005-04

Current Zoning: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)

Proposed Zoning: Lake Asbury Interchange Village Center (LA IVC)

Commission District: 5, Comm. Burke

Parcel Address: on the east side of Henley Road at the intersection of Verbena Parkway

Current Land Use: Lake Asbury Rural Fringe (LA RF) and Lake Asbury Interchange Village Center (LA IVC)

Acres affected by FLU change: 52 +/- acres

Planning District: Lake Asbury/Penney Farms

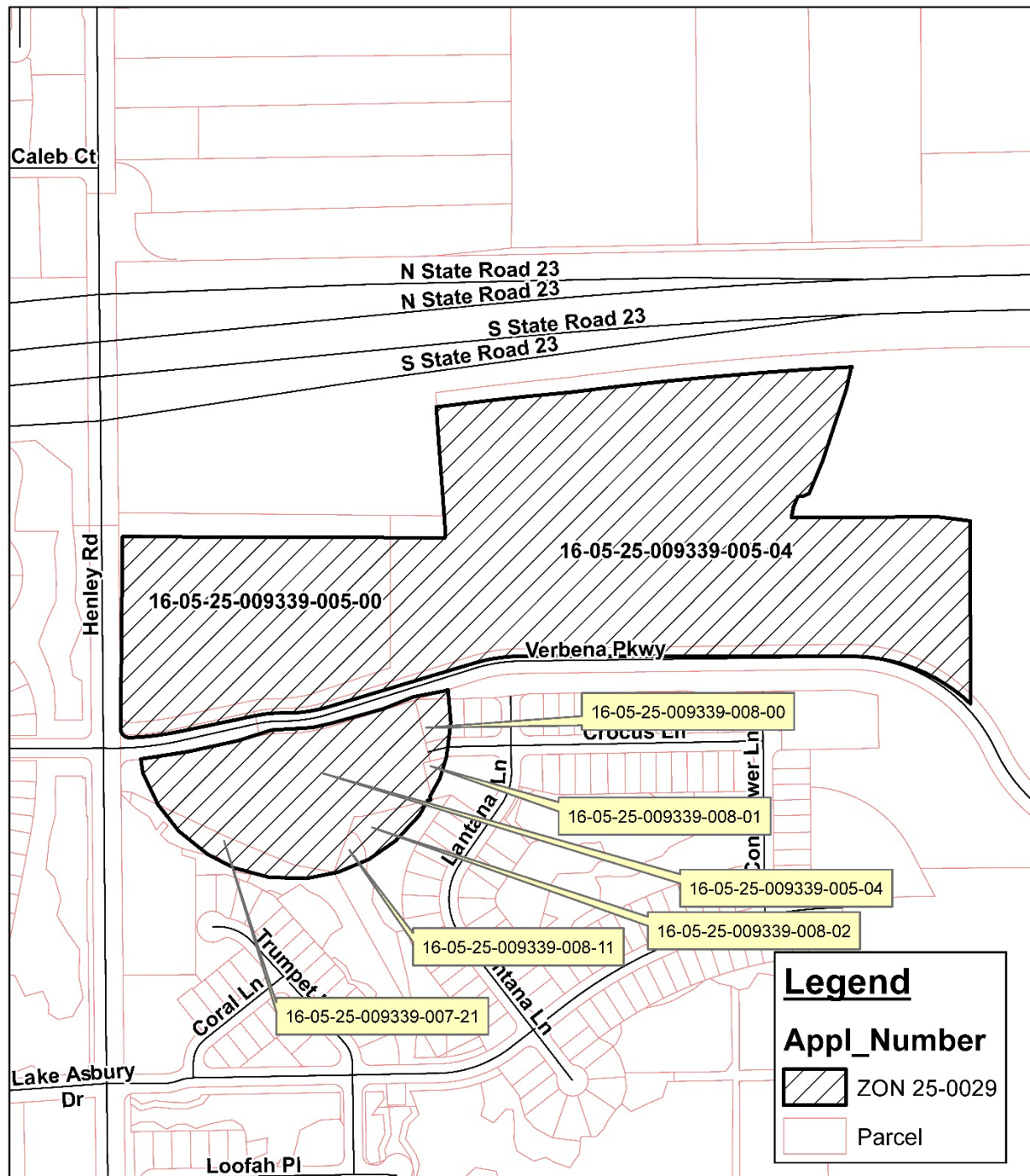
Introduction:

This application is a rezoning to clarify and increase the location of the LA IVC zoning designation at CR 739 for a total of 52 acres.

The subject parcels are located on the east side of Henley Road (CR 739) at the intersection with Verbena Parkway. With the exception of a stormwater pond for Verbena Pkwy, the parcels are undeveloped.

A companion Comprehensive Plan Amendment application (COMP 25-0015) preceded this application.

Figure 1 – Parcel Map



0 205 410 820 Feet

Rezoning: ZON 25-0029
Parcel Map



Figure 2 - Aerial Photo

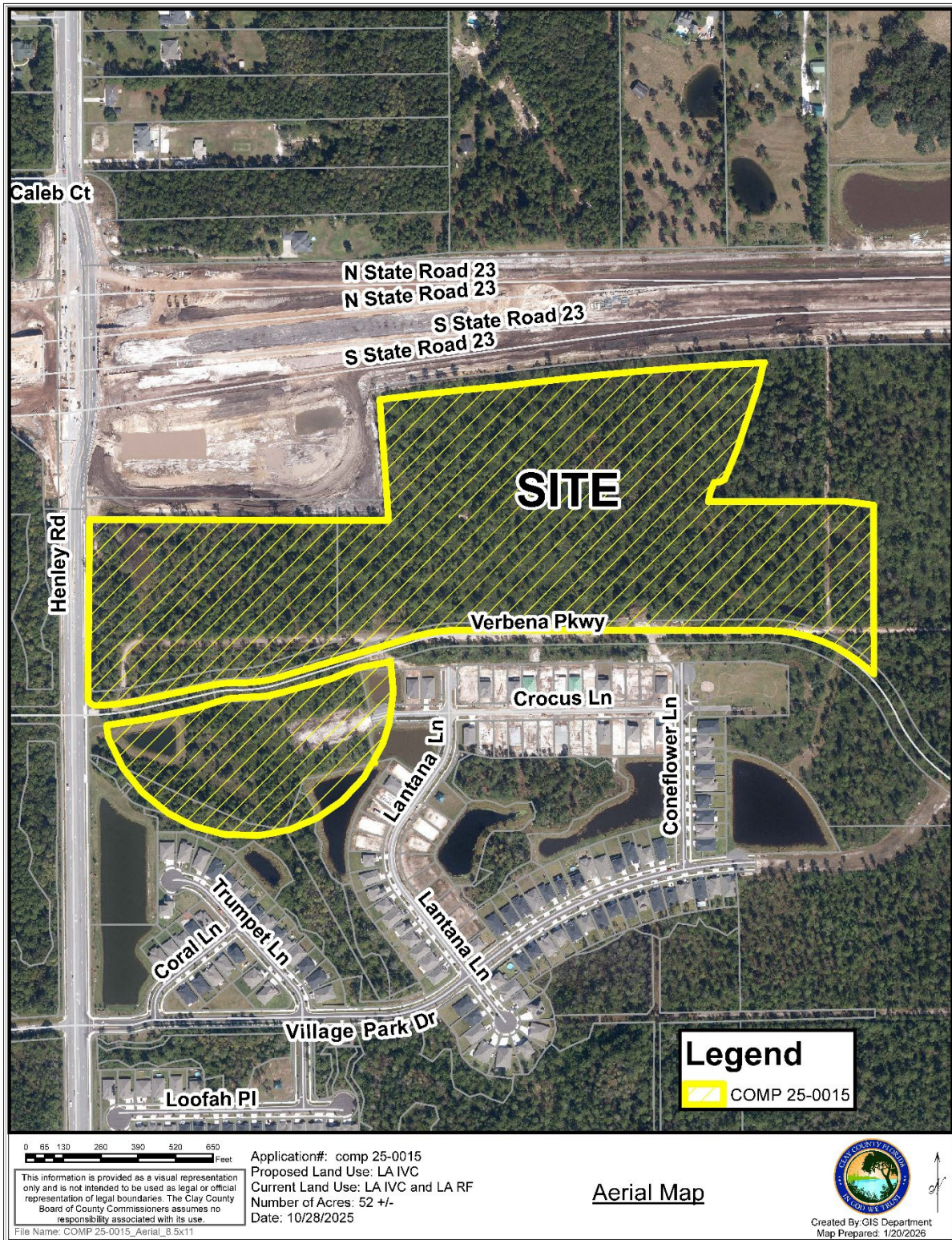
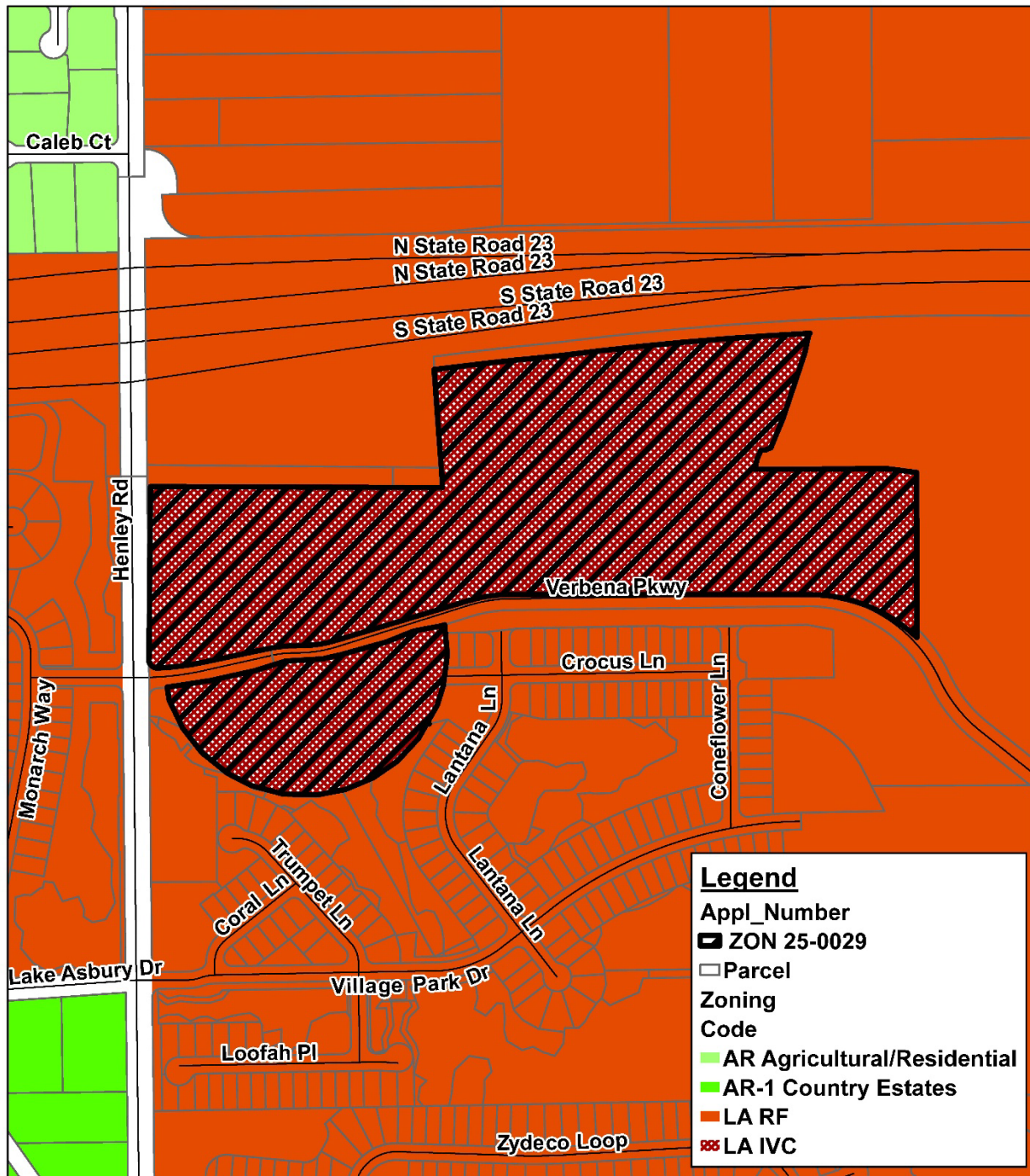


Figure 3 – Proposed Zoning Map



0 230 460 920 Feet

Proposed Zoning
Rezoning: ZON 25-0029
from LA IVC and LA RF to LA IVC



Analysis of Surrounding Uses

The proposed rezoning would expand the Lake Asbury Interchange Village Center (LA-IVC) for a portion of two parcels of land. The proposed amendment is in keeping with the evolving character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
South	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
East	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)
West	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Interchange Village Center (LA-IVC)

The surrounding districts are also impacted by the addition of an on/off ramp at the intersection of CR 739 and the First Coast Expressway. This increases the demand for commercial/retail services in close proximity to the intersection along with the increased demand from the construction of the surrounding residential neighborhoods which also need local retail/service opportunities. Combined with the commuter corridor functionality of Henley Road, the proposed amendment makes the trade-off of existing residential land use density for an expansion of the LA IVC with its commercial/retail uses a better long term fit for the larger surrounding community.

Relevant Clay County 2045 Comprehensive Plan Policies

NOTE: The following Comp Plan policy is that which was in effect at the time this rezoning application was submitted. Changes to this policy proposed under the companion comprehensive plan amendment (COMP 25-0015) submitted with this application are added in red text in strike-thru/underline format.

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 LA 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.

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

The Interchange Village Center located at County Road 739 shall have a maximum size of ~~48.75~~ 52 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.

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

Interchange Village Center		
Land Use	Minimum Required (acres)	Maximum Permitted (acres)
Sub-Category		
Residential	10% <u>0%</u>	50% <u>30%</u>
Office	10%	No Max
Commercial/Retail	5%	65%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

81
82

83 Analysis of Proposed Rezoning Amendment

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

86
87 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
88 adjacent and nearby districts;

89 Staff Finding: This rezoning is directly related to the needs of the adjoining First Coast Expressway as well
90 as the surrounding residential land uses.

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

93 Staff Finding: The addition of an on/off ramp at the intersection of CR 739 and the First Coast Expressway
94 increases the need for additional commercial/retail opportunities in this area, making an increase of the
95 existing LA IVC a logical choice to meet the need.

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

98 Staff Finding: The LA IVC district boundary at CR 739 was intended to be a placeholder until the final
99 location of the First Coast Expressway and the location of the future Verbena Parkway were determined. As
100 the location for both roads is now settled, the future land use and zoning can now be adjusted to a more
101 realistic boundary location.

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

103 Staff Finding: The existing LA RF to the west of the existing LA IVC could be developed with more
104 residential units, but there is an unmet need for commercial/retail opportunities to serve the existing housing.

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

107 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent
108 of the future land use designation as amended in the companion application to this rezoning.

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

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

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

115 Staff Finding: The proposed rezoning will not be inconsistent with the surround land use. The LA IVC
116 district is designed to support the adjoining interchange traffic as well as the surrounding residential land use.

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

119 Staff Finding: There is only one other location in the Lake Asbury Master Plan area with the Lake Asbury
120 Interchange Village Center district.

121

122 **Recommendation**

123 Staff recommends approval of ZON 25-0029.

124

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 LA FLU POLICY 1.4.10 TO INCREASE THE TOTAL NUMBER OF ACRES ALLOWED FOR THE LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) LOCATED AT CR 739 FROM 18.75 ACRES TO 52 ACRES; TO AMEND LA FLU POLICY 1.4.10 TO REDUCE THE PERCENTAGE OF THE MINIMUM REQUIRED ACRES FOR RESIDENTIAL USE FOR THE LA IVC AT CR 739 FROM 10% TO 0%; TO AMEND LA FLU POLICY 1.4.10 TO REDUCE THE PERCENTAGE OF THE MAXIMUM PERMITTED ACRES FOR RESIDENTIAL USE FOR THE LA IVC AT CR 739 FROM 50% TO 30%; TO AMEND THE FUTURE LAND USE MAP TO CLARIFY AND INCREASE THE LA IVC AT CR 739 FUTURE LAND USE DESIGNATION OF A PORTION OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 16-05-25-009339-005-04 AND 16-05-25-009339-005-00), UP TO 52 ACRES, FROM LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) AND LAKE ASBURY RURAL FRINGE (LA RF) TO LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC); 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 25-0015 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 Sections 2 and 3 hereof.

Section 2. LA FLU Policy 1.4.10 of the Lake Asbury Master Plan Element of the adopted 2045 Comprehensive Plan is hereby amended as follows:

LA FLU Policy 1.4.10

VILLAGE CENTER AND INTERCHANGE VILLAGE CENTER (LA VC AND LA 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~~ 52 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 <u>at SR 16</u>	10%	50%
Residential <u>at CR 739</u>	40% <u>0%</u>	50% <u>30%</u>
Office	10%	No Max
Commercial/Retail	5%	65%
Light Industrial <u>at SR 16</u>	0%	No Max
Civic/Public Parks	10%	No Max

Section 3. The adopted Future Land Use Map of the Plan is hereby amended such that the Lake Asbury Interchange Village Center (LA IVC) Future Land Use designation for two parcels of land (tax parcel identification #s 16-05-25-009339-005-04 and 16-05-25-009339-005-00), totaling approximately 52 acres, described in Exhibits “A-1” through “A-6”, and depicted in Exhibit “A-7” is hereby changed as shown.

Section 4. 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 5. 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 6. 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 April, 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"

Legal Description

8.31 acres

CPA for IVC at CR 739

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts "T" and "W", Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county and a portion of Tracts "D", "E" and "F", Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane, said parcel being more particularly described as follows:

Begin at the northwest corner of said Tract "D", Village Park Unit 1-C, said corner being situated in the southerly line of Verbena Parkway; thence on said southerly line, run the following 5 courses: 1) South 73 degrees 19 minutes 13 seconds West, 275.67 feet; 2) westerly, along the arc of a curve concave northerly and having a radius of 530.00 feet, an arc distance of 166.12 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 17 minutes 58 seconds West, 165.44 feet; 3) westerly, along the arc of a curve concave southerly and having a radius of 314.12 feet, an arc distance of 73.24 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 36 minutes 01 second West, 73.08 feet; 4) South 78 degrees 09 minutes 34 seconds West, 248.43 feet; 5) westerly, along the arc of a curve concave northerly and having a radius of 1050.00 feet, an arc distance of 101.42 feet, said arc being subtended by a chord bearing and distance of South 80 degrees 55 minutes 34 seconds West, 101.38 feet; thence southeasterly, easterly and northeasterly, along the arc of a curve concave northerly and having a radius of 484.15 feet, an arc distance of 1534.56 feet to the said southerly line of Verbena Parkway, said arc being subtended by a chord bearing and distance of North 77 degrees 43 minutes 59 seconds East, 968.21 feet; thence on said southerly line, South 73 degrees 19 minutes 13 seconds West, 106.55 feet to the point of beginning; being 8.31 acres, more or less, in area.

Exhibit "A-2"

MAP OF

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts 'T' and 'W', Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, page 28 through 38 of the public records of said county and a portion of Tracts 'D', 'E' and 'F', Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane.

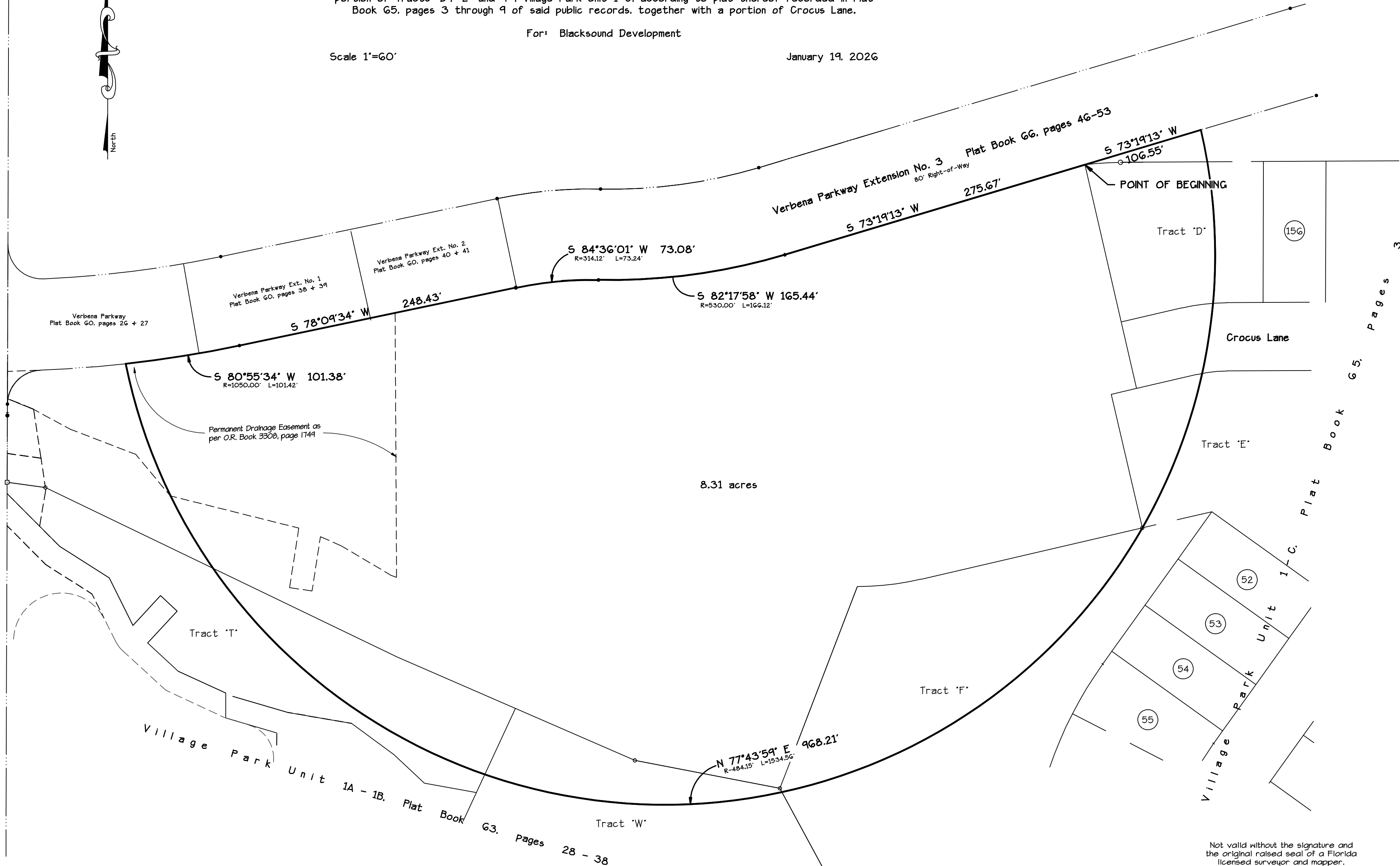
For: Blacksound Development

Scale 1"=60'

January 19, 2026



County Road No. 739 - Henley Road



Note:
This map was prepared for descriptive purposes only and does not represent an actual survey.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32073
Telephone 904-272-1000

Exhibit "A-3"

Legal Description 16.53 acres

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, page 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739 (a 94' right-of-way as presently established); thence on said east line, North 00 degrees 10 minutes 57 seconds East, 614.57 feet; thence South 89 degrees 48 minutes 07 seconds East, 45.34 feet; thence North 00 degrees 10 minutes 57 seconds East, 30.00 feet to the southwest corner of State Road No. 23, Parcel 117, Part "B"; thence on the south line thereof, South 89 degrees 48 minutes 07 seconds East, 990.89 feet to the easterly line thereof; thence on said easterly line, North 04 degrees 13 minutes 44 seconds West, 395.16 feet to the southerly line of said State Road No. 23; thence easterly, on said southerly line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said southerly line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 104.47 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 57 minutes 05 seconds East, 104.47 feet; thence South 00 degrees 45 minutes 18 seconds West, 224.91 feet; thence North 89 degrees 27 minutes 05 seconds West, 252.99 feet; thence South 00 degrees 32 minutes 55 seconds West, 641.30 feet to the northerly line of said Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of the public records of said county; thence on the northerly of said Verbena Parkway, run the following 7 courses: 1) southwesterly, along the arc of a curve concave southeasterly and having a radius of 550.00 feet, an arc distance of 153.33 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 18 minutes 25 seconds West, 152.84 feet; 2) South 73 degrees 19 minutes 13 seconds West, 488.13 feet; 3) southwesterly, along the arc of a curve concave northwesterly and having a radius of 450.00 feet, an arc distance of 141.04 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 17 minutes 58 seconds West, 140.47 feet; 4) southwesterly, along the arc of a curve concave southeasterly and having a radius of 400.00 feet, an arc distance of 91.59 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 43 minutes 08 seconds West, 91.39 feet; 5) South 78 degrees 09 minutes 33 seconds West, 248.42 feet; 6) southwesterly, along the arc of a curve concave northwesterly and having a radius of 970.00 feet, an arc distance of 157.34 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 48 minutes 22 seconds West, 157.17 feet; 7) northwesterly, along the arc of a curve concave northeasterly and having a radius of 30.00 feet, an arc distance of 48.55 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 46 degrees 10 minutes 57 seconds West, 43.42 feet; being 16.53 acres, more or less, in area.

Subject to a perpetual slope easement as per Official Records Book 3308, page 1746 of said public records.

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

Also, subject to a perpetual drainage easement as per Official Records Book 4009, page 2038 and Official Reords Book 1982, page 817, Part “B”.



Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067 272-1000

Exhibit "A-5"

Legal Description

Proposed Interchange Village Center Land Use Portion of Parcel 16-05-25-009339-005-04

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northeast corner of Tract P-3, Village Park Unit 1A, 1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county; thence on the northerly line thereof, North 78 degrees 30 minutes 39 seconds West, 92.28 feet; thence North 02 degrees 45 minutes 57 seconds West, 147.58 feet to the north line of Verbena Parkway Extension No. 3, according to plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records and the point of beginning; thence on said north line, North 89 degrees 59 minutes 11 seconds West, 1051.24 feet; thence continue on said north line and along the arc of a curve concave southerly and having a radius of 550.00 feet, an arc distance of 6.91 feet, said arc being subtended by a chord bearing and distance of South 89 degrees 39 minutes 47 seconds West, 6.91 feet; thence North 00 degrees 32 minutes 55 seconds East, 444.51 feet; thence North 89 degrees 40 minutes 17 seconds West, 247.92 feet; thence North 04 degrees 13 minutes 44 seconds West, 359.11 feet to the south line of State Road No. 23; thence easterly, on said south line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said south line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 903.60 feet, said arc being subtended by a chord bearing and distance of North 84 degrees 52 minutes 27 seconds East, 903.38 feet; thence South 34 degrees 02 minutes 15 seconds West, 7.90 feet; thence South 12 degrees 43 minutes 55 seconds West, 68.16 feet; thence South 18 degrees 24 minutes 22 seconds West, 240.92 feet; thence South 22 degrees 35 minutes 42 seconds West, 113.33 feet; thence South 66 degrees 29 minutes 32 seconds West, 20.59 feet; thence South 86 degrees 14 minutes 10 seconds West, 16.95 feet; thence South 22 degrees 35 minutes 36 seconds West, 37.08 feet; thence South 10 degrees 45 minutes 51 seconds West, 33.61 feet; thence North 89 degrees 46 minutes 04 seconds East, 471.08 feet; thence South 82 degrees 39 minutes 15 seconds East, 104.34 feet; thence South 00 degrees 04 minutes 45 seconds East 586.37 feet to said north line of Verbena Parkway Extension No. 3; thence on said north line and along the arc of a curve concave southwesterly and having a radius of 560.00 feet, an arc distance of 417.72 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 68 degrees 37 minutes 01 second West, 438.10 feet; being 27.16 acres, more or less, in area.

October 24, 2025

Exhibit "A-6"

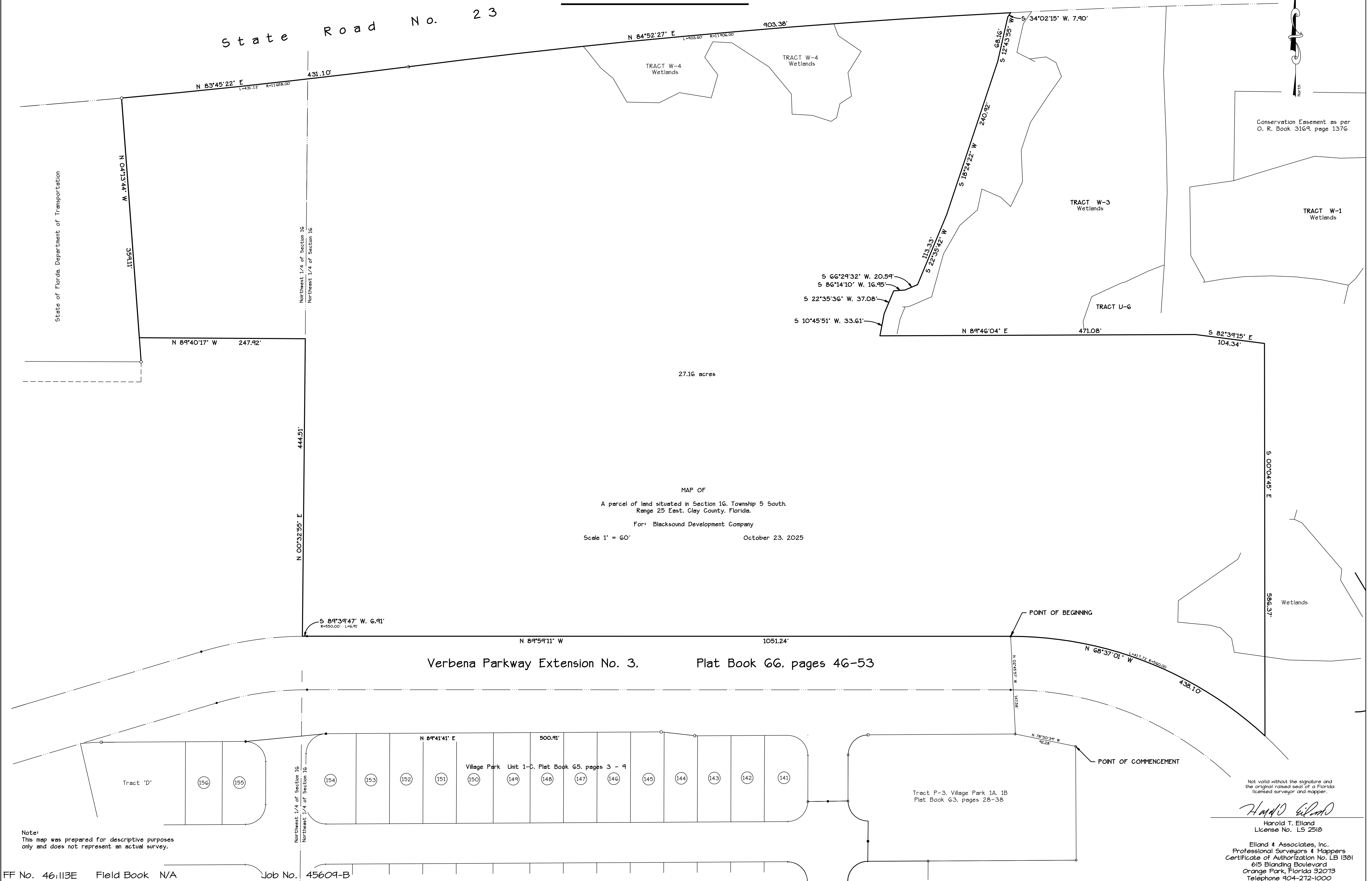
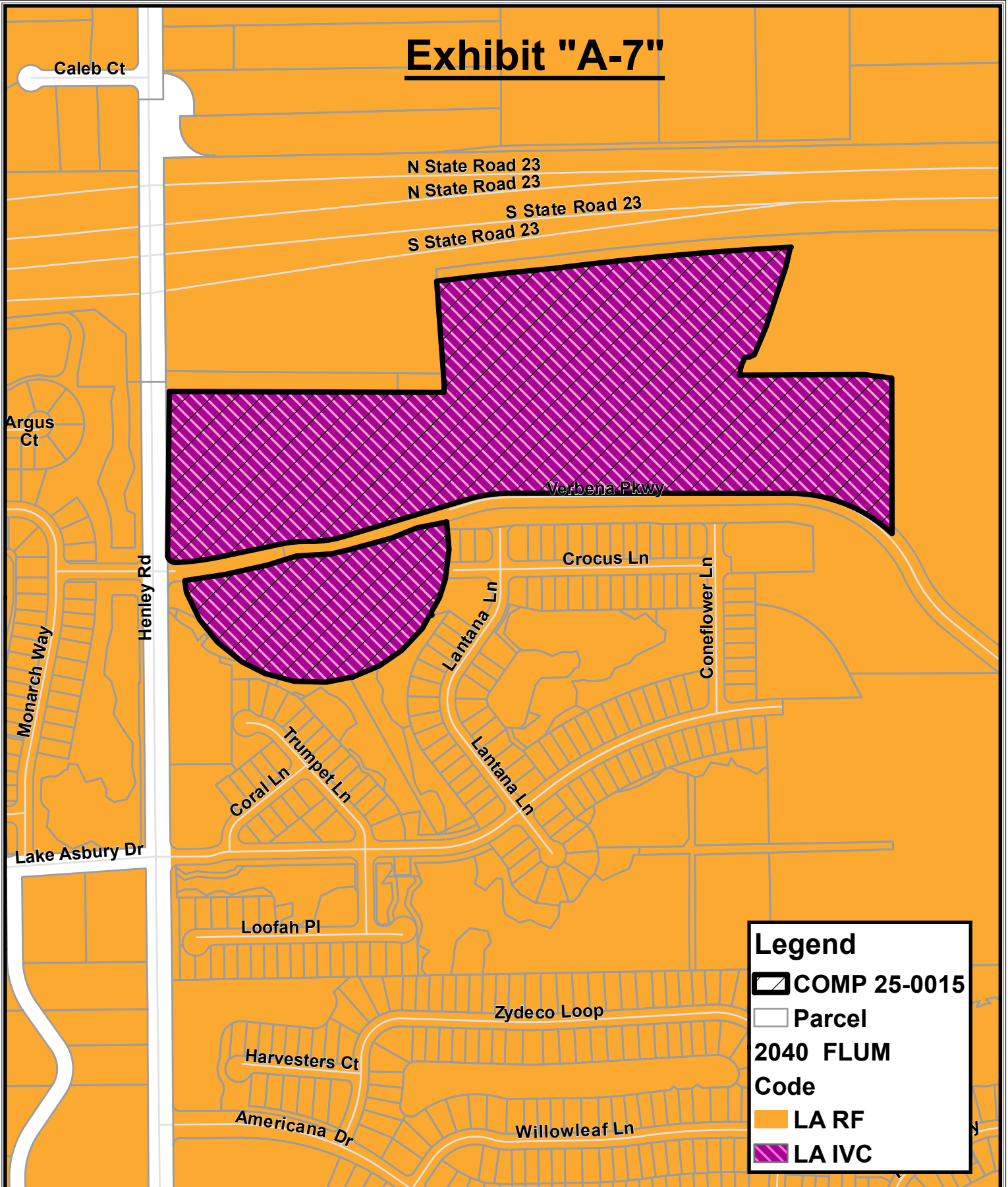


Exhibit "A-7"



Legend

COMP 25-0015

Parcel

2040 FLUM Code

LA RF

LA IVC

0 75 150 300 450 600 750 Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: COMP 25-0015_Proposed Land Use_8.5x11

Application#: comp 25-0015
 Proposed Land Use: LA IVC
 Current Land Use: LA IVC and LA RF
 Number of Acres: 52 +/-
 Date: 10/28/2025

Proposed Land Use Designation Map



Created By: GIS Department
 Map Prepared: 1/20/2026

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, TO AMEND THE ZONING MAP FOR THE LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) AT CR 739 LOCATED ON A PORTION OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 16-05-25-009339-005-04 AND 16-05-25-009339-005-00), TO CLARIFY AND INCREASE THE ZONING DISTRICT DESIGNATION ON APPROXIMATELY 52 ACRES, FROM ITS PRESENT ZONING CLASSIFICATIONS OF LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC) AND LAKE ASBURY RURAL FRINGE (LA RF) TO LAKE ASBURY INTERCHANGE VILLAGE CENTER (LA IVC); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 25-0029 seeks to clarify and increase the zoning designation for the Lake Asbury Interchange Village Center (LA IVC) at CR 739, totaling approximately 52 acres, located on a portion of two parcels of land (tax parcel identification #s 16-05-25-009339-005-04 & 16-05-25-009339-005-00) (the Property) described in Exhibits “A-1” through “A-6”, and depicted in Exhibit “A-7”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classifications of Lake Asbury Interchange Village Center (LA IVC) and Lake Asbury Rural Fringe (LA RF) to Lake Asbury Interchange Village Center (LA IVC).

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 25-0015 becoming effective.

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

Legal Description

8.31 acres

CPA for IVC at CR 739

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts "T" and "W", Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county and a portion of Tracts "D", "E" and "F", Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane, said parcel being more particularly described as follows:

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Exhibit "A-2"

MAP OF

A parcel of land consisting of a portion of Section 16, Township 5 South, Range 25 East, Clay County, Florida, together with a portion of Tracts 'T' and 'W', Village Park Unit 1A-1B, according to plat thereof recorded in Plat Book 63, page 28 through 38 of the public records of said county and a portion of Tracts 'D', 'E' and 'F', Village Park Unit 1-C, according to plat thereof recorded in Plat Book 65, pages 3 through 9 of said public records, together with a portion of Crocus Lane.

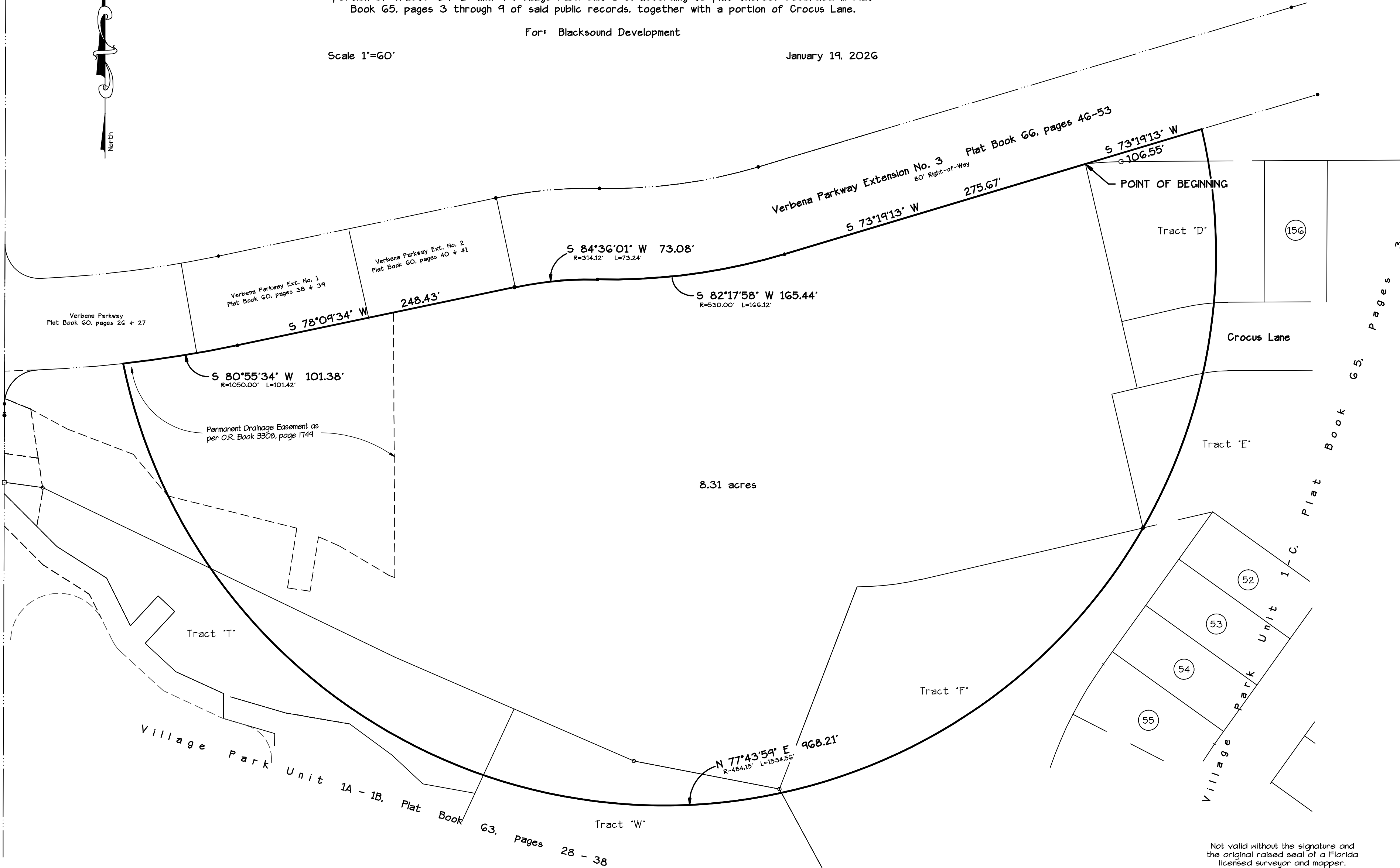
For: Blacksound Development

Scale 1"=60'

January 19, 2026



County Road No. 739 - Henley Road



Note:
This map was prepared for descriptive purposes only and does not represent an actual survey.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 Blanding Boulevard
Orange Park, Florida 32073
Telephone 904-272-1000

Exhibit "A-3"

Legal Description 16.53 acres

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin the northwest corner of Verbena Parkway as per plat thereof recorded in Plat Book 60, page 26 and 27 of the public records of said county, said corner being situated in the east right-of-way line of County Road No. 739 (a 94' right-of-way as presently established); thence on said east line, North 00 degrees 10 minutes 57 seconds East, 614.57 feet; thence South 89 degrees 48 minutes 07 seconds East, 45.34 feet; thence North 00 degrees 10 minutes 57 seconds East, 30.00 feet to the southwest corner of State Road No. 23, Parcel 117, Part "B"; thence on the south line thereof, South 89 degrees 48 minutes 07 seconds East, 990.89 feet to the easterly line thereof; thence on said easterly line, North 04 degrees 13 minutes 44 seconds West, 395.16 feet to the southerly line of said State Road No. 23; thence easterly, on said southerly line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said southerly line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 104.47 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 57 minutes 05 seconds East, 104.47 feet; thence South 00 degrees 45 minutes 18 seconds West, 224.91 feet; thence North 89 degrees 27 minutes 05 seconds West, 252.99 feet; thence South 00 degrees 32 minutes 55 seconds West, 641.30 feet to the northerly line of said Verbena Parkway Extension No. 3 as per plat thereof recorded in Plat Book 66, pages 46 through 53 of the public records of said county; thence on the northerly of said Verbena Parkway, run the following 7 courses: 1) southwesterly, along the arc of a curve concave southeasterly and having a radius of 550.00 feet, an arc distance of 153.33 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 18 minutes 25 seconds West, 152.84 feet; 2) South 73 degrees 19 minutes 13 seconds West, 488.13 feet; 3) southwesterly, along the arc of a curve concave northwesterly and having a radius of 450.00 feet, an arc distance of 141.04 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 17 minutes 58 seconds West, 140.47 feet; 4) southwesterly, along the arc of a curve concave southeasterly and having a radius of 400.00 feet, an arc distance of 91.59 feet, said arc being subtended by a chord bearing and distance of South 84 degrees 43 minutes 08 seconds West, 91.39 feet; 5) South 78 degrees 09 minutes 33 seconds West, 248.42 feet; 6) southwesterly, along the arc of a curve concave northwesterly and having a radius of 970.00 feet, an arc distance of 157.34 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 48 minutes 22 seconds West, 157.17 feet; 7) northwesterly, along the arc of a curve concave northeasterly and having a radius of 30.00 feet, an arc distance of 48.55 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 46 degrees 10 minutes 57 seconds West, 43.42 feet; being 16.53 acres, more or less, in area.

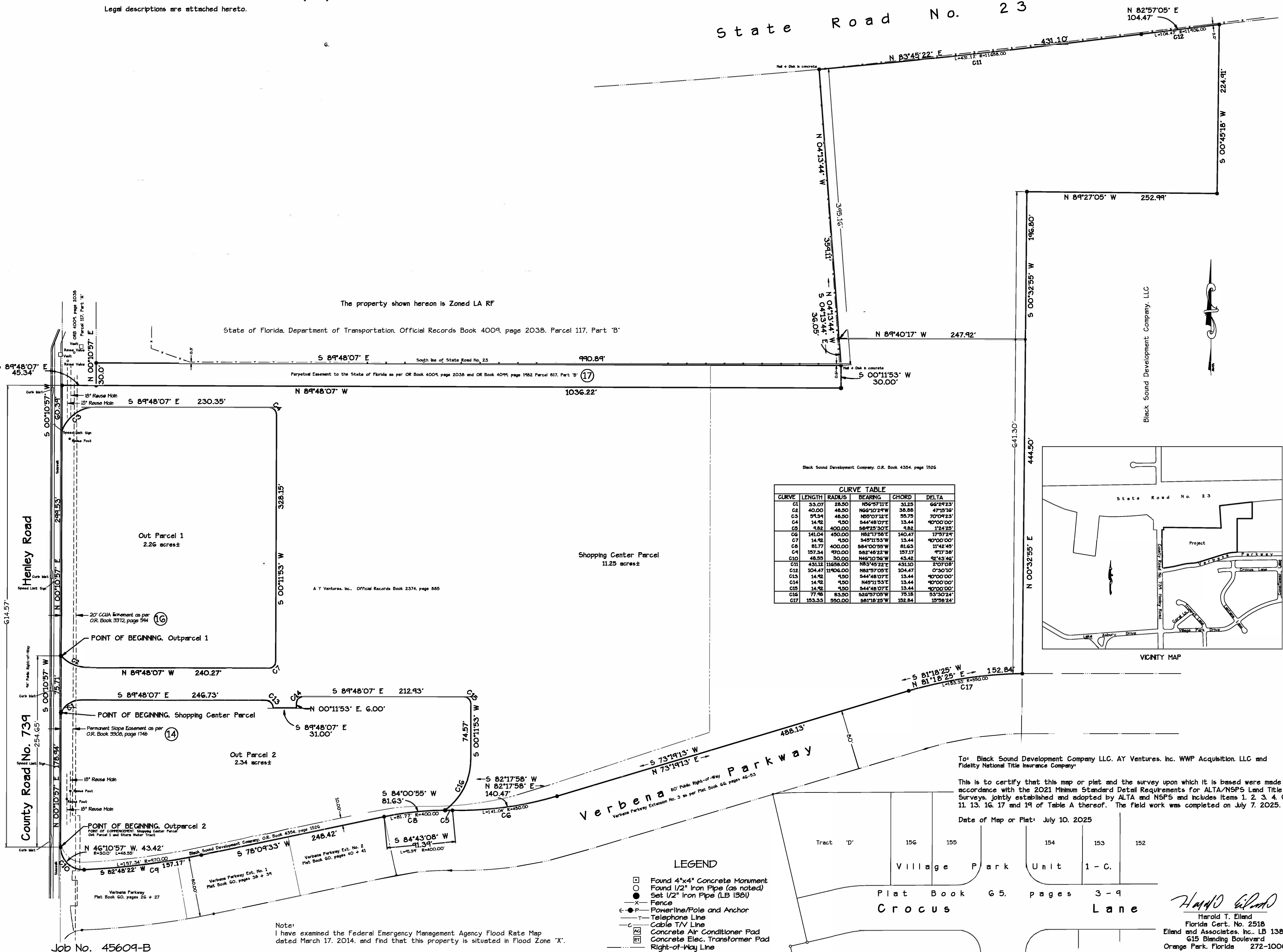
Subject to a perpetual slope easement as per Official Records Book 3308, page 1746 of said public records.

Also, subject to a 20 foot wide utility easement as per Official Records Book 3372, page 594 of said public records.

Also, subject to a perpetual drainage easement as per Official Records Book 4009, page 2038 and Official Reords Book 1982, page 817, Part “B”.

Exhibit "A-4"

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF
Several parcels of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida
Certified to: AY Ventures, Inc. and Blacksound Development Company LLC
Scale 1" = 60'
Date of survey: July 7, 2025
Legal descriptions are attached hereto.



GENERAL NOTES

1. Bearings shown hereon are based on the record bearing of N 00°10'57" E for the east line of County Road No. 739.
2. This survey was based on Fidelity National Title Insurance Company's Title Commitment No. 12504796, dated June 20, 2025.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown hereon are for drainage and utilities unless noted otherwise.
5. This survey depicts visible improvements only; no underground improvements or footings were located.

- LEGEND
- Found 4"x4" Concrete Monument
 - Found 1/2" Iron Pipe (as noted)
 - Set 1/2" Iron Pipe (LB 158)
 - Fence
 - Powerline/Pole and Anchor
 - Telephone Line
 - Cable TV Line
 - Concrete Air Conditioner Pad
 - Concrete Elec. Transformer Pad
 - Right-of-Way Line

To: Black Sound Development Company LLC, AY Ventures, Inc. WWP Acquisition, LLC and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey upon which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 11, 13, 16, 17 and 19 of Table A thereof. The field work was completed on July 7, 2025.

Date of Map or Plat: July 10, 2025

Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067-1000



Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067 272-1000

Exhibit "A-5"

Legal Description

Proposed Interchange Village Center Land Use Portion of Parcel 16-05-25-009339-005-04

A parcel of land situated in Section 16, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northeast corner of Tract P-3, Village Park Unit 1A, 1B, according to plat thereof recorded in Plat Book 63, pages 28 through 38 of the public records of said county; thence on the northerly line thereof, North 78 degrees 30 minutes 39 seconds West, 92.28 feet; thence North 02 degrees 45 minutes 57 seconds West, 147.58 feet to the north line of Verbena Parkway Extension No. 3, according to plat thereof recorded in Plat Book 66, pages 46 through 53 of said public records and the point of beginning; thence on said north line, North 89 degrees 59 minutes 11 seconds West, 1051.24 feet; thence continue on said north line and along the arc of a curve concave southerly and having a radius of 550.00 feet, an arc distance of 6.91 feet, said arc being subtended by a chord bearing and distance of South 89 degrees 39 minutes 47 seconds West, 6.91 feet; thence North 00 degrees 32 minutes 55 seconds East, 444.51 feet; thence North 89 degrees 40 minutes 17 seconds West, 247.92 feet; thence North 04 degrees 13 minutes 44 seconds West, 359.11 feet to the south line of State Road No. 23; thence easterly, on said south line and along the arc of a curve concave northerly and having a radius of 11,658.00 feet, an arc distance of 431.12 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 45 minutes 22 seconds East, 431.10 feet; thence continue on said south line and along the arc of a curve concave southerly and having a radius of 11,906.00 feet, an arc distance of 903.60 feet, said arc being subtended by a chord bearing and distance of North 84 degrees 52 minutes 27 seconds East, 903.38 feet; thence South 34 degrees 02 minutes 15 seconds West, 7.90 feet; thence South 12 degrees 43 minutes 55 seconds West, 68.16 feet; thence South 18 degrees 24 minutes 22 seconds West, 240.92 feet; thence South 22 degrees 35 minutes 42 seconds West, 113.33 feet; thence South 66 degrees 29 minutes 32 seconds West, 20.59 feet; thence South 86 degrees 14 minutes 10 seconds West, 16.95 feet; thence South 22 degrees 35 minutes 36 seconds West, 37.08 feet; thence South 10 degrees 45 minutes 51 seconds West, 33.61 feet; thence North 89 degrees 46 minutes 04 seconds East, 471.08 feet; thence South 82 degrees 39 minutes 15 seconds East, 104.34 feet; thence South 00 degrees 04 minutes 45 seconds East 586.37 feet to said north line of Verbena Parkway Extension No. 3; thence on said north line and along the arc of a curve concave southwesterly and having a radius of 560.00 feet, an arc distance of 417.72 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 68 degrees 37 minutes 01 second West, 438.10 feet; being 27.16 acres, more or less, in area.

October 24, 2025

Exhibit "A-6"

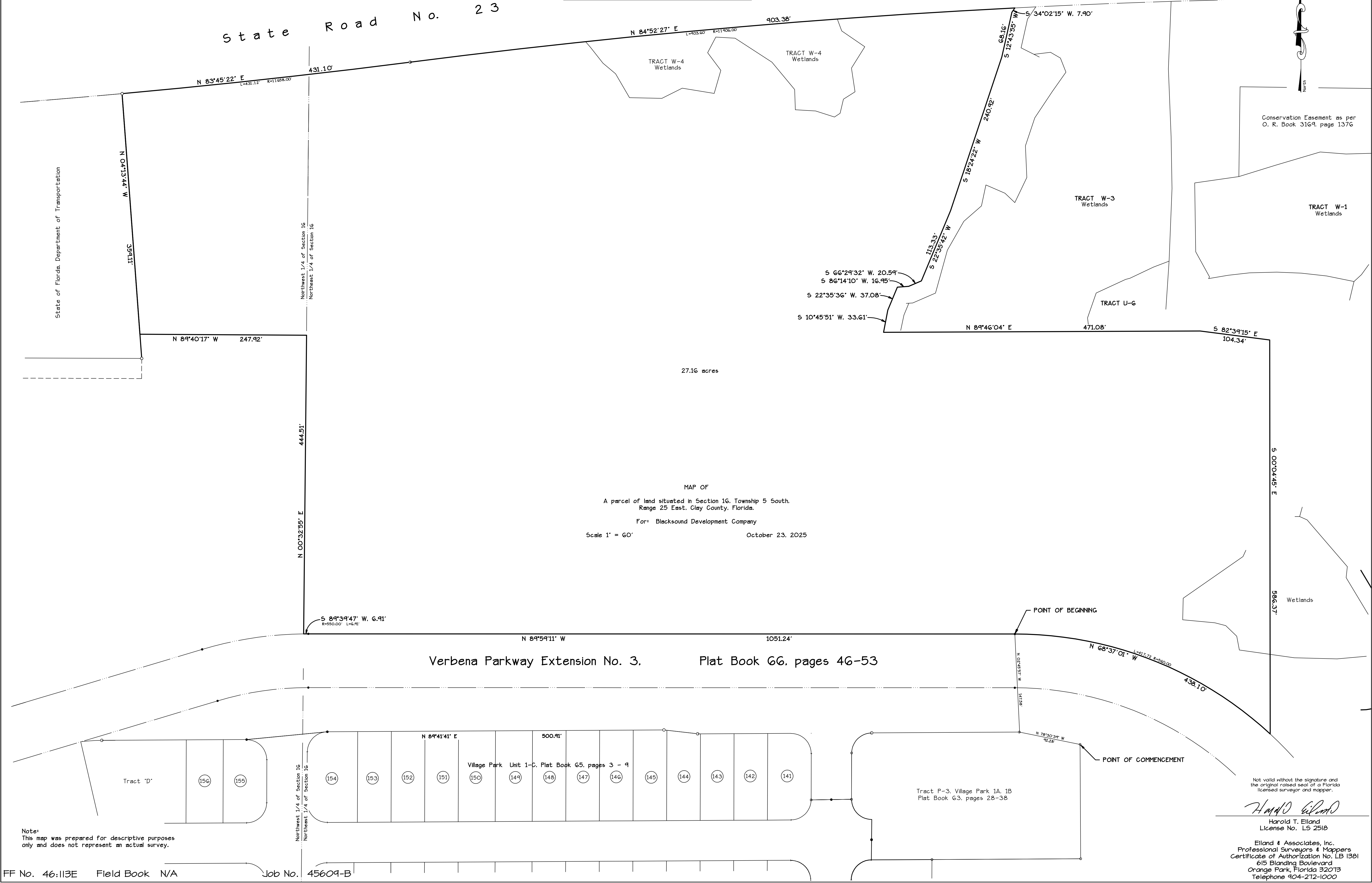
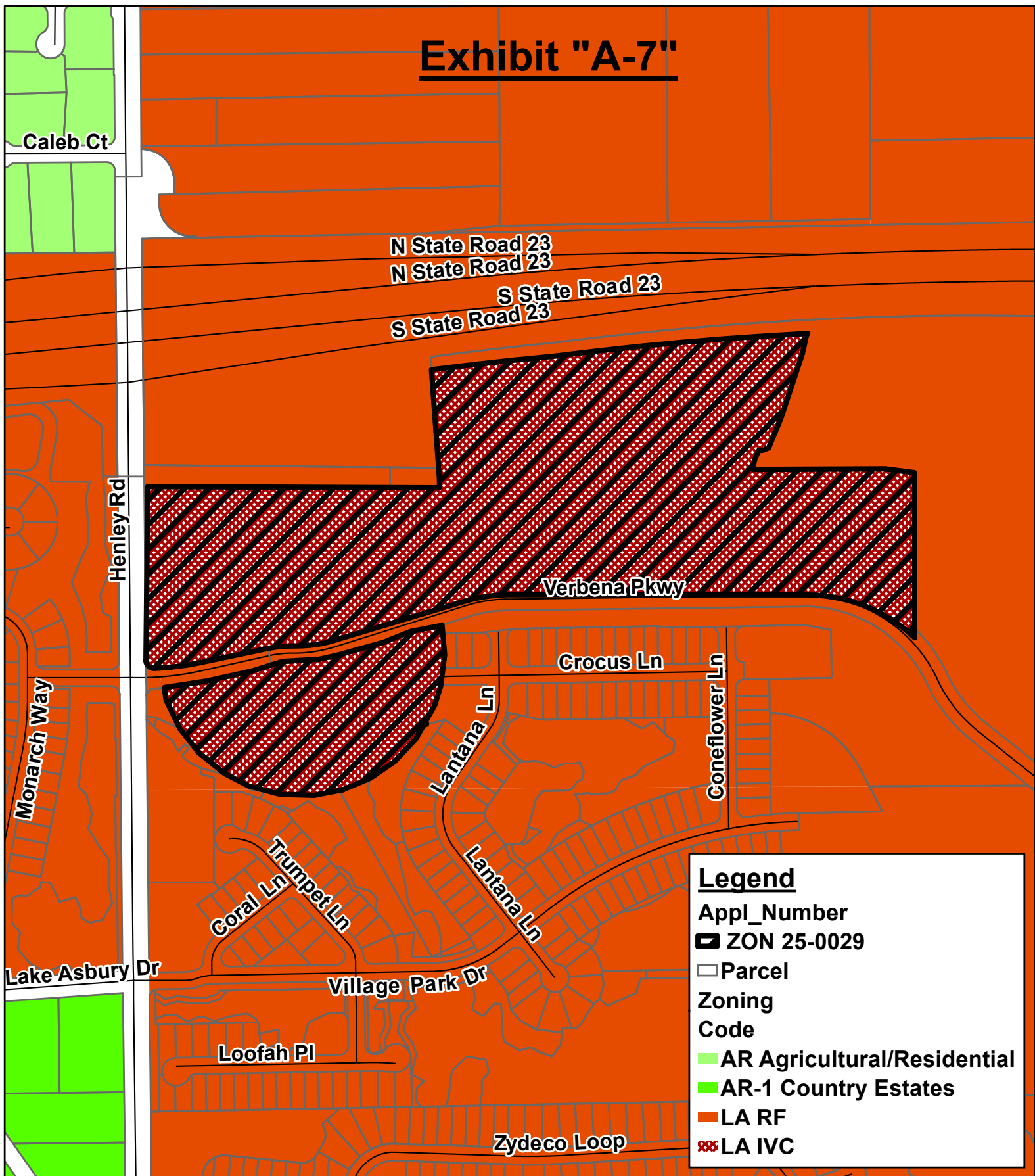


Exhibit "A-7"



**Proposed Zoning
 Rezoning: ZON 25-0029
 from LA RF and LA IVC to LA IVC**

