



## PLANNING COMMISSION MEETING

March 3, 2026

5:00 PM

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

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Pledge of Allegiance

Call to Order

1. **Approval of Minutes**

Planning Commission Meeting Minutes February 3, 2026.

**Public Comment**

**Public Hearings**

1. Public Hearing to consider ZON 25-0038. (District 4, Comm. Condon) (B. Carson)  
This application is a rezoning to change 1.03 acres from Commercial and Professional Office District (BA-2) to Neighborhood Business District (BA).
2. Public Hearing to consider COMP 26-0018 and PUD 26-0010. (District 1, Sgromolo) (D. Selig)
  - A. COMP 26-0018  
This application is a FLUM Amendment change to .44 acres from Rural Fringe (RF) to Commercial (COM).
  - B. PUD 26-0010  
This application is a rezoning to change 1.8 acres from Planned Commercial Development District (PCD) and Private Services 1 (PS-1) to Planned Commercial Development District (PCD).
3. Public Hearing to consider PUD 25-0009. (District 5, Burke) (B. Carson)  
This application is a Rezoning to change 2.46 acres from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD).

This item was continued from the February 3, 2026 Planning Commission Meeting. The applicant will provide further details regarding the status of the revised application materials.

**Presentations**

1. Excessive Lighting  
This will be a presentation by Planning Commissioner Ralph Puckhaber on the topic of excessive lighting.

**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, March 3 5:00 PM

TO:                   DATE:

FROM:

SUBJECT:

AGENDA  
ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes February 3, 2026.	Backup Material	2/5/2026	Planning_Commission_Meeting_Minutes_and_Attachments_February_3__2026.ADA_aw.pdf



## PLANNING COMMISSION MEETING MINUTES

February 3, 2026

5:00 PM

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

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### Pledge of Allegiance

Chairman Pete Davis led the Pledge of Allegiance.

### Call to Order

#### **Present:**

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

#### **Absent:**

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

#### **Staff Present:**

County Attorney Courtney Grimm  
Assistant County Attorney Jamie Hovda  
Assistant County Manager Chereese Stewart  
Real Estate and Land Conservation Manager Caleb Risinger  
Director of Planning and Zoning Beth Carson  
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 January 6, 2026.

Commissioner Mary Bridgman made a motion for approval of the January 6, 2026 Planning Commission Meeting minutes, seconded by Commissioner Joe Anzalone, which carried unanimously.

## **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 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).

*Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video](http://www.claycountygov.com/government/clay-county-tv-and-video) archive/Planning Commission/February 3, 2026, beginning at 5:41 and ending at 34:02. Below is a summary of the discussion and the vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, presented a PowerPoint presentation to provide details for the public hearing to consider PUD-25-0009 as indicated above. See Attachment A.

The Commission had questions for clarification regarding coverage vs. floor area ratio, parking requirements, a prior zoning change, and the required buffer.

Kelly Hartwig, 3420 Wall Road, Green Cove Springs, Florida and agent for the applicant, addressed the Commission to provide additional details for the requested change and to answer any questions.

The Commission had questions for the applicant regarding changes in language/uses, design guidelines - height/building code, lighting/signage code, landscaping buffer, and clarification of use for outside storage.

Chairman Pete Davis opened the floor for the public hearing at 5:23 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:23 pm.

The Commission had discussions and comments expressing concerns with the requested change.

Following all discussions, Mr. Hartwig requested a continuance of the item to address suggested changes.

Commissioner Ralph Puckhaber made a motion to approve a continuance until March 3, 2026, PC meeting, seconded by Commissioner Bill Garrison; the motion carried 5-

- 0.
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.

*Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning Commission/February 3, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning%20Commission/February%203,%202026), beginning at 34:07 and ending at 1:22:09. 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 COMP-25-0015 and ZON-25-0029 as indicated above. See Attachment B.

The Commission had questions regarding language in the proposed change, residential minimum and maximum percentages, and clarification of the parcels not changing.

Susan Fraser, SLF Consulting Inc, and agent for the applicant, and Tom Young, AY Ventures, Inc. presented a PowerPoint to provide additional details on the requested change and to answer any questions. See Attachment C.

The Commission, staff and agent discussed location of the DOT/retention pond, percentage for residential development, Verbena Parkway development/timeline, required improvements on Henley, setbacks near roadway and design, buffer, fencing requirements,

Chairman Pete Davis opened the floor for the public hearing at 5:59 pm.

Gary Schiff, 3272 Crocus Lane, Green Cove Springs, Florida, addressed the Commission with concerns regarding the requested change.

Tommy Childress, 3453 Village Park Drive, Green Cove Springs, Florida, addressed the Commission with concerns regarding the requested change.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission with concerns regarding the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 6:09 pm.

Ms. Fraser and Mr. Young addressed concerns raised during the public hearing and further discussed residential development and connection of Verbena Parkway with the Commission.

Following additional comments by the Commission on the requested changes and future changes/development, Commissioner Ralph Puckhaber made a motion for approval of COMP-25-0015, seconded by Commissioner Joe Anzalone, which carried 5-0.

Commissioner Ralph Puckhaber made a motion for approval of ZON-25-0029, seconded by Commissioner Joe Anzalone, which carried 5-0.

### **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/February 3, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning%20Commission/February%203,%202026), beginning at 1:22:30 and ending at 1:24:56. Below is a summary of the discussion.*

Commissioner Ralph Puckhaber had comments/suggestions regarding criteria/language in staff reports.

### **Public Comment**

Chairman Pete Davis opened the floor for public comment at 6:23 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 6:23 pm.

### **Adjournment**

Chairman Pete Davis mentioned that the next Planning Commission meeting would be held on March 3, 2026.

Hearing no further business, Chairman Davis adjourned the meeting at 6:26 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk

**Attachment**  
**“A”**  
**PUD-25-0009**

Rezoning Application:  
PUD 25-0009

Planning Commission  
February 3, 2025



# Application Information

Applicant: Chandeeep Singh

Location: 3075 Highway 17 in between CR 209 and Mahama Bluff Rd.

Planning District: The Springs

Commission District: 5 Commissioner Burke

Parcel: 006699-227-00 2.45 acres

- PUD 25-0009 would change the zoning from Commercial Recreation District (BB-5) to Planned Commercial Development (PCD) .

# BACKGROUND

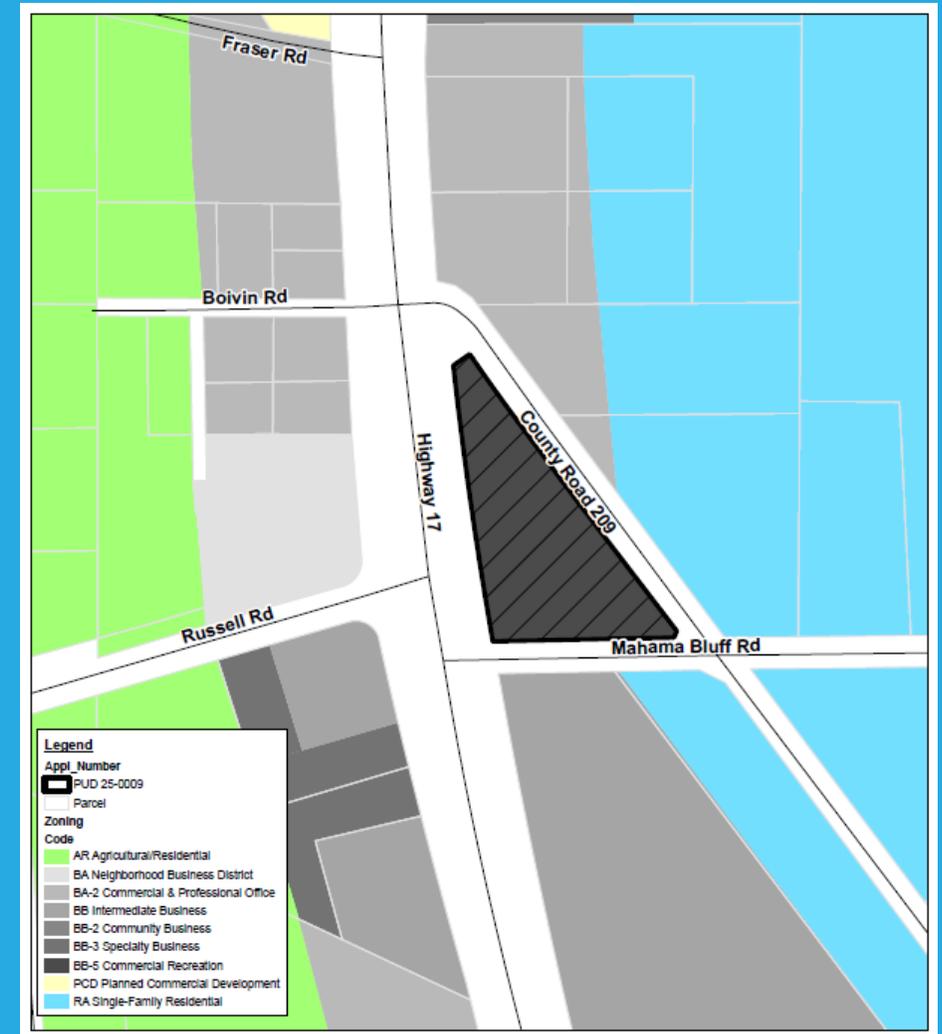
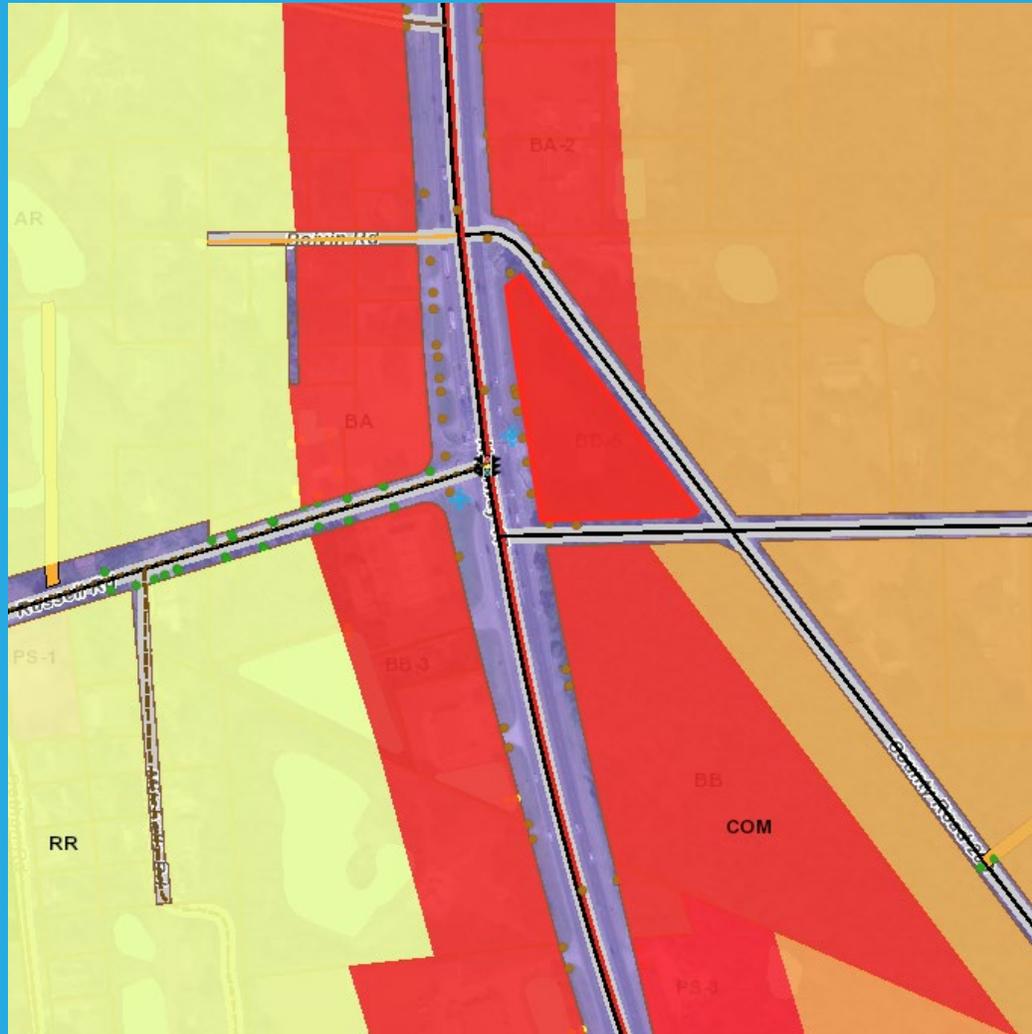
The subject parcel is located at 3075 US HWY 17, between Mahama Bluff Rd. and County Road 209, and is approximately 2.46 acres. The property has an existing restaurant with approximately 40 parking spaces to support the use. The applicant desires to construct 4 additional commercial buildings, with an 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 ). 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.

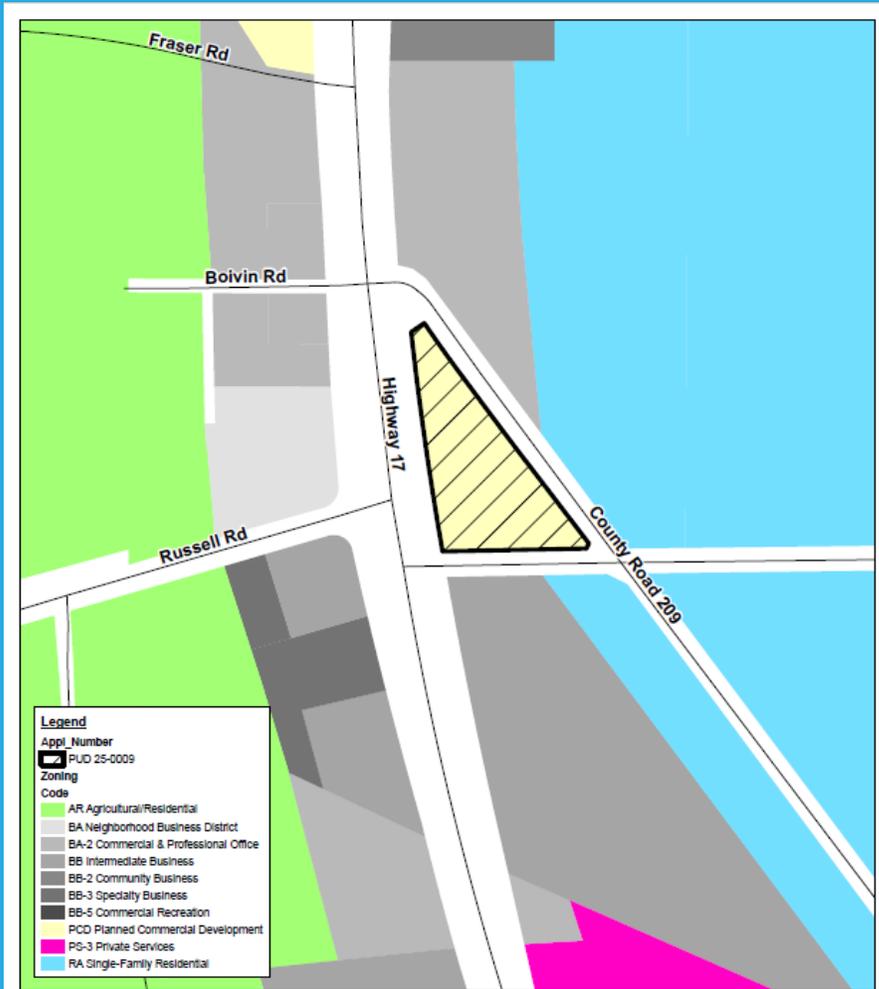


Aerial

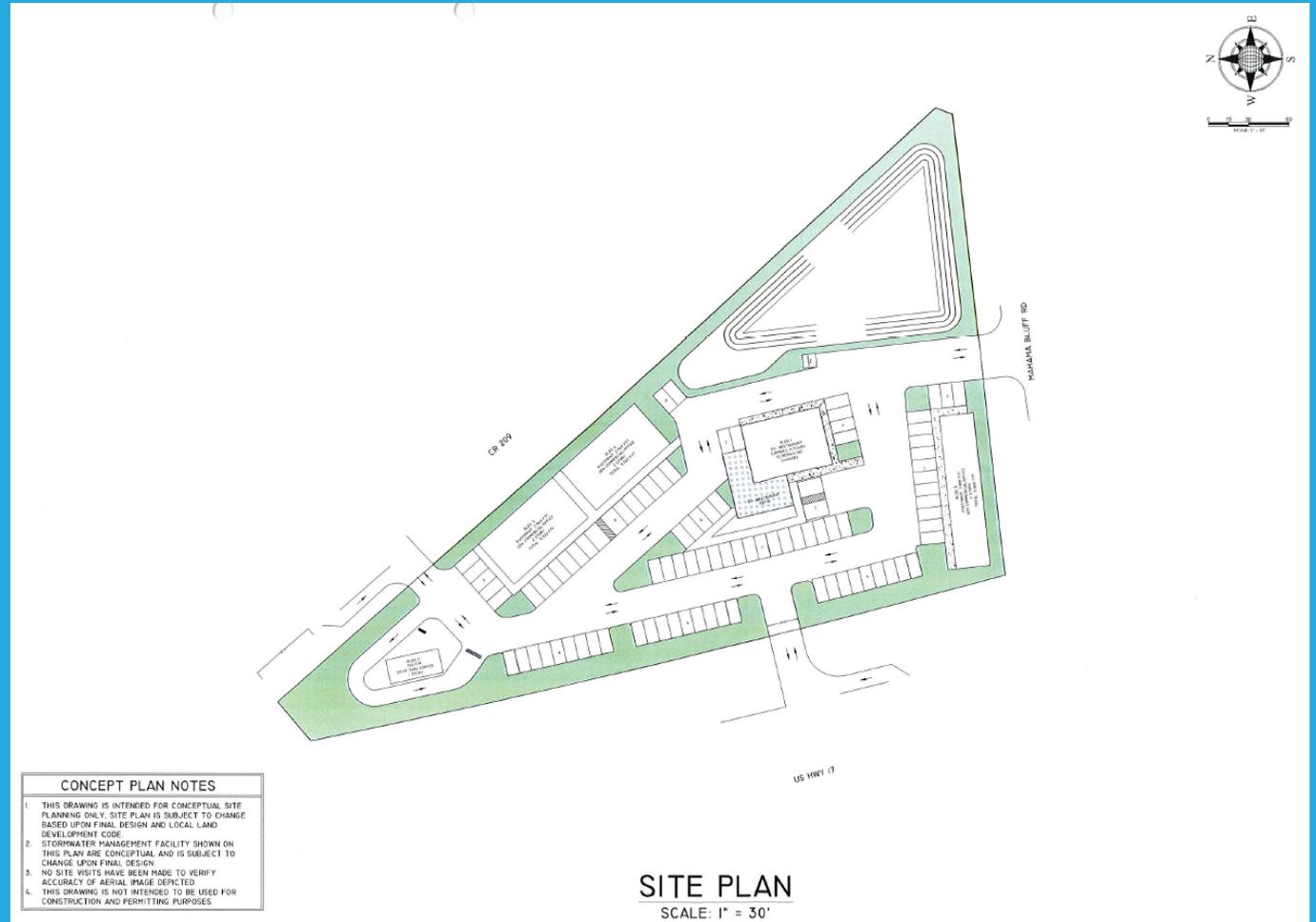
# EXISTING LAND USE & ZONING



# ZONING



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



# PCD REQUIREMENTS

Planned communities are intended to encourage the development of land as planned communities; encourage flexible and creative concepts of site planning

Applicant is proposing the following permitted uses:

- Uses are to include all permitted BB, BB-1, BB-2, BB-5 uses with addition of out-side storage.
- The height would be limited to 35’.
- The maximum lot coverage will be 75%.

BB conditional uses listed that would be prohibited:

- Adult entertainment and sexually oriented businesses or obnoxious or corrosive, or offensive uses.

If the applicant desires to develop the property in phases, the applicant would need to provide:

- the number of phases
  - the date of commencement of each phase
  - the approximate number of square footage contained in each phase
  - a map of the location of each phase.
- 
- The PCD would also require a fifteen (15) foot vehicular buffer along the perimeter of the property.
  - The development of the property would also require a sidewalk running along Highway 17, the length of the property.

# Findings and Recommendations

The applicant is requesting a change in land use from BB-5 to PCD for 2.45 acres.

The Springs Citizen's Advisory Committee voted 6-0 to recommend approval of this rezoning change at their January 14, 2026, meeting.

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

**Attachment**  
**“B”**  
**COMP-25-0015**  
**ZON-25-0029**  
**Staff**

Large Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 25-0015

Rezoning Application:

ZON 25-0029

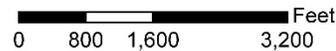
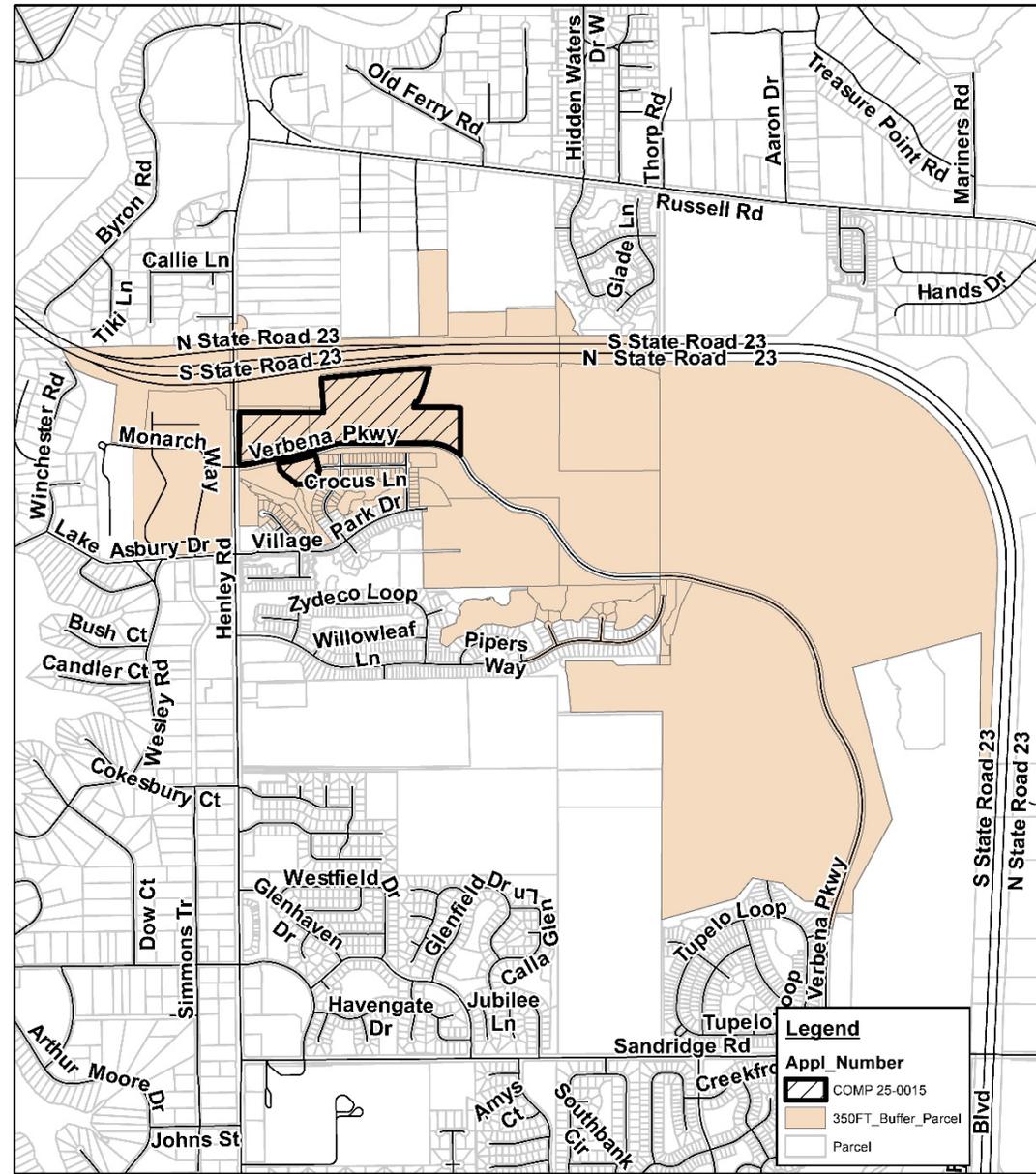
Board of County Commissioners  
February 10, 2026



# Application Information

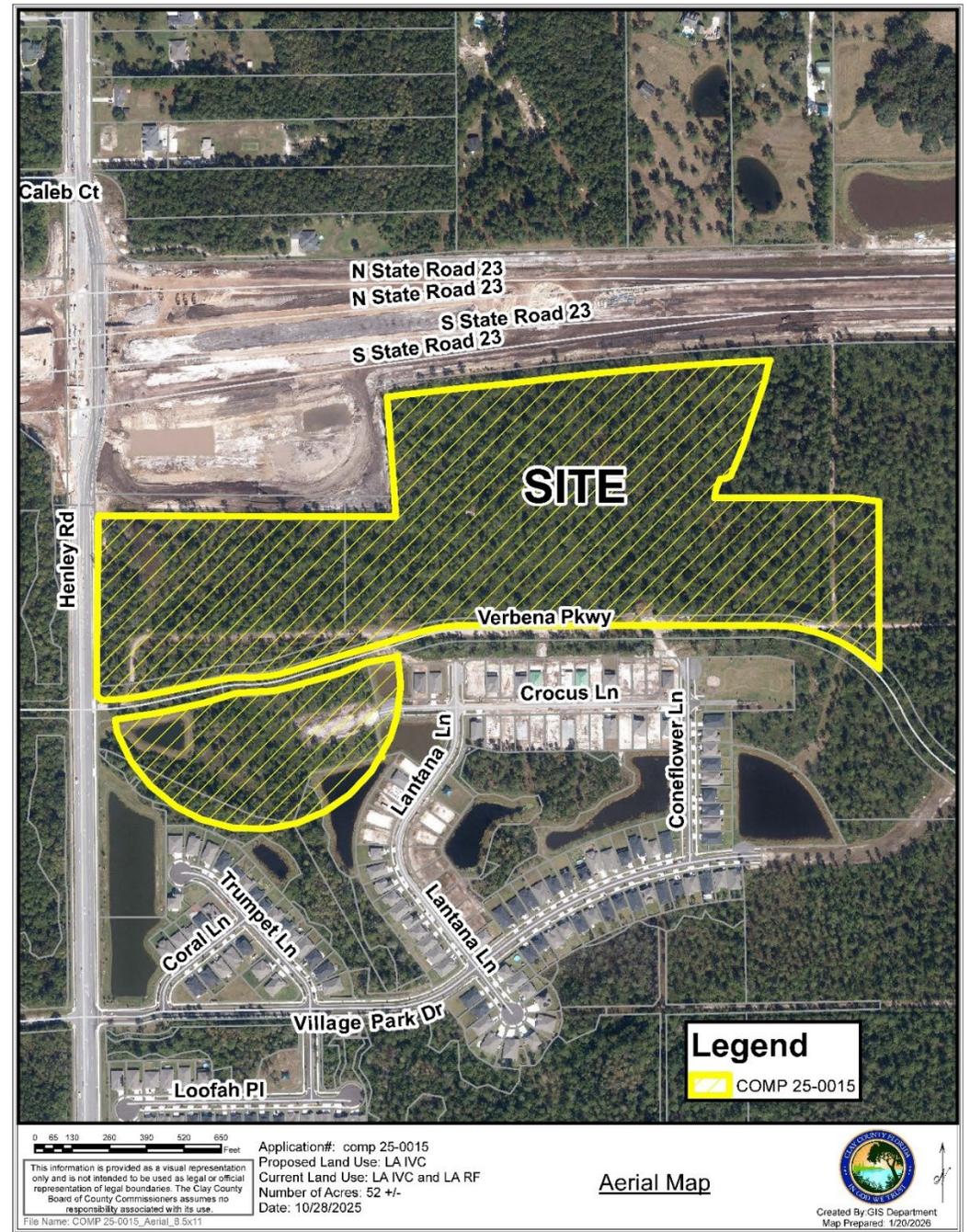
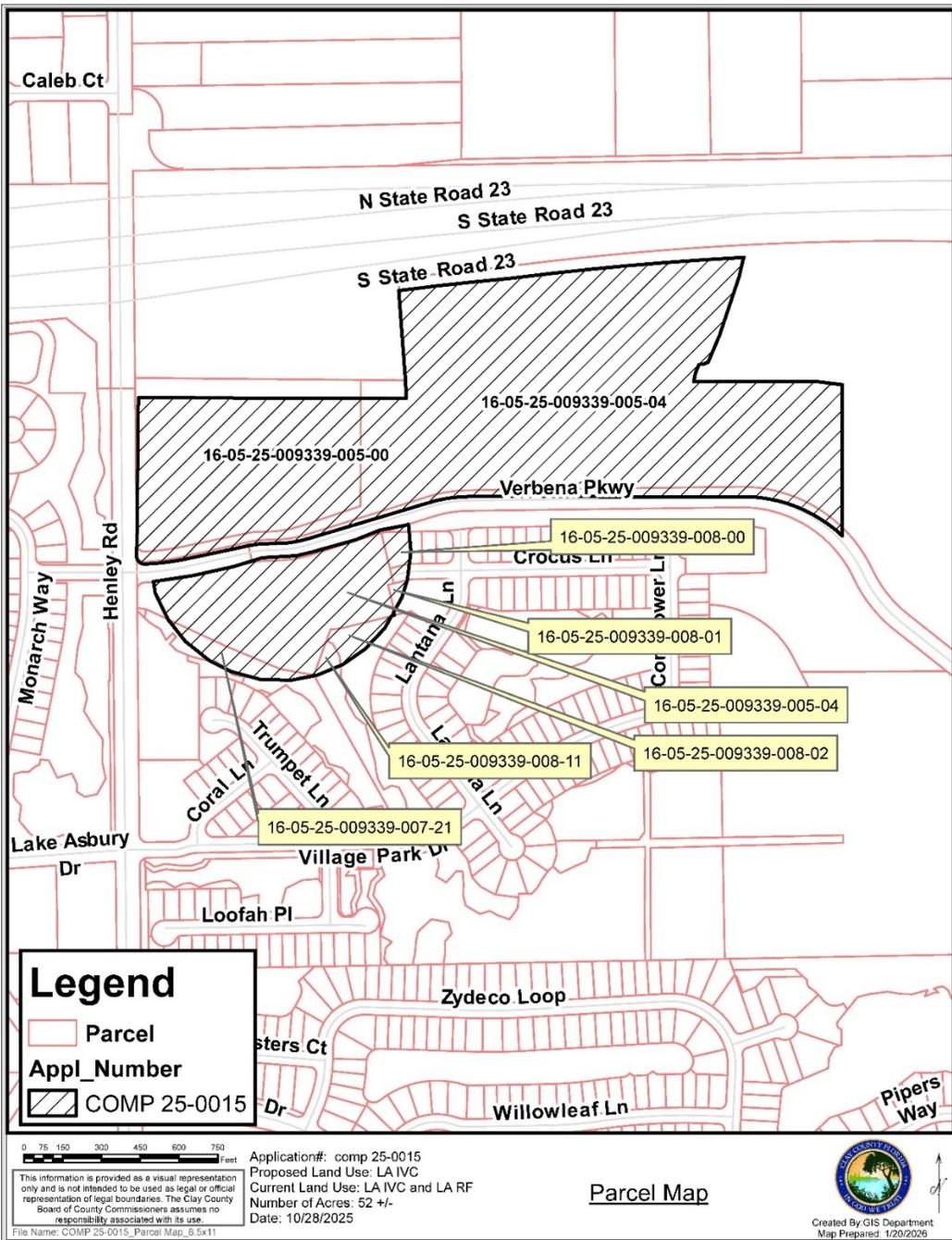
Applicant: Susan Fraser (SLF Consulting, Inc.)  
Location: East side of Henley Rd. and Verbena Pkwy.  
Planning District: Lake Asbury/Penney Farms District  
Commission District: 5 Commissioner Burke  
Parcels: 16-05-25-009339-005-00 and 16-05-25-009339-005-04

- COMP 25-0015 includes both text and map components of the Lake Asbury Interchange Village Center (LA IVC) Future Land Use designation.
- ZON 25-0029 mirrors the LA IVC Zoning boundary after the LA IVC Future Land Use boundary.



350' Parcel Notifications Map





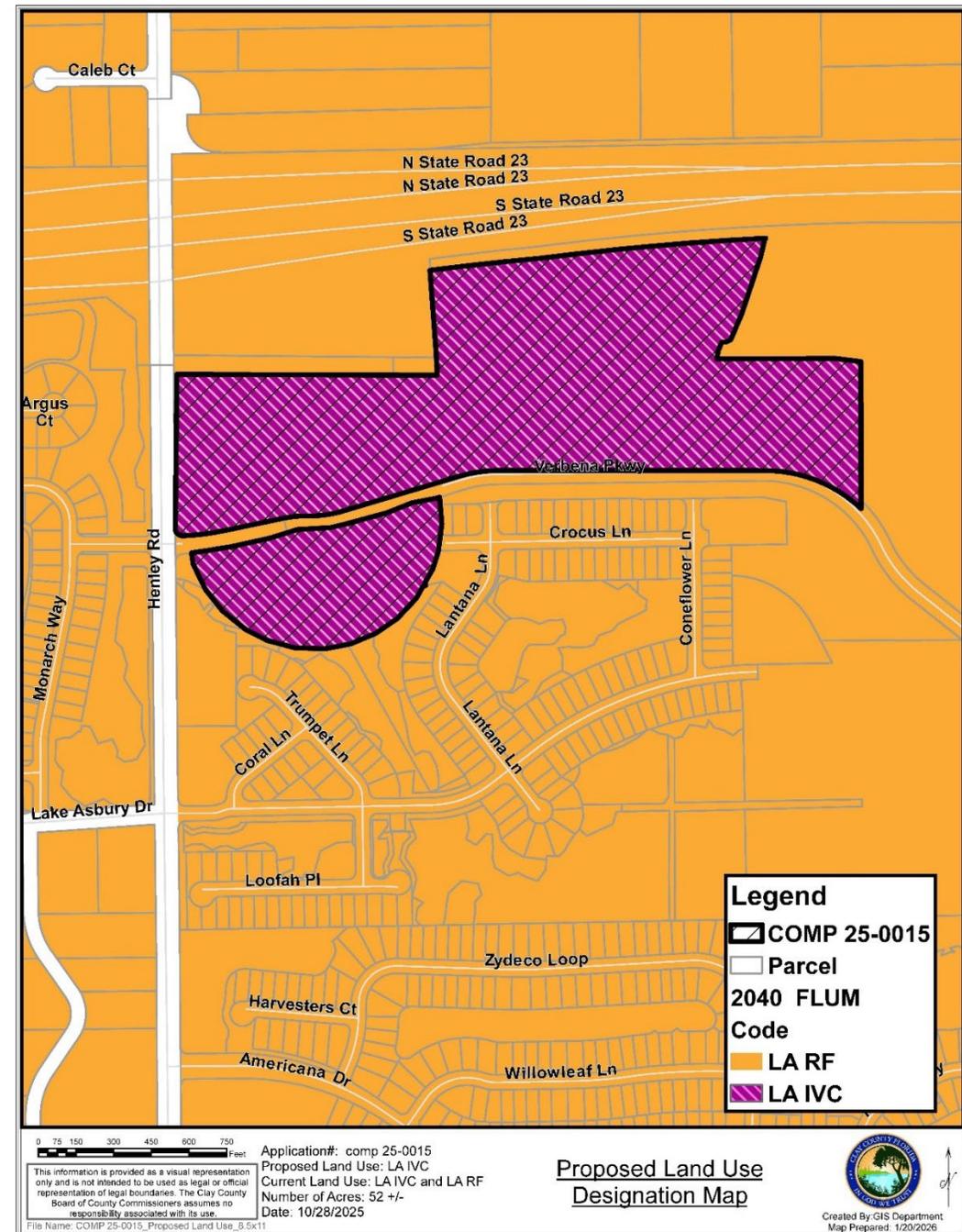
# Proposed Changes

- Increase the total number of LA IVC acres allowed from 18.75 to 52 specifically for the LA IVC at this location.
- 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 and Zoning Maps

# Proposed Changes

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>	<del>10%</del> <u>0%</u>	<del>50%</del> <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

Amend the Future Land Use Map and the Zoning Map to clarify and increase the location of the LA IVC designation at CR 739 for a portion of two parcels.



## Prior Action

On January 15, 2026, the Lake Asbury/Penney Farms CAC voted 7-1 to recommend approval of COMP 25-0015 and 8-0 to recommend approval of ZON 25-0029.

## Recommendations

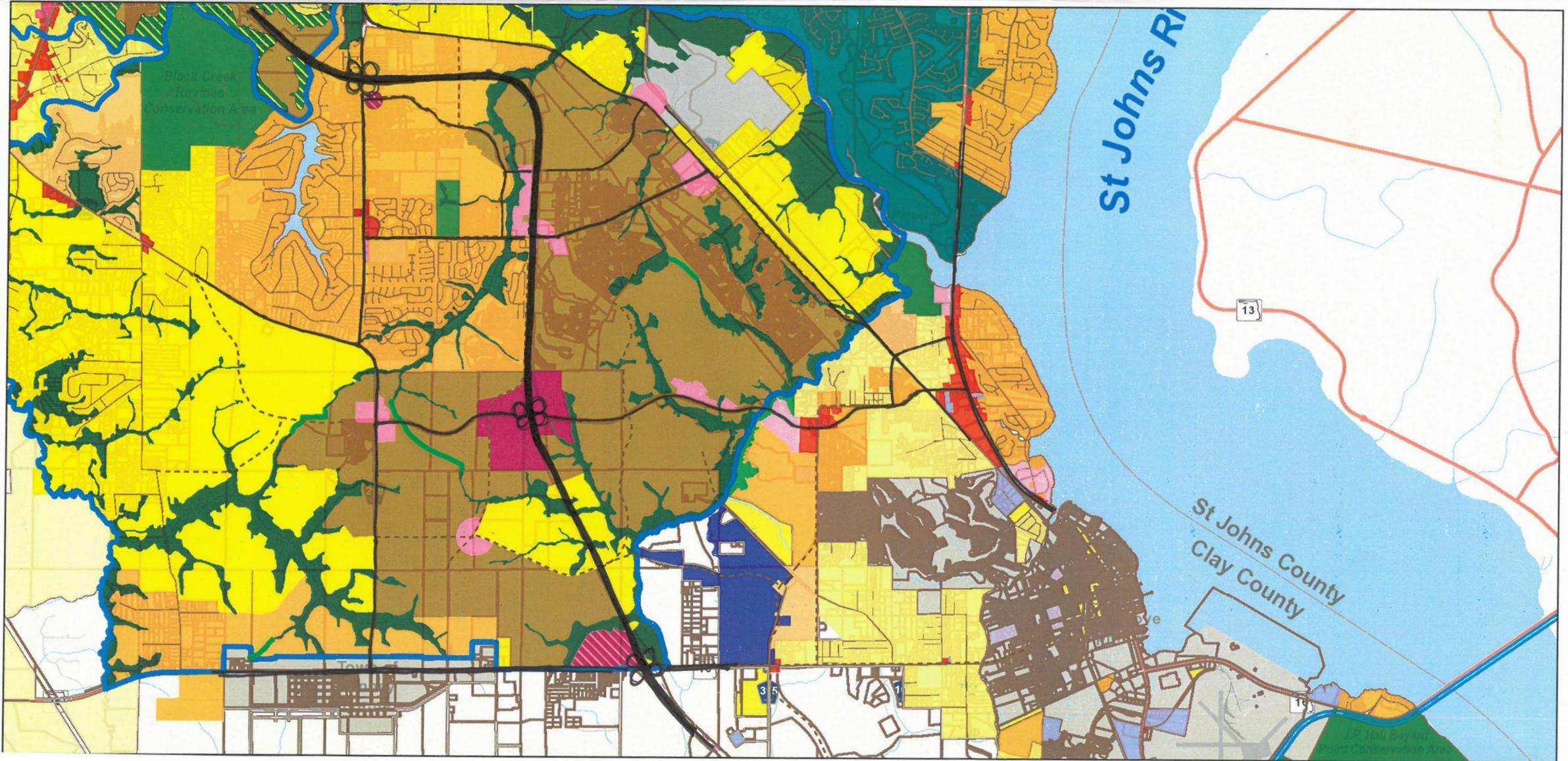
### COMP 25-0015

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 25-0015.

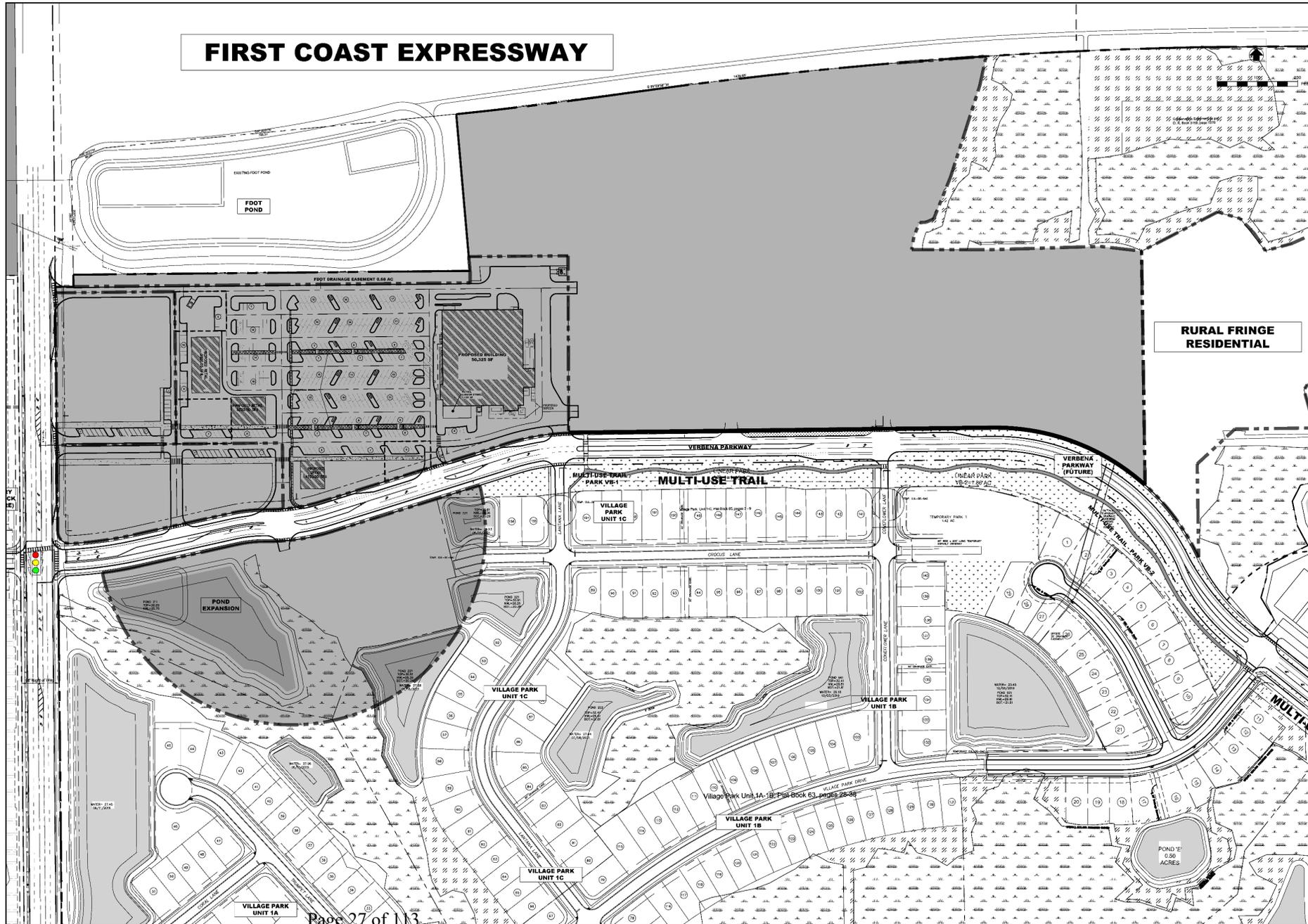
### ZON 25-0029

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 25-0029.

**Attachment  
C”  
COMP-25-0015  
ZON-25-0029  
Applicant**



# FIRST COAST EXPRESSWAY



DATE	07/13/2026
PROJECT NO.	2025-002
SHEET NUMBER	C-0
1 of 1	
SCALE	AS SHOWN
DESIGN ENGINEER	THOMAS YONGE, P.E.
FLORIDA REGISTRATION NUMBER	98515
CHECKED BY	DM
DATE	
REVISIONS	
NO.	
DATE	
BY	

**YONGE DEVELOPMENT SERVICES, LLC**  
 634 SW 37TH WAY  
 NEWBERRY, FL 32669  
 352.213.9674(P)

**BLACK SOUND DEVELOPMENT COMPANY**  
 FLORIDA  
 CLAY COUNTY

**VILLAGE PARK CROSSING**  
**CONCEPTUAL MASTER PLAN**



Agenda Item  
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 2/23/2026

FROM: Beth Carson, AICP, Director  
of Planning and Zoning

SUBJECT: This application is a rezoning to change 1.03 acres from Commercial and Professional Office District (BA-2) to Neighborhood Business District (BA).

AGENDA ITEM TYPE:

Planning Requirements:

Public Hearing Required (Yes\No):

**Yes**

Hearing Type: First Public Hearing

Initiated By: Applicant

Owner:

Jackie L Carter & Enola G Carter Trust, Jackie Carter and Enola Carter, Trustees, DRM Investments LLC.

Agent:

Janis Fleet, Fleet Architects and Planners

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff_Memo_ZON_25-0038	Cover Memo	2/24/2026	ZON_25-0038_-_Staff_Report_(1)dsada.pdf
▢ ZON_25-0038-draft_ordinance	Ordinance	2/24/2026	ZON_25-0038_-_Ordinance_-_Final_(1)dsada.pdf



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1 **Staff Report and Recommendations for ZON 25-0038**

2

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

5

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6 **Owner / Applicant Information:**

**Owners:** Jackie L Carter & Enola G Carter Trust,  
Jackie Carter and Enola Carter, Trustees, DRM  
Investments LLC.

**Agent:** Janis Fleet (Fleet Architects and Planners)

**Phone:** 904-476-3220

**Email:** [jfleet@fleetarchitectsplanners.net](mailto:jfleet@fleetarchitectsplanners.net)

7

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8 **Property Information**

**Parcel ID:** 06-05-24-005947-005-08

**Parcel Address:** 5082 CR 218

**Current Zoning:** BA-2

**Current Land Use:** COM

**Proposed Zoning:** BA

**Total Acres:** 1.03 +/- acre portion of the parcel

**Acres affected by Zoning change:** 1.03 +/- acres

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

**Planning District:** Middleburg-Clay Hill

9

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10 **Introduction:**

11 This application is a request to rezone a single parcel of land of approximately 1.03 acres from Commercial  
12 and Professional Office District (BA-2) to Neighborhood Business District (BA).

13

14 The proposed change is generally consistent with the commercial corridor zoning which includes a broad  
15 range of commercial zoning districts including BA, BA-2, BB, BB-2, BB-3 and BB-4. The parcel immediately  
16 to the south is zoned BA.

17

18 The subject parcel is located on the northeast side of CR 218 and is within the Clay Hill Overlay. Development  
19 of this site would be subject to the Clay Hill Overlay Guidelines contained in Sec. 8-25, of the Land  
20 Development Code.

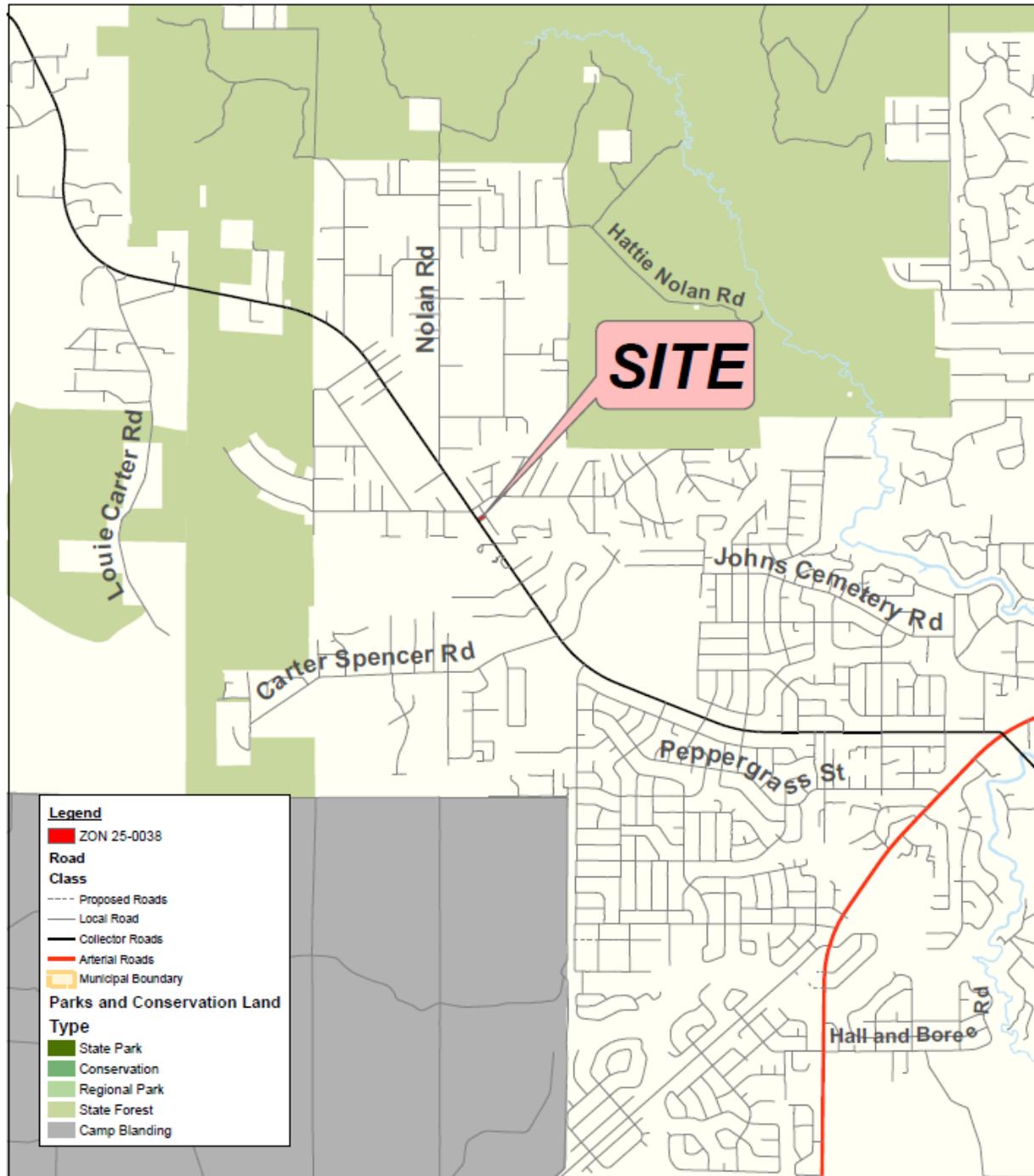
21

22 A Comprehensive Plan Amendment application is not required for this application as it is currently  
23 designated Commercial.

24

25

Figure 1 – Location Map

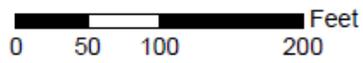
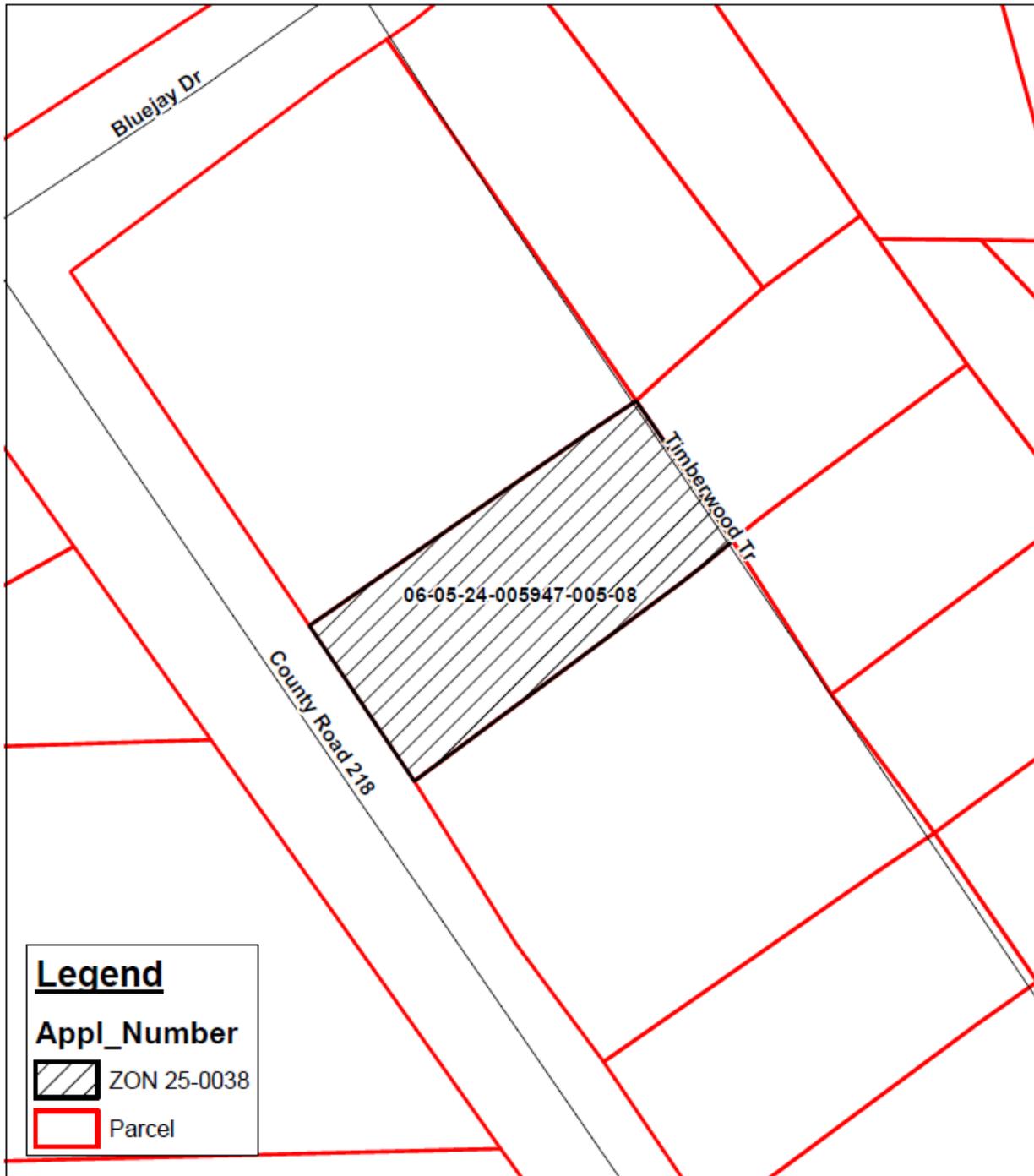


0 2,700 5,400 10,800 Feet

Location Map  
Rezoning: ZON 25-0038



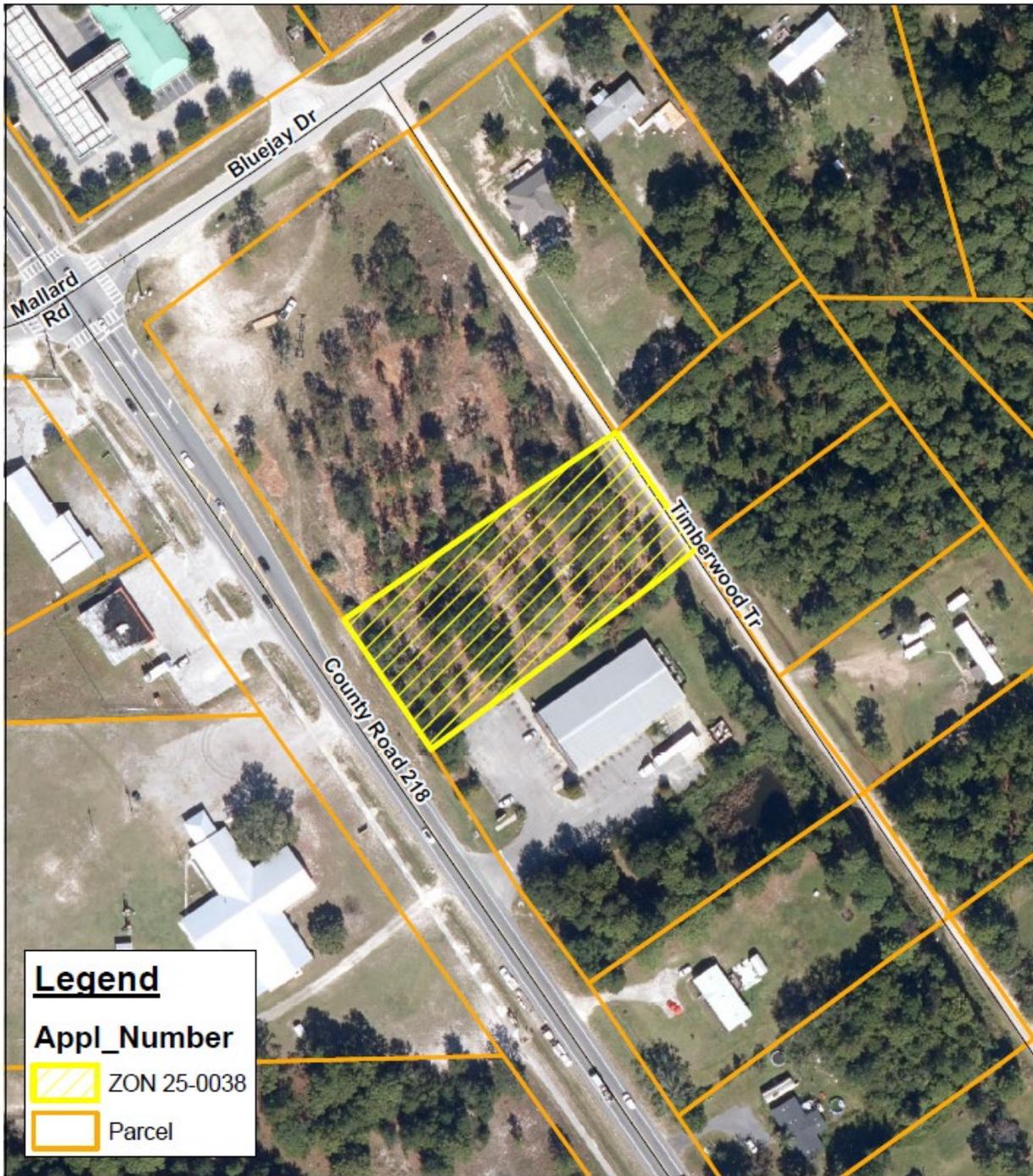
Figure 2 – Parcel Map



Rezoning: ZON 25-0038  
Parcel Map



Figure 3 - Aerial Photo

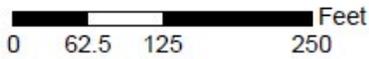


**Legend**

**Appl\_Number**

 ZON 25-0038

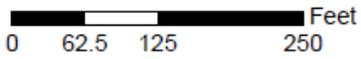
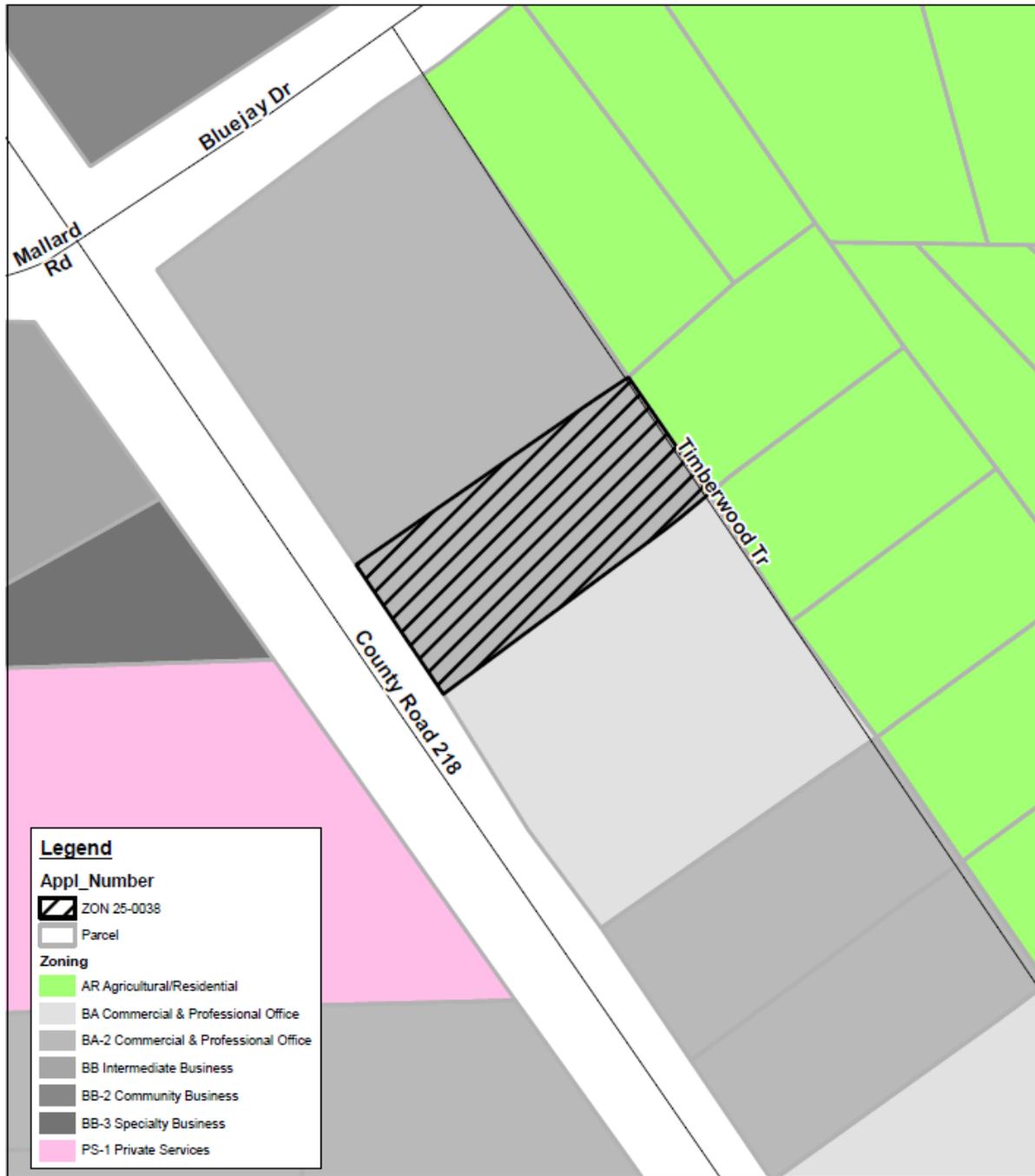
 Parcel



**Rezoning: ZON 25-0038  
from BB and BA-2 to BA**



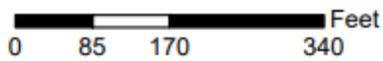
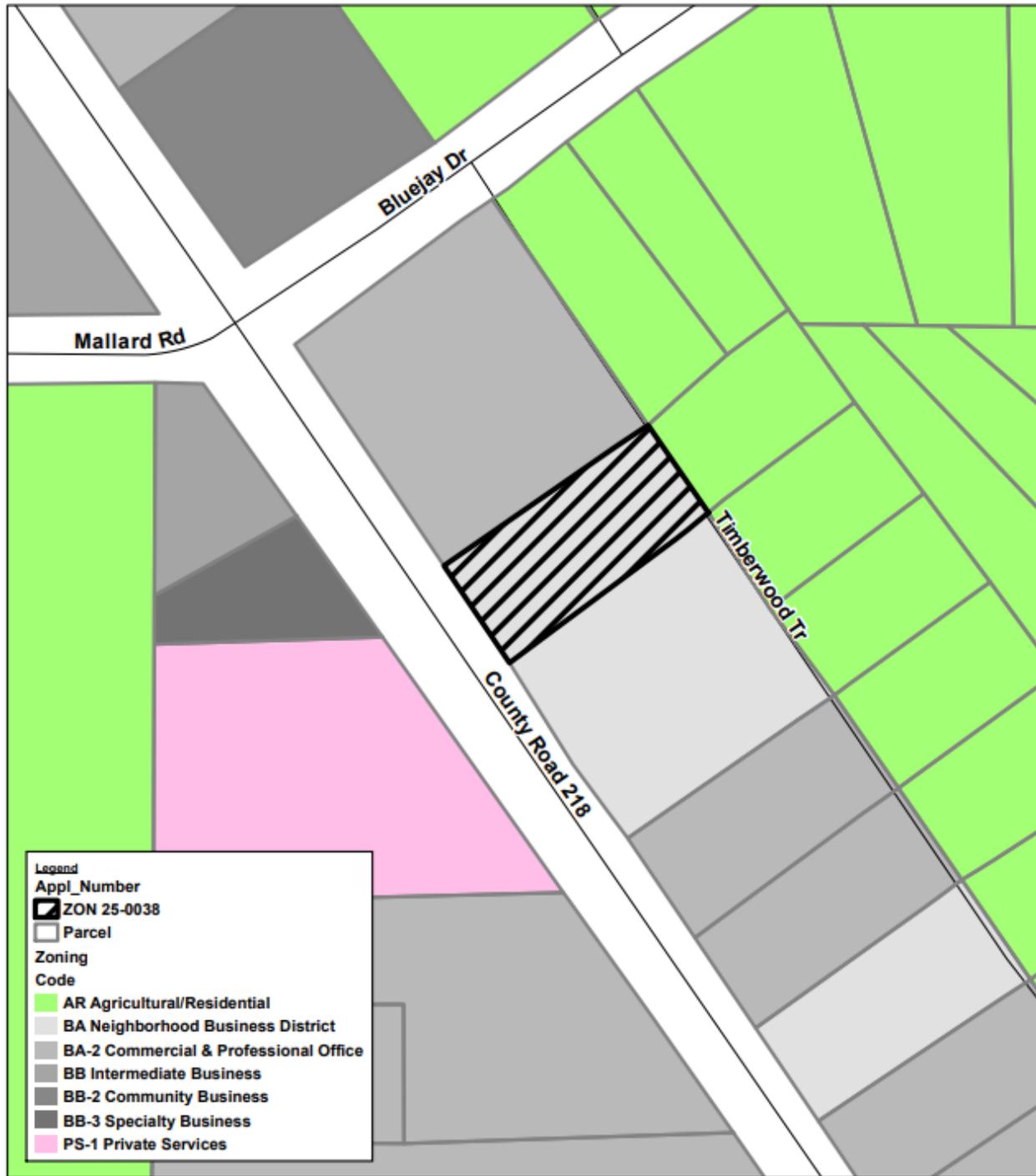
Figure 4 – Existing Zoning Map



**Existing Zoning  
Rezoning: ZON 25-0038  
from BA-2 to BA**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: ZON 25-0038  
from BA-2 to BA**



37 **Analysis of Surrounding Uses**

38 The proposed rezoning would change a single parcel of land of approximately 1.03 acres from Commercial  
39 and Professional Office District (BA-2) to Neighborhood Business District (BA). This change would be in  
40 keeping with the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	COM	BA-2
South	COM	BA
East	RR	AR
West	RR and COM (across CR 218)	PS-1 and BB-3 (across CR 218)

41

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

43 The following policy relates to the subject parcel:

44 FLU Policy 1.4.1

45 9) Commercial - "COM": The commercial designation accommodates the full range of sales, service,  
46 and office activities. These uses may occur in self-contained shopping centers, free standing  
47 structures, campus-like business parks, central business districts, or along arterial highways. These  
48 areas are intended for larger scale, more intensive community-type commercial uses.

49 The location of commercial development shall be concentrated at major intersections and within  
50 Activity Centers and Planned Communities. The development shall create a commercial node, not a  
51 strip, with a mixture of retail, office, and hotel uses

52

53 **Relevant Clay County Land Development Code Policies**

54 **Current Zoning Designation:**

55 **Sec. 3-22. COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (ZONE BA-2)**

56

57 (a) *Area.* All land designated as Zone BA-2 is subject to the regulations of this Section and Sec. 20.3-  
58 10. Such areas are established to provide for the development of commercial and professional  
59 offices and to facilitate the change from residential to commercial usage. A site plan shall be  
60 submitted to the Planning and Zoning Department for review and approval prior to obtaining a  
61 building permit for all uses within this District.

62

63 (b) *Uses Permitted.*

64

65 (1) Commercial and professional offices having a gross floor area limited to twenty-five  
66 hundred (2,500) square feet per building including, but not limited to, offices for  
67 doctors, dentists, osteopaths, chiropractors, medical and dental laboratories, attorneys,

- 68 engineering offices, accounting, auditing and bookkeeping services, real estate sales,  
69 insurance companies, finance offices.  
70
- 71 (2) Building and uses immediately and exclusively accessory to the uses permitted in above,  
72 including automobile parking facilities, central heating and cooling systems, emergency  
73 generating plants, storage of documents and other property, training schools for  
74 employees, living quarters for a custodian or caretaker of the office building or buildings.  
75
- 76 (3) The above are uses subject to the following limitations:  
77
- 78 (i) Sale, display, preparation and storage to be conducted within a completely  
79 enclosed building.  
80
- 81 (ii) Products to be sold only at retail.  
82
- 83 (c) *Conditional Uses.* Subject to conditions provided in Section 20.3-5.  
84
- 85 (1) Public assembly.  
86
- 87 (2) Residential dwelling.  
88
- 89 (3) Day Care Centers.  
90
- 91 (d) *Uses Not Permitted.*  
92
- 93 (1) Any use not allowed in (b) or (c) above.  
94
- 95 (2) Any use which would create any obnoxious, corrosive, or offensive noise, gas, odor,  
96 smoke, dust, fumes, vibration or light, and which would be detrimental to other  
97 surrounding properties or to the welfare and health of the citizens in the area.  
98
- 99 (e) *Density Requirements.* The maximum density of development for land in the BA-2 zoning  
100 classification shall correspond to a floor area ratio (FAR) of forty (40) percent.  
101
- 102 (f) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses  
103 shall be located so as to comply with the following minimum requirements.  
104 *Rev. 04/22/08*  
105
- 106 (1) Side lot line setbacks on property which abuts residential or agricultural districts shall  
107 not be less than twenty-five (25) feet. If said lot is a corner lot, then setback shall be the  
108 same as the front setback.

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149
- (2) Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the regulations of the applicable Building Code; in all other construction, the minimum side setback shall be fifteen (15) feet.
  - (3) Rear lot line setbacks shall be twenty-five (25) feet. The rear lot area shall be accessible from a public street for emergency vehicles. If the rear yard does not abut a public street, then access over private property shall be provided and shall be not less than twenty (20) feet in width and shall be unobstructed at all times.
  - (4) Front lot line setbacks shall in no case be less than twenty-five (25) feet.
  - (5) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.
  - (6) Where a BA-2 district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers or refuse shall be allowed nearer than fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be containerized and such containers shall be enclosed or screened so as not to be readily visible.
  - (7) Height and size limitations.
    - (i) One story construction not higher than twenty-two (22) feet.
    - (ii) Gross floor area limited to twenty-five hundred (2,500) square feet per building.
  - (8) Lot and building requirements and height and size limitations in the Subsections above shall not be applicable where there are existing structures at the time of rezoning; however, additions and alterations shall comply with the requirements of this Section.
  - (9) Lighting. Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from the adjacent residential or agricultural districts.
  - (10) No outside amplification of sound shall be permitted which can be heard off-site.

150 (11) Visual Barrier: Proposed non-residential development shall be buffered from adjacent  
151 land within the residential land use categories identified in Section 20.3-8 with a twenty-  
152 five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high  
153 opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. (Ord.  
154 94-26 - 4/26/94)

155

156 **Proposed Zoning Designation:**

157 **Sec. 3-24. NEIGHBORHOOD BUSINESS DISTRICT (ZONE BA)**

158

159 (a) *Purpose and Intent.* This District is to provide a limited commercial facility of a convenience  
160 nature, servicing persons residing in adjacent residential areas, and to permit primarily such uses  
161 as are necessary to satisfy those basic shopping and service needs which occur frequently and so  
162 require retail and service facilities in relative proximity to places of residence.

163

164 This district is further designed to accommodate commercial development on a scale that is less  
165 intensive than that permitted in a BB District.

166

167 (b) *Area.* All land designated as Zone BA is subject to the regulations of this Section and Sec. 20.3-  
168 10. Such areas are designed and included to provide local services to contiguous neighborhoods  
169 and locations and are anticipated to be on major local streets, but still in close proximity to  
170 residential properties and shall, therefore, be limited in scope and size. A site plan conforming  
171 to the requirements of this chapter shall be submitted to the Planning and Zoning Department  
172 for administrative review and approval prior to obtaining a building permit for all uses within  
173 this District.

174

175 (c) *Uses Permitted.*

176

177 (1) All uses permitted in Sec. 20.3-23.

178

179 (2) Retail stores and shops reasonably related to the day-to-day needs of the area to be  
180 serviced limited to: antique; artist's studios; bait and tackle; bakery with baking on  
181 premises; bicycle sales and repair; billiard, game or pool room; dance academies  
182 (soundproofed and air conditioned); curio; fruit and vegetable retail (packing  
183 permitted); hardware; retail clothing; interior decorating; dry cleaners, laundries and  
184 laundromats; leather goods; luggage; meat markets (no processing plant); music;  
185 newsstands; optical; office supplies; photographic galleries; printing; shoe; sporting  
186 goods; stationery and books; travel agencies; restaurants without the sale of beer and  
187 wine; restaurants selling alcoholic beverages limited to beer and wine; drapery; paint and  
188 wallpaper; clock sales; rentals; palm reading; banks; financial institutions; animal clinics;  
189 veterinary hospitals; drugstores; and grocery stores; provided that no outdoor sales,

- 190 display, preparation or storage is permitted. (amended 10/12/93 - Ord 93-36)
- 191
- 192 (3) Banks and financial institutions with drive-in facilities; drive-in restaurants; the sale of
- 193 gasoline without garage, car repair, or car wash facilities.
- 194
- 195 (4) Retail sales of beer and wine at establishments commonly known as convenience stores
- 196 only pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the
- 197 Florida Department of Business Regulation, for off-premises consumption only.
- 198
- 199 (5) The above are uses subject to the following limitations:
- 200 (i) Sale, display, preparation and storage to be conducted within a completely
- 201 enclosed building.
- 202 (ii) Products to be sold only at retail.
- 203
- 204 (d) *Conditional Uses.* The following uses are permitted in the BA District subject to conditions
- 205 provided in Section 20.3-5.
- 206
- 207 (1) Bed and Breakfast Inns.
- 208
- 209 (2) Public Assembly.
- 210
- 211 (3) Residential Dwelling.
- 212
- 213 (4) Communication Antennas and Communication Towers, including accessory buildings,
- 214 tower support and peripheral anchors as governed by the provisions of Section 20.3-46
- 215 of the Clay County Land Development Code, provided that said towers are 200 feet from
- 216 adjacent residentially zoned property. (Amended 11/26/96 - Ord. 96-58)
- 217
- 218 (5) Seasonal outdoor sales (amended Ord. 93-36, Oct. 1993)
- 219
- 220 (6) Day Care Centers.
- 221
- 222 (7) Medical Marijuana Treatment Center Dispensing Facility
- 223
- 224 Medical Marijuana Treatment Center Dispensing Facility
- 225
- 226 (e) *Uses Not Permitted.*
- 227
- 228 (1) Any use not allowed in (c) or (d) above.
- 229
- 230 (2) Any use which would create any obnoxious, corrosive, or offensive noise, gas, odor,

231 smoke, dust, fumes, vibration, or light, and which would be detrimental to other  
232 surrounding properties or to the welfare and health of the citizens in the area.

233

234 (f) *Density Requirements.* The maximum density of development for land in the BA zoning  
235 classification shall correspond to a floor area ratio (FAR) of forty (40) percent.

236

237 (g) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses  
238 shall be located so as to comply with the following minimum requirements.

239

*Rev. 04/22/08*

240

241 (1) Front lot line setbacks shall in no case be less than twenty-five (25) feet.

242

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

249

250 (3) *Side lot line setbacks.*

251

252 (i) For one story building height up to a maximum of twenty-two (22) feet on  
253 property which abuts any residential or agricultural district shall be no less than  
254 twenty-five (25) feet. If said lot is a corner lot, then setbacks shall be the same  
255 as the front setback.

256

257 (ii) For two story building height up to a maximum of thirty-five (35) feet on  
258 property which abuts any residential or agricultural district shall be no less than  
259 thirty-five (35) feet. If said lot is a corner lot, then setbacks shall be the same as  
260 the front setback.

261

262 (iii) Where the adjoining lot is also zoned for business, a one story building at a  
263 maximum height of twenty-two (22) feet may be placed anywhere within the  
264 required side setback area up to the side lot lines providing that the building is  
265 constructed in accordance with the regulations of the applicable Building Code.  
266 A two story building with a maximum height of thirty-five (35) feet shall provide  
267 the maximum side setback of fifteen (15) feet.

268

269 (4) *Rear lot line setbacks.*

270

271 (i) In one story building height up to a maximum of twenty-two (22) feet on

272 property which abuts any zoning district shall be no less than twenty-five (25)  
273 feet when adjacent to multi-family and single-family residences.  
274  
275 (ii) In two story building height up to a maximum thirty-five (35) feet on property  
276 which abuts any zoning district shall be no less than thirty-five (35) feet, and no  
277 less than twenty-five (25) feet when adjacent to multi-family and single-family  
278 residences.  
279  
280 (5) Rear lot line setbacks shall be twenty (20) feet. If the rear yard does not abut a public  
281 street, then access over private property shall be provided. Access shall not be less than  
282 fifteen (15) feet in width and shall be unobstructed at all times.  
283  
284 (6) Where a district is adjacent to a lot line of property of a residential or agricultural  
285 classification, no materials, garbage containers or refuse shall be allowed nearer than  
286 fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be  
287 containerized and such containers shall be enclosed or screened so as not to be readily  
288 visible.  
289  
290 (7) *Height limitations.*  
291  
292 (i) One story construction shall not exceed the building height of twenty-two (22)  
293 feet.  
294  
295 (ii) Two story construction shall not exceed the building height of thirty-five (35)  
296 feet.  
297  
298 (8) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall  
299 be directed away from adjacent residential or agricultural property.  
300  
301 (9) No outside amplification of sound shall be permitted which can be heard off-site.  
302  
303 (10) Visual Barrier: Proposed non-residential development shall be buffered from adjacent  
304 land within the residential land use categories identified in Section 20.3-8 with a ten (10)  
305 foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation)  
306 and tree planting thirty (30) feet on center. For all development commenced on or after  
307 January 28, 2003, the provisions of this subsection shall not apply. For developments  
308 that commence after this date, the provisions of Article VI of the Clay County Land  
309 Development Code (the Tree Protection and Landscaping Standards) will apply. (*Rev.*  
310 *02/08/11*)  
311

312 Analysis of Proposed Rezoning Amendment

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

315  
316 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
317 adjacent and nearby districts;

318 Staff Finding: This application seeks to changes the subject parcel to the same district as the adjacent parcel  
319 to the south and does not create an isolated or unrelated district.

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

322 Staff Finding: The proposed rezoning does not alter the boundaries of the previously established  
323 commercial corridor along CR 218.

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

326 Staff Finding: The proposed rezoning would allow for commercial facilities that provide basic shopping and  
327 services to meet the daily needs of the adjacent residential areas. The current zoning is limited to offices.

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

329 Staff Finding: While the property could be developed with offices, there is less market for stand alone office  
330 space with the increase in remote workplaces and the use of space within commercial strip centers.

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

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

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

337 Staff Finding: There is no public purpose served by keeping the zoning district boundaries in their current  
338 locations on the subject parcel. Broadening the potential uses to serve the community would be of greater  
339 benefit.

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

342 Staff Finding: The proposed rezoning will not be inconsistent with the surrounding land use.

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

345 Staff Finding: The proposed rezoning will provide opportunity for additional intensity that is similar to  
346 other parcels in this limited commercial corridor that serves the surrounding Clay Hill community.

347

348 **Recommendation**

349 Staff recommends approval of ZON 25-0038.

350

**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 # 06-05-24-005947-005-08), TOTALING APPROXIMATELY 1.03 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) TO NEIGHBORHOOD BUSINESS DISTRICT (BA); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 25-0038 seeks to rezone certain real property totaling approximately 1.03 acres (tax parcel identification # 06-05-24-005947-005-08) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Commercial and Professional Office District (BA-2) to Neighborhood Business District (BA).

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

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

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

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_\_ day of March, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Kristen Burke, Its Chairman

ATTEST:

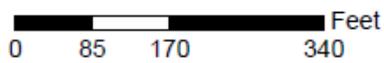
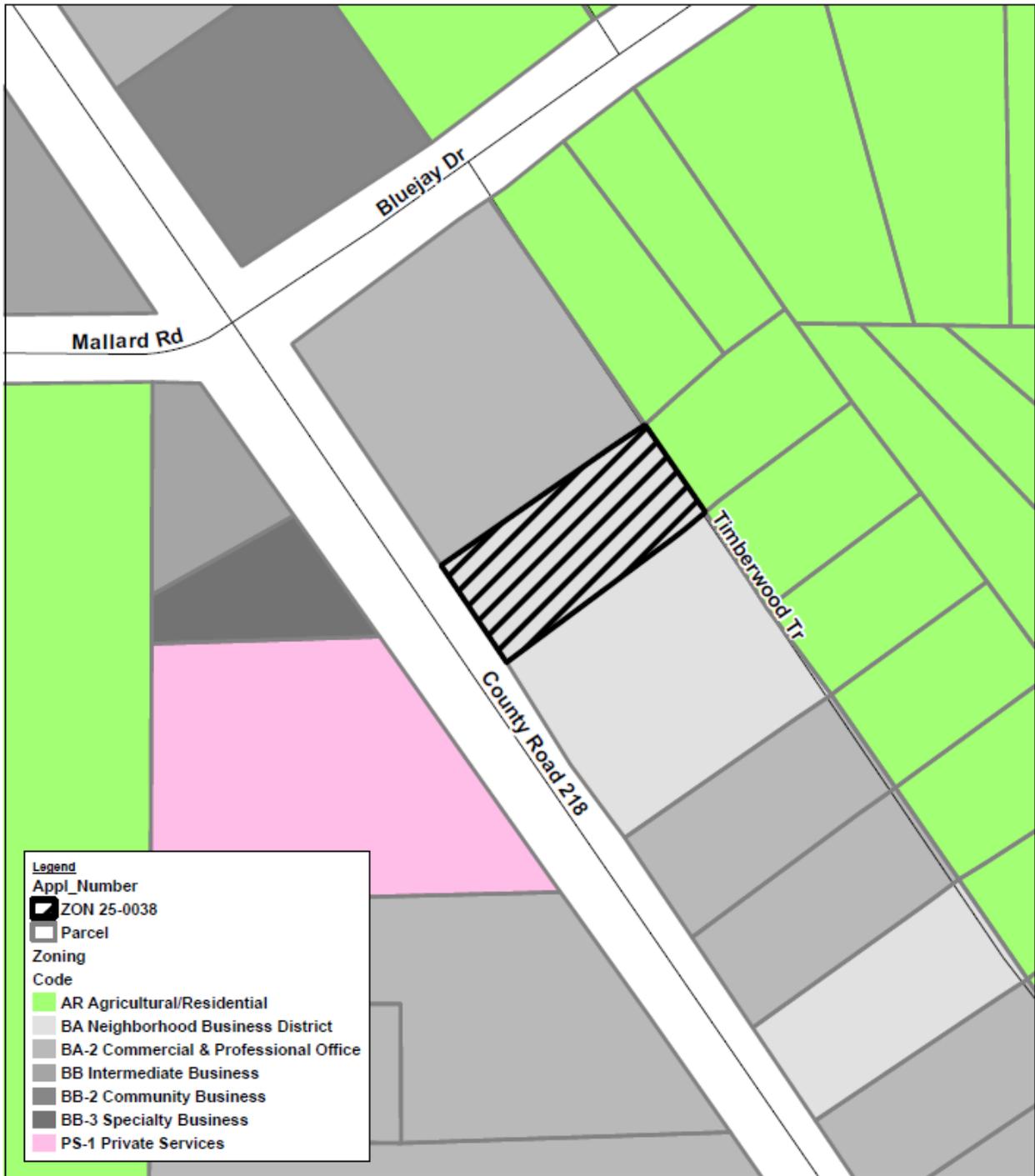
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

PARCEL NO. 8 of PARK PLACE

Commence at the SE corner of Section 6, Township 5 South, Range 24 East and run South  $89^{\circ}47'58''$  West along the South line of said section 2907.84 feet to the Easterly right of way of County Road No. 218; thence run North  $34^{\circ}52'13''$  West along said right of way line 1172.95 feet to the point of beginning; thence continue North  $34^{\circ}52'13''$  West along said right of way line 150.00 feet; thence run North  $55^{\circ}07'47''$  East 300.00 feet; thence run South  $34^{\circ}52'13''$  East 150.00 feet; thence run South  $55^{\circ}07'47''$  West 300 feet to the Easterly right of way line of County Road No. 218 and the point of beginning. Being and lying in Section 6, Township 5 South, Range 24 East, Clay County, Florida.

Exhibit "A-2"



**Proposed Zoning  
Rezoning: ZON 25-0038  
from BB-2 to BA**





Agenda Item  
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 2/19/2026

FROM: Dodie Selig, AICP, Chief  
Planner

SUBJECT:

A. COMP 26-0018

This application is a FLUM Amendment change to .44 acres from Rural Fringe (RF) to Commercial (COM).

B. PUD 26-0010

This application is a rezoning to change 1.8 acres from Planned Commercial Development District (PCD) and Private Services 1 (PS-1) to Planned Commercial Development District (PCD).

AGENDA ITEM TYPE:

---

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP 26-0018 - Staff Report	Cover Memo	2/24/2026	Staff_Report_-_COMP_26-0018.ADA_aw.pdf
▢ COMP 26-0018 - Ordinance	Ordinance	2/24/2026	ordinance_-_COMP_26-0018_final.ADA_aw.pdf
▢ PUD 26-0010 - Staff Report	Cover Memo	2/24/2026	Staff_Report_-_PUD_26-0010.ADA_aw.pdf
▢ PUD 26-0010 - Ordinance	Ordinance	2/24/2026	ordinance_-_PUD_26-0010_final.ADA_aw.pdf



---

1 **Staff Report and Recommendations for COMP 26-0018**

2

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

5

---

6 **Owner / Applicant Information:**

**Owner:** BFC Property Holdings, Inc.  
**Agent:** Janice Fleet  
**Phone:** 904-476-3220  
**Email:** jfleet@fleetarchitectsplanners.net

7

---

8 **Property Information**

<b>Parcel ID:</b> 02-05-25-008971-000-00	<b>Parcel Address:</b> 568 Plantation Dr., Middleburg
<b>Current Land Use:</b> Commercial (COM) and Rural Fringe (RF)	<b>Current Zoning:</b> Planned Commercial Development (PCD) and Private Services (PS-1)
<b>Proposed Land Use:</b> Commercial (COM)	<b>Total Acres:</b> 1.80 acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Acres affected by FLU change:</b> 0.44 +/- acres
	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change a portion of a single parcel of land from Rural Fringe (RF) to  
13 Commercial (COM). The proposed use is a convenience store with gas sales and a Dunkin restaurant drive-  
14 thru.

15

16 The subject parcel is located at the southwest intersection of CR 220 and College Drive/Plantation Drive. This  
17 parcel is undeveloped land.

18

19 A companion Rezoning application (PUD 26-0010) from PCD and PS-1 to PCD follows this comprehensive  
20 plan amendment.

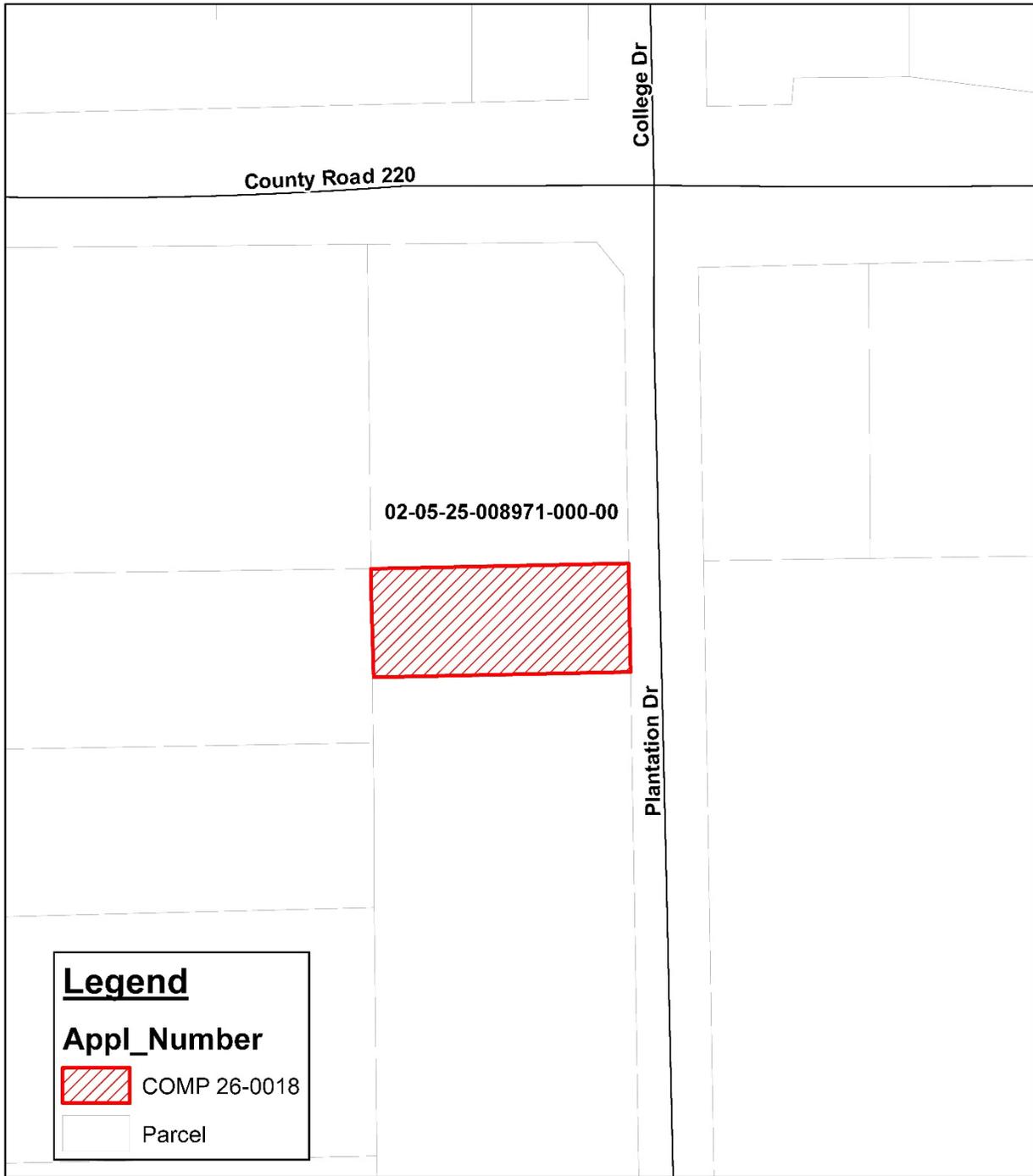
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Figure 1 – Location Map



Figure 2 – Parcel Map

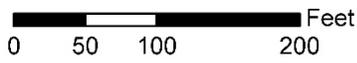


**Legend**

**Appl\_Number**

 COMP 26-0018

 Parcel



**Parcel Location Map  
COMP 26-0018**



Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

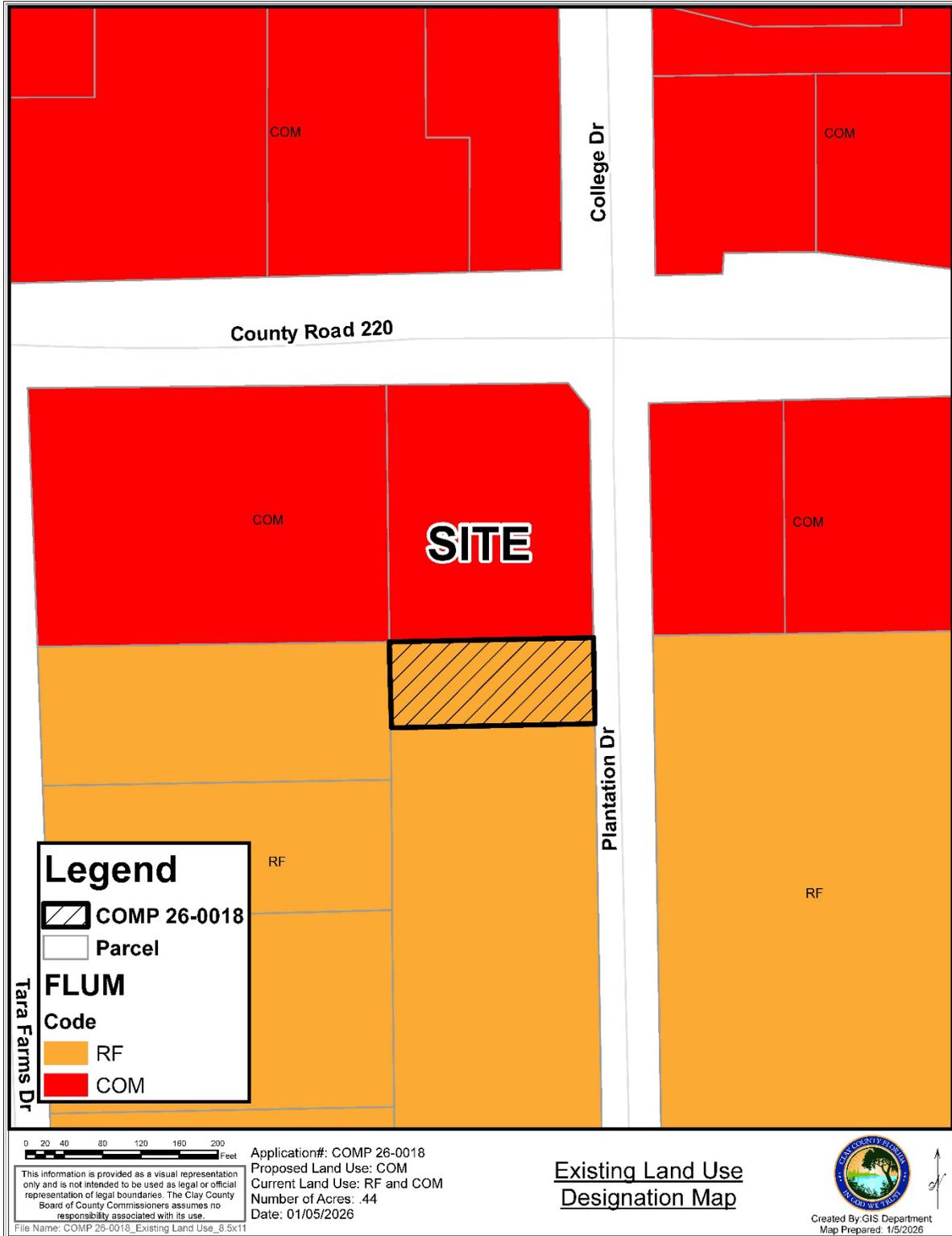


Figure 5 – Proposed Future Land Use Designation Map

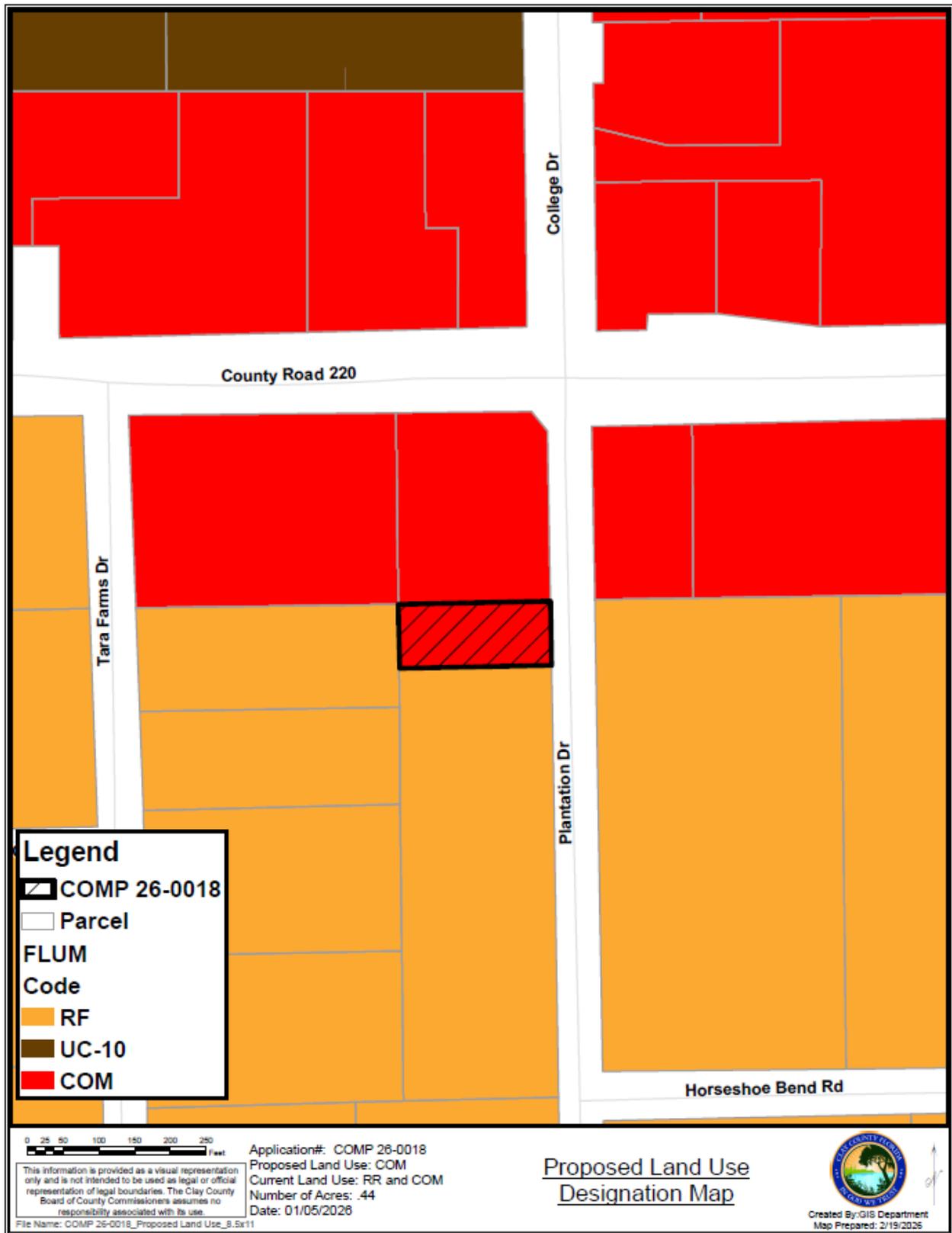
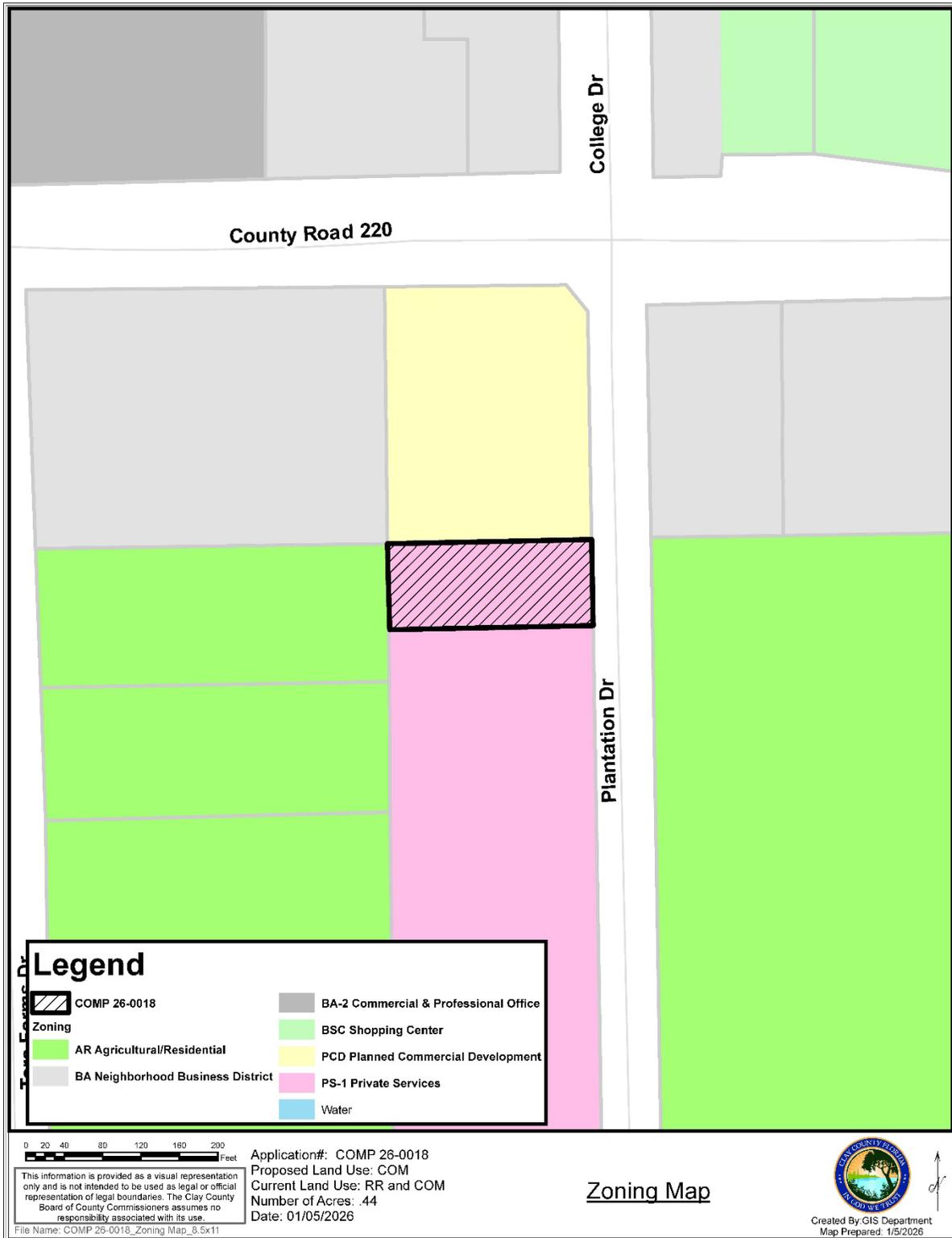


Figure 6 – Zoning Map



35 **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 Change in Maximum Density / Intensity</u>
008971-000-00	0.44 acres	Rural Fringe (RF)	3 units per net acre	Commercial (COM)	0.40 FAR	Reduction of 1 dwelling unit and the addition of 7,666 sq.ft.

36  
 37 The proposed change eliminates the current maximum density of 1 dwelling unit on the property and  
 38 allows up to 7,666 sq.ft. of commercial floor area instead.

39  
 40 **Availability of Services**

41 Traffic Facilities:

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

43  
 44 Schools:

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

46  
 47 Recreation:

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

49  
 50 Water and Wastewater:

51 Water and sewer are both available along CR 220 for the proposed use.

52  
 53 Stormwater/Drainage:

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

56

57 Solid Waste:  
58 Clay County has existing solid waste capacity to service to the area.

**Chesser Island Road Regional Landfill Capacity**

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

59 **Land Suitability:**

60 Soils:  
61 See Figure 7.

62 Flood Plain:  
63 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See  
64 Figure 8.

65 Topography:  
66 The subject parcel is relatively flat. See Figure 9.

67 Regionally Significant Habitat:  
68 There has been a black bear sighting to the southwest of the subject parcel. See Figure 10.

69 Historic Resources:  
70 There are no historic resource structures on the subject parcel although historic structure locations have been  
71 mapped to the north of the subject parcel. See Figure 11.

72 Compatibility with Military Installations:  
73 The subject property is not located near Camp Blanding.

74 **Analysis of Surrounding Uses**

75 The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel  
76 of land (0.44 acres) from RF (Rural Fringe) to COM (Commercial). This change would be in keeping with the  
77 character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Neighborhood Business (BA)
South	Rural Fringe (RF)	Private Services (PS-1) and Agricultural/Residential (AR)
East	Commercial (COM)	Neighborhood Business (BA)
West	Commercial (COM)	Neighborhood Business (BA)

78

Figure 7 – Soil Map

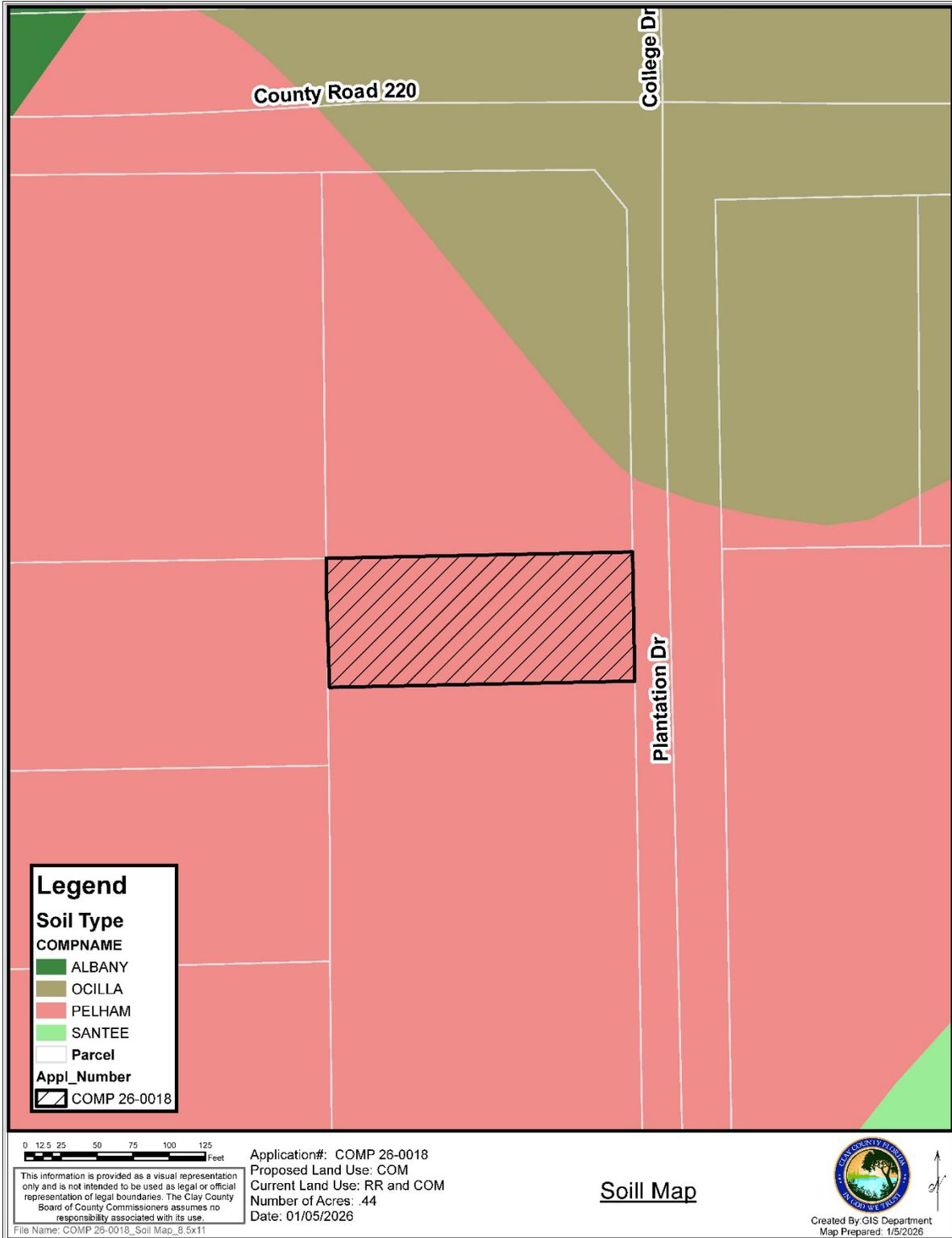


Figure 8 – Flood Zone Map

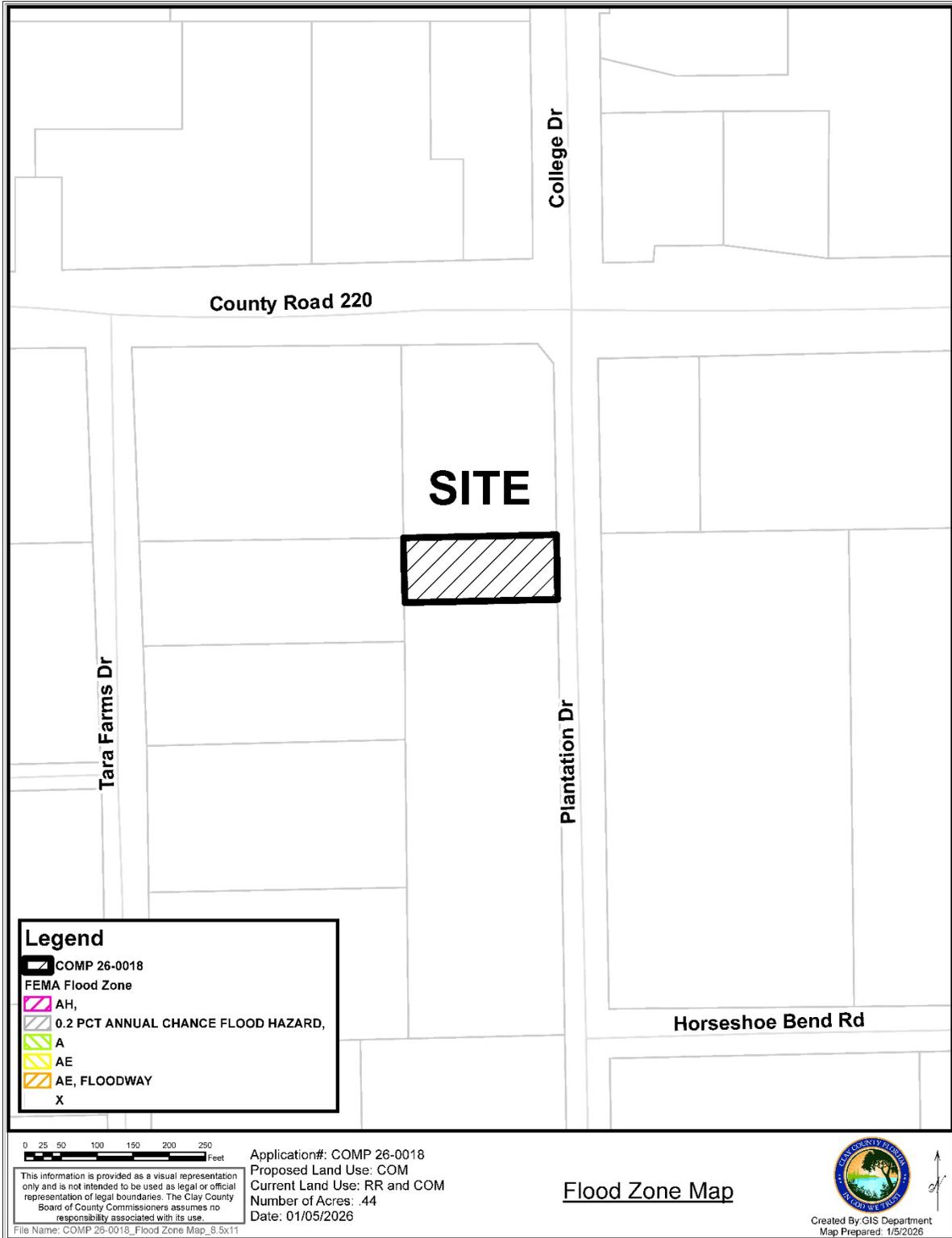


Figure 9 – Topography Map



Figure 10 – Habitat Value Map

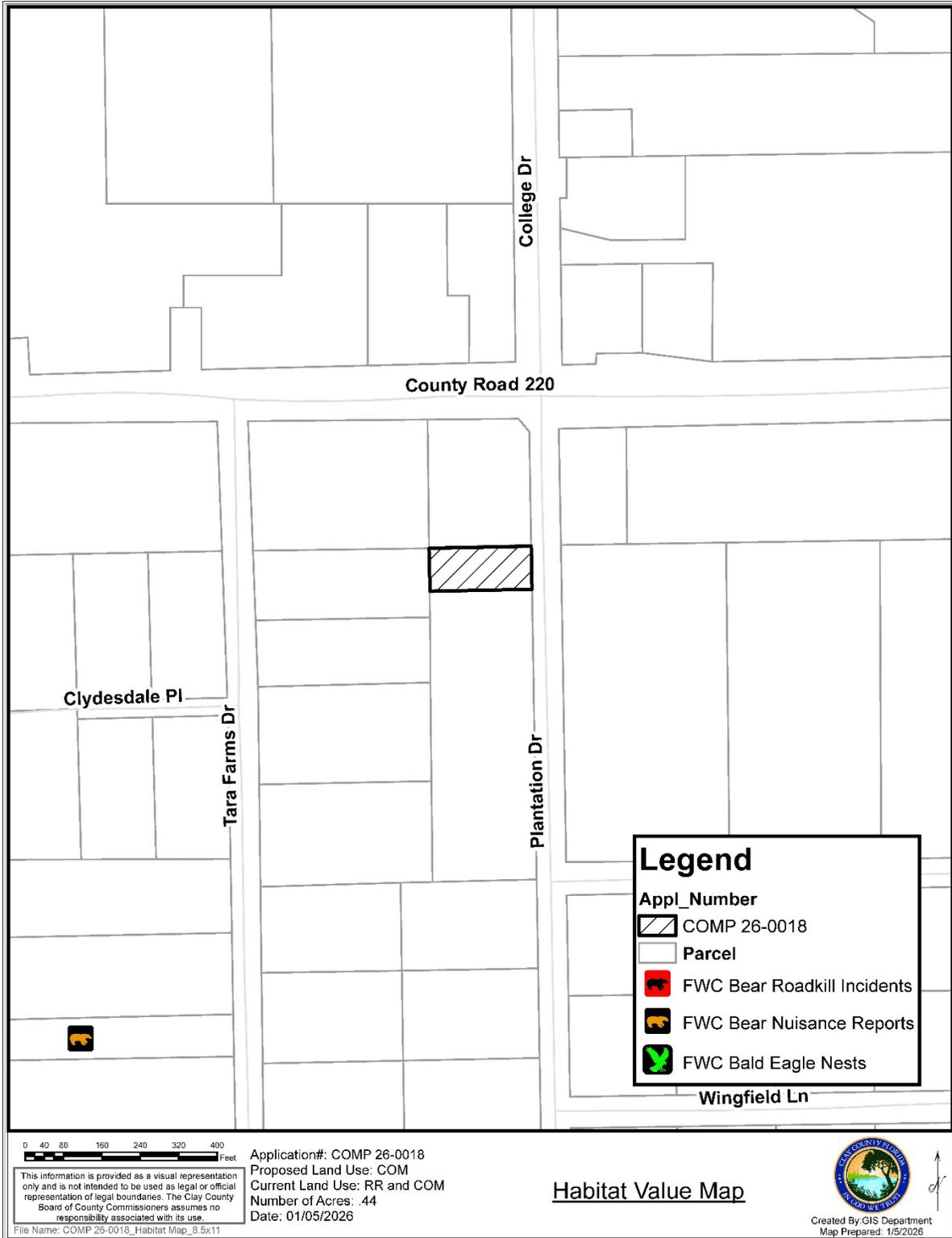
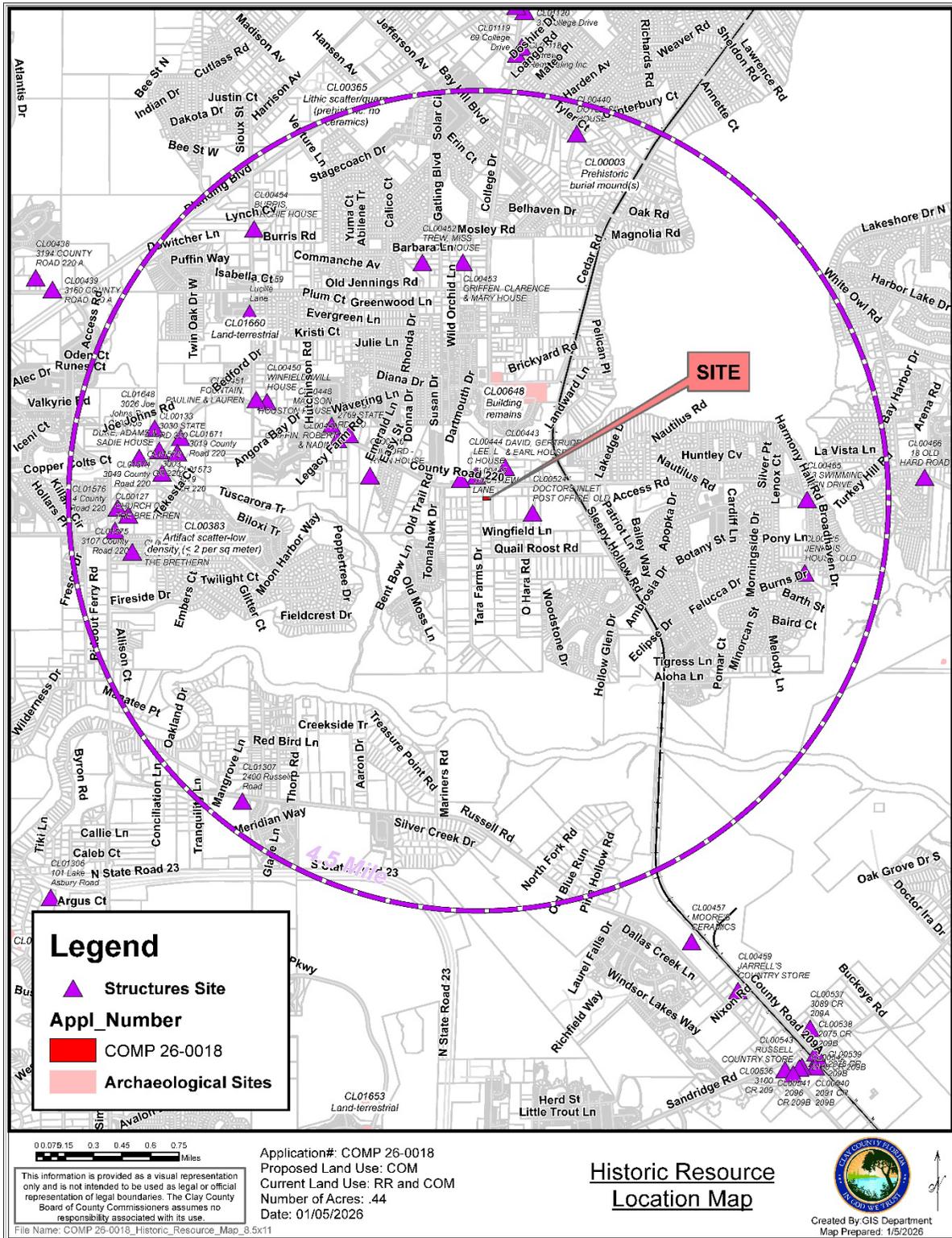


Figure 11 - Historical Resources



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

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

91 FLU Policy 1.4.1.5 Rural Fringe (RF)

92 This designation is reserved for land accessible to existing Urban Services and located in the areas  
93 where extension of central water and (where applicable) sewer service can be easily provided.  
94 Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per  
95 net acre. This density category is almost exclusively characterized by single-family detached housing  
96 units but may also include two and three family residential developments.

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

103 FLU Policy 1.4.1.9 Commercial (COM)

104 The commercial designation accommodates the full range of sales, service, and office activities.  
105 These uses may occur in self-contained shopping centers, free standing structures, campus-like  
106 business parks, central business districts, or along arterial highways. These areas are intended for  
107 larger scale, more intensive community-type commercial uses.

108 The location of commercial development shall be concentrated at major intersections and within  
109 Activity Centers and Planned Communities. The development shall create a commercial node,  
110 not a strip, with a mixture of retail, office, and hotel uses.

111 FLU Policy 1.4.8

112 Amendments to designate additional commercial land use on the Future Land Use Map and  
113 otherwise eligible for consideration as small scale amendments pursuant to Section  
114 163.3187(1)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan  
115 criteria following:

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

120 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation  
121 of commercial land use provided that (1) the resulting development parcel is greater than 10 acres  
122 and (2) the resulting dimensions of the development parcel permit a unified plan of development  
123 including shared access, signage and infrastructure. Unified Plan Applications shall be limited in

124 location to the intersection of two roadways, one of which must be designated as an arterial or  
125 major collector and the other of which must be designated as an arterial, major collector or minor  
126 collector. Amendments approved pursuant to these criteria shall be required to proceed as a  
127 Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring  
128 shared access, shared signage, and shared infrastructure.

129 3) Subsection 2 shall not apply to those single parcels with multiple land use designations, one of  
130 which is commercial, as of January 1, 2021.  
131

132 Analysis Regarding Urban Sprawl

133 As required by FS 163.3177, all proposed comprehensive plan amendments are to be analyzed to ensure that  
134 urban sprawl and its negative impacts are not promoted. It is the intent of Clay County to discourage the  
135 proliferation of Urban Sprawl.

136 **Statutory Indicators of the Promotion of Sprawl:**

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

- 141 (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*  
142 *low-intensity, low-density, or single-use development or uses.*
- 143 (II.) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*  
144 *substantial distances from existing urban areas while not using undeveloped lands that are available*  
145 *and suitable for development.*
- 146 (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*  
147 *generally emanating from existing urban developments.*
- 148 (IV.) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*  
149 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*  
150 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- 151 (V.) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*  
152 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*  
153 *farmlands and soils.*
- 154 (VI.) *Fails to maximize use of existing public facilities and services.*
- 155 (VII.) *Fails to maximize use of future public facilities and services.*
- 156 (VIII.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*  
157 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*  
158 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*  
159 *response, and general government.*
- 160 (IX.) *Fails to provide a clear separation between rural and urban uses.*
- 161 (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*  
162 *communities.*
- 163 (XI.) *Fails to encourage a functional mix of uses.*
- 164 (XII.) *Results in poor accessibility among linked or related land uses.*
- 165 (XIII.) *Results in the loss of significant amounts of functional open space.*

166

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

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

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

187

188 **Staff Analysis regarding Sprawl:**

189 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
190 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
191 163.3177(6)(a)9.b:

192 Staff Finding: As an infill project this proposed change keeps economic growth and associated land  
193 development to a property that is located in an area of existing commercial land use and  
194 existing infrastructure, thus protecting natural resources and ecosystems in other areas.

195 Staff Finding: This is an infill project which promotes the efficient and cost-effective provision or extension  
196 of public infrastructure and services.

197 Staff Finding: As an infill project the proposed change promotes conservation of water and energy.

198 Staff Finding: The proposed change creates a site with a unified land use, thereby creating a site better able  
199 to be developed to meet the demands of the residential population for the nonresidential  
200 needs of the area.

201

202 **Recommendation**

203 Staff recommend approval of COMP 26-0018.

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 02-05-25-008971-000-00), TOTALING APPROXIMATELY 0.44 ACRES, FROM RURAL FRINGE (RF) TO COMMERCIAL (COM); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, Application COMP 26-0018 requests an amendment to the Plan; and,

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

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

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

**Section 2.** The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for a portion of a single parcel of land (tax parcel identification # 02-05-25-008971-000-00), totaling approximately 0.44 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2”, is hereby changed from Rural Fringe (RF) to Commercial (COM).

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

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

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

THE FOLLOWING LANDS AS DESCRIBED AND SHOWN HEREON AS PER OFFICIAL RECORDS BOOK 1842, PAGE 1476, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA:

A PARCEL OF LAND SITUATED IN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

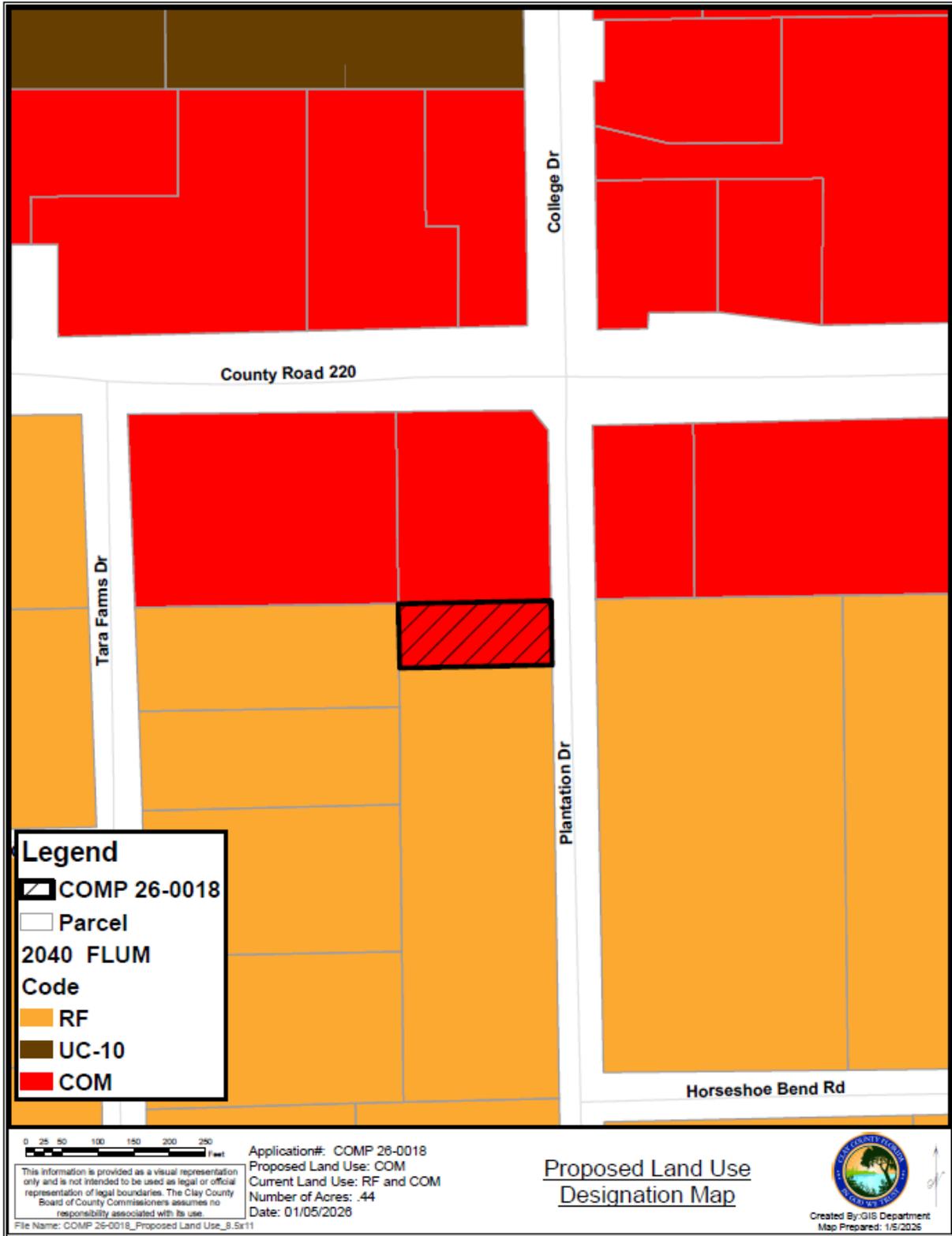
COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", TARA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE EAST LINE OF SAID BUSINESS TRACT "B"; NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS EAST, 223.00 FEET TO THE WEST LINE OF PLANTATION DRIVE; THENCE ON SAID WEST LINE NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 179.19 FEET TO THE PROPOSED RIGHT OF WAY LINE OF COUNTY ROAD NO. C-220, (AS PER 100Z RIGHT OF WAY MAP THEREOF PREPARED BY THOMAS C. MULLS SURVEYOR AND MAPPER NO. 3573 DATED SEPTEMBER 13, 1995); THENCE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 45 DEGREES 12 MINUTES 05 SECONDS WEST, 28.43 FEET; THENCE CONTINUE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, 203 FEET TO SAID EAST LINE OF BUSINESS TRACT "B"; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST, 203.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", AS SHOWN ON THE PLAT OF TARA, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°29'10" WEST, ALONG THE EASTERLY LINE OF SAID BUSINESS TRACT "B", 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1482, PAGE 1023 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE NORTH 89°01'50"EAST, ALONG LAST SAID LINE, 223.00 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF PLANTATION DRIVE (A 60 FOOT RIGHT OF WAY, AS PER SAID PLAT OF TARA); THENCE NORTH 00°29'10"WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 179.19 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 220, (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 45°12'05" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 28.43 FEET; THENCE NORTH 89°55'00"WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 203.00 FEET, TO THE AFORESAID EASTERLY LINE OF BUSINESS TRACT "B"; THENCE SOUTH 00°29'10"EAST, ALONG SAID EASTERLY LINE, 203.29 FEET, TO THE POINT OF BEGINNING.

Exhibit "A-2"





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1 **Staff Report and Recommendations for PUD 26-0010**

2

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

5

---

6 **Owner / Applicant Information:**

**Owner:** BFC Property Holdings, Inc.  
**Agent:** Janice Fleet  
**Phone:** 904-476-3220  
**Email:** jfleet@fleetarchitectsplanners.net

7

---

8 **Property Information**

<b>Parcel ID:</b> 02-05-25-008971-000-00	<b>Parcel Address:</b> 568 Plantation Dr., Middleburg
<b>Current Zoning:</b> Planned Commercial Development (PCD) and Private Services (PS-1)	<b>Current Land Use:</b> Commercial (COM) and Rural Fringe (RF)
<b>Proposed Zoning:</b> Planned Commercial Development (PCD)	<b>Total Acres:</b> 1.80 acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Acres affected by change:</b> 1.80 acres
	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a Rezoning of a single parcel of land from Planned Commercial Development (PCD)  
12 and Private Services (PS-1) to Planned Commercial Development (PCD). At the present time the parcel  
13 has 2 zoning district designations, this application will apply the same zoning to the entire parcel.

14

15 The subject parcel is located at the southwest intersection of CR 220 and College Drive/Plantation Drive. This  
16 parcel is undeveloped land. The applicant proposes to construct a convenience store with gas pumps and a  
17 Dunkin Donuts shop with drive-thru.

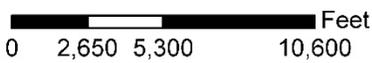
18

19 A companion Future Land Use application (COMP 26-0018) from Rural Fringe (RF) to Commercial  
20 (COM) precedes this rezoning.

21

22

Figure 1 – Location Map



**Location Map**  
**Rezoning: PUD 25-0009**



Figure 2 – Parcel Map



**Legend**

**Appl\_Number**

 PUD 26-0010

 Parcel

**Parcel Location Map  
PUD 26-0010**

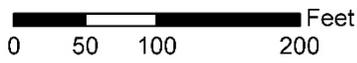
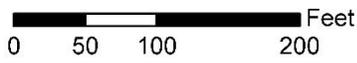
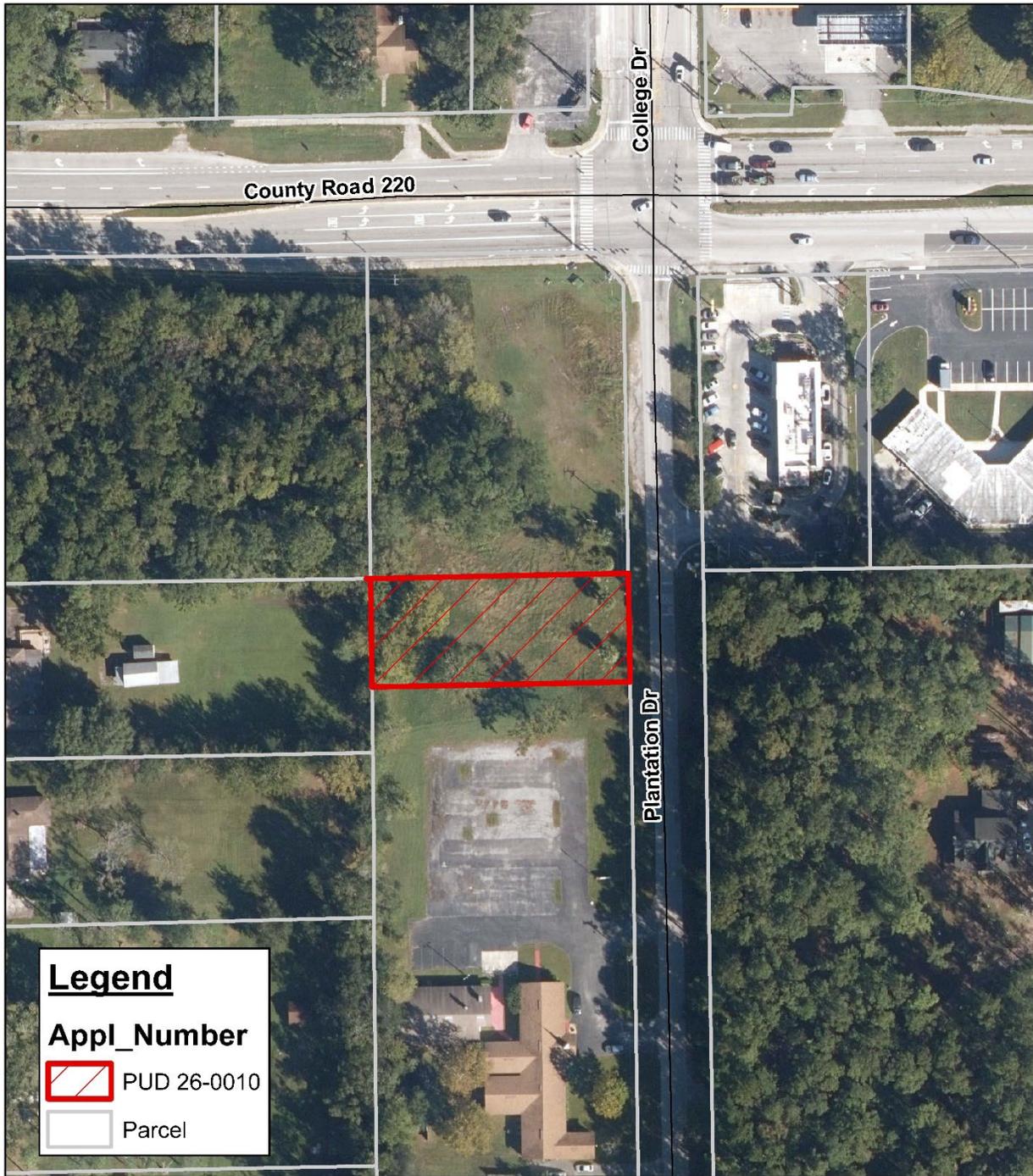


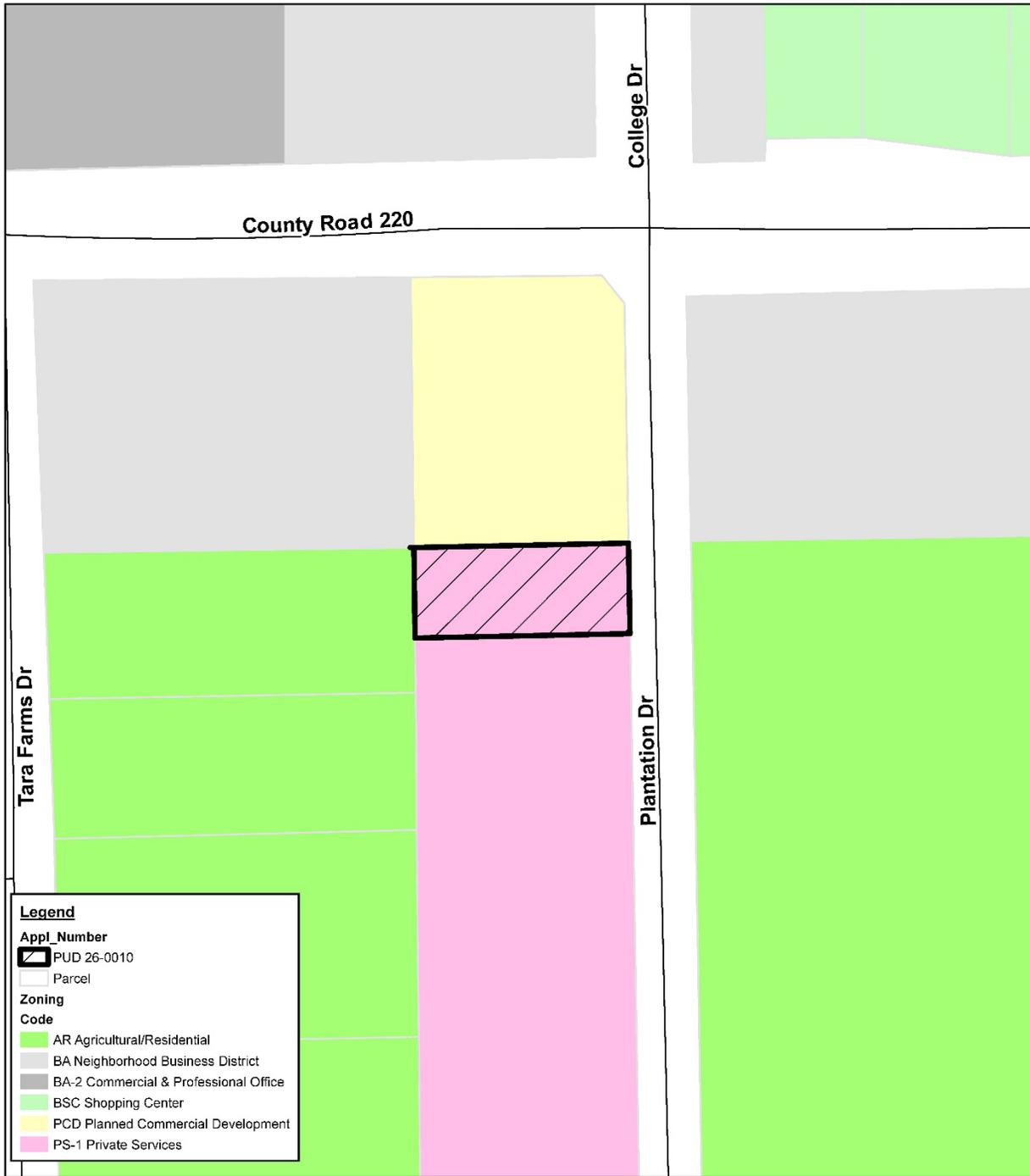
Figure 3 – Aerial Photo



**Rezoning: PUD 26-0010  
from PS-1 & PCD to PCD**



Figure 3 – Existing Zoning Map



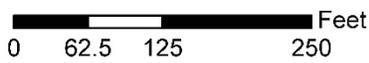
**Legend**

**Appl. Number**

- PUD 26-0010
- Parcel

**Zoning Code**

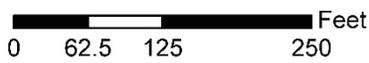
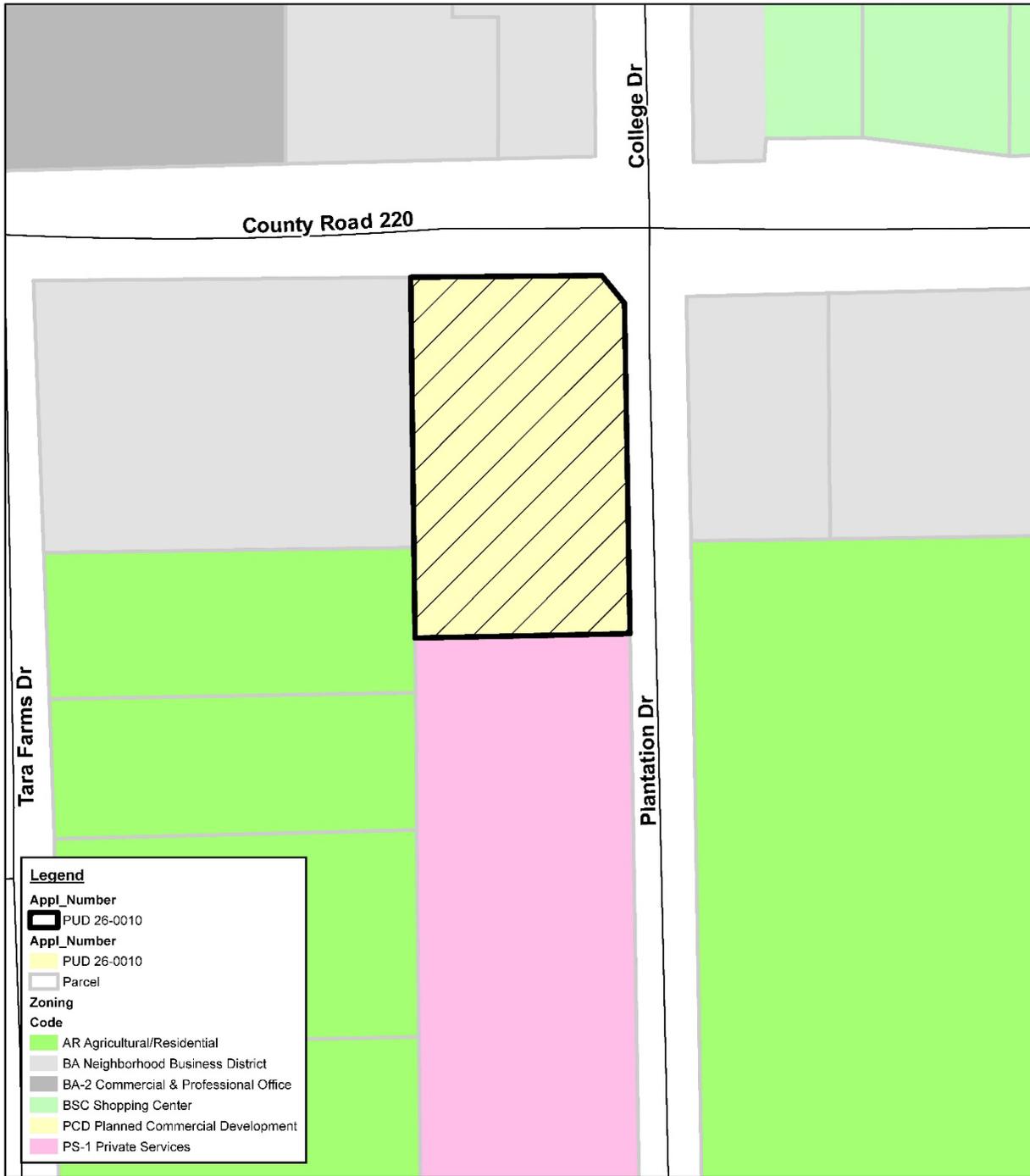
- AR Agricultural/Residential
- BA Neighborhood Business District
- BA-2 Commercial & Professional Office
- BSC Shopping Center
- PCD Planned Commercial Development
- PS-1 Private Services



**Existing Zoning  
Rezoning: PUD 26-0010  
PS-1 and PCD**



Figure 4 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: PUD 26-0010  
PS-1 & PCD and PCD**



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

36 <u>Existing vs. Proposed regulations:</u>	<u>Existing PCD</u>	<u>Proposed PCD</u>
37 Principle Use	Tunnel Car Wash	Convenience Store w/gas with other uses allowed
38		
39 Front Setback	15 feet	20 feet
40 East Side Setback	15 feet	20 feet
41 Rear Setback	15 feet	20 feet

42

43 Existing PCD:

- 44 • Development limited to one self-serve tunnel car wash and up to nineteen (19) self-serve
- 45 vacuuming stations, plus one (1) ADA vacuum station.
- 46 • Single building of approximately 5,200 sf
- 47 • Car wash hours of operation will be limited from 8:00 a.m. to 8:00 p.m.

48

49 Proposed PCD:

50 Permitted Uses:

- 51 (1) Retail stores and shops reasonably related to the day-to-day needs of the area to be serviced limited
- 52 to: antique; artist's studios; bait and tackle; bakery with baking on premises; bicycle sales and repair;
- 53 billiard, game or pool room; dance academies (soundproofed and air conditioned); curio; fruit and
- 54 vegetable retail (packing permitted); hardware; retail clothing; interior decorating; dry cleaners,
- 55 laundries and laundromats; leather goods; luggage; meat markets (no processing plant); music;
- 56 newsstands; optical; office supplies; photographic galleries; printing; shoe; sporting goods; stationery
- 57 and books; travel agencies; restaurants without the sale of beer and wine; restaurants selling alcoholic
- 58 beverages limited to beer and wine; drapery; paint and wallpaper; banks; financial institutions; animal
- 59 clinics; veterinary hospitals; drugstores; and grocery stores; provided that no outdoor sales, display,
- 60 preparation or storage is permitted. (amended 10/12/93 - Ord 93-36)
- 61 (2) Banks and financial institutions with drive-in facilities; drive-in restaurants; convenience stores
- 62 with gas pumps for the sale of gasoline without garage.
- 63 (3) Retail sales of beer and wine at establishments commonly known as convenience stores only
- 64 pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department
- 65 of Business Regulation, for off-premises consumption only.

66

67 Restrictions of Uses:

68 The above are uses subject to the following limitations:

- 69 • Sale, display, preparation and storage to be conducted within a completely enclosed building.
- 70 • Products to be sold only at retail.

71

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

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

74 FLU Policy 1.4.1.5 Rural Fringe (RF)

75 This designation is reserved for land accessible to existing Urban Services and located in the areas  
76 where extension of central water and (where applicable) sewer service can be easily provided.  
77 Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per  
78 net acre. This density category is almost exclusively characterized by single-family detached housing  
79 units but may also include two and three family residential developments.

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

86 FLU Policy 1.4.1.9 Commercial (COM)

87 The commercial designation accommodates the full range of sales, service, and office activities.  
88 These uses may occur in self-contained shopping centers, free standing structures, campus-like  
89 business parks, central business districts, or along arterial highways. These areas are intended for  
90 larger scale, more intensive community-type commercial uses.

91 The location of commercial development shall be concentrated at major intersections and within  
92 Activity Centers and Planned Communities. The development shall create a commercial node,  
93 not a strip, with a mixture of retail, office, and hotel uses.

94 FLU Policy 1.4.8

95 Amendments to designate additional commercial land use on the Future Land Use Map and  
96 otherwise eligible for consideration as small scale amendments pursuant to Section  
97 163.3187(1)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan  
98 criteria following:

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

103 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation  
104 of commercial land use provided that (1) the resulting development parcel is greater than 10 acres  
105 and (2) the resulting dimensions of the development parcel permit a unified plan of development  
106 including shared access, signage and infrastructure. Unified Plan Applications shall be limited in

107 location to the intersection of two roadways, one of which must be designated as an arterial or  
108 major collector and the other of which must be designated as an arterial, major collector or minor  
109 collector. Amendments approved pursuant to these criteria shall be required to proceed as a  
110 Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring  
111 shared access, shared signage, and shared infrastructure.

112 3) Subsection 2 shall not apply to those single parcels with multiple land use designations, one of  
113 which is commercial, as of January 1, 2021.  
114

## 115 **Analysis of Proposed Rezoning Amendment**

116 In reviewing the proposed application for Rezoning, the following criteria may be considered along with  
117 such other matters as may be appropriate to the particular application:  
118

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

121 Staff Finding: The proposed change will not be incompatible with the adjacent and nearby districts. The  
122 subject parcel is already zoned as PCD for an auto-oriented commercial use. The adjacent parcels to the  
123 west, north and east have commercial zoning designations. The parcels to the west are currently  
124 undeveloped, however those to the north and east have similar auto-oriented commercial uses already in  
125 operation.

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

128 Staff Finding: The existing district boundaries are illogically drawn. The subject parcel is split by two  
129 zoning designations which does not serve any functional purpose.

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

133 Staff Finding: The PS-1 zoned portion of the subject parcel was originally part of the church property  
134 immediately to the south of the subject parcel. The owner of the subject parcel acquired this portion of land  
135 from the church which owned that acreage. The PS-1 portion of the parcel was not rezoned when the  
136 existing PCD zoning was applied to the larger portion of the subject parcel.

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

138 Staff Finding: The PS-1 zoned portion of the property could not be used as part of the rest of the parcel  
139 and thus needs to be rezoned to match the PCD zoning.

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

142 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it reduces urban  
143 sprawl by providing commercial development for an infill parcel location.

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

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

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

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

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

153 Staff Finding: There is a growing demand for commercial uses resulting from the significant housing  
154 construction that has occurred in the County in recent years.

155 The proposed rezoning would change the subject parcel from Planned Commercial Development (PCD) and  
156 Private Services (PS-1) to Planned Commercial Development (PCD). This change would be in keeping with  
157 the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Neighborhood Business (BA)
South	Rural Fringe (RF)	Private Services (PS-1) and Agricultural/Residential (AR)
East	Commercial (COM)	Neighborhood Business (BA)
West	Commercial (COM)	Neighborhood Business (BA)

158

159 This rezoning will the consolidate the split zoning on this parcel and apply the same zoning designation and  
160 development regulations to the entirety of the parcel.

161 **Recommendation**

162 Staff recommends approval of PUD 26-0010.

**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 # 02-05-25-008971-000-00), TOTALING APPROXIMATELY 1.8 ACRES, FROM ITS PRESENT ZONING CLASSIFICATIONS OF PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD) AND PRIVATE SERVICES (PS-1) TO PLANNED COMMERCIAL DEVELOPMENT (PCD); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application PUD 26-0010 seeks to rezone certain real property (tax parcel identification # 02-05-25-008971-000-00) (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 Planned Commercial Development District (PCD) and Private Services (PS-1) 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 upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 26-0018 becoming effective.

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

THE FOLLOWING LANDS AS DESCRIBED AND SHOWN HEREON AS PER OFFICIAL RECORDS BOOK 1842, PAGE 1476, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA:

A PARCEL OF LAND SITUATED IN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

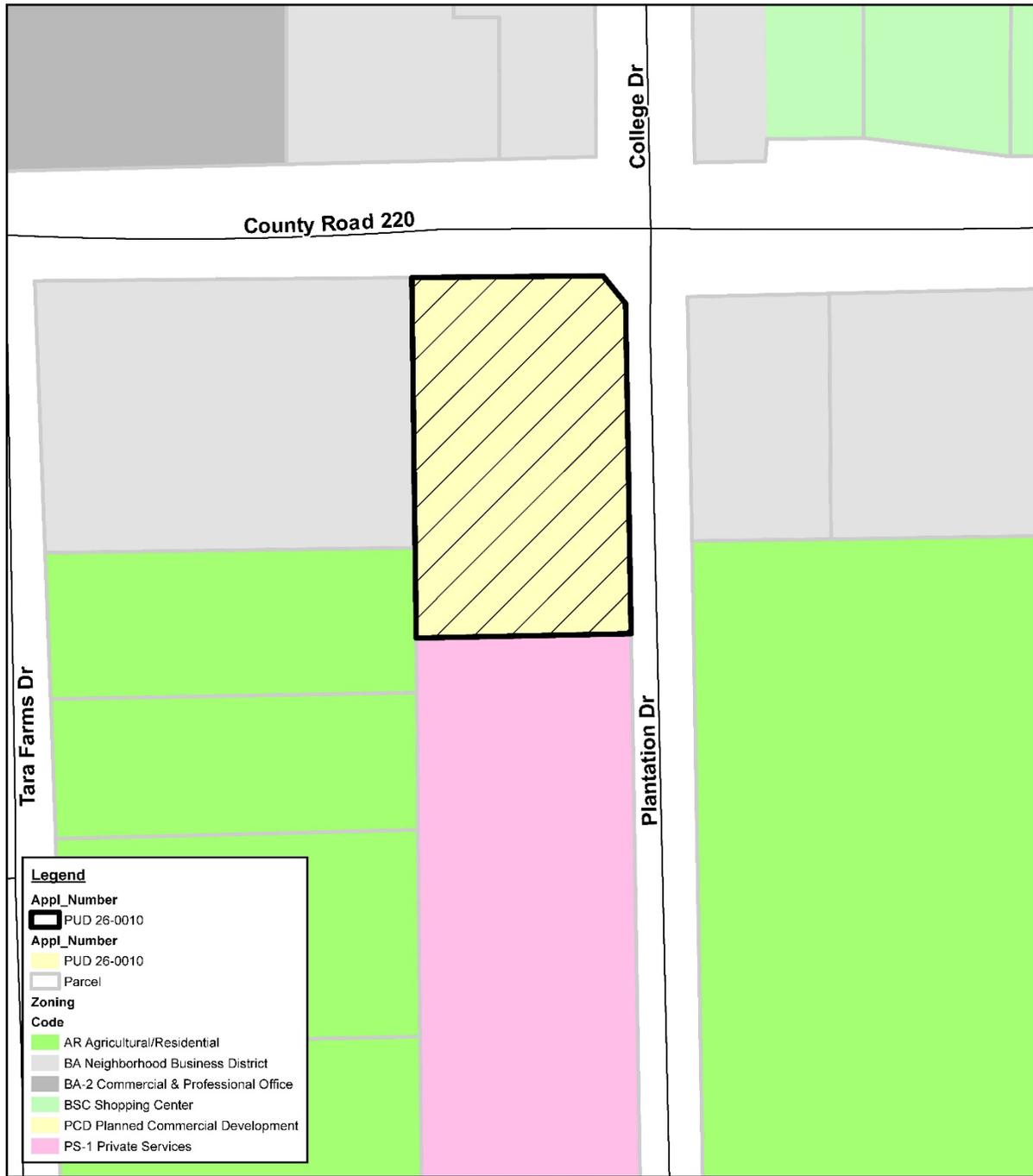
COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", TARA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE EAST LINE OF SAID BUSINESS TRACT "B"; NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS EAST, 223.00 FEET TO THE WEST LINE OF PLANTATION DRIVE; THENCE ON SAID WEST LINE NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 179.19 FEET TO THE PROPOSED RIGHT OF WAY LINE OF COUNTY ROAD NO. C-220, (AS PER 100Z RIGHT OF WAY MAP THEREOF PREPARED BY THOMAS C. MULLS SURVEYOR AND MAPPER NO. 3573 DATED SEPTEMBER 13, 1995); THENCE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 45 DEGREES 12 MINUTES 05 SECONDS WEST, 28.43 FEET; THENCE CONTINUE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, 203 FEET TO SAID EAST LINE OF BUSINESS TRACT "B"; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST, 203.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", AS SHOWN ON THE PLAT OF TARA, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°29'10" WEST, ALONG THE EASTERLY LINE OF SAID BUSINESS TRACT "B", 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1482, PAGE 1023 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE NORTH 89°01'50"EAST, ALONG LAST SAID LINE, 223.00 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF PLANTATION DRIVE (A 60 FOOT RIGHT OF WAY, AS PER SAID PLAT OF TARA); THENCE NORTH 00°29'10"WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 179.19 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 220, (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 45°12'05" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 28.43 FEET; THENCE NORTH 89°55'00"WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 203.00 FEET, TO THE AFORESAID EASTERLY LINE OF BUSINESS TRACT "B"; THENCE SOUTH 00°29'10"EAST, ALONG SAID EASTERLY LINE, 203.29 FEET, TO THE POINT OF BEGINNING.

Exhibit "A-2"

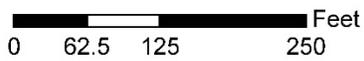


**Legend**

AppI\_Number  
 PUD 26-0010  
 AppI\_Number  
 PUD 26-0010  
 Parcel

**Zoning Code**

- AR Agricultural/Residential
- BA Neighborhood Business District
- BA-2 Commercial & Professional Office
- BSC Shopping Center
- PCD Planned Commercial Development
- PS-1 Private Services



**Proposed Zoning  
 Rezoning: PUD 26-0010  
 PS-1 & PCD and PCD**



Exhibit "B-1"



**Department of Economic and Development Services**  
**Planning & Zoning Division**  
 P.O. Box 1366, Green Cove Springs, FL 32043  
 Phone: (904) 284-6300  
 www.claycountygov.com



**PUD / PCD / PID WRITTEN STATEMENT EXHIBIT "B"**

Name of Development: <b>Dunkin Donuts on CR 220</b>		Net Acres: <b>1.8</b>
Parcel ID #: <b>02-05-25-008971-000-00</b>		Wetland Acres: <b>0</b>
Total Number of Dwelling Units Proposed: <b>0</b>		Total Acres: <b>1.8</b>
Total Amount of Open Space: <b>0</b>	Total Amount of Recreation: <b>0</b>	Total Active Recreation: <b>0</b>
Phase Schedule for Construction:	Phase 1 -Construct a Convenience Store with Gas Pumps and a Dunkin Donuts Shop with a Drive Thru.	
Permitted Uses:	<small>(1) Retail stores and shops reasonably related to the day-to-day needs of the area to be serviced limited to: antique, artist's studios, bait and tackle, bakery with baking on premises, bicycle sales and repair, billiard, game or pool room, dance academies (soundproofed and air conditioned), curio, fruit and vegetable retail (packing permitted), hardware, retail clothing, interior decorating, dry cleaners, laundries and laundromats, leather goods, luggage, retail markets (no processing plants), music, newsstands, optical, office supplies, photographic galleries, printing, shoe, sporting goods, stationery and books, travel agencies; restaurants without the sale of beer and wine; restaurants selling alcoholic beverages limited to beer and wine, drapery, paint and wallpaper, banks, financial institutions, animal clinics, veterinary hospitals, drugstores, and grocery stores, provided that no outdoor sales, display, preparation or storage is permitted. (amended 10/12/93 - Ord 93-36)                  (2) Banks and financial institutions with drive-in facilities; drive-in restaurants; convenience stores with gas pumps for the sale of gasoline without garage.                  (4) Retail sales of beer and wine at establishments commonly known as convenience stores only pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation, for off-premises consumption only.</small>	
Conditional Uses:	None	
Permitted Accessory Uses and Structures:	None	
Restrictions of Uses:	The above are uses subject to the following limitations: (i) Sale, display, preparation and storage to be conducted within a completely enclosed building. (ii) Products to be sold only at retail	

<b>Design Guidelines</b>		
<b>A. Lot Requirements</b>		
Minimum Lot Area: 6,000, s.f	Minimum Lot Width at Bldg. Line: 60 ft.	Minimum Lot Depth: 100 ft.
Maximum Lot Coverage: 40 %	Maximum Rear Lot Coverage: 10%	Maximum Bldg. Height: 35 ft.
Minimum Front Setback: 20 ft.	Minimum Side Setback: 20 ft.	Minimum Rear Setback: 20 ft.
Minimum Front Setback Intersecting Street:	Minimum Setback for Accessory Structures: N/A	
Minimum Living Area: N/A		
<b>B. Ingress, Egress, and Circulation</b>		
<p><b>Parking Requirements:</b> The parking requirements for this development shall be consistent with the requirements of Article VIII of the Land Development Code &amp; the Branan Field &amp; Lake Asbury Master Plans.</p> <p><b>Vehicular Access:</b> Vehicular access to the property shall be by way of County Road 220 and Plantation Drive Substantially as shown in the site plan. The final location of all access points is subject to the review of the Engineering/Public Works Department.</p> <p><b>Non-motorized Access:</b> Non-motorized access shall be provided by sidewalks and pedestrian/bicycle paths installed in accordance with Article VIII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.</p>		
<b>C. Signs</b>		
Signs shall be permitted separately from development plans and shall meet the requirements of the Article VII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.		
<b>D. Landscaping</b>		
Flexibility in meeting the landscape requirements of Article VI of the Land Development Code and the Branan Field and Lake Asbury Master Plans is permitted for Planned Developments provided the outcome meets or exceeds the requirements of the Code. Indicate below what alternative landscaping will be provided or leave blank if the development will comply with the Code requirements.		
Shade Cover Points:	N/A	
Vehicle Use Area Landscaping:	Comply with the Article VI - Landscaping of the Clay County Land Development Code	
Street Trees:	N/A	
Right-of-way Buffers for Subdivision Development	N/A	
Perimeter Buffers:	20ft. "B" type landscaped buffer from any residential property	
Branan Field/Lake Asbury Non-Residential Standards	Lake Asbury lighting standards, to assure light does not spill on adjoining properties.	

<b>E. Recreation and Open Space:</b>		
Recreation for residential, non-residential and open space shall meet the minimum requirements of Article III of the Land Development Code.		
<b>F. Utilities</b>		
Water Provided By:Clay County Utility Authority (CCUA)		
Sanitary Sewer Provided By:Clay County Utility Authority (CCUA)		
Reuse Irrigation Provided By:N/A		
Electric Provided By:Clay Electric		
Gas Provided By:N/A		
<b>G. Wetlands</b>		
Wetlands will be delineated and permitted according to local, state, and federal requirements.		
<b>H. Vegetation</b>		
The following natural communities are present on the development site according to the County's Vegetation Map (Check all that apply)		
<input checked="" type="checkbox"/> Scrub	<input type="checkbox"/> Sandhill	<input type="checkbox"/> Scrubby Flatwoods
<input type="checkbox"/> Upland Coniferous	<input type="checkbox"/> Mesic Flatwoods	<input type="checkbox"/> Wet Flatwoods
The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.		
<b>All proposed developments in the Lake Asbury Master Plan area are required to submit an environmental assessment in accordance with LA FLP 1.2.4 of the 2040 Comprehensive Plan at the time of development review and prior to any land clearing or disturbance.</b>		
<b>I. Contact Information</b>		
Owner / Agent Name:Janis Fleet		
Owner / Agent Address:11557 Hidden Harbor Way		
City:Jacksonville	State:FL	Zip Code:32223
Owner / Agent Phone:904-476-3220		
Owner / Agent Email:jfleet@fleetarchitectsplanners.net		





Agenda Item  
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 12/5/2025

FROM: Beth Carson, AICP, Director  
of Planning and Zoning

**SUBJECT:**

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

This item was continued from the February 3, 2026 Planning Commission Meeting. The applicant will provide further details regarding the status of the revised application materials.

**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



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1 **Staff Report and Recommendations for PUD 25-0009**

2

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

5

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6 **Owner / Applicant Information:**

**Owner:** Guru Dayal, LLC  
**Agent:** Chandeeep Singh  
**Phone:** 904-859-0098  
**Email:** [chandeep@locservices.net](mailto:chandeep@locservices.net)

7

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8 **Property Information**

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

9

---

10 **Introduction:**

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

13

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

18

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

23

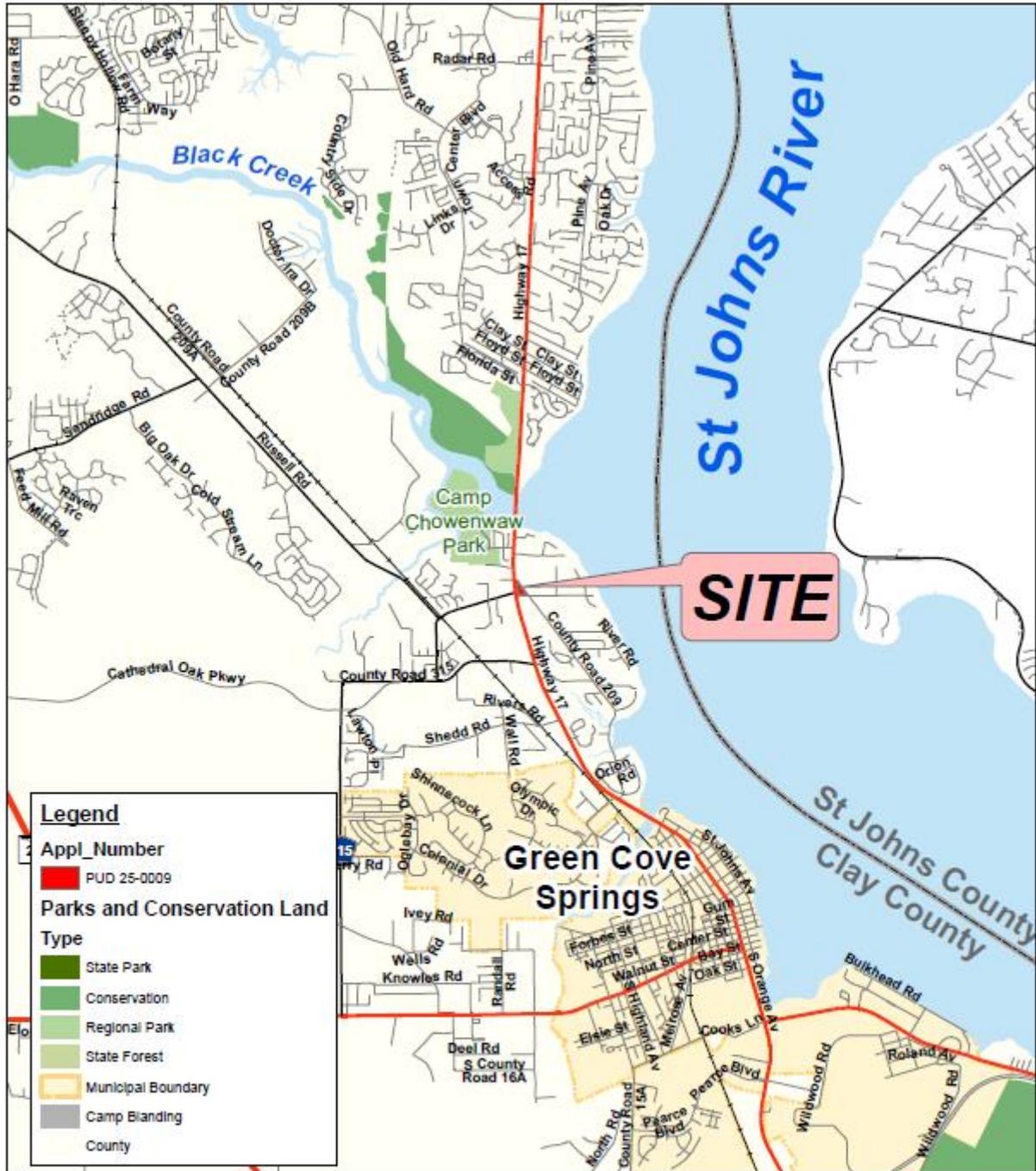
24 The applicant, however, would like to allow flexibility in the site plan, this position is not the intent of a  
25 Planned Commercial Development (PCD) code, but instead, the included site plan is to provide surety to the  
26 surrounding community and the County on what is to be anticipated on the 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

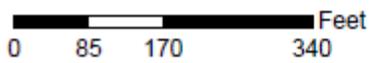


0 2,650 5,300 10,600 Feet

Location Map  
Rezoning: PUD 25-00089



Figure 2 – Parcel Map



Parcel Location Map  
PUD 25-0009



Figure 3 – Aerial Photo

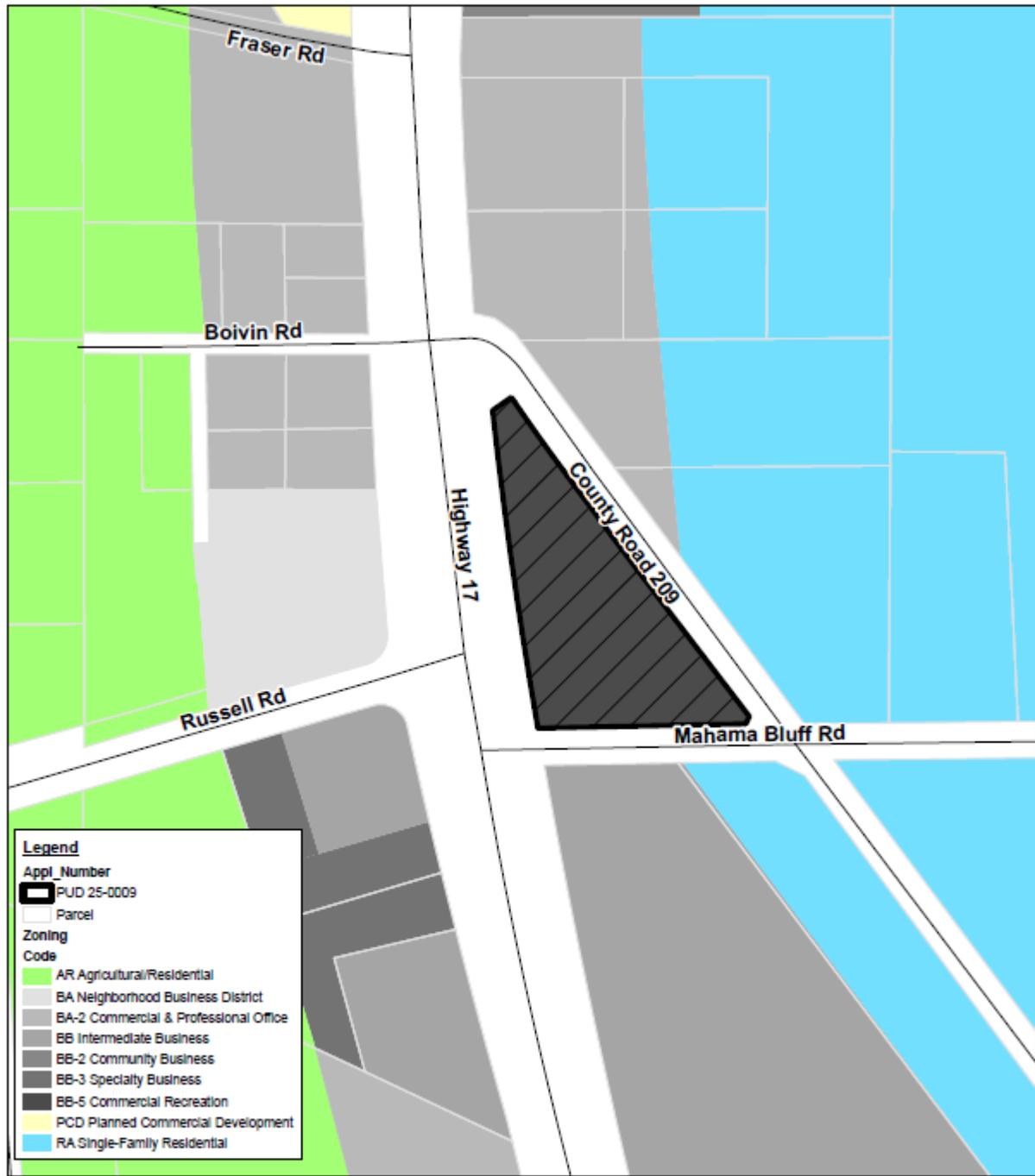


0 170 340 680 Feet

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



Figure 3 – Existing Zoning Map

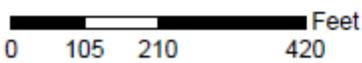


**Legend**

Appl. Number  
 PUD 25-0009  
 Parcel

Zoning Code

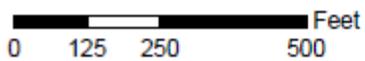
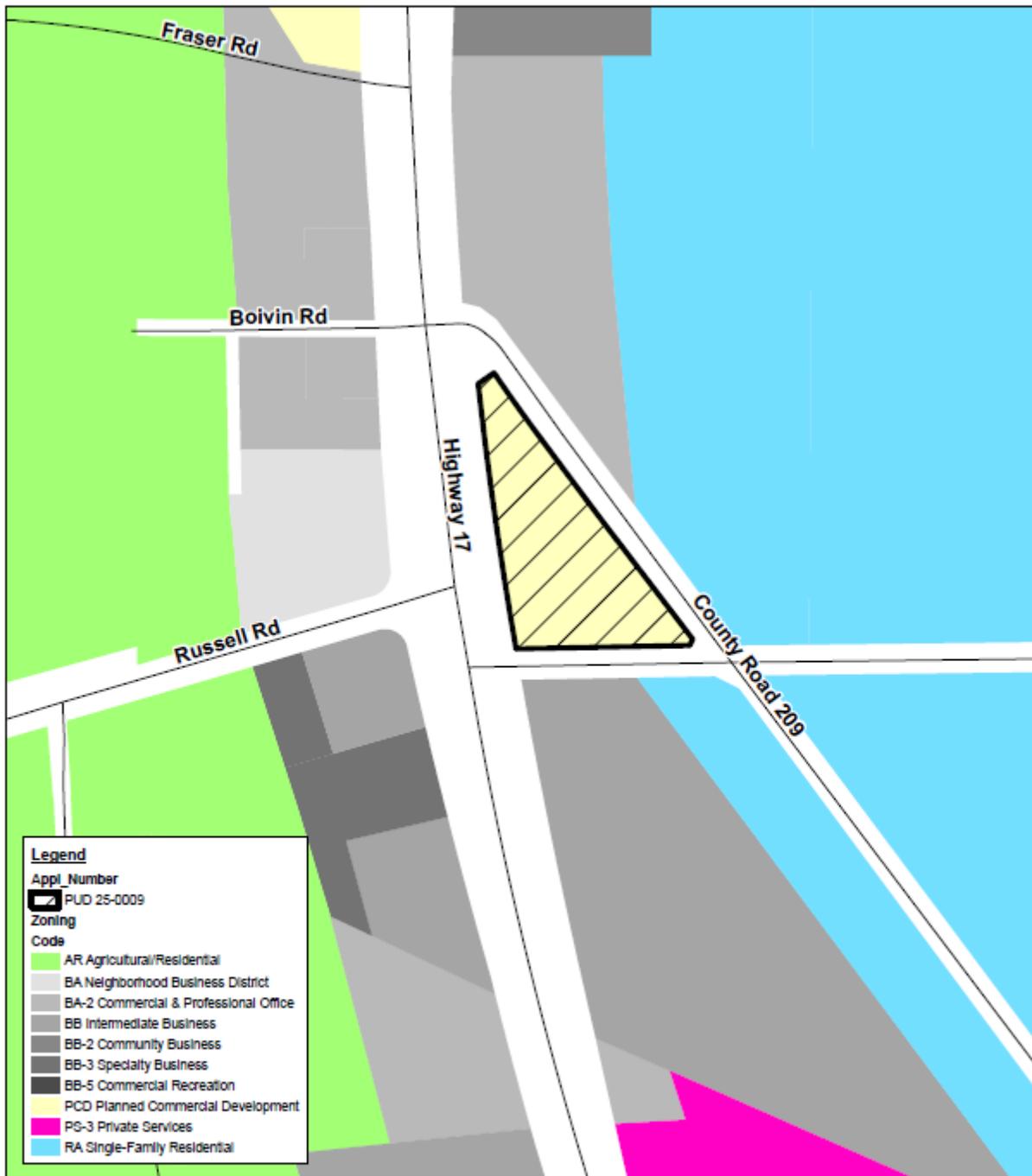
- AR Agricultural/Residential
- BA Neighborhood Business District
- BA-2 Commercial & Professional Office
- BB Intermediate Business
- BB-2 Community Business
- BB-3 Specialty Business
- BB-5 Commercial Recreation
- PCD Planned Commercial Development
- RA Single-Family Residential



**Existing Zoning  
 Rezoning: PUD 25-0009  
 BB-5 to PCD**



Figure 4 – Proposed Zoning Map



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





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:

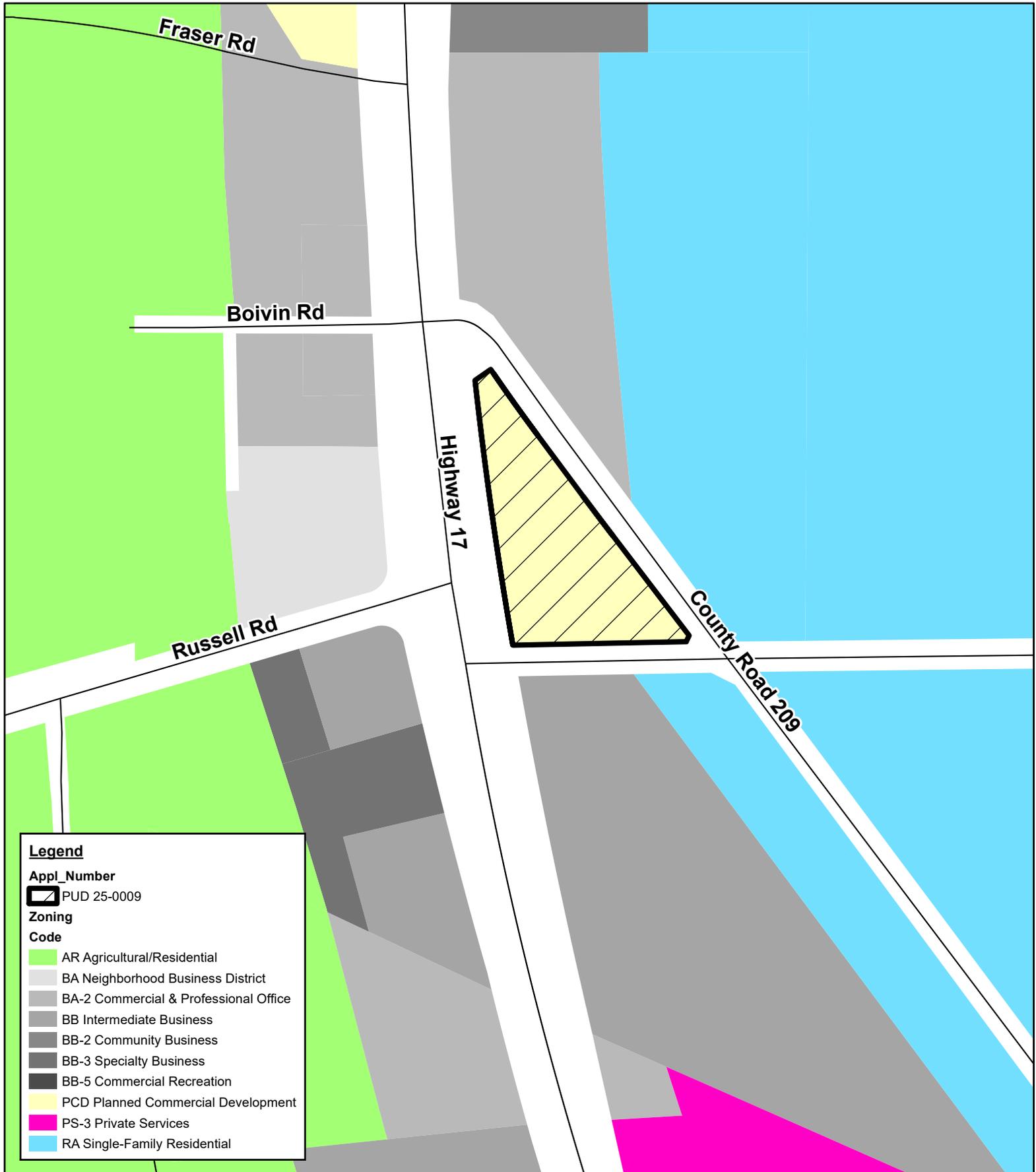
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

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 Manama 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.

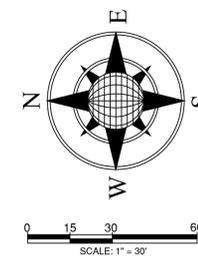
## **VI. SUCCESSORS IN TITLE**

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	
 <b>LEGEND ENGINEERING</b> COMMERCIAL   MARINE   RESIDENTIAL PHONE: (813) 368-0835 EMAIL: RICKY.JACKSON@LEGENDENGINEERING.COM	
<b>COMM DEV</b> <b>US HWY 17</b> <b>GREEN COVE SPRINGS, FL</b> <b>CONCEPT</b>	
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, March 3 5:00 PM

TO: Planning Commission

DATE: 2/25/2026

FROM: Beth Carson, AICP, Director  
of Planning and Zoning

SUBJECT: This will be a presentation by Planning Commissioner Ralph Puckhaber on the topic of excessive lighting.

AGENDA ITEM TYPE:

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