



PLANNING COMMISSION MEETING

April 7, 2026

5:00 PM

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

Pledge of Allegiance

Call to Order

1. **Approval of Minutes**

Planning Commission Meeting Minutes March 3, 2026.

Public Comment

Public Hearings

1. Public Hearing to consider COMP 26-0002. (District 5, Comm. Burke) (D. Selig)
The applicant has requested a continuation to the May 5, 2026, Planning Commission Meeting.

This application is a FLUM amendment to change 46.39 acres from Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC).
2. Public Hearing to consider ZON 26-0006 (Sign Code Amendment) (D. Selig)
This application comprises amendments to two articles of the Land Development Code.
 - A. First, is an ordinance related to Article III which amends Sec. 3-33B.C.I.14.f and adds Sec. 3-33B.C.I.14.g.
 - B. Second, is an ordinance related to Article VII which amends Sec. 7-3 and adds Sec. 7-35.
3. Public Hearing to consider COMP 26-0004 and ZON 26-0005. (District 4, Comm. Condon) (B. Carson)
 - A. COMP 26-0004
This application is a FLUM Amendment to change 1.16 acres from Commercial (COM) to Rural Residential (RR).
 - B. ZON 26-0005
This application is a rezoning to change from Neighborhood Business District (BA) to Rural Estates District (AR-2).
4. Public Hearing to consider ZON 26-0004. (District 5, Comm. Burke) (B. Carson)
This application is a rezoning to change 8.37 acres from Agricultural Residential (AR) to Community Business District (BB-2)

Presentations

Old Business/New Business

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).



Agenda Item
PLANNING COMMISSION

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

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes March 3, 2026.	Backup Material	3/16/2026	Planning_Commission_Meeting_Minutes_and_Attachments_March_3__2026.ADA_aw.pdf



PLANNING COMMISSION MEETING MINUTES

March 3, 2026

5:00 PM

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

Pledge of Allegiance

Vice-Chairman Howard "Bo" Norton led the Pledge of Allegiance.

Call to Order

Present: Commissioner Pete Davis, Chairman
Commissioner Howard "Bo" Norton, Vice-Chairman
Commissioner Michael Bourré
Commissioner Mary Bridgman
Commissioner Ralph Puckhaber
Commissioner Bill Garrison

Absent: Commissioner Joe Anzalone
School Board Representative Paul Bement
Camp Blanding Representative Sam Tozer

Staff Present: County Attorney Courtney Grimm
Assistant County Attorney Jamie Hovda
Real Estate and Land Conservation Manager Caleb Risinger
Director of Planning and Zoning Beth Carson
Chief Planner Dodie Selig

Chairman Pete Davis called the meeting to order at 5:02 pm.

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

1. **Approval of Minutes**

Planning Commission Meeting Minutes February 3, 2026.

Commissioner Mary Bridgman made a motion for approval of the February 3, 2026, Planning Commission Meeting minutes, seconded by Commissioner Ralph Puckhaber, which carried 6-0.

Public Comment

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

Hearing no comments, Chairman Pete Davis closed public comment at 5:07 pm.

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

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).

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/March 3, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/March%203,%202026), beginning at 7:45 and ending at 14:40. 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 and information for the public hearing to consider ZON-25-0038 as indicated above. See Attachment A.

Commissioner Ralph Puckhaber requested clarification on buffering. Ms. Carson provided details for buffering requirements surrounding the project.

Janis Fleet, of Fleet and Associates and the applicant's agent, addressed the Commission to provide additional details regarding the requested change and to answer any questions.

The Commission, staff, and agent discussed surrounding development and access requirements.

Chairman Pete Davis opened the floor for the public hearing at 5:14 pm.

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

Commissioner Ralph Puckhaber made a motion for approval of ZON-25-0038, seconded by Vice-Chairman Bo Norton, which carried 6-0.

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).

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/March 3, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/March%203,%202026), beginning at 14:43 and ending at 39:29. 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 for the public hearing to consider COMP-26-0018 and PUD-26-0010, as indicated above. See Attachment B.

The Commission and staff discussed zoning, uses, previous changes, the requested changes, encroachment, and the rural fringe.

Janis Fleet, of Fleet and Associates and the applicant's agent, addressed the Commission to provide additional details regarding the requested change and to answer any questions.

The Commission, agent, and staff discussed PCD creation/enhancement, permitted uses, language, lighting restrictions, and the site plan.

Chairman Pete Davis opened the floor for the public hearing at 5:34 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 5:34 pm.

Commissioner Ralph Puckhaber made a motion for approval of COMP-26-0018, seconded by Commissioner Bill Garrison, which carried 6-0.

Following comments and discussions regarding the removal of additional uses and support for the project with changes, Commissioner Ralph Puckhaber made a motion to support PUD-26-0010 with the removal of uses not relevant to the project, seconded by Commissioner Michael Bourré, which carried 6-0.

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.

Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/March 3, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/March%203,%202026), beginning at 39:30 and ending at 1:03:02. Below is a summary of the discussion and the vote for this agenda item.

Beth Carson, Director of Planning and Zoning, mentioned that the agent for the

applicant was present to request a continuance and also members of the community that wish to express concerns. Ms. Carson also noted that she would show the site plan for reference during the discussion. See Attachment C.

Kelly Hartwig, 3420 Wall Road, Green Cove Springs, Florida and agent for the applicant, addressed the Commission to request a continuance.

The Commission, and the agent had discussions regarding the timeline for the continuance.

Chairman Pete Davis opened the floor for the public hearing at 5:43 pm.

Joan Bazley, 3144 Bazley Road, Green Cove Springs, Florida, addressed the Commission to express concerns with the requested change and opposition to the plan as it is today.

Eddie Knight, 1394 Mahama Bluff Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Cathy Knight, 1394 Mahama Bluff Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Dorothy Gilliland, 1449 Mahama Bluff Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Melissa Alex, 1449 Mahama Bluff Road, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:55 pm.

There was disclosure of ex-parte communications and comments, discussions, regarding site plan design, lighting standards, uses, shared parking, buffering, current allowable zoning, and comments commending the public and applicant for being cordial, sharing their opinions, and offering suggestions for the applicant to work with the community.

Following all discussions, Commissioner Ralph Puckhaber made a motion to approve the continuance until the Planning Commission meeting on May 5, 2026, seconded by Commissioner Bo Norton. After clarifications regarding buffer standards/code, the motion carried 7-0.

Presentations

1. Excessive Lighting

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

Lighting Presentation can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/March 3, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/March%203,%202026), beginning at 1:03:06 and ending at 1:23:43. Below is a summary of the discussion.

Commissioner Ralph Puckhaber addressed the Commission to present a PowerPoint presentation to provide details and information regarding issues with excessive lighting. See Attachment D.

There were comments, questions, and discussions regarding conforming, code enforcement issues, safety issues, distraction due to lighting, nuisance, lights directly shining into homes/residential areas, lighting plans, amending the code in the future, status of updating the LDRs, county-wide commercial development standards, impact, and costs.

Following the presentation there was a brief discussion regarding the staff positions available: Please apply at:

- https://claycountybcc.wd1.myworkdayjobs.com/External_Careers
 - Zoning Chief
 - Senior Planner

Old Business/New Business

No old/new business for discussion.

Public Comment

There was no public comment.

Adjournment

Chairman Pete Davis noted the next Planning Commission meeting would be held on April 7, 2026, and to remember to change your clocks this weekend.

Hearing no further business, Chairman Davis adjourned the meeting at 6:28 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
ZON-25-0038

Rezoning Application:
ZON 25-0038

Board of County Commissioners
March 24, 2026



Application Information

Applicant: Janis Fleet (Fleet and Associates), Agent
Jackie Carter and Enola Carter, Owners

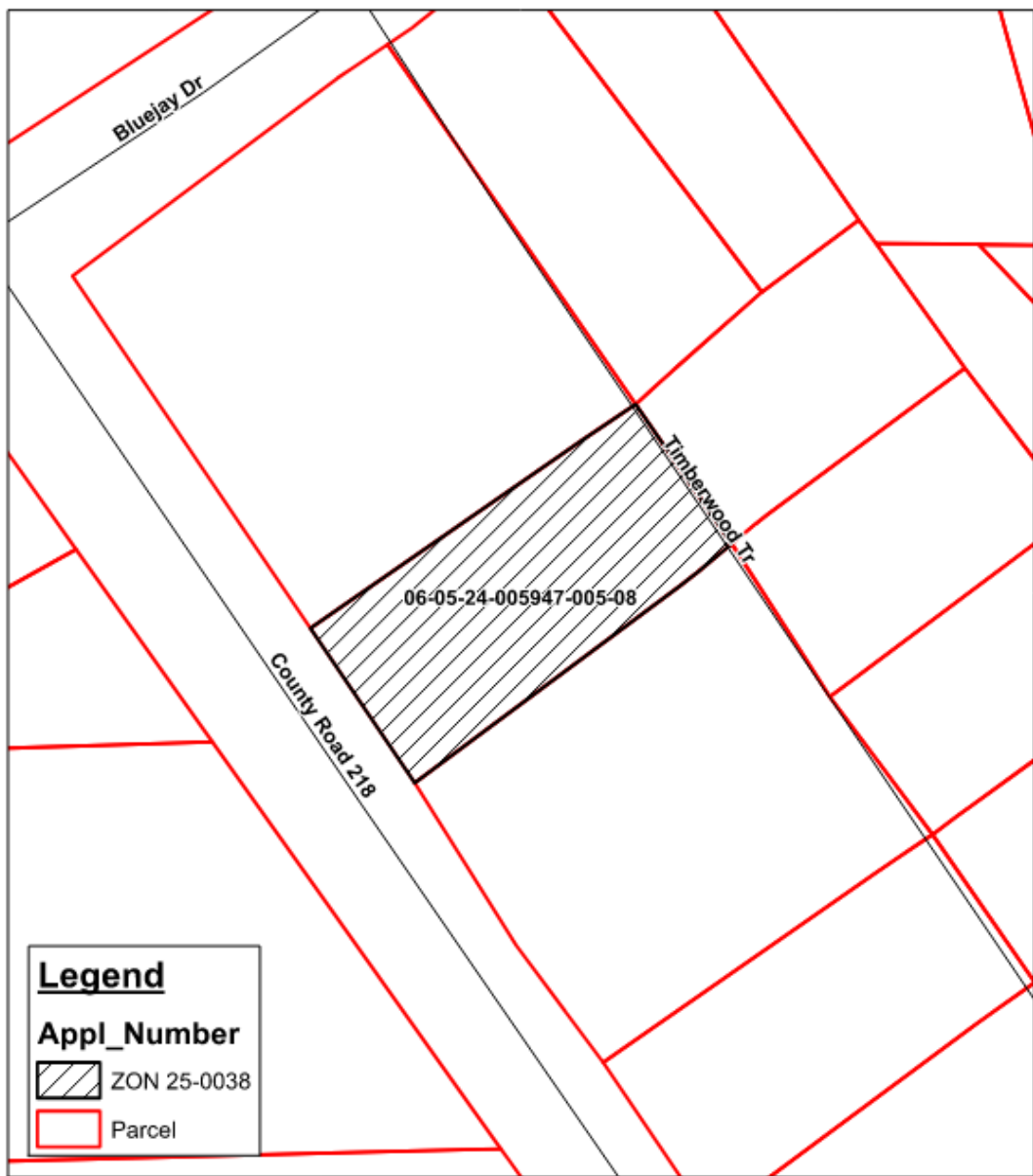
Location: 5408 County Road 218

Planning District: Middleburg/Clay Hill

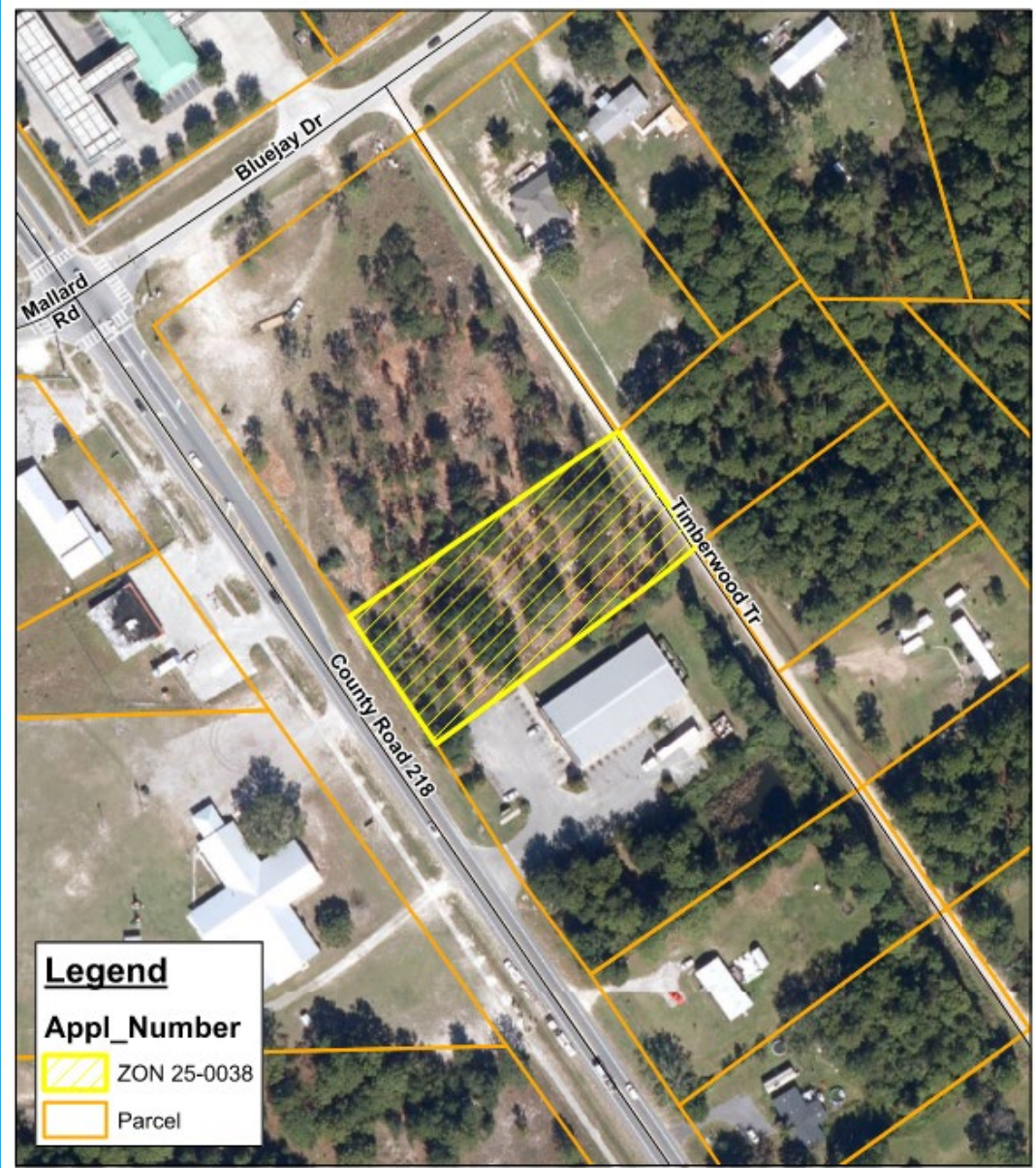
Commission District: 4 Commissioner Condon

Parcels: 06-05-24-005947-005-08

- ZON 25-0038 seeks to rezone a 1.033 acre parcel from BA-2 (Commercial and Professional Office) to BA (Neighborhood Business).
- Proposed use would be a Dunkin Donuts. Parcel is located within the Clay Hill Overlay and would be subject to those standards.

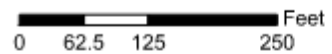
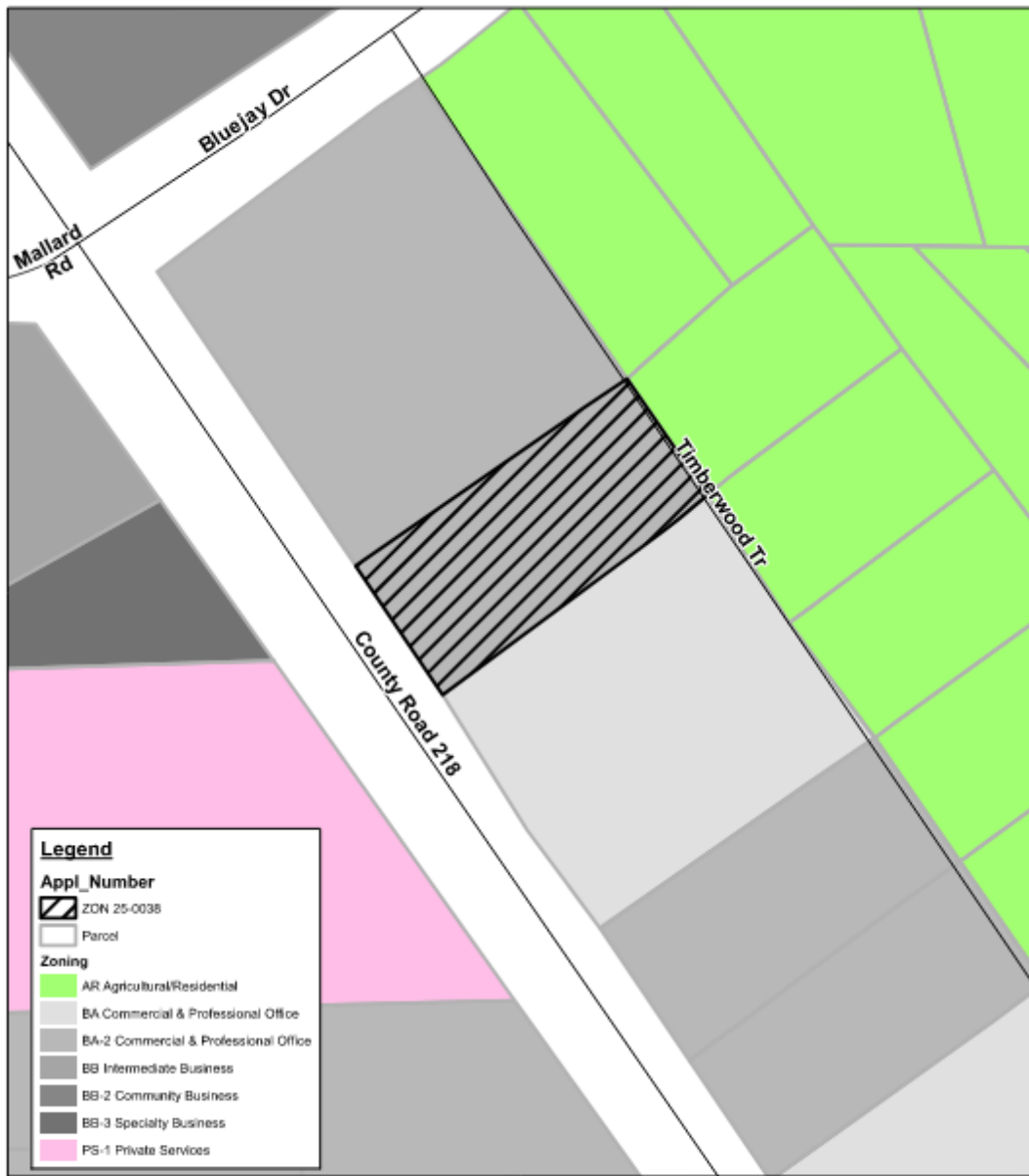


Rezoning: ZON 25-0038
Parcel Map

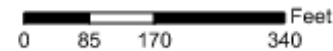
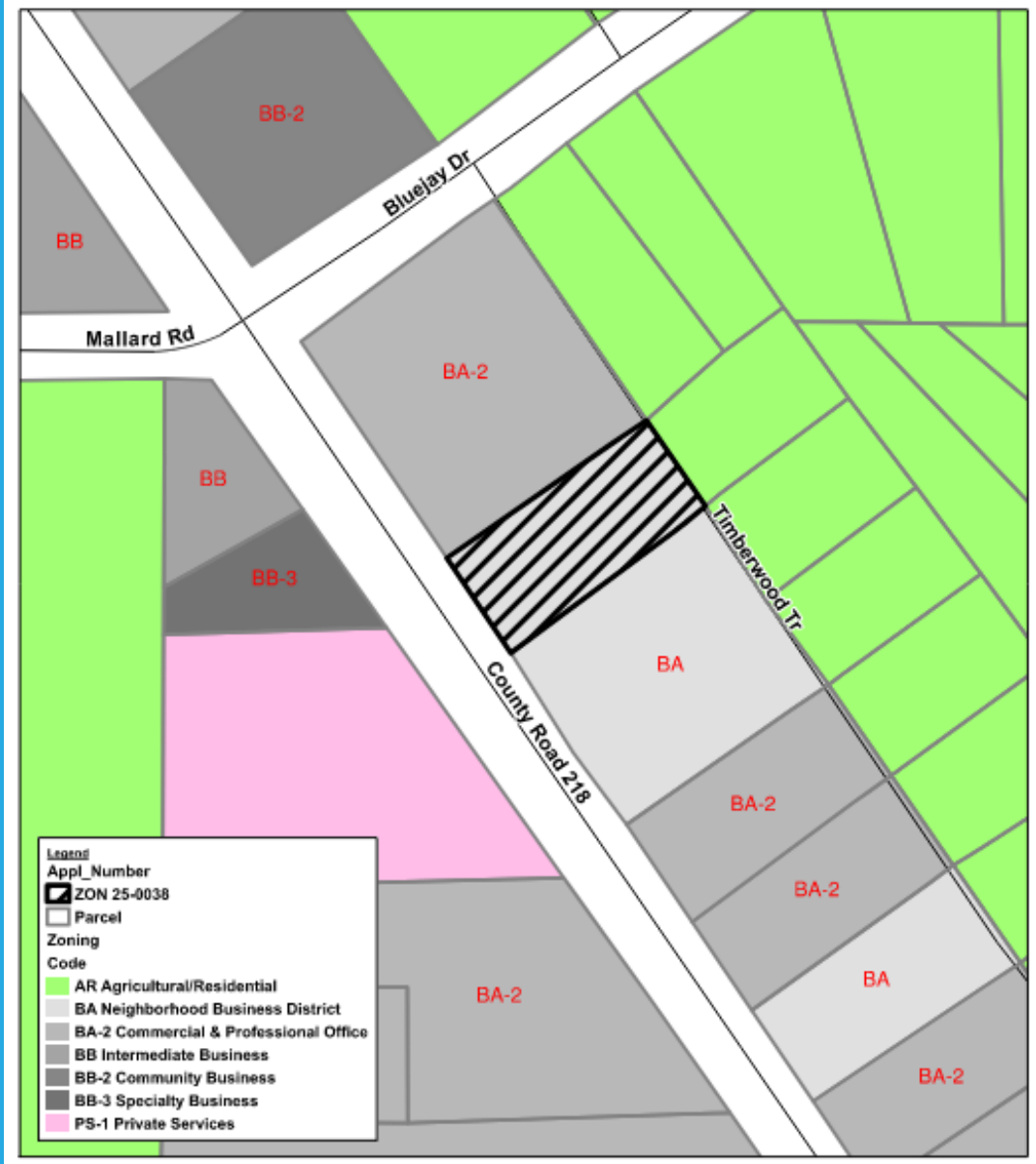


Rezoning: ZON 25-0038
from BA-2 to BA



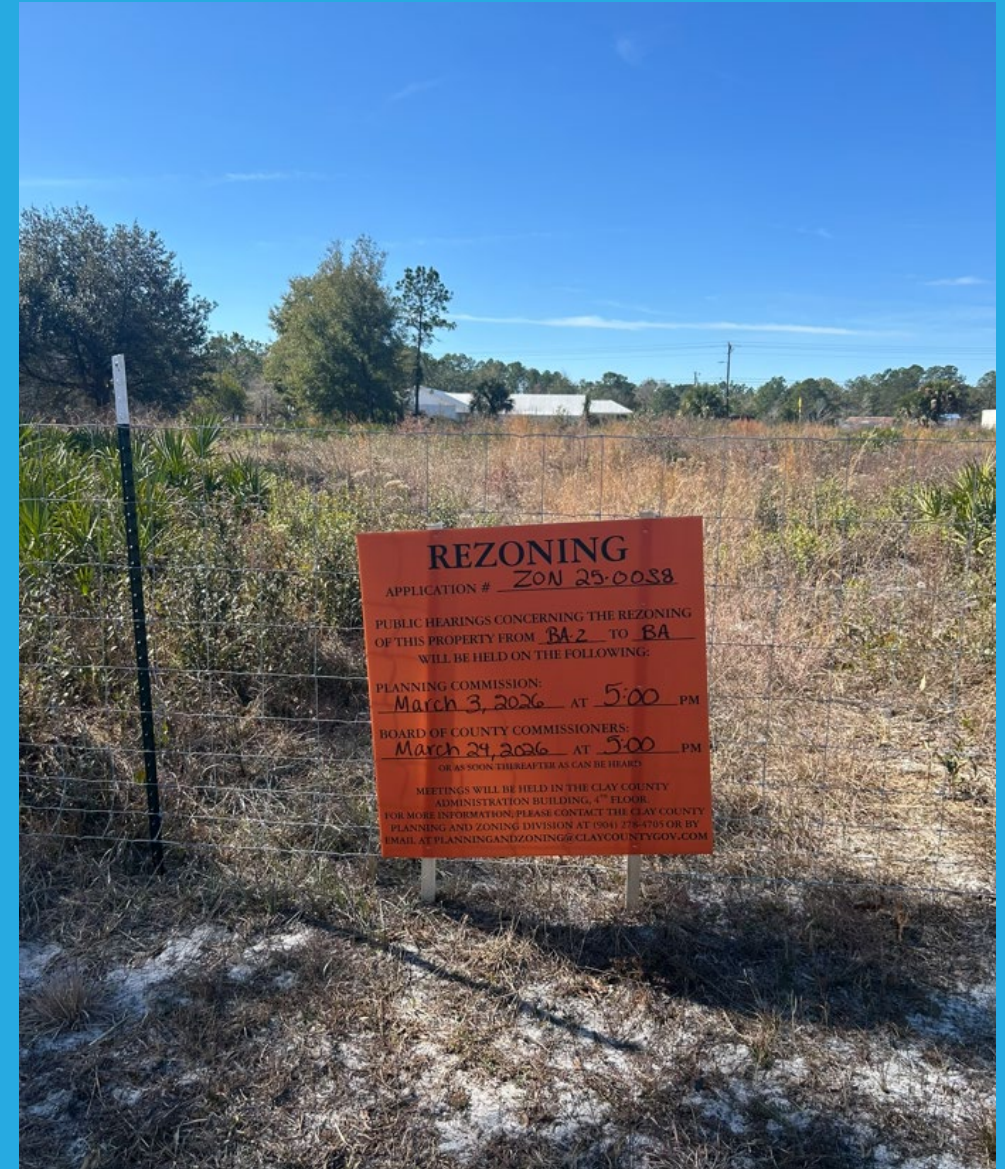


Existing Zoning
 Rezoning: ZON 25-0038
 from BA-2 to BA



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





Name	Address1	City	Sta	ZipCode
218 Development LLC	5368 Muscovy Rd	Middleburg	FL	32068-3531
Carter Jackie L Trustee Et Al	5408 County Road 218	Middleburg	FL	32068-3562
Crandall William Raymond Lee	1767 Bluejay Dr	Middleburg	FL	32068-3609
Douglas Kenneth	5090 Timberwood Trail	Middleburg	FL	32068
Easy Work Inc	PO Box 974	Glen Saint Mary	FL	32040-0974
Gonzalez Jose M	5060 County Road 218	Middleburg	FL	32068-3552
Greenleaf Investments Partners	1201 Hays St	Tallahassee	FL	32301-2699
Lane Daniel E	1775 Bluejay Dr	Middleburg	FL	32068-3609
Smith Donnie L Trustee Et Al	PO Box 652	Middleburg	FL	32050-0652
SMITH GLENDA L EL/E Glenda L	1202 Kellum Rd	Jacksonville	FL	32234-3304
Tessaro Jessie David	1732 Freedom Dr	Middleburg	FL	32068

Recommendations

ZON 25-0038:

Staff finds that the criteria for the Rezoning application have been met and recommends approval of ZON 25-0038.

The Middleburg/Clay Hill CAC voted 7-0 to recommend approval.

Attachment
“B”
COMP-26-0018
PUD-26-0010

Small Scale Comprehensive Plan Future Land Use Map
Amendment:

COMP 26-0018

Rezoning Application:

PUD 26-0010

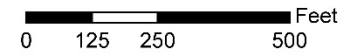
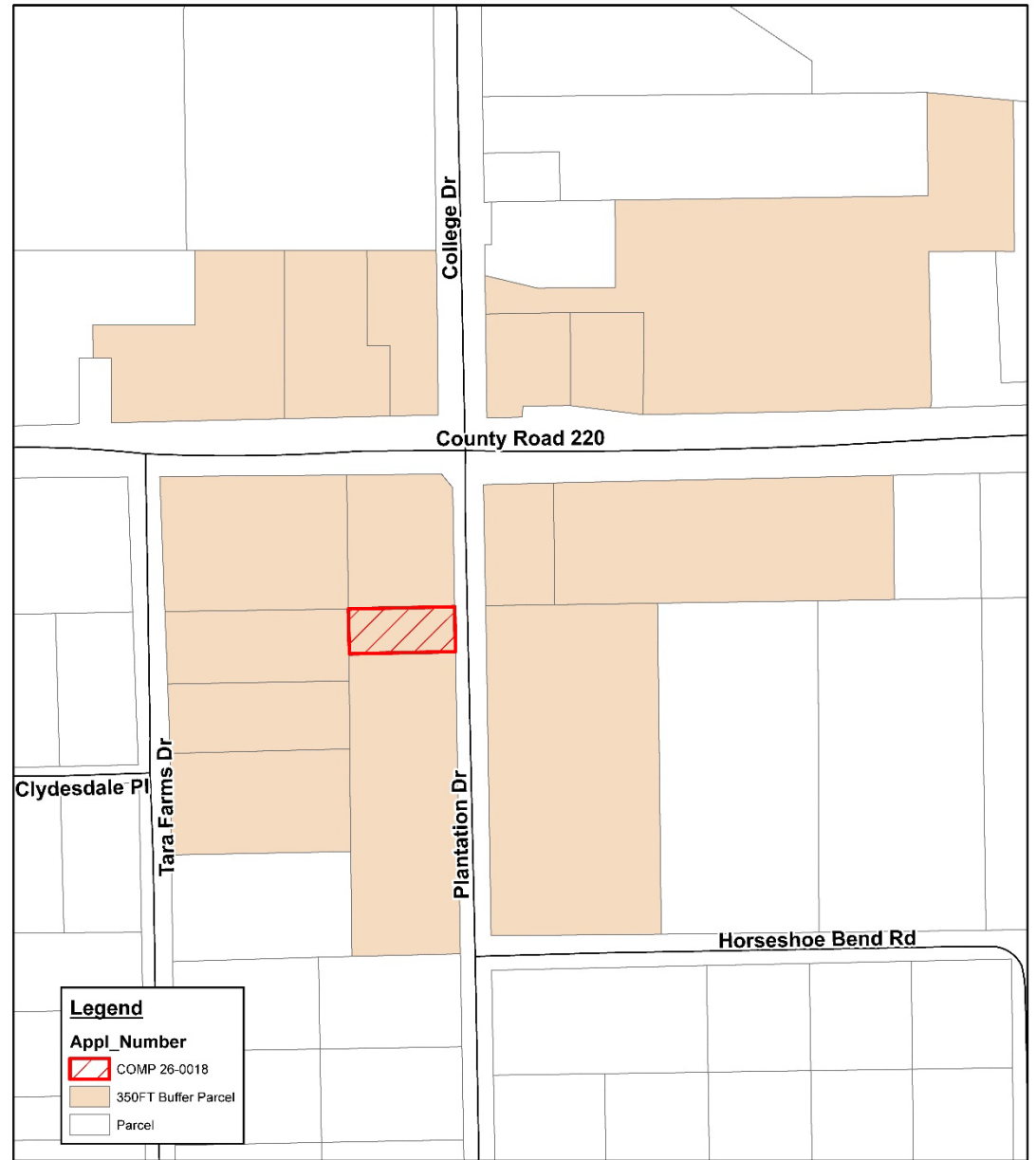
Board of County Commissioners
March 24, 2026



Application Information

Applicant: Janis Fleet (Fleet Architects Planners)
Location: at the southwest intersection of CR 220 and Plantation Drive
Planning District: OakLeaf Branan-Ridge
Commission District: 1, Commissioner Sgromolo
Parcels: 02-05-25-008971-000-00

- COMP 26-0018 would change the Future Land Use (FLU) designation for a portion of the parcel (0.44 acres) from Rural Fringe (RF) to Commercial (COM).
- PUD 26-0010 would change the zoning from Planned Commercial Development (PCD) and Private Services (PS-1) to Planned Commercial Development (PCD).



**350' Parcel Notifications Map
 COMP 26-0018**





Legend
 COMP 26-0018

0 25 50 100 150 200 250
 Feet

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

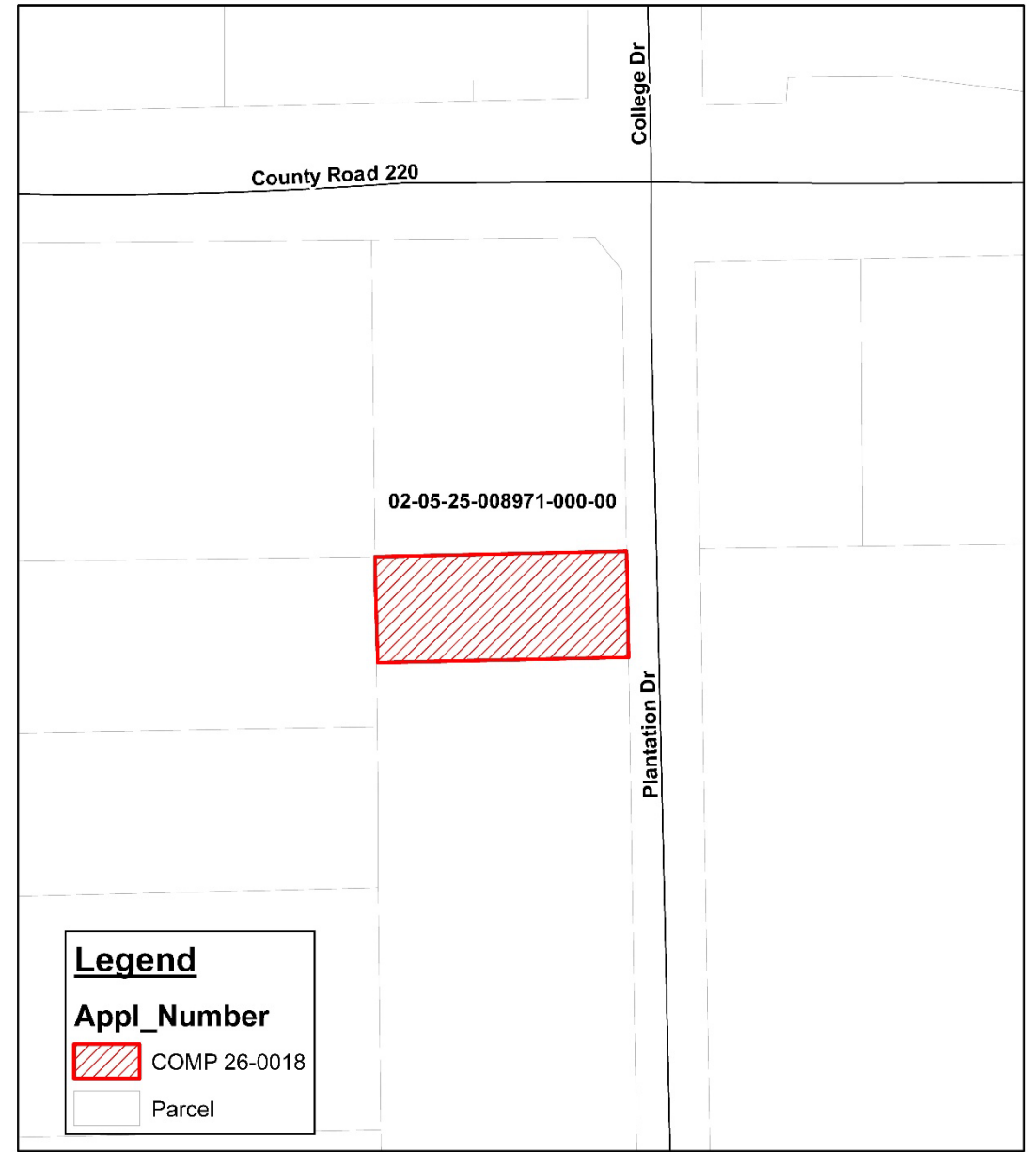
Application#: COMP 26-0018
 Proposed Land Use: COM
 Current Land Use: RR and COM
 Number of Acres: .44
 Date: 01/05/2026



Aerial Map



Created By GIS Department
 Map Prepared: 1/5/2026

File Name: COMP 26-0018_Aerial_8.5x11

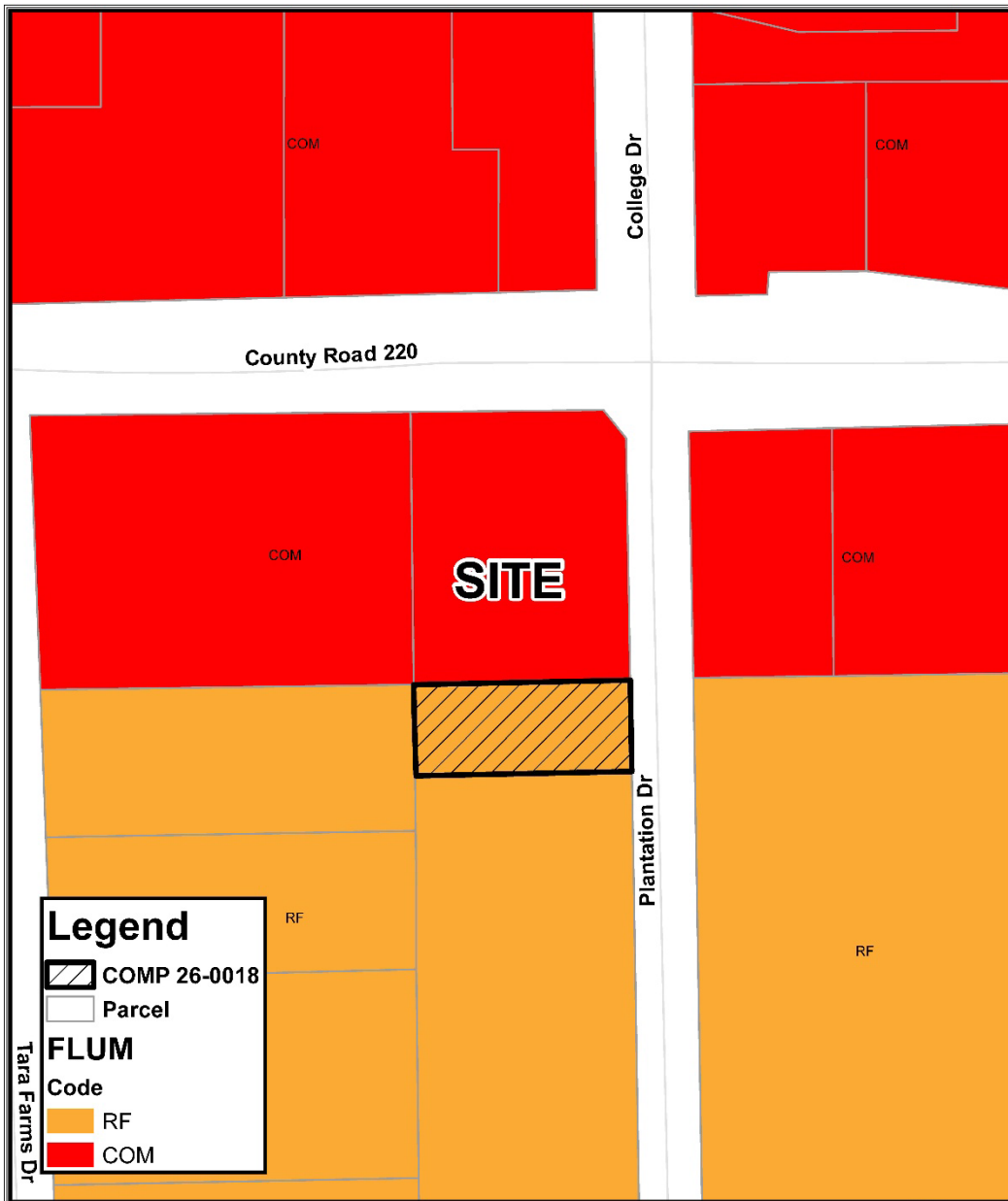


Legend
 Appl_Number
 COMP 26-0018
 Parcel

0 50 100 200
 Feet

Parcel Location Map
 COMP 26-0018





Legend

- COMP 26-0018
- Parcel

FLUM Code

- RF
- COM

0 20 40 80 120 160 200 Feet

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

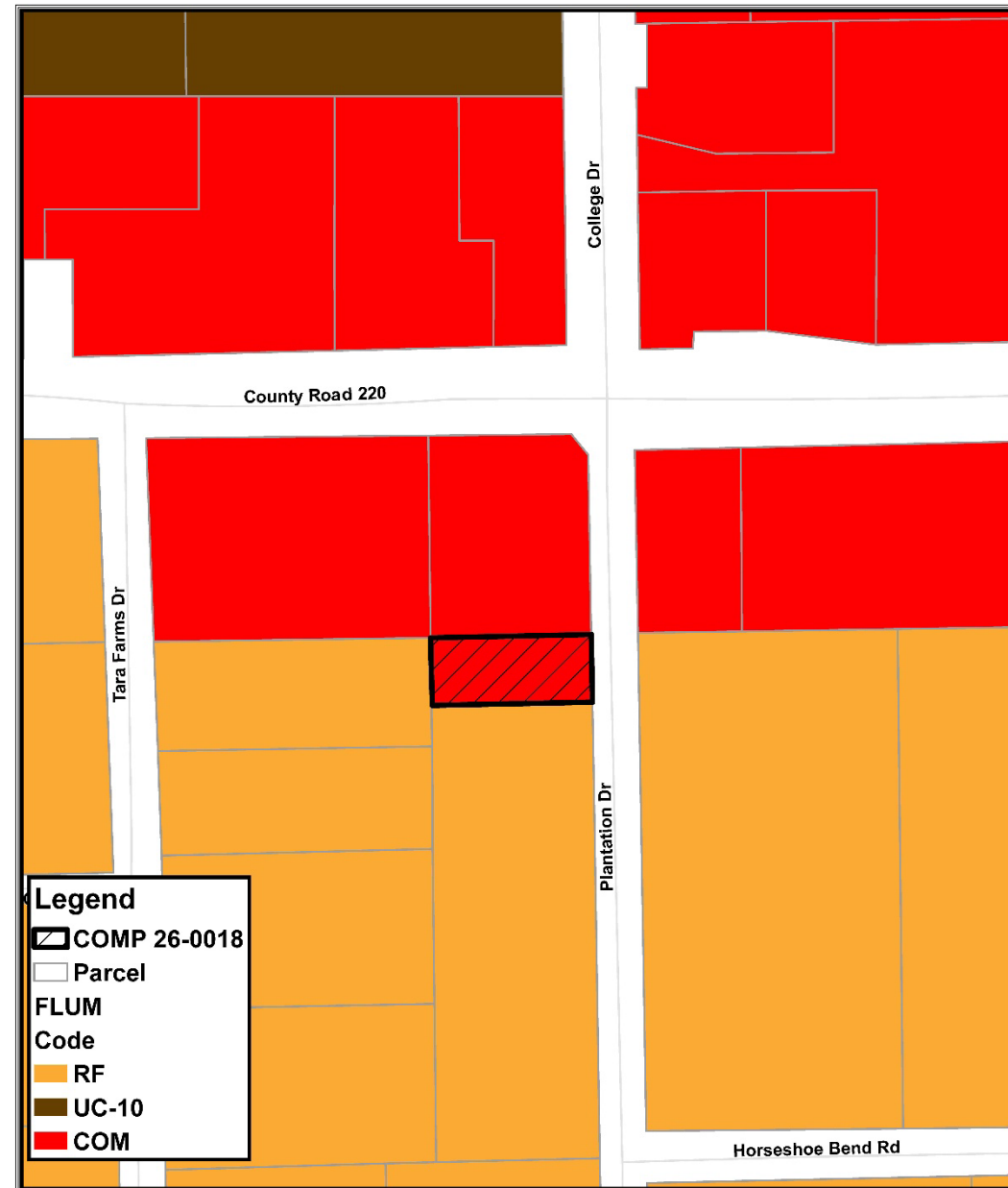
File Name: COMP 26-0018_Existing Land Use_8.5x11

Application#: COMP 26-0018
 Proposed Land Use: COM
 Current Land Use: RF and COM
 Number of Acres: .44
 Date: 01/05/2026

Existing Land Use Designation Map



Created By GIS Department
 Map Prepared: 1/5/2026



Legend

- COMP 26-0018
- Parcel

FLUM Code

- RF
- UC-10
- COM

0 25 50 100 150 200 250 Feet

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

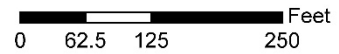
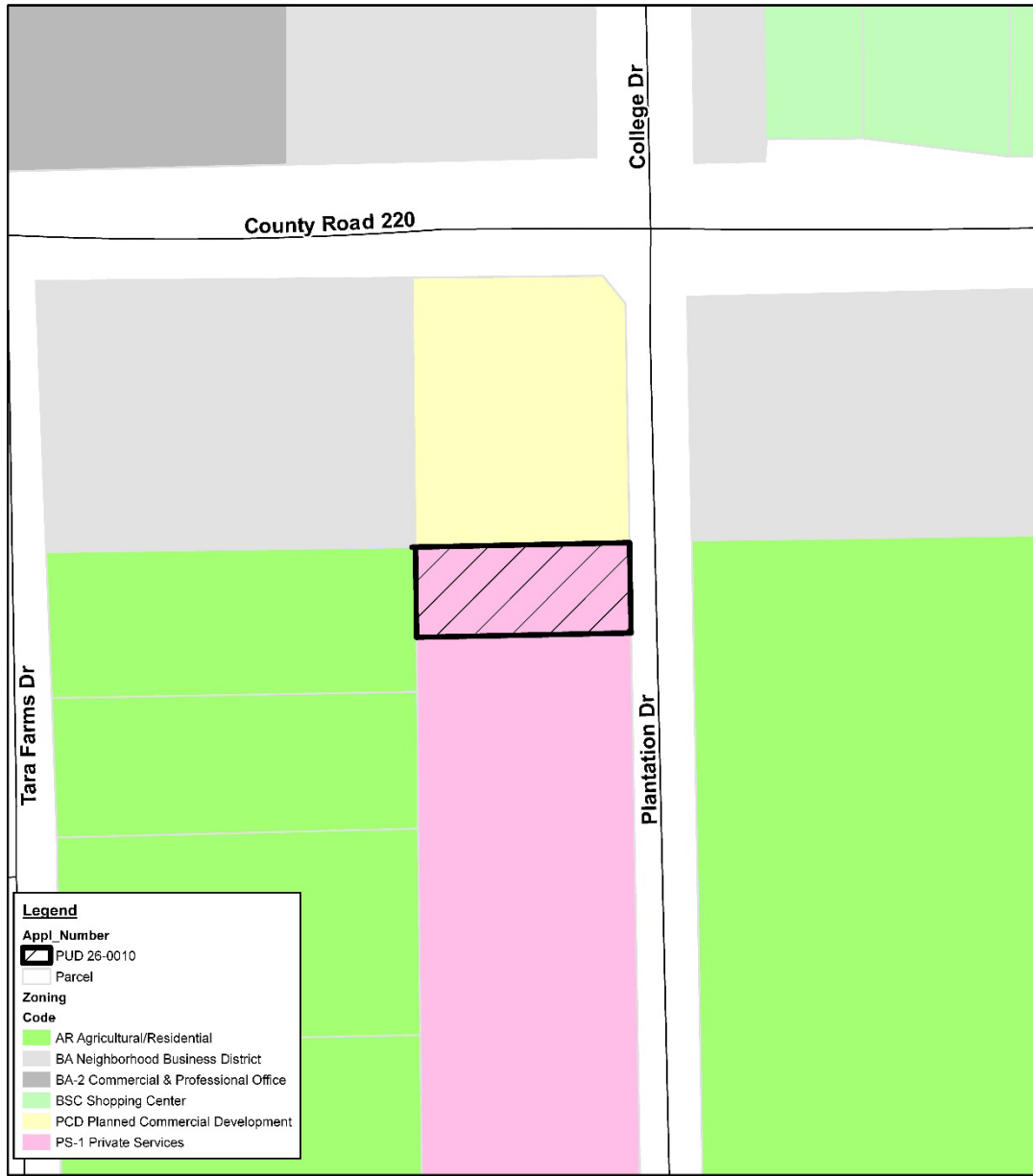
File Name: COMP 26-0018_Proposed Land Use_8.5x11

Application#: COMP 26-0018
 Proposed Land Use: COM
 Current Land Use: RR and COM
 Number of Acres: .44
 Date: 01/05/2026

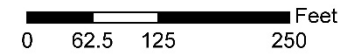
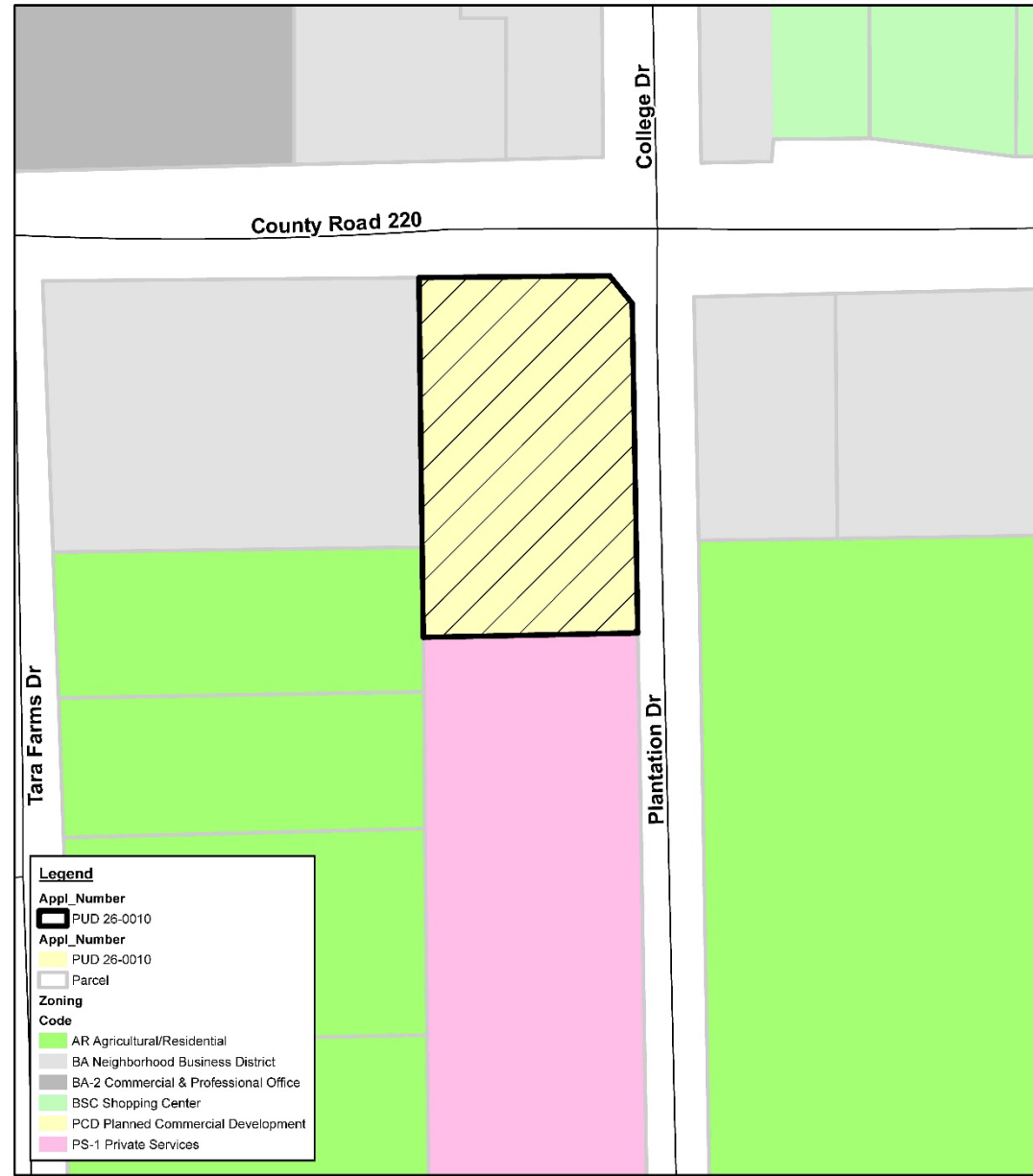
Proposed Land Use Designation Map



Created By GIS Department
 Map Prepared: 2/19/2026



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

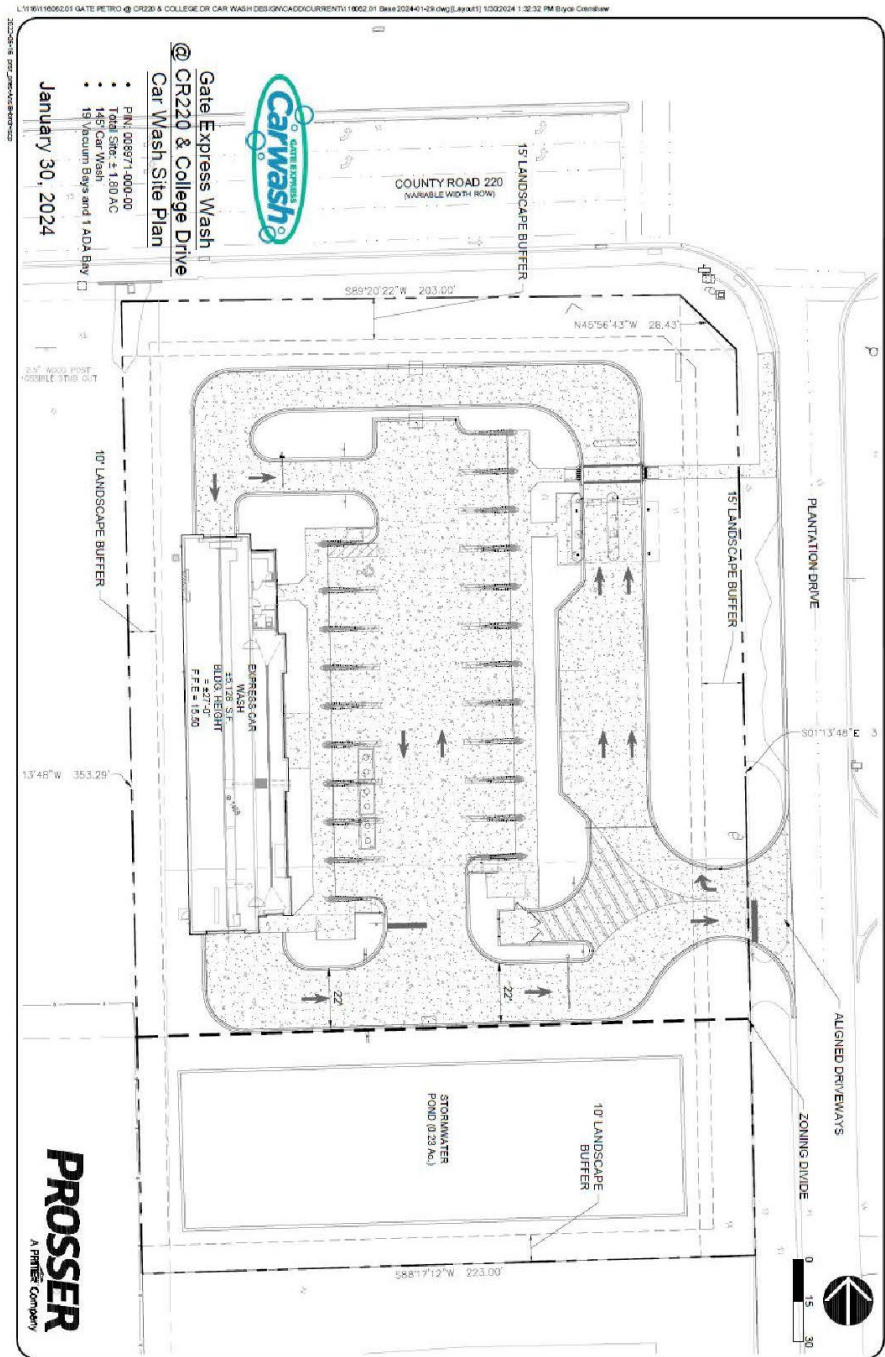


Proposed Zoning
Rezoning: PUD 26-0010
PS-1 & PCD and PCD



Existing PCD

Tunnel Car Wash with Vacuum Stations



Proposed PCD Regulations

Permitted Uses:

- (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; meat markets (no processing plant); 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.

Proposed PCD Regulations

(2) Banks and financial institutions with drive-in facilities; drive-in restaurants; convenience stores with gas pumps for the sale of gasoline without garage.

(3) 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.

Restrictions of Uses:

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

Prior Action

On February 1, 2026, the OakLeaf Branan-Ridge CAC voted 4-1 to recommend approval of COMP 26-0018 and 5-0 to recommend approval of PUD 26-0010.

Recommendations

COMP 26-0018

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0018.

PUD 26-0010

Staff finds that the criteria for the Rezoning have been met and recommends approval of PUD 26-0010.

Attachment
“C”
PUD-25-0009
Site Plan

Attachment
“D”
Excessive Lighting



































Florida at Night





Agenda Item
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 2/24/2026

FROM: Dodie Selig, Chief Planner,
AICP

SUBJECT:

The applicant has requested a continuation to the May 5, 2026, Planning Commission Meeting.

This application is a FLUM amendment to change 46.39 acres from Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC).

AGENDA ITEM TYPE:



Agenda Item
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 4/1/2026

FROM: Dodie Selig, AICP, Chief
Planner

SUBJECT:

This application comprises amendments to two articles of the Land Development Code.

A. First, is an ordinance related to Article III which amends Sec. 3-33B.C.I.14.f and adds Sec. 3-33B.C.I.14.g.

B. Second, is an ordinance related to Article VII which amends Sec. 7-3 and adds Sec. 7-35.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ ZON 26-0006_Staff_Memo	Backup Material	4/6/2026	PC_Staff_Report_-_ZON_26-0006_(signs)dsada.pdf
▢ ZON 26-0006_Ord_Art_III	Ordinance	4/6/2026	ordinance_-_ZON_26-0006_(Art._III)_Finaldsada.pdf
▢ Ordinance (draft) - ZON 26-0006 (Art. VII) Clean 20260406	Ordinance	4/7/2026	Ordinance_(draft)_-_ZON_26-0006_(Art._VII)_Clean_20260406ADA_aw.pdf



1 **Staff Report and Recommendations for ZON 26-0006**

2

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

5

6 **Owner / Applicant Information:**

Applicant: SRTG DEV OWNER, LLC
Agent: Frank Miller (Gunster)
Phone: 904-354-1980
Email: fmiller@gunster.com

7

8 **Introduction:**

9 This application comprises amendments to two articles of the Land Development Code. The first is an ordinance
10 related to Article III which amends Sec. 3-33B.C.I.14.f and adds Sec. 3-33B.C.I.14.g. The second is an ordinance
11 related to Article VII which amends Sec. 7-3 and adds Sec. 7-35. These changes are outlined in more detail
12 below.

13

14 **Description of Proposed Change:**

15 Article III, Sec. 3-33B.C.I.14.f

- 16 i. Pole or pylon signs: (except as may be allowed as part of a Unified Large Scale Development Master
17 Sign Plan under Art. VII, Sign Regulations);
- 18 ii. Billboards ~~and off-premises signs;~~
- 19 iii. Off-premises signs (except as may be allowed as part of a Unified Large Scale Development Master
20 Sign Plan under Art. VII, Sign Regulations);

21

22 Article III, Sec. 3-33B.C.I.14.g

- 23 a. Unified Large-Scale Development Signs. Signage for a project meeting the definition of a Unified
24 Large-Scale Development under Art. VII, Sign Regulations of Clay County, Florida, shall be
25 regulated by the provisions of that article.

26

27 Article VII, Sec. 7-3

28 *Billboard* means ~~a sign structure and/or sign utilized for advertising an establishment, an activity,~~
29 ~~a product, service or entertainment, which is sold, produced, manufactured, available or furnished~~
30 ~~at a place other than on the property on which said sign structure and/or sign is located~~ a type of
31 off-site sign that has a sign face greater than 250 sq.ft. in area.

32

33 Directional sign means a sign lawfully installed within a road right-of-way that provides limited
34 navigational guidance to motorists, bicyclists, or pedestrians by means of arrows, symbols, or
35 minimal text indicating the location or direction of a geographic area, public facility, civic use, or
36 legally permitted land use. For purposes of this code, a Directional Sign is regulated based on its
37 location, physical characteristics, and function of conveying navigation, and not on the specific
38 identity or category of the destination named. Directional signs may only be located in the right-
39 of-way if approved as part of a MSP.

40

41 Freestanding sign means a sign supported by structures or supports that are placed on or anchored
42 in the ground ~~or~~ at ground level and which are independent of any building or other structure.
43 ~~Unless otherwise limited or restricted, a freestanding sign may be either a freestanding monument~~
44 ~~sign or a freestanding pole sign.~~

45

46 Freestanding m~~onument~~ or Ground sign means ~~a freestanding sign whose ratio of width of sign to~~
47 ~~width of support is less than 3 to 1~~ a type of freestanding sign that is not supported by a pole structure
48 and is placed upon the ground independent of support from the face of a building and that is
49 constructed of a solid material such as wood, masonry or high-density urethane.

50

51 Freestanding p~~ole~~ sign means ~~a freestanding sign whose ratio of width of sign to width of support~~
52 ~~is equal to or greater than 3 to 1~~ a type of freestanding sign that is supported by one or more poles
53 and otherwise separated from the ground by air. A pole sign is not a monument sign.

54

55 Gateway Feature sign means a sign structure located at the beginning or terminus of a geographic
56 area which is designed to establish or identify a geographic location. A Gateway Feature sign may
57 include symbols and/or minimal text indicating the location of a geographic area. Gateway
58 Features may only be located in the right-of-way if approved as part of a MSP.

59

60 Ground sign means a type of freestanding sign that is placed upon the ground independent of
61 support from the face of a building and that is constructed of a solid material such as wood,
62 masonry or high-density urethane.

63

64 Master Sign Plan (MSP) means a unified signage plan that is governed by uniform design
65 standards including location, size, height, design and physical characteristics of multiple signs
66 within a defined geographic area under unified control.

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Non-Residential Monument Sign means a monument style sign structure that is located on a parcel with a non-residential zoning district designation.

Off-premise sign or *off-site sign* means any sign ~~greater than six square feet relating in its subject matter to commodities, accommodations, services or activities that draws attention to or communicates information about a business, profession, service, commodity, product, accommodation, event, attraction or other enterprise or activity that exists or is conducted, manufactured, sold, offered, maintained or provided~~ on a premises parcel of land other than the premises parcel on which the sign is located. Off-premise/off-site signs are prohibited except as expressly authorized within the Land Development Regulations.

On-premise sign or *on-site sign* means any sign ~~relating in its subject matter that draws attention to or communicates information about a business, profession, service, commodity, product, accommodation, event, attraction or other enterprise or activity that exists or is conducted, manufactured, sold, offered, maintained or provided to the commodities, accommodations, service or activities~~ on the premises parcel of land on which ~~it~~ the sign is located.

Residential Monument Sign means a monument style sign structure that is located on a parcel with a residential zoning district designation.

Unified Control means ownership, leasehold or a recorded agreement that establishes responsibility for all signs within a Master Sign Plan.

Unified Large-Scale Development means a comprehensive master planned, multi-phase development incorporating a combination of residential, commercial, retail and/or office uses and consisting of not less than 2,000 contiguous acres.

Article VII, Sec. 7-35

Notwithstanding anything contained in this Article or other provisions of the Clay County Land Development Code, for any Unified Large-Scale Development, the Director of Planning and Zoning shall be authorized to approve a cohesive and comprehensive master or unified signage plan (“Master Sign Plan” or “MSP”) for the overall development that deviates from the provisions of this Article, and other provisions contained within the Clay County Land Development Code.

102 **A Master Sign Plan shall be regulated as follows:**

103 **An applicant for approval of a Unified Large-Scale Development Master Sign Plan shall deliver**
104 **the Master Sign Plan to the County’s Director of Planning and Zoning or his or her designee, or**
105 **such other person as may be designated by the County.**

106

107 a) **At a minimum, each Master Sign Plan shall have:**

- 108 (1) **a clearly defined geographic boundary;**
- 109 (2) **a demonstrated coordinated development or planning concept; and**
- 110 (3) **unified control established prior to approval.**

111 b) **Submittal Requirements.**

112 (1) **A map showing:**

- 113 i. **MSP boundaries**
- 114 ii. **All proposed sign locations for each proposed sign type**
- 115 iii. **Adjacent roadways and intersections**

116 (2) **A sign schedule including:**

- 117 i. **Number of signs by sign type**
- 118 ii. **Maximum sign face area and sign structure height**
- 119 iii. **Type of sign structure (monument, pole, wall, etc.)**

120 (3) **Design standards addressing:**

- 121 i. **Materials**
- 122 ii. **Colors**
- 123 iii. **Illumination**
- 124 iv. **Structural Form**
- 125 v. **Spacing and setback criteria**

126 (4) **Establishment of a means of Unified Control for all properties within the MSP**
127 **including a maintenance plan identifying responsible parties**

128 (5) **Documentation demonstrating compliance with applicable state regulations,**
129 **including those governing signs adjacent to regulated highways.**

130

131 **Types of Signage**

132 **Sign types allowed under a Master Sign Plan shall be limited to the following:**

<u>Signage Type</u>	<u>Sign Structure Height</u>	<u>Sign Face Area</u>
<u>Gateway Feature</u>	<u>15 feet</u>	<u>150 sq.ft.</u>
<u>Non-Residential Monument Sign</u>	<u>15 feet</u>	<u>150 sq.ft.</u>
<u>Residential Monument Sign</u>	<u>8 feet</u>	<u>32 sq.ft.</u>

<u>Directional Sign</u>	<u>8 feet</u>	<u>32 sq.ft.</u>
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133

134 A Directional Sign shall:

- 135 1. Contain no more than the minimum text necessary to identify the destination and
136 convey direction or distance;
- 137 2. Not include commercial advertising, promotional language, or price information;
- 138 3. Be uniform in design, including size, color, materials, and typography, as established
139 by the Master Sign Plan standards; and
- 140 4. Be placed and maintained only in accordance with objective location criteria (e.g.,
141 intersections, decision points, or access points), without regard to the content of the
142 message displayed.

143 Maximum Sign Height and Sign Face Area

144 Sign height shall be measured from the mean elevation of the ground at the base of the sign structure to the top of
145 the highest component of the sign structure. Sign height for signs located in the right-of-way adjacent to a roadway
146 which have a base elevation lower than the road level shall be measured from the elevation at the nearest point of the
147 crown of the roadway to the top of the highest component of the sign structure. Signs on parcels adjacent to two or
148 more roadways shall be measured from the crown of the lower elevation roadway.

149

150 Location

151 Directional signs on the same side of a roadway shall be separated by a distance of 2,000 feet, with the exception that
152 within 1,000 feet of the intersection of a roadway classified as a collector or higher, there shall be no more than one
153 Directional sign for each direction of travel.

154 Signs located within a road right-of-way shall be designed to meet break-away standards for safety.

155

156 Setbacks

157 Setbacks for signage under this section shall comply with those of Article VII.

158 Signs located in any road right-of-way shall require a right-of-way use permit approval by the County Engineer.

159

160 Illumination

161 Lighting features of illuminated signs shall be focused, directed, and so arranged as to prevent glare or direct
162 illumination or traffic hazard from said light onto residential districts or onto the abutting roadways. Illuminated
163 signs shall not interfere with pedestrian or motorist vision. No flashing or pulsating lights shall be permitted on any

164 sign.

165

166 **Conditions of Approval**

167 The MSP shall run with the land.

168 All signs shall be installed and maintained in accordance with the approved plan.

169 Any modification to sign location, size, or design shall require MSP amendment.

170 Failure to maintain compliance may result in revocation of the MSP and removal of nonconforming signs.

171

172 **Administrative Approval Process**

173 For a Master Sign Plan that includes a means of Unified Control for all properties within the Master Sign Plan, the
174 Director of Planning and Zoning is authorized to permit deviations from and/or variances of the requirements of
175 this Article and the Clay County Land Development Code for a Master Sign Plan that include, but are not limited
176 to, increased height and sign face area of freestanding pole signage, increased height and sign face area of
177 freestanding monument signage, reduction in setbacks, permitting off-site signage inside the boundaries of the
178 Master Sign Plan, permitting non-commercial, gateway feature, sign structures associated with geographic areas in
179 public or county rights-of-way. Permitted deviations from the maximum sign height and/or sign face area from
180 those established in this section are as follows:

181

<u>Signage Type</u>	<u>Waiver %</u>
<u>Gateway Feature</u>	<u>10%</u>
<u>Non-Residential Monument Sign</u>	<u>15%</u>
<u>Residential Monument Sign</u>	<u>15%</u>

182

183 The following are not permitted under the Administrative Approval Process:

- 184 1. Billboard signs shall not be permitted.
- 185 2. Any sign prohibited under state or federal law

186

187 Nothing herein shall be construed to authorize any sign prohibited under Chapter 479, Florida Statutes, or under
188 the jurisdiction of the Florida Department of Transportation.

189

190 The Administrative review shall be limited to the physical characteristics, location, and design of proposed signage,
191 and shall not consider the content of any message displayed. Approval shall be based on the objective criteria set

192 forth herein.

193

194 The Director of Planning and Zoning, or authorized representative, shall approve a Master Sign Plan only if he/she
195 finds the following content-neutral criteria have been met:

196 1. The plan establishes a coordinated and integrated signage system.

197 2. The proposed signage is compatible in scale and placement with surrounding land uses.

198 3. The plan promotes traffic safety, including visibility and spacing.

199 4. The plan results in equal or reduced visual clutter compared to signage otherwise permitted.

200 5. The plan includes objective and enforceable design standards.

201 6. Adequate maintenance responsibility is established.

202 7. The plan complies with all applicable state and federal laws, including those governing outdoor
203 advertising.

204

205 The review of the Master Sign Plan application shall be completed within fifteen business days, and the application
206 shall be granted, granted with conditions or modifications or denied within that time frame.

207

208 Upon the approval of any Master Sign Plan or any amendment or modification thereof, the
209 approved Master Sign Plan shall be added to the County's overlay maps as determined by the
210 Director of Planning and Zoning.

211

212 Signs included in a Master Sign Plan which do not meet the criteria for sign height and/or sign face area may seek
213 an Administrative Waiver under this section.

214

215 Signs which do not meet the criteria for an Administrative Waiver may seek approval from the Board of County
216 Commissioners under this section. The Master Sign Plan may be administratively approved by removing any
217 sign(s) not meeting the requirements. The Master Sign Plan administrative approval may also be delayed at the
218 request of the applicant in order for the Board to make a determination on a sign or signs which do not meet the
219 requirements for administrative review.

220

221 **Amendment Process**

222 Any approved Master Sign Plan may be amended and modified for among other purposes to add or delete any sign
223 or any property from the boundaries of the Master Sign Plan, or to otherwise revise, amend or modify the approved

224 Master Sign Plan.
225 In no case shall a Master Sign Plan boundary be reduced below the minimum threshold required for a Unified
226 Large-Scale Development.
227 Any sign on a parcel of land removed from an approved MSP, which does not meet the requirements of Article VII
228 at the time the parcel is removed from the MSP, shall be brought into compliance with the requirements of Article
229 VII within 180 days or removed from the parcel.
230 Any application to amend or modify an approved Master Sign Plan shall be reviewed in the same manner as an
231 original application for approval of a Master Sign Plan.

232
233 **Appeal Process for Administrative Decision**

234 In the event that no decision is rendered, or the application is granted with conditions or modifications or denied
235 within fifteen business days following submission, the applicant may appeal to the Board County Commissioners.
236 Any appeal shall be heard and a decision rendered within the time frames specified in this Article or otherwise set
237 forth or provided for appeals.

238
239 **Board Approval Process**

240 The Board of County Commissioners shall review the following:

- 241 1. Any sign included in a Master Sign Plan which is greater in height, size or sign face area than is
242 permitted under a Master Sign Plan.
243 2. Any Master Sign Plan that does not include a means of Unified Control for all properties within the
244 boundaries of the Master Sign Plan.

245
246 Signs and Master Sign Plans to be heard by the Board shall be submitted to and heard at public meetings of the
247 Planning Commission and Board of County Commissioners for approval, with posting of signs and publication of
248 notice of the meetings in the same fashion as required for applications for re-zonings.

249
250 The Board's review shall be limited to the physical characteristics, location, and design of proposed signage, and shall
251 not consider the content of any message displayed. Approval shall be based on the objective criteria set forth herein.

252
253 The Board shall approve a Master Sign Plan only if it finds the following content-neutral criteria have been met:

- 254 1. The plan establishes a coordinated and integrated signage system.
255 2. The proposed signage is compatible in scale and placement with surrounding land uses.

- 256 3. The plan promotes traffic safety, including visibility and spacing.
257 4. The plan results in equal or reduced visual clutter compared to signage otherwise permitted.
258 5. The plan includes objective and enforceable design standards.
259 6. Adequate maintenance responsibility is established.
260 7. The plan complies with all applicable state and federal laws, including those governing outdoor
261 advertising.

262
263 Signs approved by the Board of County Commissioners under this section shall be considered an amendment to
264 the Master Sign Plan and shall be added to the Master Sign Plan in the same manner as an original application for
265 approval of a Master Sign Plan.

266
267 **Ownership and Maintenance**
268 All signs within an MSP shall be subject to unified control. A recorded agreement shall:

- 269 1. Assign responsibility for maintenance and compliance
270 2. Authorize enforcement by the County

271
272 **Nonconforming MSP signs**
273 Signs found to be nonconforming under a MSP shall be subject to the provisions of Article VII.
274

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

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

277 BF FLU POLICY 1.4.9
278 BF Mixed Use (BF MU)
279 1) Gateway Overlay
280 The Gateway shall be implemented through such features as... a unified sign format and
281 place finding markers, unified street lighting and landscaping.

282
283 LA FLU Policy 1.6.9
284 Signs will be designed to blend in with the landscape and architecture, and design standards shall be
285 provided within PUDs.

286

287 **Analysis of Proposed Amendment:**

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

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

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

294 Staff Finding: The proposed amendment will further the intent of the Code and the
295 Comprehensive Plan by providing a process for the creation of a unified
296 signage plan.

297 A copy of the proposed amendment is attached.

298

299 **Recommendation**

300 Staff recommends approval of ZON 26-0006.

301

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 93-16, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE ZONING AND LAND USE REGULATIONS, BY AMENDING SECTION 3-33B.C.I.14.f. LAKE ASBURY, PROHIBITED SIGNS; ADDING A NEW SECTION 3-33B.C.I.14.g. LAKE ASBURY, UNIFIED LARGE-SCALE DEVELOPMENT SIGNS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board desires to amend certain provisions in Article III, Section 3-33B.C.I.14 of the Clay County Land Development Code, as provided for below.

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

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

Section 2. Section 3-33B.C.I.14.f, Article III is hereby amended as follows:

f. Prohibited Signs.

- i. Pole or pylon signs: (except as may be allowed as part of a Unified Large-Scale Development Master Sign Plan under Art. VII, Sign Regulations);
- ii. ~~Billboards and off-premises signs;~~
- iii. Off-premises signs (except as may be allowed as part of a Unified Large-Scale Development Master Sign Plan under Art. VII, Sign Regulations);
- iii iv. Flashing or revolving signs, except for barber poles (allowable only in the supplemental sidewalk zone in shopping streets in the Community and Activity Center and in the Neighborhood Center);
- iv v. Roof signs;
- v vi. Any sign suspended between poles and illuminated by a series of lights;
- vi vii. Any sign erected on a tree or utility pole, or painted or drawn on a rock or other natural feature;
- vii viii. Any sign suspended between poles which is either a pennant or spinner;
- viii ix. Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or light except for those giving public service information such as time, date, temperature, weather, or similar information.

Section 3. Section 3-33B.C.I.14.g, Article III is hereby added as follows:

- g. Unified Large-Scale Development Signs. Signage for a project meeting the definition of a Unified Large-Scale Development under Art. VII, Sign Regulations, shall be regulated by the provisions of that article.

Section 4. If any portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provision of this Ordinance.

Section 5. This Ordinance shall take effect as provided by Florida general law.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING ARTICLE VII OF THE CLAY COUNTY LAND DEVELOPMENT CODE, BEING THE CODIFICATION OF ORDINANCE NO. 2004-34, AS SUBSEQUENTLY AMENDED, AND COMPRISING THE SIGN REGULATIONS, BY AMENDING SECTION 7-3. DEFINITIONS; ADDING A NEW SECTION 7-35. UNIFIED LARGE-SCALE DEVELOPMENT SIGNS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board adopted Ordinance 2004-34, as amended, which created Article VII of the Clay County Land Development Code being the Sign Regulations; and,

WHEREAS, the purpose of Article VII is to allow coordinated and integrated signage systems within defined areas; reduce visual clutter and improve traffic safety through coordinated design and placement; and ensure that sign regulations are content-neutral and based on objective physical and locational characteristics; and,

WHEREAS, the Board desires to amend certain provisions in Article VII to provide flexibility from standard sign regulations where a unified plan is demonstrated, as provided for below.

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

Section 1. As used in Section 2, the term “Article VII” shall mean and refer to Article VII of the Clay County Land Development Code, being the codification of Ordinance 2004-34, as subsequently amended, and comprising the Sign Regulations.

Section 2. Section 7-3, Definitions, Article VII is hereby amended as follows, with the resulting section being alphabetized after all changes to the definitions have been made:

[. . .]

Billboard means ~~a sign structure and/or sign utilized for advertising an establishment, an activity, a product, service or entertainment, which is sold, produced, manufactured, available or furnished at a place other than on the property on which said sign structure and/or sign is located~~ a type of off-site sign that has a sign face greater than 250 sq.ft. in area.

[. . .]

Directional sign means a sign lawfully installed within a road right-of-way that provides limited navigational guidance to motorists, bicyclists, or pedestrians by means of arrows, symbols, or minimal text indicating the location or direction of a geographic area, public facility, civic use, or legally permitted land use. For purposes of this code, a Directional Sign is regulated based on its location, physical characteristics, and function of conveying navigation, and not on the specific identity or category of the destination named. Directional signs may be located in the right-of-way only if approved as part of an MSP.

[. . .]

~~*Freestanding sign* means a sign supported by structures or supports that are placed on or anchored in the ground or at ground level and which are independent of any building or other structure. Unless otherwise limited or restricted, a freestanding sign may be either a freestanding monument sign or a freestanding pole sign.~~

~~*Freestanding mMonument sign* means a freestanding sign whose ratio of width of sign to width of support is less than 3 to 1 a type of freestanding sign that is not supported by a pole structure and is placed upon the ground independent of support from the face of a building and that is constructed of a solid material such as wood, masonry or high-density urethane.~~

~~*Freestanding pPole sign* means a freestanding sign whose ratio of width of sign to width of support is equal to or greater than 3 to 1. a type of freestanding sign that is supported by one or more poles and otherwise separated from the ground by air. A pole sign is not a monument sign.~~

[. . .]

~~*Gateway Feature sign* means a sign structure located at the beginning or terminus of a geographic area which is designed to establish or identify a geographic location. A Gateway Feature sign may include symbols and/or minimal text indicating the location of a geographic area. Gateway Features may be located in the right-of-way only if approved as part of an MSP.~~

[. . .]

~~*Ground sign* means a type of freestanding sign that is placed upon the ground independent of support from the face of a building and that is constructed of a solid material such as wood, masonry or high-density urethane.~~

[. . .]

~~*Master Sign Plan (MSP)* means a unified signage plan that is governed by uniform design standards including location, size, height, design and physical characteristics of multiple signs within a defined geographic area under unified control.~~

[. . .]

~~*Non-Residential Monument Sign* means a monument style sign structure that is located on a parcel with a non-residential zoning district designation.~~

~~*Off-premise sign or off-site sign* means any sign greater than six square feet relating in its subject matter to commodities, accommodations, services or activities that draws attention to or communicates information about a business, profession, service, commodity, product, accommodation, event, attraction or other enterprise or activity that exists or is conducted, manufactured, sold, offered, maintained or provided on a premises parcel of land other than the premises parcel on which the sign is located. Off-premise/off-site signs are prohibited except as expressly authorized within the Land Development Regulations.~~

~~*On-premise sign or on-site sign* means any sign relating in its subject matter that draws attention to or communicates information about a business, profession, service, commodity, product, accommodation, event, attraction or other enterprise or activity that exists or is conducted, manufactured, sold, offered, maintained or provided to the commodities, accommodations, service or activities on the premises parcel of land on which it the sign is located.~~

[. . .]

Residential Monument Sign means a monument style sign structure that is located on a parcel with a residential zoning district designation.

[. . .]

Unified Control means ownership, leasehold or a recorded agreement that establishes responsibility for all signs within an MSP.

Unified Large-Scale Development means a comprehensive master planned, multi-phase development incorporating a combination of residential, commercial, retail and/or office uses and consisting of not less than 2,000 contiguous acres.

[. . .]

Section 3. Section 7-35, Unified Large-Scale Development Signs, Article VII is hereby created as follows:

Sec. 7-35. Unified Large-Scale Development Signs.

(a) Notwithstanding anything contained in this Article or other provisions of the Clay County Land Development Code, for any Unified Large-Scale Development, the Director of Planning and Zoning shall be authorized to approve a cohesive and comprehensive master or unified signage plan (“Master Sign Plan” or “MSP”) for the overall development that deviates from the provisions of this Article, and other provisions contained within the Clay County Land Development Code.

(b) **Master Sign Plan.** An applicant seeking approval of an MSP for a Unified Large-Scale Development shall submit an MSP to the County’s Director of Planning and Zoning or his or her designee, or such other person as may be designated by the County.

(1) At a minimum, each MSP shall have:

- a. a clearly defined geographic boundary;
- b. a demonstrated coordinated development or planning concept; and
- c. unified control established prior to approval.

(2) Submittal Requirements.

- a. A map showing:
 - 1. MSP boundaries;
 - 2. All proposed sign locations for each proposed sign type; and
 - 3. Adjacent roadways and intersections.
- b. A sign schedule including:
 - 1. Number of signs by sign type;
 - 2. Maximum sign face area and sign structure height; and
 - 3. Type of sign structure (monument, pole, wall, etc.).
- c. Design standards addressing:
 - 1. Materials;

- 2. Colors;
 - 3. Illumination;
 - 4. Structural Form; and
 - 5. Spacing and setback criteria.
- d. Establishment of a means of Unified Control for all properties within the MSP including a maintenance plan identifying responsible parties; and
 - e. Documentation demonstrating compliance with applicable state regulations, including those governing signs adjacent to regulated highways.

(c) **Types of Signage.** Sign types allowed under an MSP for a Unified Large-Scale Development shall be limited to the following:

<u>Signage Type</u>	<u>Sign Structure Height</u>	<u>Sign Face Area</u>
<u>Gateway Feature</u>	<u>15 feet</u>	<u>150 sq.ft.</u>
<u>Non-Residential Monument Sign</u>	<u>15 feet</u>	<u>150 sq.ft.</u>
<u>Residential Monument Sign</u>	<u>8 feet</u>	<u>32 sq.ft.</u>
<u>Directional Sign</u>	<u>8 feet</u>	<u>32 sq.ft.</u>

(1) A Directional Sign shall:

- a. Contain no more than the minimum text necessary to identify the destination and convey direction or distance;
- b. Not include commercial advertising, promotional language, or price information;
- c. Be uniform in design, including size, color, materials, and typography, as established by the MSP standards; and
- d. Be placed and maintained only in accordance with objective location criteria (e.g., intersections, decision points, or access points).

(d) **Maximum Sign Height and Sign Face Area.** Sign height shall be measured from the mean elevation of the ground at the base of the sign structure to the top of the highest component of the sign structure. Sign height for signs located in the right-of-way adjacent to a roadway which have a base elevation lower than the road level shall be measured from the elevation at the nearest point of the crown of the roadway to the top of the highest component of the sign structure. Signs on parcels adjacent to two or more roadways shall be measured from the crown of the lower elevation roadway.

(e) **Location.**

- (1) Directional signs on the same side of a roadway shall be separated by a distance of 2,000 feet, with the exception that within 1,000 feet of the intersection of a roadway classified as a collector or higher, there shall be no more than one Directional sign for each direction of travel.
- (2) Directional or Gateway Feature signs that may be located within a road right-of-way shall be designed to meet break-away standards for safety.

- (f) **Setbacks.**
 - (1) Setbacks for signage under this section shall comply with those of Article VII.
 - (2) Directional or Gateway Feature signs located in any road right-of-way shall require approval of a right-of-way use permit approval by the County Engineer.

- (g) **Illumination.** Lighting features of illuminated signs shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said light onto residential districts or onto the abutting roadways. Illuminated signs shall not interfere with pedestrian or motorist vision. No flashing or pulsating lights shall be permitted on any sign.

- (h) **Ownership and Maintenance.** All signs within an MSP shall be subject to unified control with a recorded agreement between all property owners or leasehold interests that:
 - (1) Assigns responsibility for maintenance and compliance;
 - (2) Authorizes enforcement by the County; and
 - (3) Runs with the land.

- (i) **Conditions of Approval.**
 - (1) The MSP shall run with the land.
 - (2) All signs shall be installed and maintained in accordance with the approved MSP.
 - (3) Any modification to sign location, size, or design shall require MSP amendment.
 - (4) Failure to maintain compliance may result in revocation of the MSP and removal of nonconforming signs.

- (j) **Administrative Approval Process**
 - (1) For review and approval of an MSP for a Unified Large-Scale Development, the Director of Planning and Zoning may authorize deviations from and/or variances of the requirements of this Article and the Clay County Land Development Code that include, but are not limited to, increased height and sign face area of freestanding pole signage, increased height and sign face area of freestanding monument signage, reduction in setbacks, permitting certain off-site signage inside the boundaries of the MSP, and permitting non-commercial, gateway feature, sign structures associated with geographic areas in public or county rights-of-way. The deviations from the maximum sign height and/or sign face area from those established in this Article are limited as follows:

<u>Signage Type</u>	<u>Waiver %</u>
<u>Gateway Feature</u>	<u>10%</u>
<u>Non-Residential Monument Sign</u>	<u>15%</u>
<u>Residential Monument Sign</u>	<u>15%</u>

- (2) The following signs are not permitted in an MSP:
 - a. Billboard signs.
 - b. Any sign prohibited under Chapter 479, Florida Statutes, or under the jurisdiction of the Florida Department of Transportation.
 - c. Any sign prohibited under any other state or federal law.
- (3) The administrative review shall be limited to the physical characteristics, location, and design of proposed signage, and shall not consider the content of any message displayed. Approval shall be based on the objective criteria set forth herein.
- (4) The Director of Planning and Zoning, or authorized representative, shall approve an MSP only if he/she finds the following content-neutral criteria have been met:
 - a. The plan establishes a coordinated and integrated signage system.
 - b. The proposed signage is compatible in scale and placement with surrounding land uses.
 - c. The plan promotes traffic safety, including visibility and spacing.
 - d. The plan results in equal or reduced visual clutter compared to signage otherwise permitted.
 - e. The plan includes objective and enforceable design standards.
 - f. Adequate maintenance responsibility is established.
 - g. The plan complies with all applicable state and federal laws, including those governing outdoor advertising.
- (5) The MSP may be administratively approved by removing any sign(s) not meeting the requirements. Approval for signs which do not meet the requirements may be sought from the Board. The MSP administrative approval may also be delayed at the request of the applicant in order for the Board to make a determination on a sign(s) which does not meet the requirements for administrative review.
- (6) The review of an MSP application shall be completed within fifteen business days of receipt of the application, and the application shall be granted, granted with conditions or modifications, or denied within that time frame.
- (7) Upon the approval of any MSP or any amendment or modification thereof, the approved MSP shall be added to the County's overlay maps as determined by the Director of Planning and Zoning.

(k) **Amendment Process**

- (1) Any approved MSP may be amended and modified for among other purposes to add or delete any sign or any property from the boundaries of the Master Sign Plan, or to otherwise revise, amend or modify the approved MSP consistent with the requirements in this section.

- (2) Any application to amend or modify an approved MSP shall be reviewed in the same manner as an original application for approval of an MSP.
 - (3) In no case shall the acreage of an MSP be reduced below the minimum threshold required for a Unified Large-Scale Development.
 - (4) Any sign on a parcel of land removed from an approved MSP, which does not meet the requirements of Article VII at the time the parcel is removed from the MSP, shall be brought into compliance with the requirements of Article VII within 180 days or removed from the parcel.
- (l) **Board Approval Process.** An applicant may request review by the Board of County Commissioners of the following:
- (1) An MSP application upon which no decision is rendered, that is granted with conditions or modifications, or that is denied.
 - (2) Any sign removed from an MSP through the administrative approval process as greater in height, size or sign face area than is permitted under this section for an MSP.
 - (3) Any MSP that does not include a means of Unified Control for all properties within the boundaries of the MSP.
 - (4) The Board's review shall be limited to the physical characteristics, location, and design of proposed signage, and shall not consider the content of any message displayed. Approval shall be based on the objective criteria set forth herein.
 - (5) The Board shall approve an MSP only if it finds the following content-neutral criteria have been met:
 - a. The plan establishes a coordinated and integrated signage system.
 - b. The proposed signage is compatible in scale and placement with surrounding land uses.
 - c. The plan promotes traffic safety, including visibility and spacing.
 - d. The plan results in equal or reduced visual clutter compared to signage otherwise permitted.
 - e. The plan includes objective and enforceable design standards.
 - f. Adequate maintenance responsibility is established.
 - g. The plan complies with all applicable state and federal laws, including those governing outdoor advertising.
 - (6) Signs approved by the Board under this section shall be considered an amendment to the MSP and shall be added to the MSP in the same manner as an original application for approval of an MSP.
 - (7) An MSP approved by the Board shall be added to the County's overlay maps as determined by the Director of Planning and Zoning.
- (m) **Nonconforming MSP signs.** Signs found to be nonconforming under an MSP shall be subject to the provisions of Article VII.

Section 4. If any portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provision of this Ordinance.

Section 5. This Ordinance shall take effect as provided by Florida general law.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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



Agenda Item
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 2/24/2026

FROM: Beth Carson, Director,
Planning and Zoning

SUBJECT:

A. COMP 26-0004

This application is a FLUM Amendment to change 1.16 acres from Commercial (COM) to Rural Residential (RR).

B. ZON 26-0005

This application is a rezoning to change from Neighborhood Business District (BA) to Rural Estates District (AR-2).

AGENDA ITEM TYPE:

Planning Requirements:
Public Hearing Required (Yes\No):
Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Luke Marlar, Agent
Jeff Rabacchi, Owner

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP_26-0004_Staff_Memo	Cover Memo	4/1/2026	COMP_26-0004-Staff_Memo.ADA_aw.pdf
▢ COMP_26-0004_Ordinance	Ordinance	4/1/2026	COMP_26-0004-_ORD_Final.ADA_aw.pdf
▢ ZON-26-0005_Staff_Memo	Cover Memo	4/1/2026	ZON_26-0005-_Staff_Memo.ADA_aw.pdf

▫ ZON-26-
0005_Ordinance

Ordinance

4/1/2026

ZON_26-0005 -
_Ordinance_Final.ADA_aw.pdf



1 **Staff Report and Recommendations for COMP 26-0004**

2

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

5

6 **Owner / Applicant Information:**

Owner: FNC Homes, Inc.
Agent: Luke Marlar (FNC Homes, Inc.)
Phone: 904-624-9128
Email: Lukemarlar@gmail.com

7

8 **Property Information**

Parcel ID: 16-05-24-005954-163-00	Parcel Address: 4538 Mayflower St.
Current Land Use: COM (Commercial)	Current Zoning: BA (Neighborhood Business District)
Proposed Land Use: RR (Rural Residential)	Total Acres: 1.16 +/- acres
	Acres affected by FLU change: 1.16 +/- acres
Commission District: 4, Comm. Condon	Planning District: Middleburg-Clay Hill

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 single parcel of land from COM (Commercial) to RR (Rural
13 Residential). The applicant has plans for single family home.

14

15 The subject parcel is located on the east and north side of Mayflower Street and is undeveloped.

16

17 A companion Rezoning application from BA to AR-2 follows this comprehensive plan amendment.

18

19

Figure 1 – Location Map

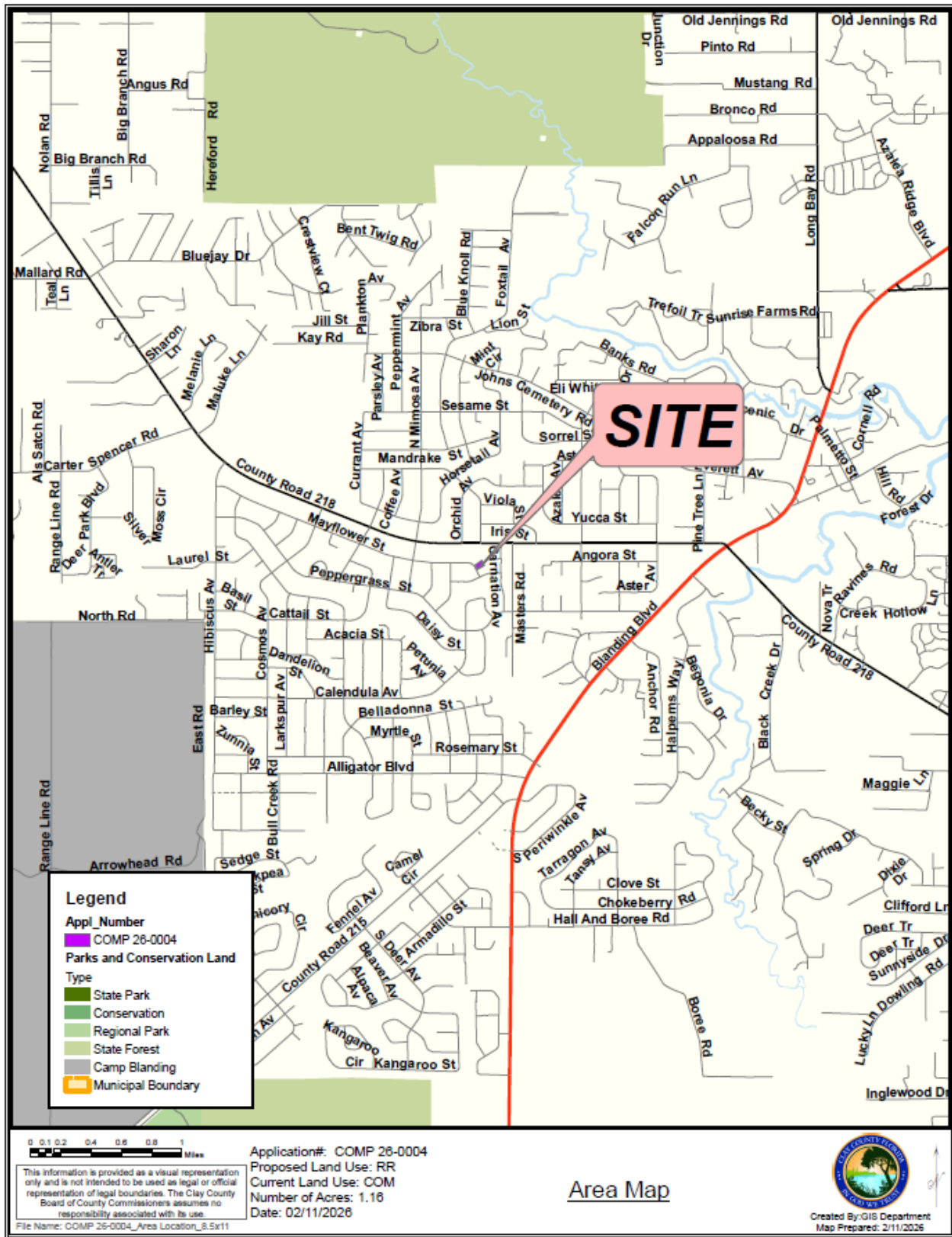
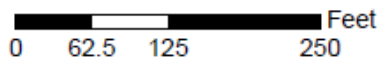


Figure 2 – Parcel Map



**Parcel Location Map
COMP 26-0004**



Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

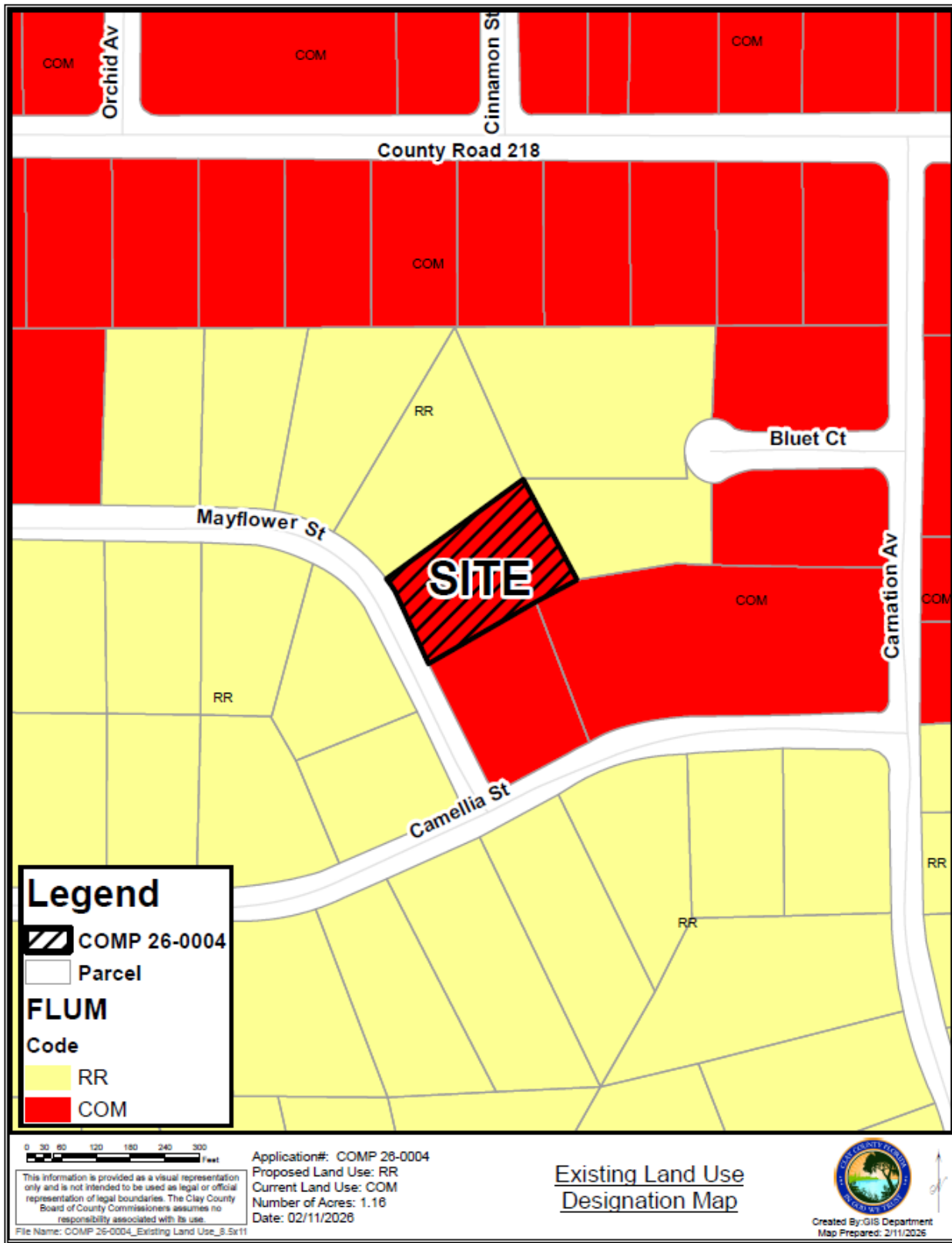


Figure 5 – Proposed Future Land Use Designation Map

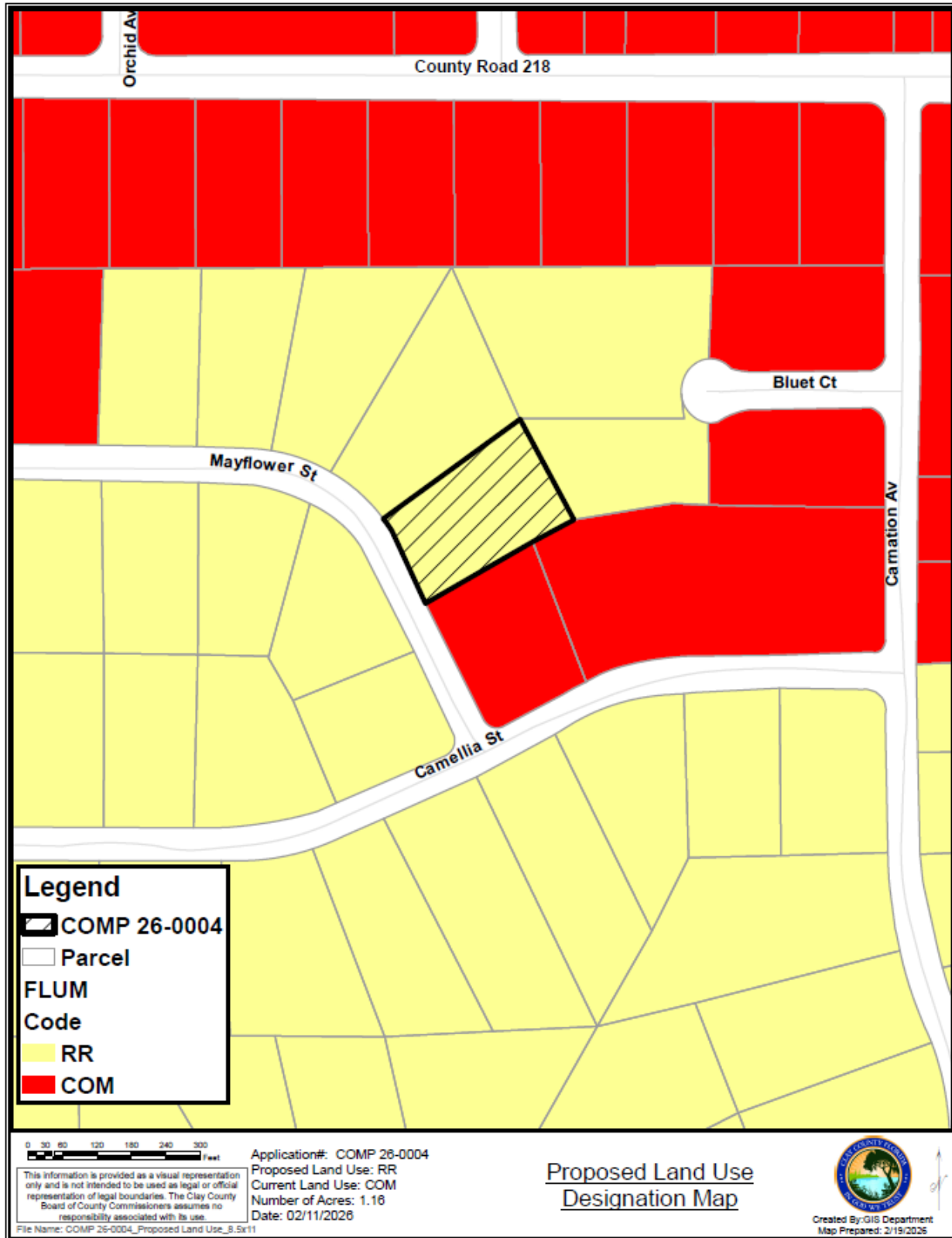
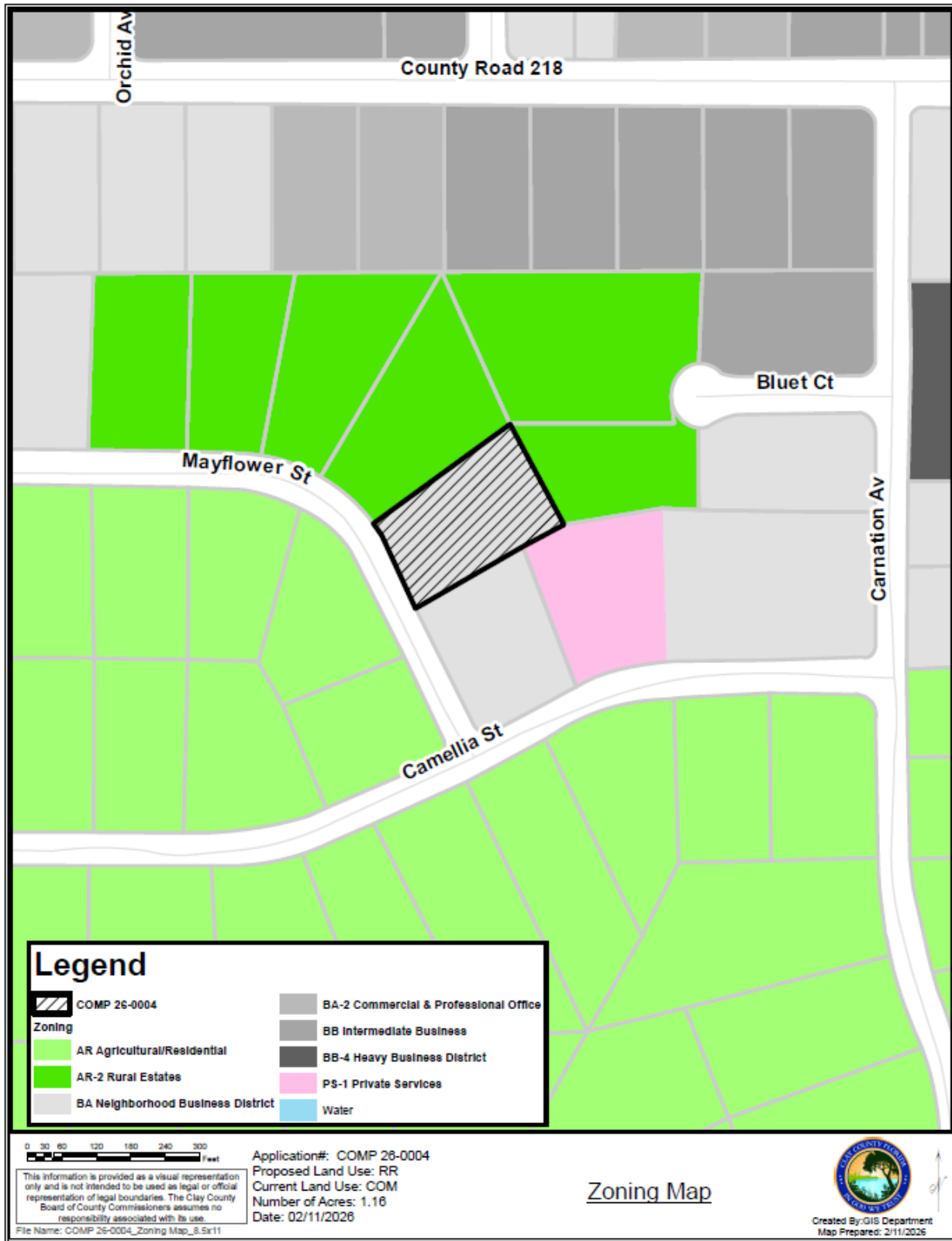


Figure 6 – Zoning Map



32 **Project Impact Summary**

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU Category</u>	<u>Existing Maximum Density / Intensity</u>	<u>Proposed FLU Category</u>	<u>Proposed Maximum Density / Intensity</u>	<u>Net Increase or Decrease in Maximum Density / Intensity</u>
16-05-24-005954-163-00	1.16 acres	Commercial (COM)	0.40 FAR	Rural Residential (RR)	1 du	1 du

33
 34 The proposed change eliminates the current maximum intensity of up to 20,211.84 sq. ft. and allows up to 1
 35 dwelling unit on the property instead.
 36

37 **Availability of Services**

38 Traffic Facilities:

39 Trip Generation calculated as: Single-Family Detached Housing (ITE 210) P.M. Peak Hour of Generator
 40 Weekday

41 Average Rate of Vehicle Trips = 1

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

43 Schools:

44 If amended and developed as a single-family residence, the parcel would be subject to school impact fees.
 45

46 Recreation:

47 If amended and developed as a single-family residence, the parcel would be subject to the County’s
 48 Comprehensive Impact fees which address recreation.
 49

50 Water and Wastewater:

51 Water and sewer are not available in this area.
 52

53 Stormwater/Drainage:

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

56 Solid Waste:

57 Clay County has existing solid waste capacity to service this 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

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

60 **Land Suitability:**

61 Soils:

62 See Figure 7.

63 Flood Plain:

64 The parcel is located within Flood Zone X and will not require any mitigation. See Figure 8.

65 Topography:

66 The subject parcel generally has a two foot of elevation change across the site with a small hill area near the
67 street. See Figure 9.

68 Regionally Significant Habitat:

69 As the immediate area has been previously developed, there is no additional impact to significant wildlife
70 habitat. See Figure 10.

71 Historic Resources:

72 There are no historic resource structures on the subject parcel. See Figure 11.

73 Compatibility with Military Installations:

74 The subject property is not located near Camp Blanding.

75

76 **Analysis of Surrounding Uses**

77 The proposed future land use amendment would change the subject parcel from COM (Commercial) to RR
78 (Rural Residential) restoring it to its prior rural residential land use as part of the previously platted
79 Jacksonville South subdivision. This change would return the parcel to a land use similar in character with
80 the surrounding rural development served by unpaved roads. The character of the surrounding districts is as
81 shown in the table below:

	Future Land Use	Zoning District
North	Rural Residential	AR-2 (Rural Estates District)
South	Commercial	BA (Neighborhood Business District) and PS-1 (Private Services District)
East	Rural Residential	AR-2 (Rural Estates District)
West (across Mayflower Street)	Rural Residential	AR (Agricultural/Residential District)

82

83

Figure 7 – Soil Map

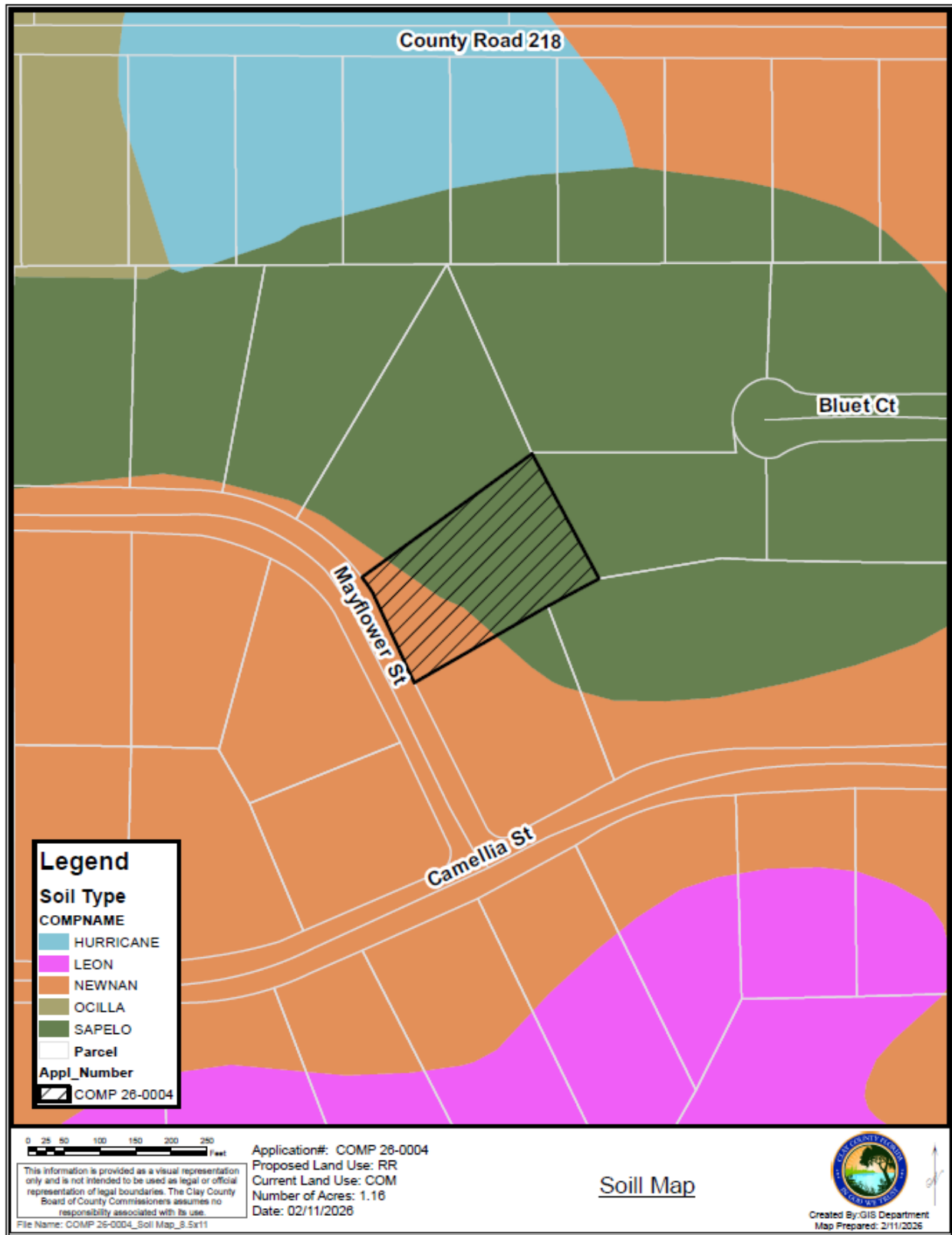


Figure 8 – Flood Zone Map

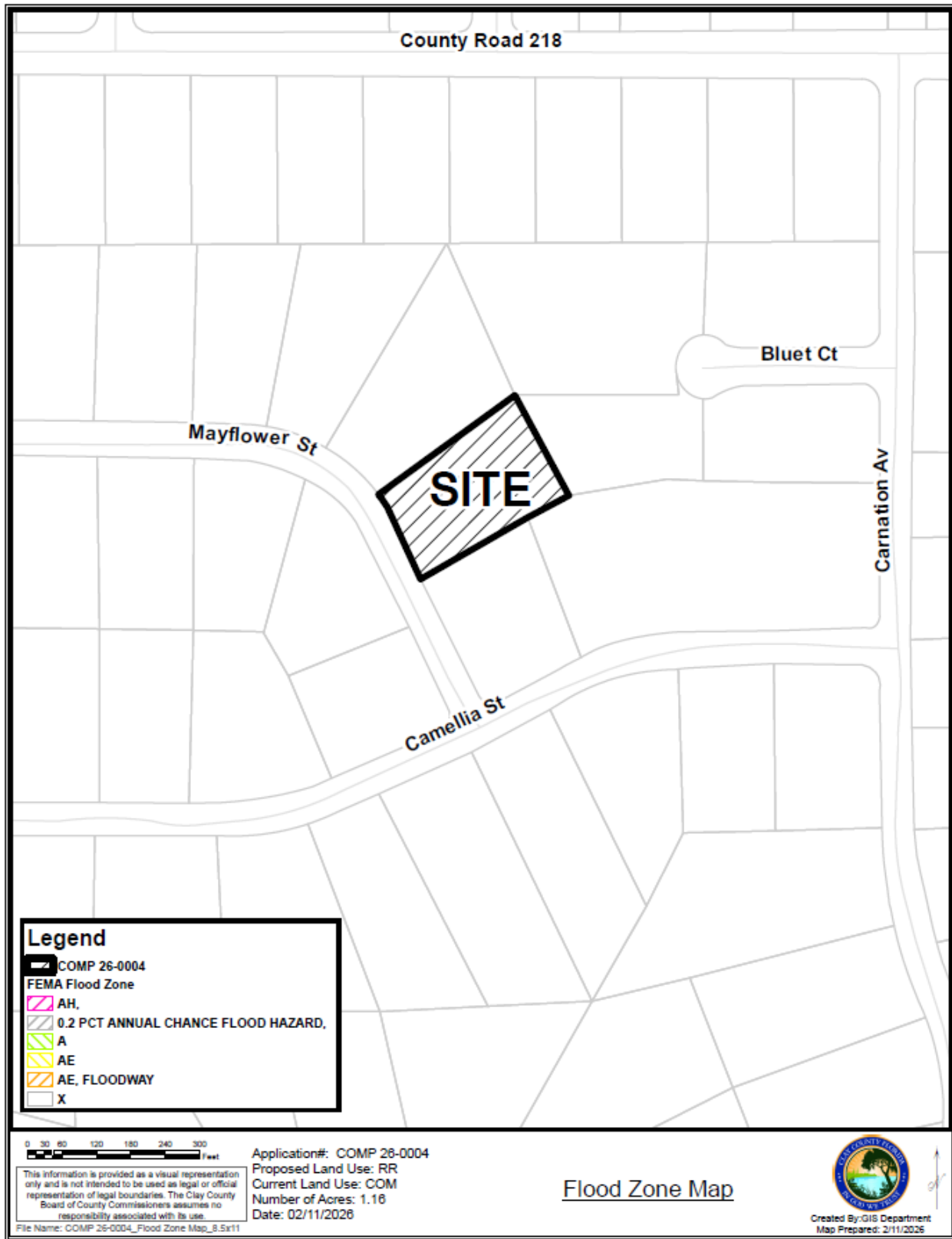


Figure 9 – Topography Map

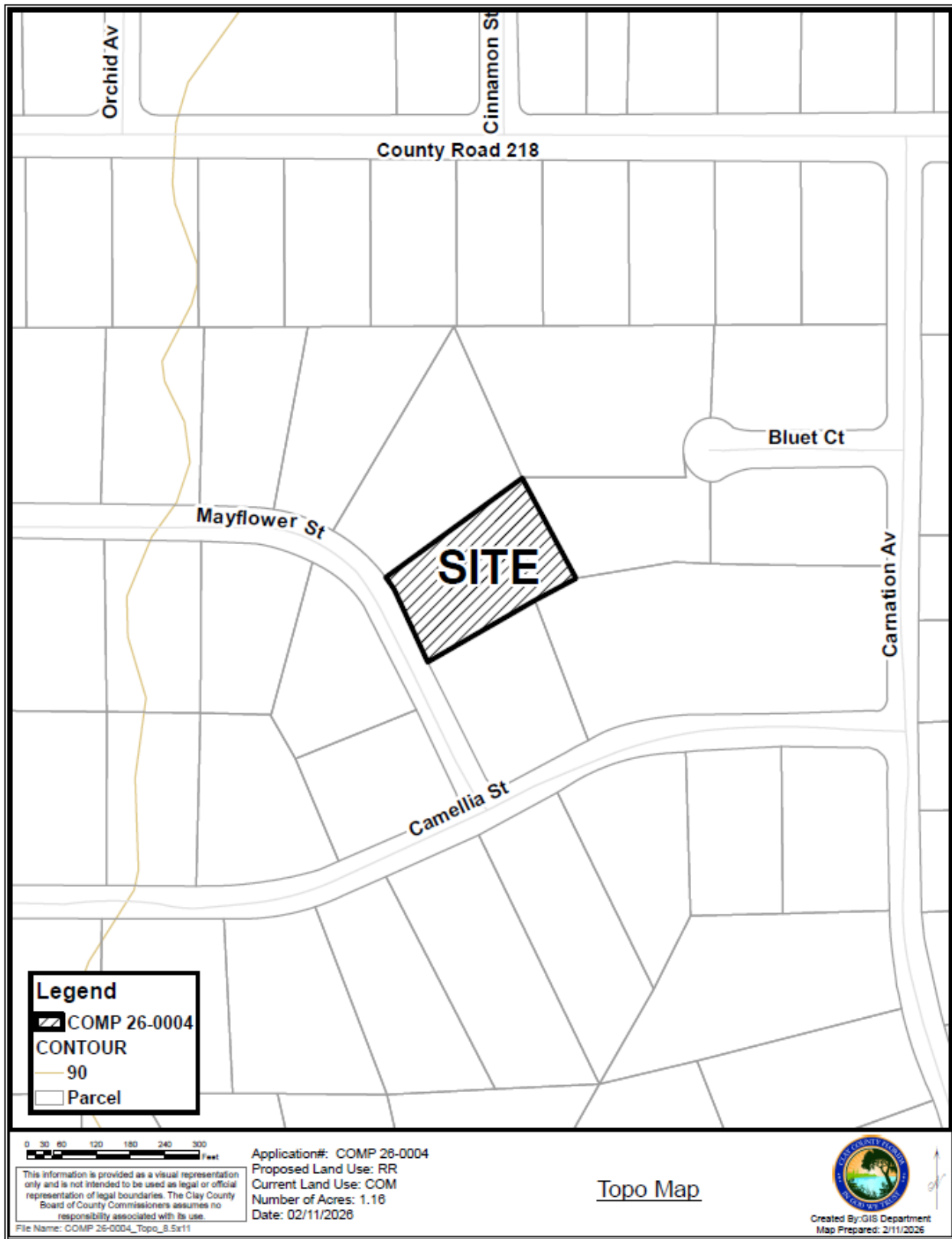


Figure 10 – Habitat Value Map

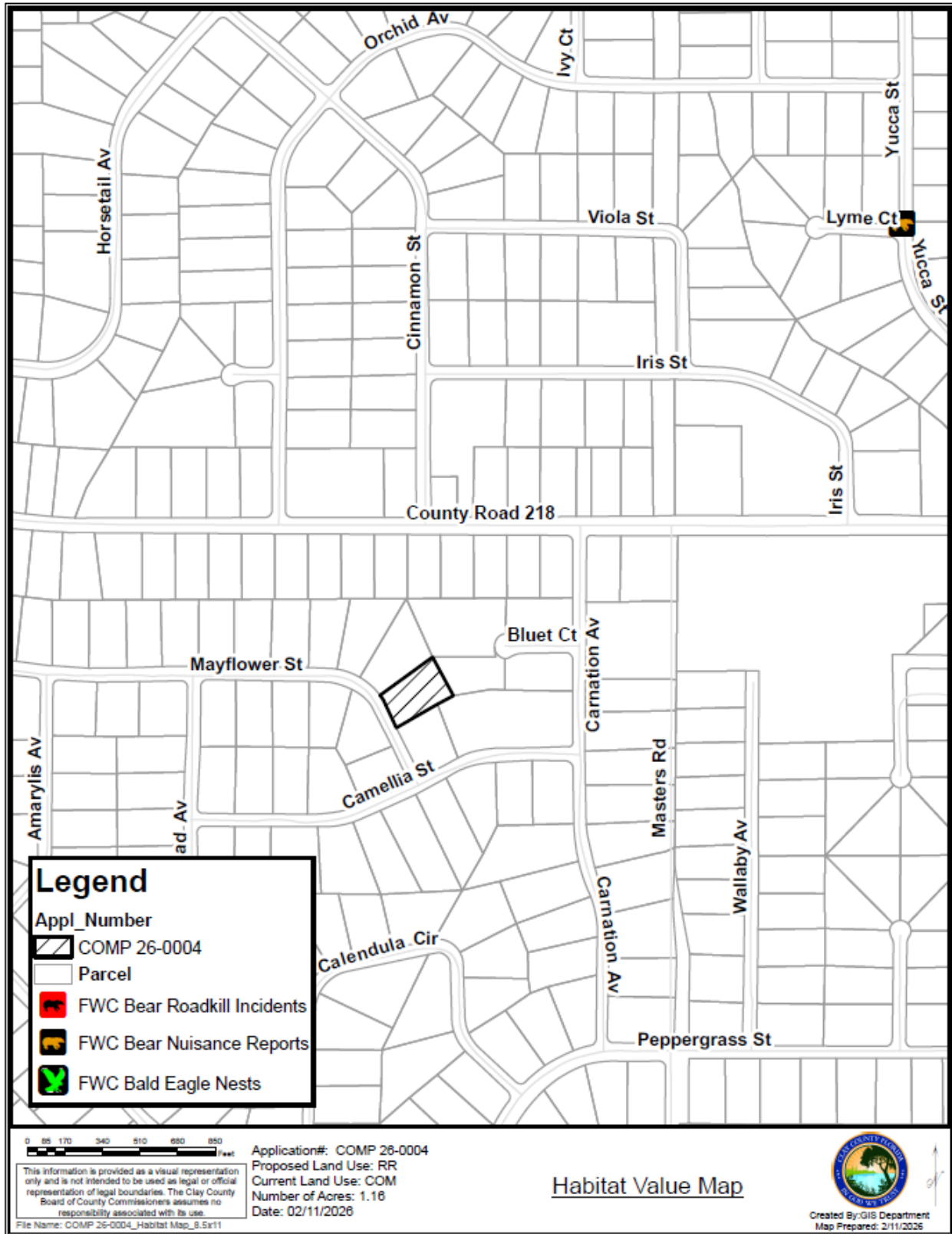
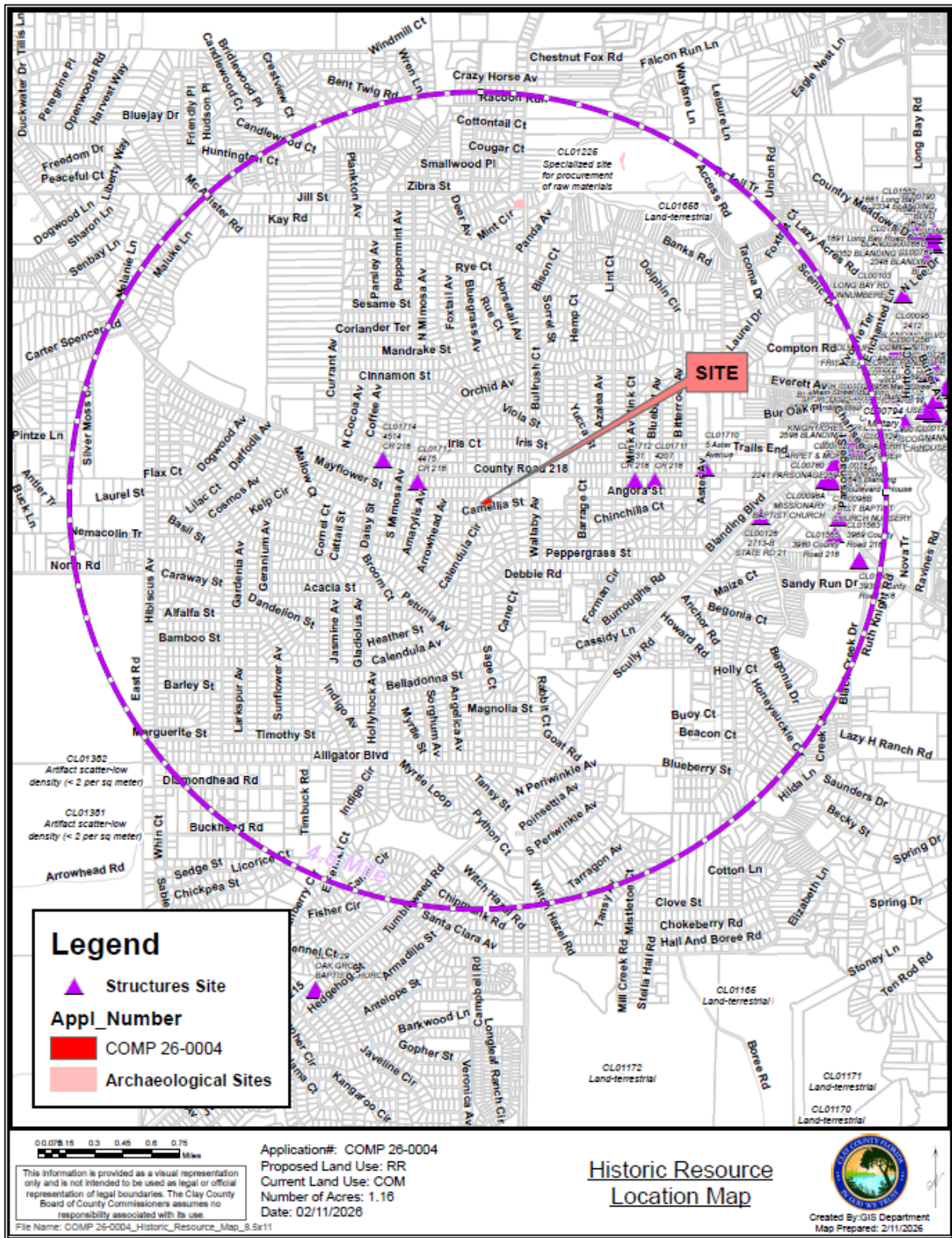


Figure 11 - Historical Resources



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

95 The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment. The current
96 land use designation for the property is Commercial:

97 FLU Policy 1.4.1.9 Commercial (COM)

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

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

105

106 The proposed land use amendment would change the Future Land Use designation to Rural Residential:

107 FLU Policy 1.4.1 Rural Residential (RR)

108 3) Rural Residential - "RR" (Exurban): These areas will serve as a transition between areas with
109 planned urban services, agriculture/residential areas, and environmentally sensitive areas. The
110 new growth in these areas may include central sewer or water systems or other urban level public
111 services if feasible. Rural residential areas will provide a low density residential character.

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

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

124 a) Within the Rural Residential land use designation, developments meeting the following
125 criteria are authorized to subdivide parcels into tracts of no less than five acres. Property
126 owners are further authorized to construct one single family home on each five acre parcel
127 and to receive a building permit upon proper application therefor, without regard to the

128 density restrictions otherwise applicable to such properties as set forth herein and in the
129 land development regulations, and without being required to record a plat or otherwise
130 comply with the development standards set forth in the subdivision regulations.

- 131 i) The parcels must lie within a Residential Aviation Community.
- 132 ii) The geographical boundary of the community must contain less than 100 parcels.
- 133 iii) At least 75% of the parcels must be five acres in size or less.
- 134 iv) All roads providing access to the newly created residential parcels must be paved and
135 privately owned and maintained.
- 136 v) The total potential number of newly created parcels must not exceed 20% of the total
137 number of parcels within the community.

138 Said lots may not be further subdivided through the heirs and homestead provisions of the
139 Plan.
140

141 Analysis Regarding Urban Sprawl

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

145 Statutory Indicators of the Promotion of Sprawl:

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

- 150 (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*
151 *low-intensity, low-density, or single-use development or uses.*
- 152 (II.) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
153 *substantial distances from existing urban areas while not using undeveloped lands that are available*
154 *and suitable for development.*
- 155 (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
156 *generally emanating from existing urban developments.*
- 157 (IV.) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
158 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
159 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- 160 (V.) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
161 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
162 *farmlands and soils.*

- 163 (VI.) *Fails to maximize use of existing public facilities and services.*
- 164 (VII.) *Fails to maximize use of future public facilities and services.*
- 165 (VIII.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
 166 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
 167 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
 168 *response, and general government.*
- 169 (IX.) *Fails to provide a clear separation between rural and urban uses.*
- 170 (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
 171 *communities.*
- 172 (XI.) *Fails to encourage a functional mix of uses.*
- 173 (XII.) *Results in poor accessibility among linked or related land uses.*
- 174 (XIII.) *Results in the loss of significant amounts of functional open space.*

175

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

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

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

196

197 **Staff Analysis regarding Sprawl:**

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

201 Staff Finding: The proposed amendment poses no greater impact to the community as it returns the
202 designation of the land to a prior undeveloped residential land use thereby protecting natural
203 resources and ecosystems from further adverse impacts of new development.

204 Staff Finding: The proposed amendment would return the use to a rural residential designation that does
205 not require the provision or extension of public infrastructure and services.

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

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

210

211 **Recommendation**

212 Staff recommend approval of COMP 26-0004.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 16-05-24-005954-163-00), TOTALING APPROXIMATELY 1.16 ACRES, FROM COMMERCIAL (COM) TO RURAL RESIDENTIAL (RR); 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 26-0004 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 single parcel of land (tax parcel identification # 16-05-24-005954-163-00), totaling approximately 1.16 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Commercial (COM) to Rural Residential (RR).

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 April, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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

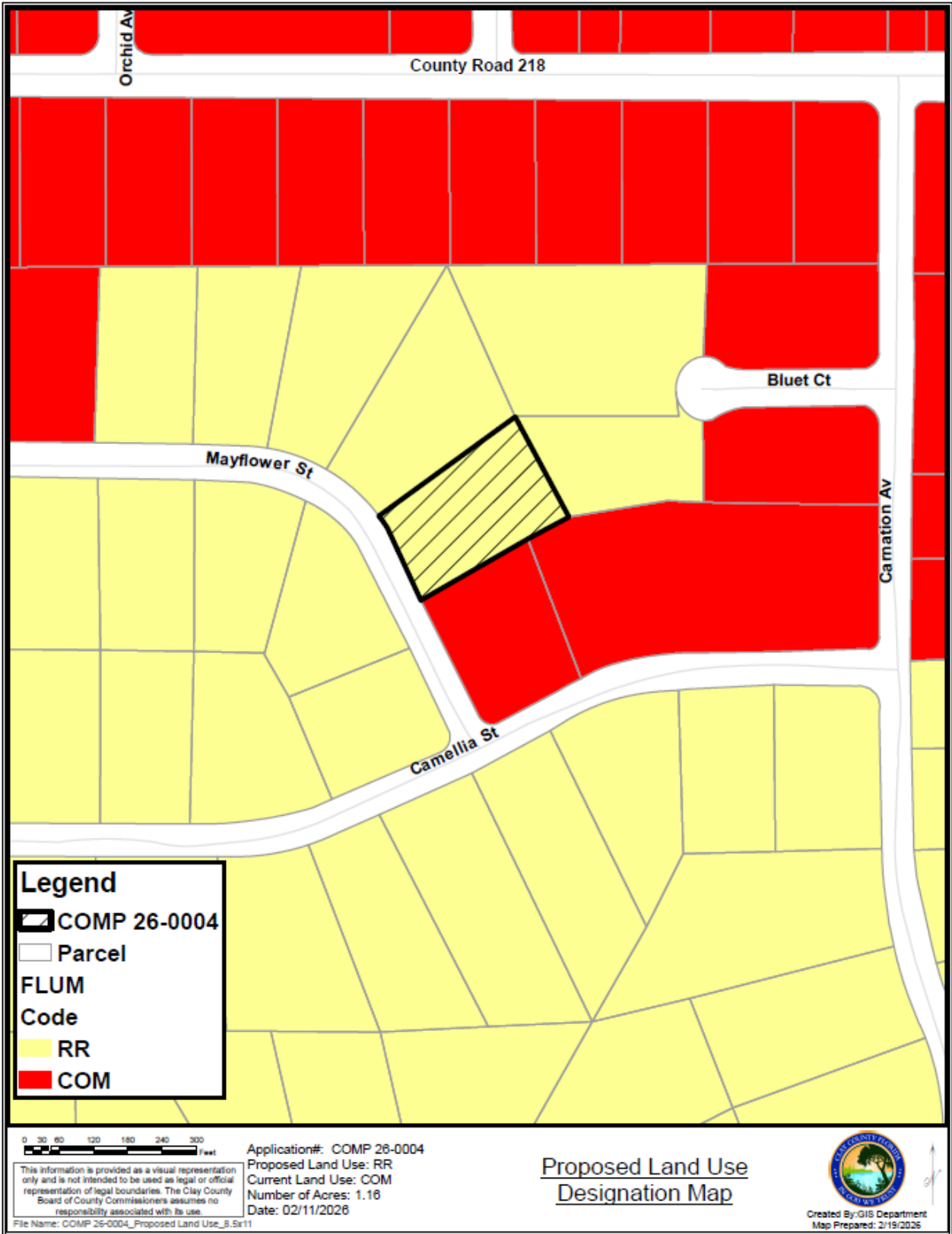
Exhibit "A-1"

Legal Description

4538 Mayflower St. Middleburg FL 32068

Lot 28, Block 58, Jacksonville South Unit Two, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 1 through 13, inclusive, of the Public Records of Clay County, Florida.

Exhibit "A-2"





1 **Staff Report and Recommendations for ZON 26-0005**

2

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

5

6 **Owner / Applicant Information:**

Owner: FNC Homes, Inc.
Agent: Luke Marlar (FNC Homes, Inc.)
Phone: 904-624-9128
Email: Lukemarlar@gmail.com

7

8 **Property Information**

Parcel ID: 16-05-24-005954-163-00	Parcel Address: 4538 Mayflower St.
Current Zoning: BA	Current Land Use: COM (Commercial)
Proposed Zoning: AR-2	Total Acres: 1.16 +/- acres
	Acres affected by Zoning change: 1.16 +/- acres
Commission District: 4, Comm. Condon	Planning District: Middleburg-Clay Hill

9

10 **Introduction:**

11 This application is a rezoning to change a parcel of land (1.16 acres) from Neighborhood Business District
12 (BA) to Rural Estates District (AR-2).

13

14 The subject parcel is located on the east and north side of Mayflower Street and is undeveloped land.

15

16 A companion Comprehensive Plan Amendment application to return the land use to Rural Residential
17 preceded this application.

18

19

Figure 1 – Location Map

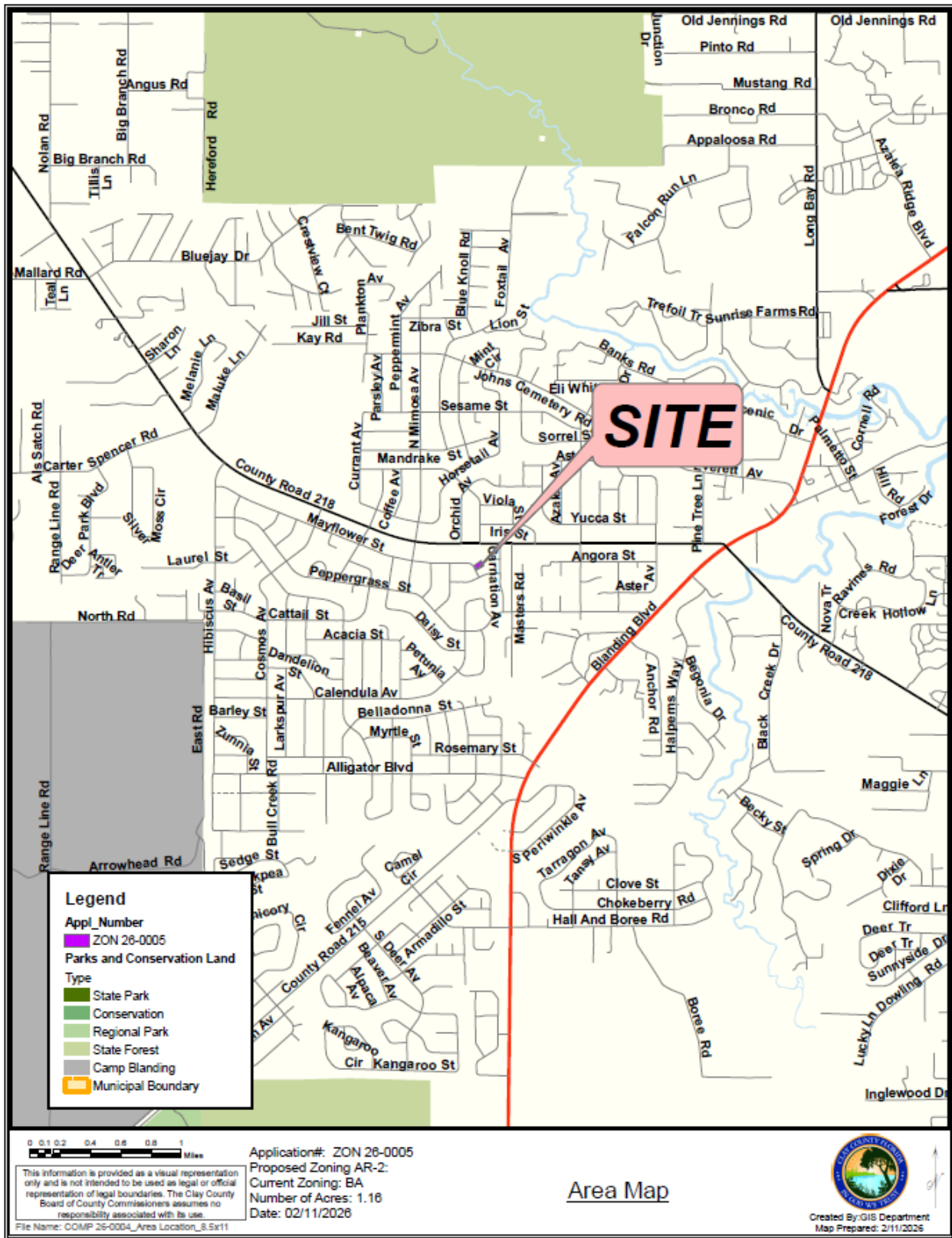
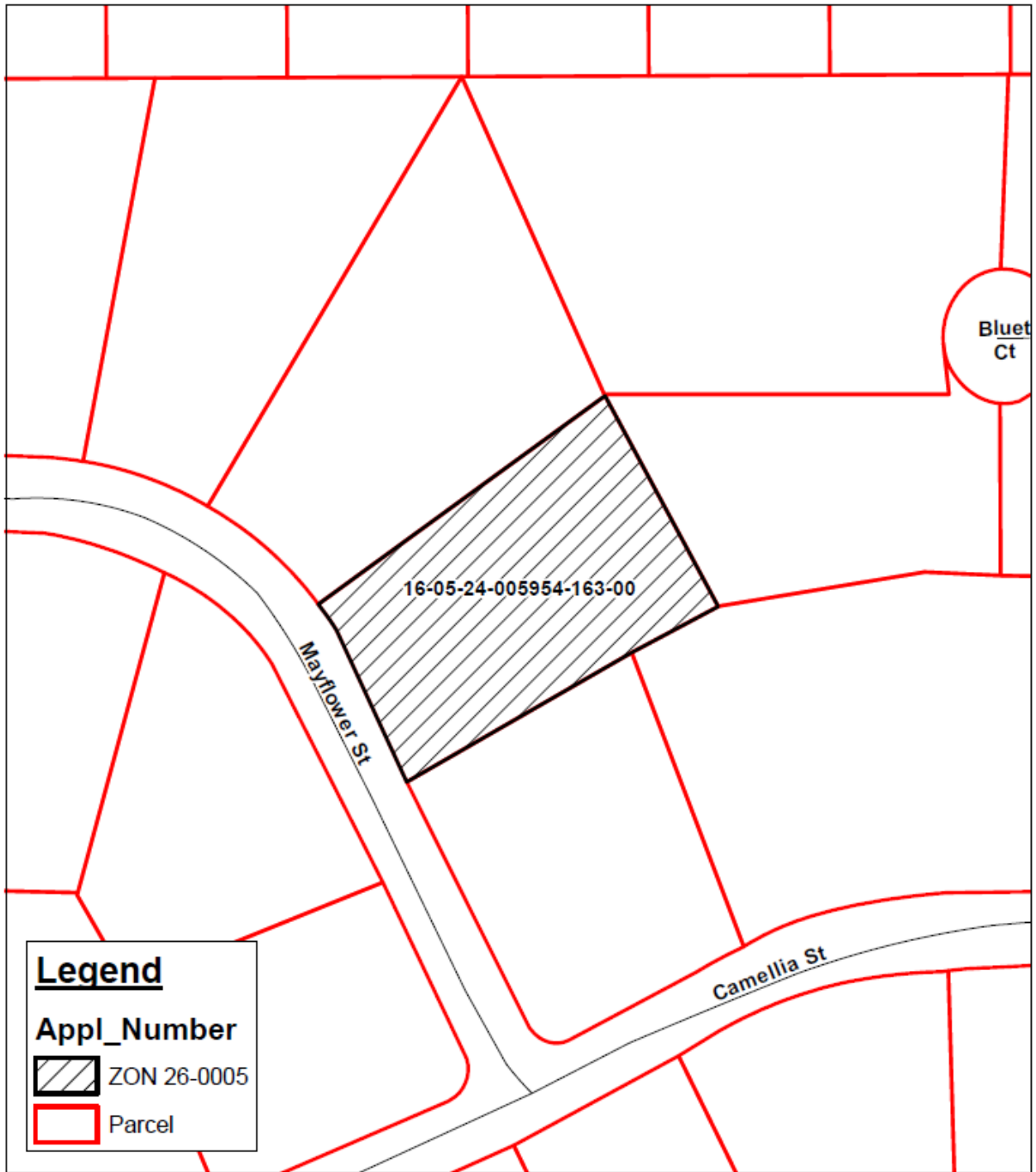


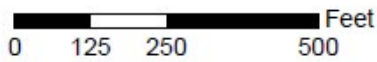
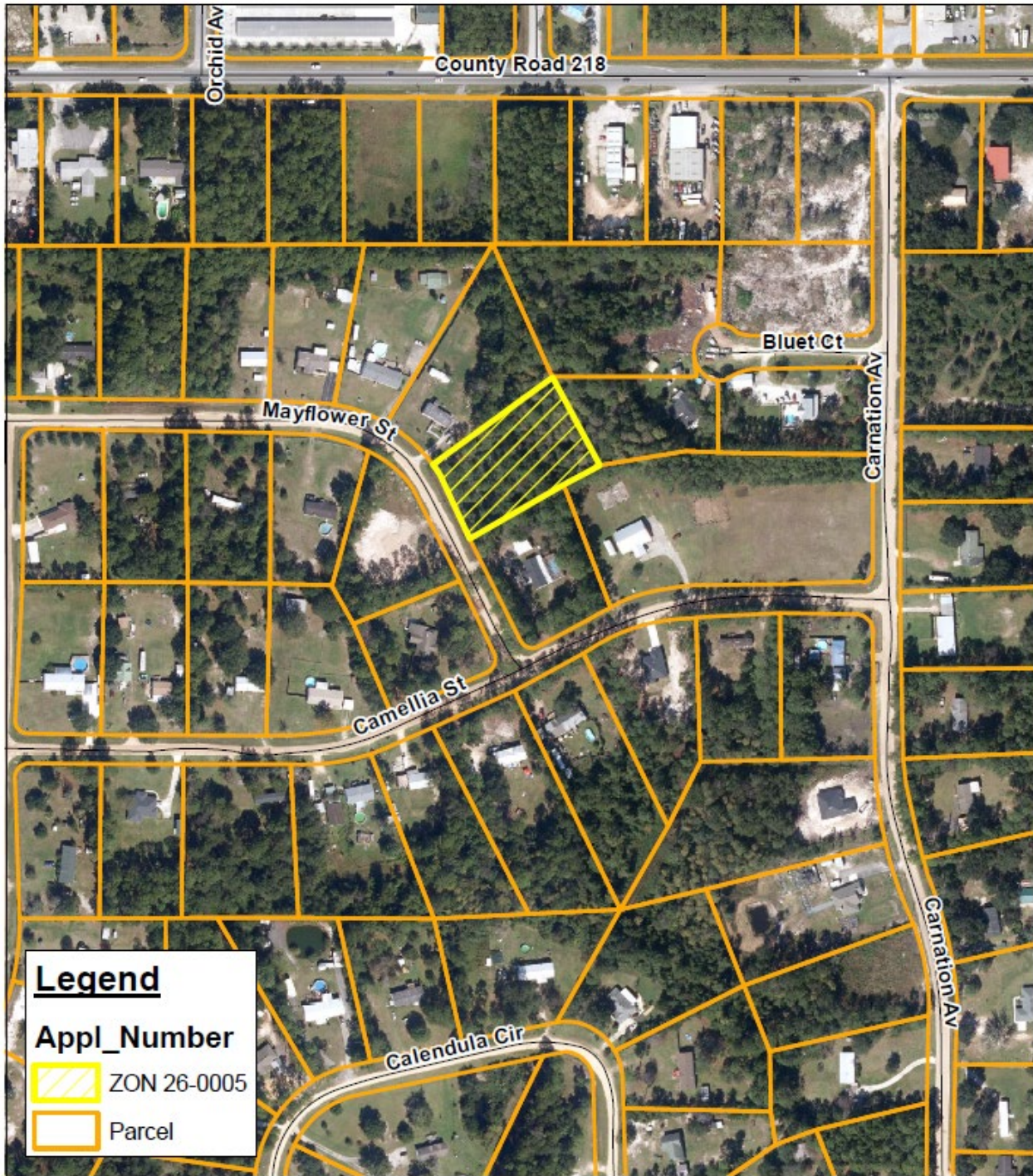
Figure 2 – Parcel Map



Rezoning: ZON 26-0005
Parcel Map



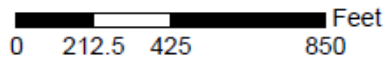
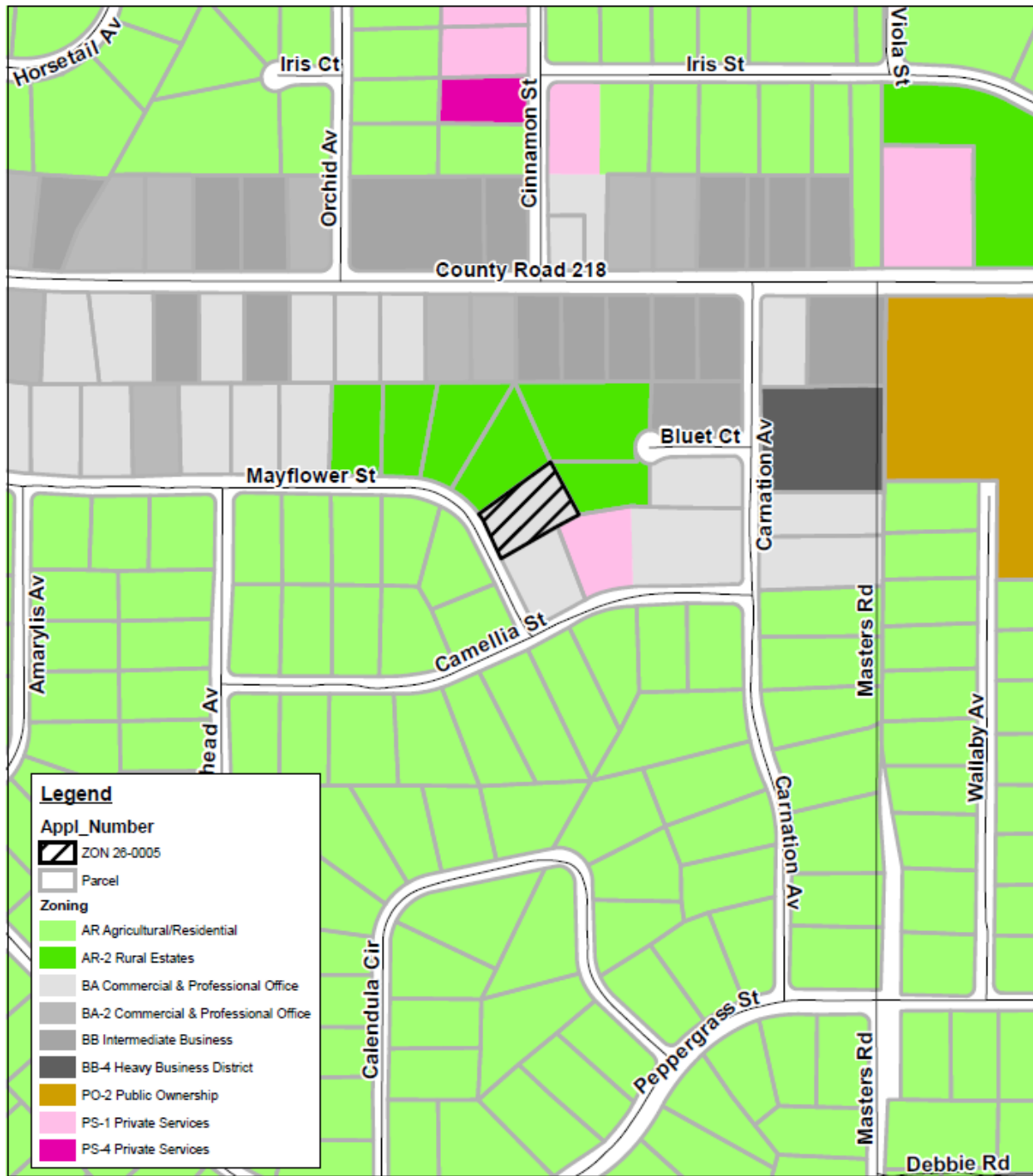
Figure 3 - Aerial Photo



Rezoning: ZON 26-0005
from BA to AR-2



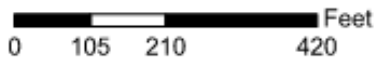
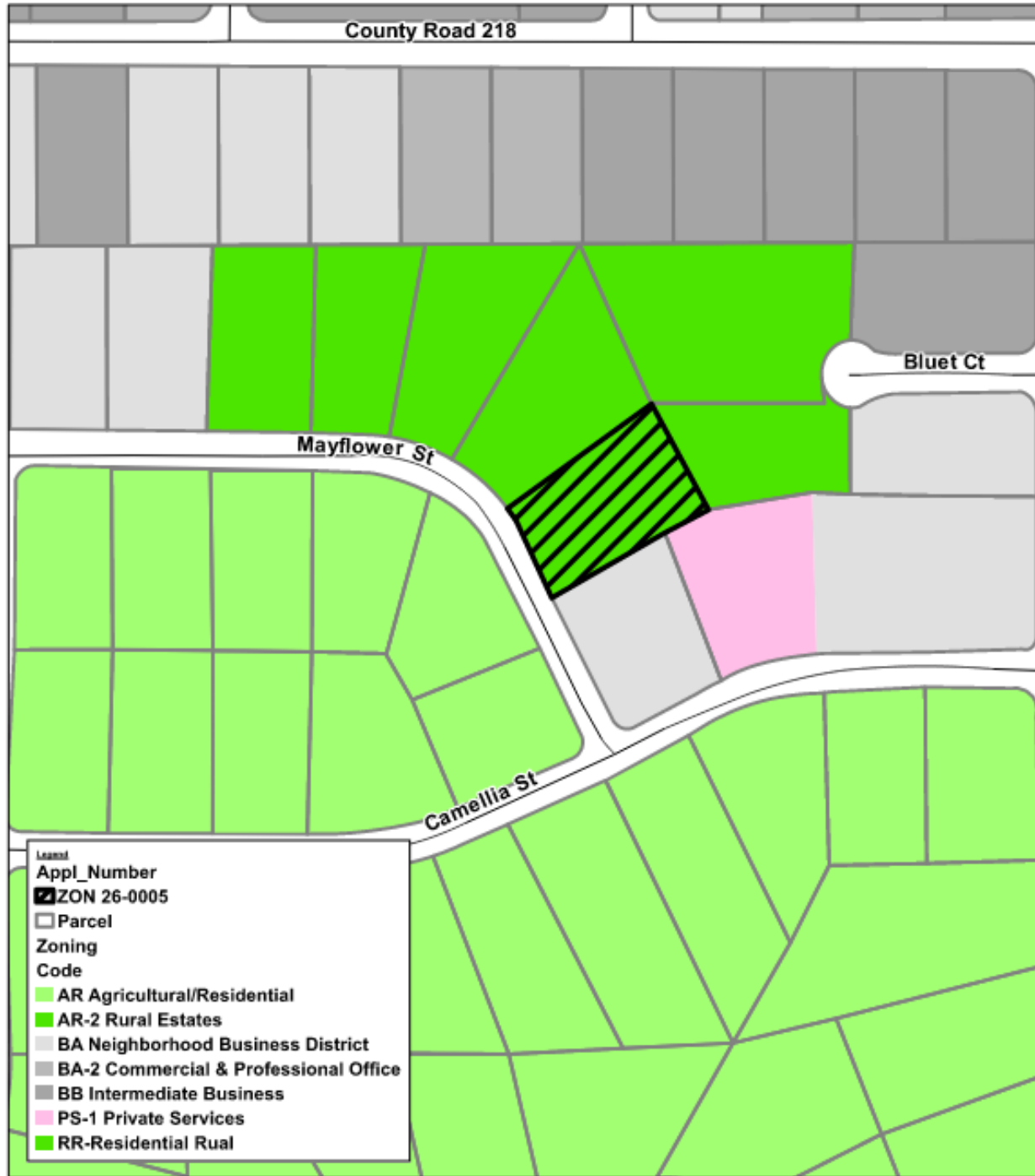
Figure 4 – Existing Zoning Map



Existing Zoning
Rezoning: ZON 26-0005
BA



Figure 5 – Proposed Zoning Map



**Proposed Zoning
 Rezoning: ZON 26-0005
 from BA to AR-2**



30 **Analysis of Surrounding Uses**

31 The proposed rezoning would change a single parcel of land (1.161) from Neighborhood Business District
 32 (BA) to Rural Estates District (AR-2). This change would restore the prior zoning to this parcel and allow it
 33 to be developed as part of the previously platted Jacksonville South subdivision. While the land use and zoning
 34 may vary, the general character in this area is a rural subdivision located on unpaved roads. The surrounding
 35 districts are as shown in the table below:

	Future Land Use	Zoning District
North	Rural Residential	AR-2 (Rural Estates District)
South	Commercial	BA (Neighborhood Business District) and PS-1 (Private Services District)
East	Rural Residential	AR-2 (Rural Estates District)
West	Rural Residential	AR (Agricultural/Residential District)

36

37 **Relevant Clay County Land Development Code Policy**

38 The following policy relates to the proposed rezoning:

39 **Sec. 3-15. RURAL ESTATES DISTRICT (ZONE AR-2)**

40

41 (a) *Intent.* All land designated as Zone AR-2 is subject to the regulations of this Section as well as
 42 Sec. 20.3-10. Such areas have been established in order to protect the lands best suited for rural
 43 estates purposes. The purpose and intent of the AR-2 District is to provide a transition between
 44 the agricultural areas and the more urban residential communities; and to create a rural residential
 45 environment wherein natural constraints applicable to development can be recognized and
 46 protected in a manner compatible with the needs of the resident.

47

48 (b) *Uses Permitted by Right.* Uses of the lands and structures shall be permitted within the Rural
 49 Estates District as follows:

50

51 (1) Single-family dwellings, including customary accessory uses.

52

53 (i) Accessory structures, subject to the following:

54

55 a. No accessory structure or use may be constructed or established on any
 56 lot prior to the issuance of a building permit for the principal structure.

57

58 b. With the exception of waterfront lots, no accessory structure may be
 59 located in the front yard.

60

Rev. 05/24/11

61

62 (2) Private boat pier or slip for the use of occupants of principal residential structures of the
 63 lot; provided said pier or slip does not interfere with navigation.

64

- 65 (3) Satellite dish receivers for individual use.
66
67 (c) *Conditional Uses.* The following uses are permitted in the AR-2 zoning district subject to the
68 conditions specified in Sec. 20.3-5.
69
70 (1) Home occupations.
71
72 (2) Swimming pools.
73
74 (3) Temporary structures or buildings.
75
76 (4) Public and/or private sewer facilities.
77
78 (5) Private drainage ponds.
79
80 (6) Aviculture (Hobbyist).
81
82 (7) Apiculture (Hobbyist) (Amended 2/25/97 Ord. 97- 11)
83
84 (8) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
85
86 (9) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 –
87 Ord. 03-40)
88
89 (10) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).
90
(11) Temporary Living Quarters during construction of a residence (amended 11/07 –
Ord.2007-66).
(12) Fences. *Rev. 04/22/08*
91 (13) Residential Group Homes of six or fewer individuals. *Rev. 01/12/16*
92 (14) Accessory Dwelling Units. *Rev. 05/26/09*
93
94 (15) Chickens, Backyard Residential. *Rev. 09/22/15*
95 (d) *Uses or Activities Permitted By Right as Accessory.* The use of land or activities upon such land,
96 which are secondary or incidental to the primary use as set forth herein, shall be as follows:
97
98 (1) The keeping of domesticated cats and dogs with a limit of six total per household over
99 six months in age.
100
101 (2) Non-commercial agricultural pursuits of a variety similar, but not limited to, truck
102 gardens, horticultural farming, greenhouse, nurseries, farms and fruit groves as a
103 secondary use to the primary residence. Provided, however, that said agricultural pursuit
104 as referenced herein is located and conducted upon a parcel which is the same as or
105 immediately abuts the parcel upon which the main residence is located.
106

107 (3) Garage sales will be allowed up to a maximum of two (2) garage sales within any
108 calendar year. The duration of each garage sale shall be a maximum of seventy-two (72)
109 hours and may be conducted only within daylight hours. No sign advertising a garage
110 sale may be placed on any public right-of-way.

111
112 (e) *Prohibited Uses or Activities.*

- 113
114 (1) Any use or activity not permitted in (b), (c), or (d) above.
115
116 (2) Any use or activity which would create any obnoxious, corrosive, or offensive noise, gas,
117 odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other
118 surrounding properties or to the welfare and health of the citizens in the area.
119
120 (3) Any agricultural pursuit as a commercial venture or enterprise or the keeping or
121 maintaining of any animal, reptile or rodent, as a commercial venture or enterprise.
122
123 (4) Boat piers and slips for commercial docking of watercraft.
124
125 (5) Mobile homes and house trailers.
126
127 (6) Any commercial agricultural pursuit or the breeding, raising, grazing, or keeping of
128 animals, fowl, and insects.

129
130 (f) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in
131 the AR-2 district shall be as follows: (amended 10/12/93 - Ord 93-36)

- 132
133 (1) Land with a zoning classification of AR-2 and a land use designation of Rural Fringe
134 Residential.
- | | | | |
|-----|------|---|-----------------------------|
| 135 | (i) | <i>Maximum Density</i> | |
| 136 | | With Points and Central Water/Sewer | Two (2) units per acre |
| 137 | | With Points and No Central Water/Sewer | 1.5 units per acre |
| 138 | | Without Points | One (1) unit per acre |
| 139 | | | |
| 140 | | <i>Minimum Lot Size</i> | |
| 141 | | With Points and Central Water/Sewer | 17,424 square feet |
| 142 | | With Points and No Central Water/Sewer | 21,780 square feet |
| 143 | | Without Points | 34,848 square feet |
| 144 | | | |
| 145 | | | |
| 146 | (2) | Land with a zoning classification of AR-2 and a land use designation of Rural
147 Residential. | |
| 148 | | | |
| 149 | (i) | Residential Development not classified as a subdivision pursuant to Ordinance
150 85-68, as amended. (Amended 8/27/96 - Ord 96-35) | |
| 151 | | | |
| 152 | | <i>Maximum Density</i> | One (1) unit per five acres |
| 153 | | <i>Minimum Lot Size</i> | 217,800 square feet |
| 154 | | | |
| 155 | (ii) | Subdivision pursuant to Ordinance 85-68, as amended. | |

156
 157 *Maximum Density*
 158 With Clustering and Points One (1) unit per acre
 159 Without Clustering and Points One (1) unit per five (5) acres

160
 161 *Minimum Lot Size*
 162 With Clustering and Points 21,780 square feet
 163 Without Clustering and Points Four (4) acres
 164 or 174,240 square feet

165
 166 (3) Land with a zoning classification of AR-2 and a land use designation of
 167 Agriculture/Residential.

168
 169 (i) Residential development not classified as a subdivision pursuant to Ordinance
 170 85-68, as amended.

171
 172 *Maximum Density* One (1) unit per ten (10) acres
 173 *Minimum Lot Size* Ten (10) acres

174
 175 (4) Land with a zoning classification of AR-2 and a land use designation of Agricultural.
 176 (amended 2/95 - Ord 95-2)

177
 178 (i) Residential development not classified as a subdivision pursuant to Ordinance
 179 85-68, as amended.

180
 181 *Maximum Density* One (1) unit per twenty (20) acres
 182 *Minimum Lot Size* Twenty (20) acres

183
 184 (g) *Lot and Building Requirements.* The principal buildings, accessory buildings, and other lot uses
 185 shall be located so as to comply with the following requirements:

186
 187 (1) Minimum lot width at building line 100 ft.

188
 189 (2) Minimum lot depth 100 ft.

190
 191 (3) Minimum front setback 20 ft. front façade; 25 ft. for attached or detached
 192 front facing garage or carport

193
 194 (4) Minimum side setback 10 ft.

195
 196 (5) Minimum rear setback 30 ft.

197
 198 (6) Minimum setback from all lot lines of accessory structures,
 199 except fences, side and rear 7.5 ft.

200
 201 front 30 ft.
 202 (but in no event nearer to front line than the front of the principal building.)

203
 204 (7) Maximum percent of lot coverage 30 percent

- 205 (Total for all primary and accessory buildings)
 206
 207 (8) Maximum percent of rear lot coverage 30 percent
 208
 209 (9) Minimum living area 1,200 sq. ft.
 210
 211 (10) All structures shall be set back a minimum of 50 feet landward from the ordinary high
 212 water line or mean high water line, whichever is applicable; for waters designated as
 213 Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These
 214 setbacks shall not apply to structures on lots or parcels located landward of existing
 215 bulkheads permitted by the St. Johns River Water Management District or Florida
 216 Department of Environmental Protection.
 217
 218 (11) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water
 219 line or the mean high water line, whichever is applicable. Lot width shall be measured
 220 by the chord terminated by the property corners at the ordinary high water line or the
 221 mean high water line as applicable. (amended 5/05 – Ord. 05-18)
 222

223 Analysis of Proposed Rezoning Amendment

224 In reviewing the proposed application for Rezoning, the following criteria may be considered along with such
 225 other matters as may be appropriate to the particular application:
 226

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

229 Staff Finding: This application would restore the prior residential zoning to the parcel and does not create
 230 an isolated or unrelated district.

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

233 Staff Finding: The subject parcel is part of a recorded residential subdivision plat. The majority of
 234 development in the area is residential.

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

237 Staff Finding: In the early 1970's, portions of the Jacksonville South subdivision were rezoned to
 238 commercial, including some along Mayflower Street. While combining the Mayflower Street lots with lots
 239 fronting on CR 218 would have been advantageous for larger commercial development, few have developed
 240 in this manner. Mayflower Street currently is an unpaved road. While commercial may have been
 241 contemplated in the past, the current road conditions would be better suited for rural residential development.

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

243 Staff Finding: The parcel could be used as currently zoned however, the County policy requires non-
244 residential development to have continuous paved access which is not currently available and would be a
245 substantial development cost.

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

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

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

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

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

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

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

259 Staff Finding: The rezoning of the subject parcel allows it to be developed as residential as originally
260 intended.

261

262 **Recommendation**

263 Staff recommends approval of ZON 26-0005.

264

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 # 16-05-24-005954-163-00), TOTALING APPROXIMATELY 1.16 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF NEIGHBORHOOD BUSINESS DISTRICT (BA) TO RURAL ESTATES DISTRICT (AR-2); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 26-0005 seeks to rezone certain real property totaling approximately 1.16 acres (tax parcel identification # 16-05-24-005954-163-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Neighborhood Business District (BA) to Rural Estates District (AR-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 26-0004 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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

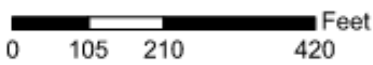
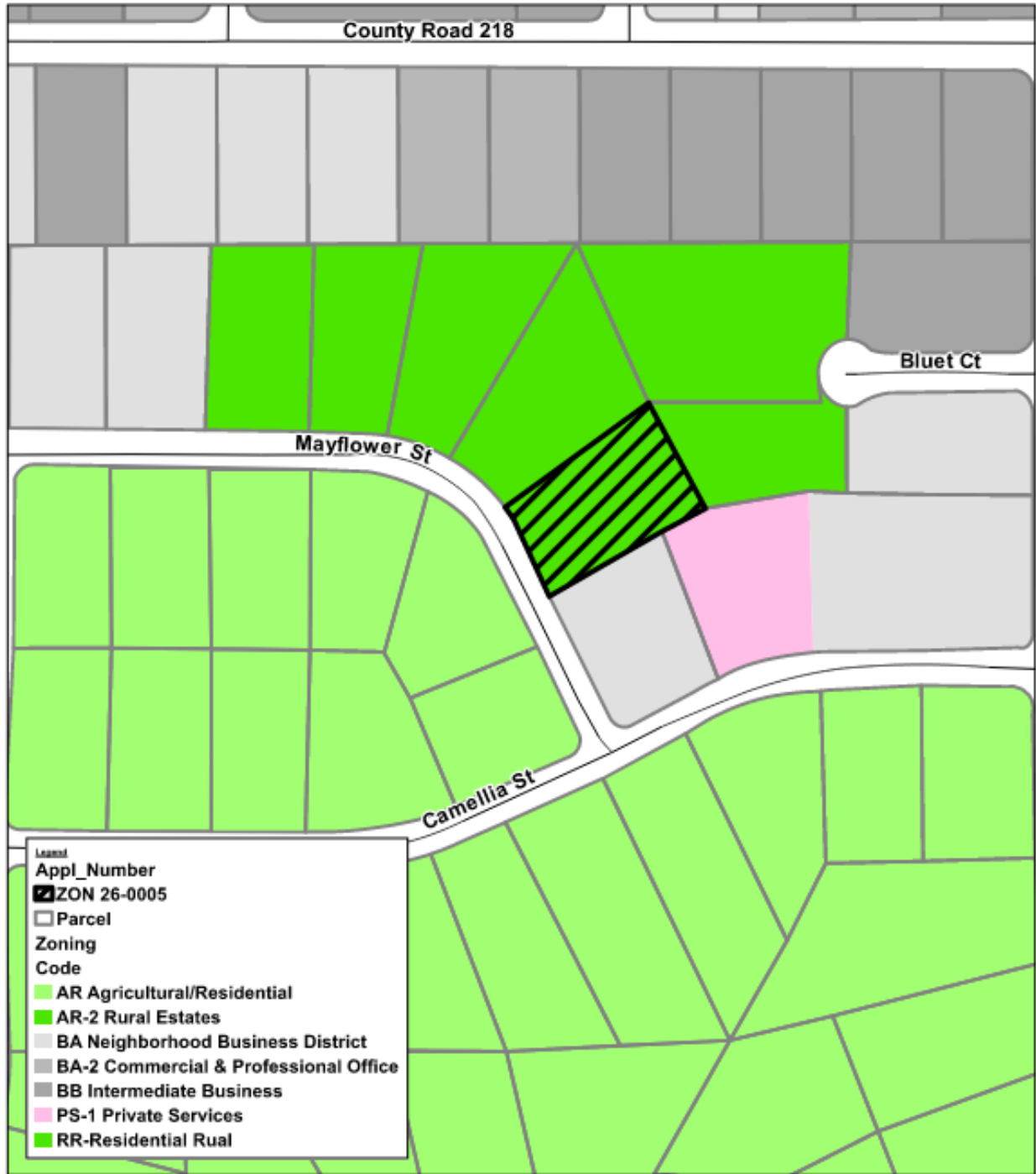
Exhibit "A-1"

Legal Description

4538 Mayflower St. Middleburg FL 32068

Lot 28, Block 58, Jacksonville South Unit Two, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 1 through 13, inclusive, of the Public Records of Clay County, Florida.

Exhibit "A-2"



**Proposed Zoning
Rezoning: ZON 26-0005
from BA to AR-2**





Agenda Item
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 2/24/2026

FROM: Beth Carson, Director,
Planning and Zoning

SUBJECT: This application is a rezoning to change 8.37 acres from Agricultural Residential (AR) to Community Business District (BB-2)

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ ZON-26-0004_Staff_Memo	Cover Memo	3/31/2026	ZON_26-0004_Staff_memo.ADA_aw.pdf
▢ Ordinance_ZON-26-0004	Ordinance	3/31/2026	ZON_26-0004-ORD_Final.ADA_aw.pdf



1 **Staff Report and Recommendations for ZON 26-0004**

2

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

5

6 **Owner / Applicant Information:**

Owner: First Coast Energy, LLP
Agent: Jason Gabriel (Burr & Forman, LLP)
Phone: 904-232-7211
Email: jgabriel@burr.com

7

8 **Property Information**

Parcel ID: 33-04-25-008124-003-00 and 33-04-25-008124-004-00	Parcel Address: 240 Knight Boxx Rd, Middleburg, FL
Current Zoning: AR	Current Land Use: COM
Proposed Zoning: BB-2	Total Acres: 8.36 +/- acres of the parcel
	Acres affected by Zoning change: 8.37 +/- acres
Commission District: 5, Comm. Burke	Planning District: OakLeaf Branan-Ridge

9

10 **Introduction:**

11 This application is a rezoning to change two parcels of land from the present zoning classification of
12 Agricultural Residential (AR) (8.37 acres) to Community Business District (BB-2). The subject parcels
13 currently have a future land use designation of Commercial (COM).

14

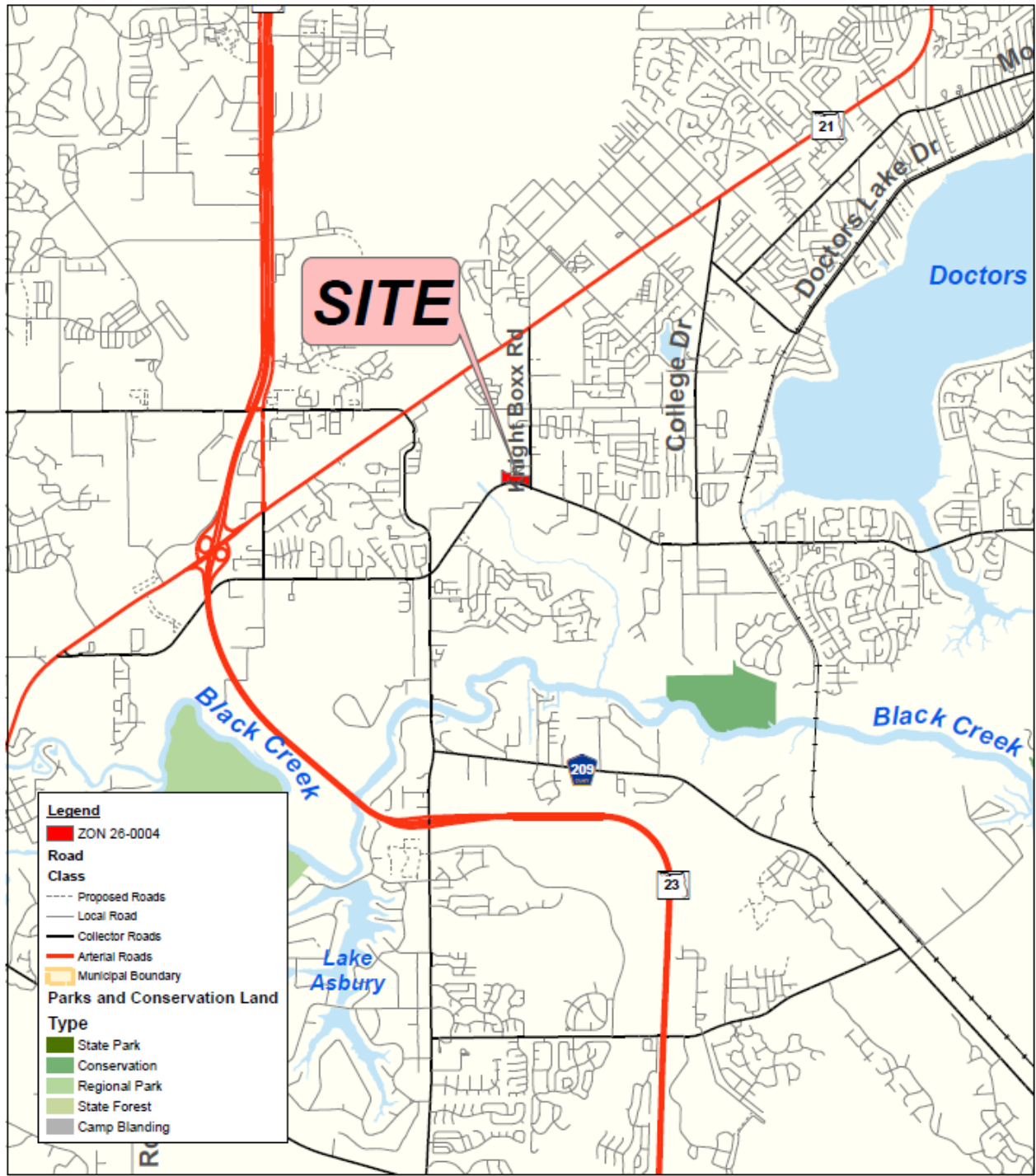
15 Figures 1 and 2 illustrate the location of the subject parcels as being the northwest corner of the intersection
16 of CR 220 and Knight Boxx Road. The subject parcels are currently undeveloped as shown in the aerial image
17 in Figure 3.

18

19

20

Figure 1 – Location Map

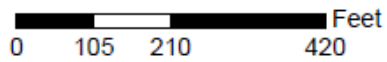
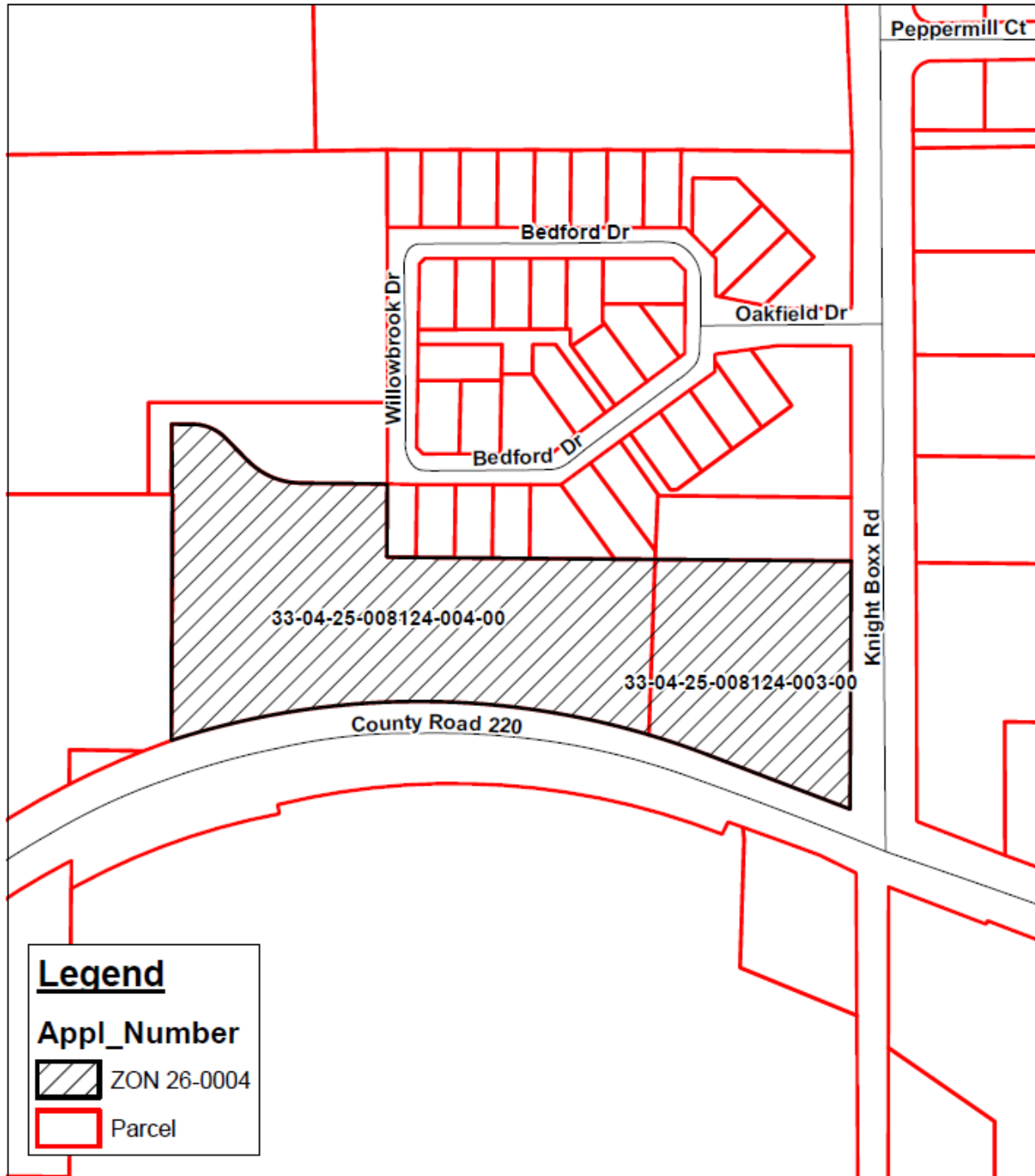


0 2,550 5,100 10,200 Feet

Location Map
Rezoning: ZON 26-0004



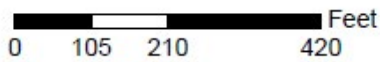
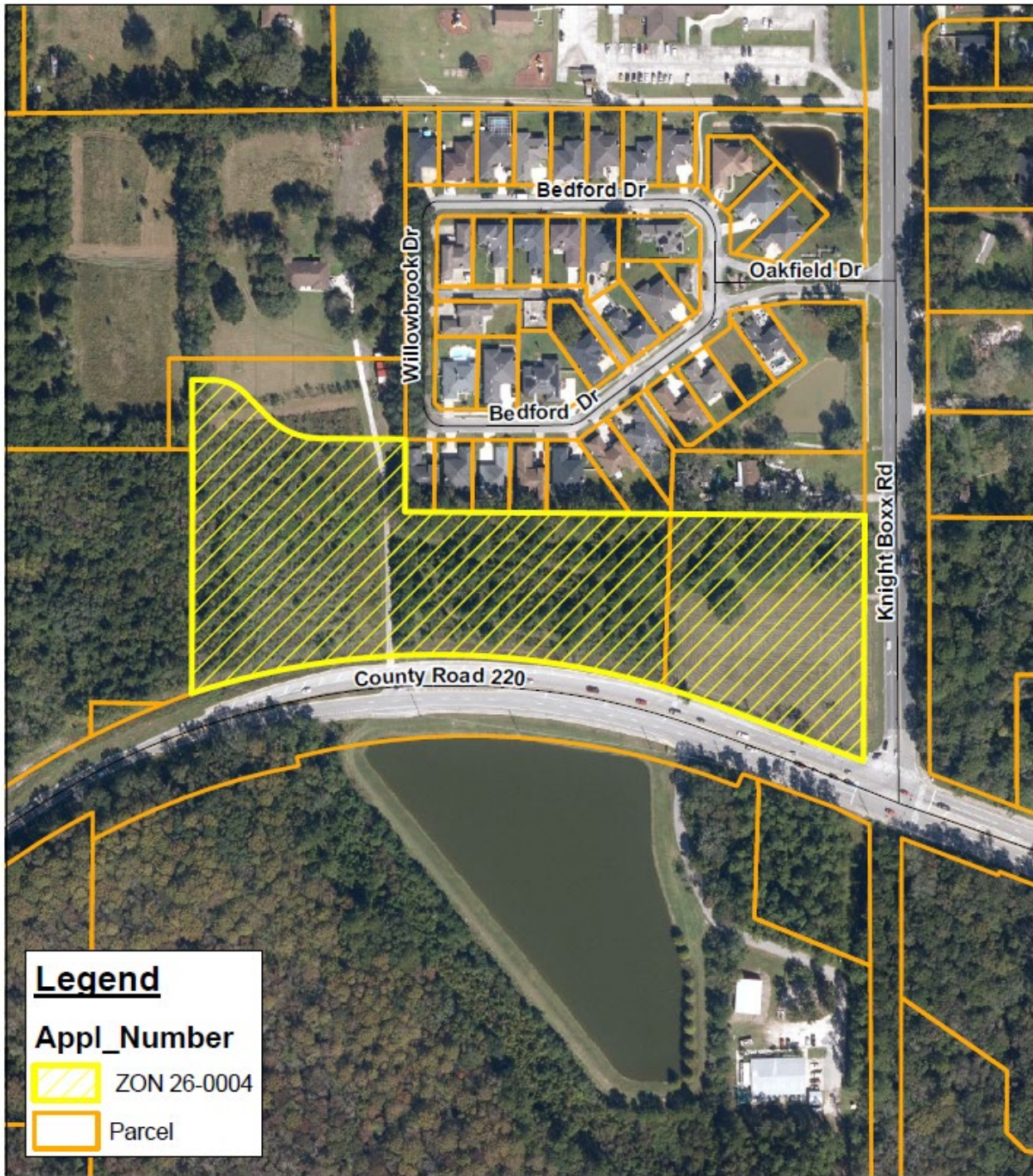
Figure 2 – Parcel Map



**Rezoning: ZON 26-0004
Parcel Map**



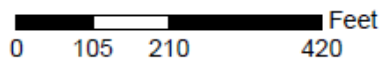
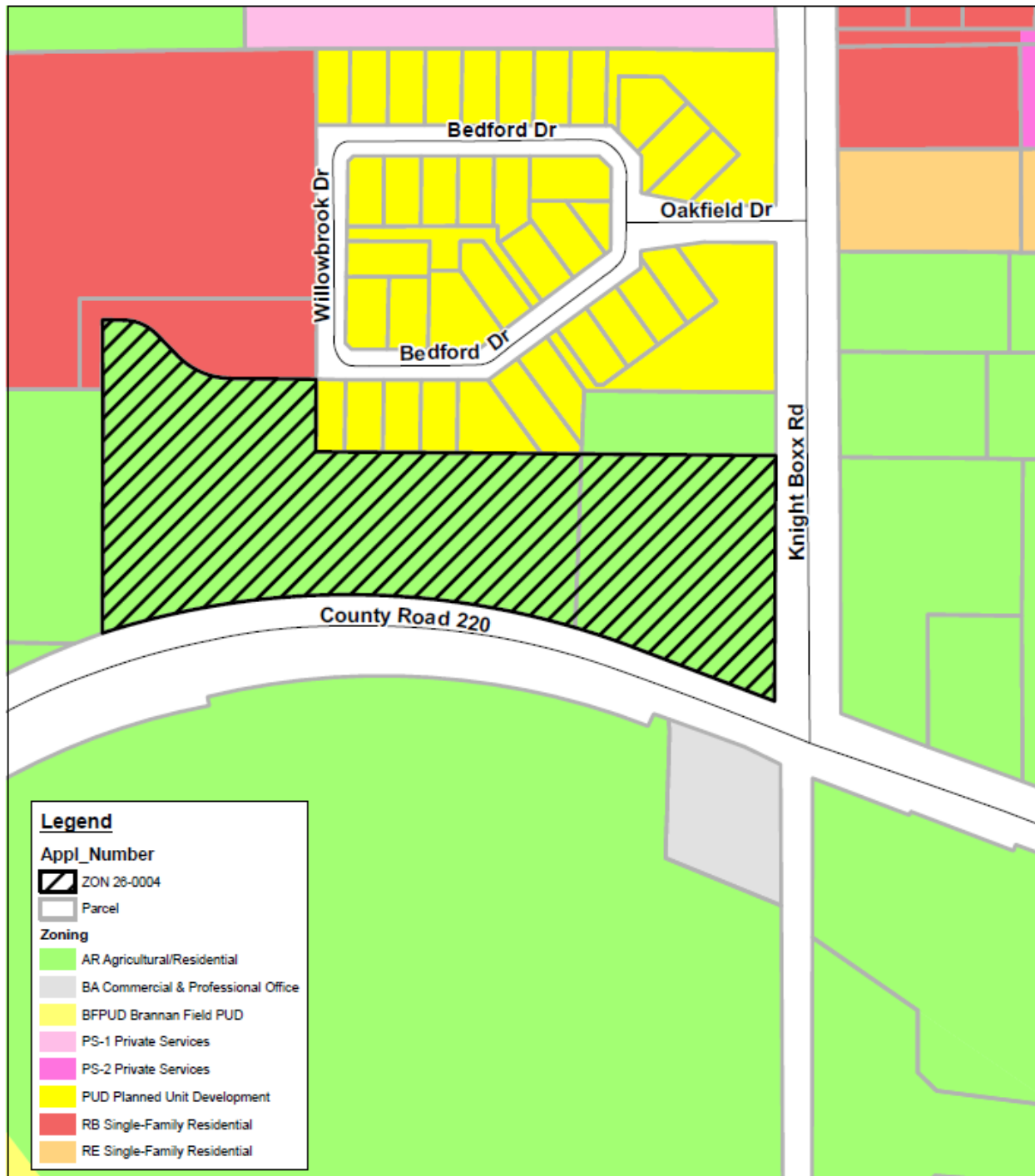
Figure 3 - Aerial Photo



Rezoning: ZON 26-0004
from AR to BB-2



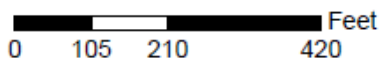
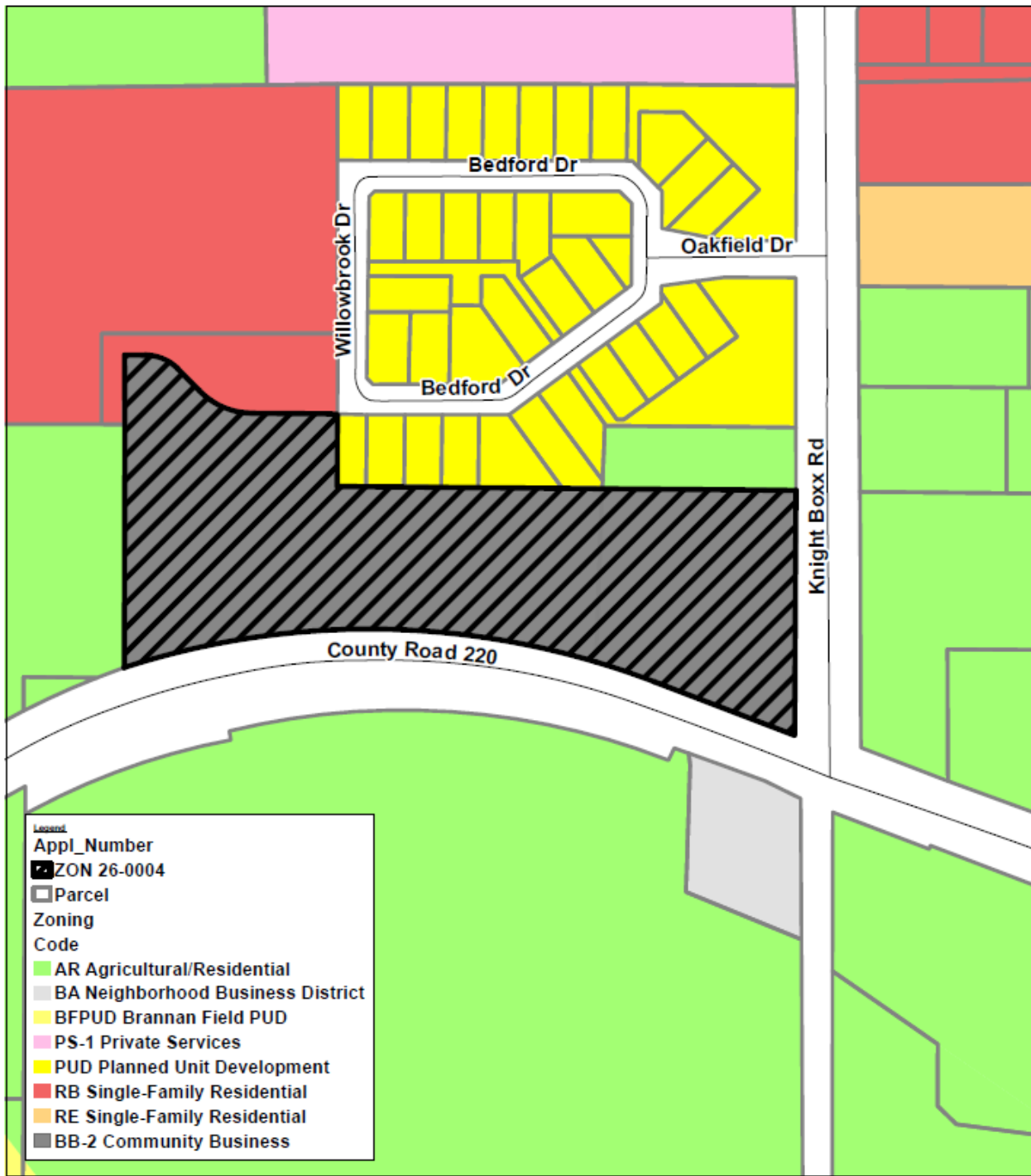
Figure 4 – Existing Zoning Map



Existing Zoning
 Rezoning: ZON 26-0004
 from AR to BB-2



Figure 5 – Proposed Zoning Map



**Proposed Zoning
 Rezoning: ZON 26-0004
 from AR to BB-2**



31 **Analysis of Surrounding Uses**

32 The proposed rezoning would change the two parcels totaling (8.36 acres) from Agricultural Residential (AR)
 33 to Community Business District (BB-2). This change would be consistent with the future land use designation
 34 of Commercial that was approved through an amendment in 2003. The surrounding land use and zoning
 35 districts are as shown in the table below:

	Future Land Use	Zoning District
North	Urban Core (10) (UC-10)	Agricultural/Residential (AR), Single-Family Residential District (RB) & Planned Unit Development (PUD)
South (across CR 220)	Urban Core (10) (UC-10) & Commercial (COM)	Agricultural/Residential (AR) & Neighborhood Business District (BA)
East (across Knight Boxx Road)	Commercial (COM)	Agricultural/Residential (AR)
West	Urban Core (10) (UC-10)	Agricultural/Residential (AR) & Single-Family Residential District (RB)

36

37 **Relevant Land Development Code Policy:**

38 The following policy relates to the proposed rezoning request:

39 **Sec. 3-26.1. COMMUNITY BUSINESS DISTRICT (ZONE BB-2)**

40

41 (a) *Area.* All lands designated as Zone BB-2 are subject to the regulations of this Section and Sec.
 42 20.3-10. Such areas are established to provide for the shopping and limited service and
 43 recreational needs of several neighborhoods, a community, or a substantial land area. Retail
 44 stores are intended to include general merchandise, fashion, durable goods, and personal service.
 45 A site plan shall be submitted to the Development Review Committee for review and approval
 46 prior to obtaining a building permit for all uses within this District.

47

48 (b) *Uses Permitted.*

49

50 (1) All uses permitted in Sec. 20.3-24.

51

52 (2) Appliance sales and services; automotive parts; automobile rental; business machine
 53 sales and services; convenience store with the sale of gasoline; department store; drug
 54 store; fruit and vegetables (inside building.); furniture store; grocery store; hardware
 55 store (no outside display); heating, ventilation, and air conditioning (indoor only, no
 56 outside storage); medical supply; retail meat markets; and health spa and window tinting
 57 and stereo installation (indoor only) (amended 1/07).

58

59 (3) Adult entertainment establishments and sexually oriented businesses as defined in the
 60 Adult Entertainment Regulations established under Chapter 2.3 of the Clay County Code,

subject to the provisions of Sec. 3-48.

(c) *Conditional Uses.* The following uses are permitted in the BB-2 zoning district subject to the conditions provided in Section 20.3-5.

- (1) Mini-warehouses.
- (2) Public assembly.
- (3) Sales from vehicles.
- (4) Radio, television, microwave relay stations or towers and accessory equipment buildings.
- (5) Residential dwelling.
- (6) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code.
- (7) Indoor Skating Rinks and Indoor Skate Parks (amended 07/06, ord. 2006-38)
- (8) Recreation Vehicle and Boat Storage *Rev. 04/22/08*
- (9) Day Care Centers.
- (10) Medical Marijuana Treatment Center Dispensing Facility

(d) *Uses Not Permitted.*

- (1) Any use not allowed in (b) or (c) above.
- (2) Any use which would create any obnoxious, corrosive or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.

(e) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.
Rev. 04/22/08

(1) Side Lot Setbacks:

- (i) Side lot setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet from side property lines. If said lot is a corner lot, then setbacks should be the same as the front setback.
- (ii) 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.

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- (2) Rear lot line setbacks shall not be less than twenty (20) feet from rear property line, or not less than twenty-five (25) feet when adjacent to multi-family and single-family residences. If the rear yard does not abut a public street, then access over private property shall be provided. Access shall be not less than fifteen (15) feet in width, and shall be unobstructed at all times.
- (3) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as amended, and shall in no case be less than twenty-five feet from front property line.
- (4) 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.
- (5) Where a business 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 thirty (30) 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.
- (6) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.
- (7) *Density Requirements.* The maximum density of development of land with a BB-2 zoning classification shall correspond to an FAR of forty (40) percent.
- (8) No outside amplification of sound shall be permitted which can be heard off-site.
- (9) *Visual Barrier.* Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev. 02/08/11)

153 Analysis of Proposed Rezoning Amendment

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

156
157 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
158 adjacent and nearby districts;

159 Staff Finding: This application requests rezoning of the subject parcels to a district designation that is
160 consistent with the prior land use amendment to Commercial and does not create an isolated or unrelated
161 district.

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

164 Staff Finding: The district boundaries would be consistent with the prior land use amendment to
165 Commercial and are appropriate given the location at an intersection of two major collector roads.

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

168 Staff Finding: The land use was changed in 2003 however the zoning remained Agricultural/Residential.
169 This request would bring the zoning into consistency with the land use and allow for development of the
170 property.

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

172 Staff Finding: While the property could be developed as single-family residential under this zoning
173 designation, there exists an inconsistency with the land use.

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

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

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

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

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

184 Staff Finding: Maintenance of the status quo prevents the development of the parcel consistent with the
185 amended land use.

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

188 Staff Finding: The rezoning of the subject parcels would permit limited commercial intensity in a location
189 that would serve the needs of the immediate residential.

190

191 **Recommendation**

192 Staff recommends approval of ZON 26-0004.

193

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 TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 33-04-25-008124-003-00 AND 33-04-25-008124-004-00), TOTALING APPROXIMATELY 8.37 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO COMMUNITY BUSINESS DISTRICT (BB-2); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application ZON 26-0004 seeks to rezone certain real property totaling approximately 8.37 acres (tax parcel identification #s 33-04-25-008124-003-00 and 33-04-25-008124-004-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Agricultural/Residential District (AR) to Community Business District (BB-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 April, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Its Chairman

ATTEST:

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

Exhibit "A-1"

Legal Description

Parcel No.: 33-04-25-008124-003-00

A parcel of land consisting of a portion of the Southeast 1/4 of Section 33, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the southeast corner of the Northeast 1/4 Section 33; thence on the east line of said Section 33 (also being the west line of County Road 220-A) South 00 degrees 18 minutes 00 seconds West, 333.55 feet; thence southwesterly along the arc of a curve concave northwesterly and having a radius of 50.0 feet, an arc distance of 96.52 feet to the northerly line of County Road No. 220, said arc being subtended by a chord bearing and distance of South 55 degrees 36 minutes 03 seconds West 82.22, feet; thence continue westerly along said northerly line and along the arc of a curve concave southerly and having a radius of 1323.24 feet, an arc distance of 101.73 feet, said arc being subtended by a chord bearing and distance of North 71 degrees 18 minutes 02 seconds West, 101.71 feet; thence North 02 degrees 04 minutes 25 seconds East, 287.06 feet to the said south line of said Northeast 1/4 of Section 33; thence on said south line, South 89 degrees 31 minutes 20 seconds East, 321.00 feet to the point of beginning; being 2.55 acres, more or less, in area.

Subject to a 25' Easement to Clay County Utility Authority as per Official Records Book 2125, page 0302 of said public records.

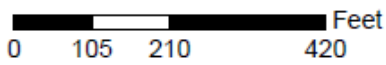
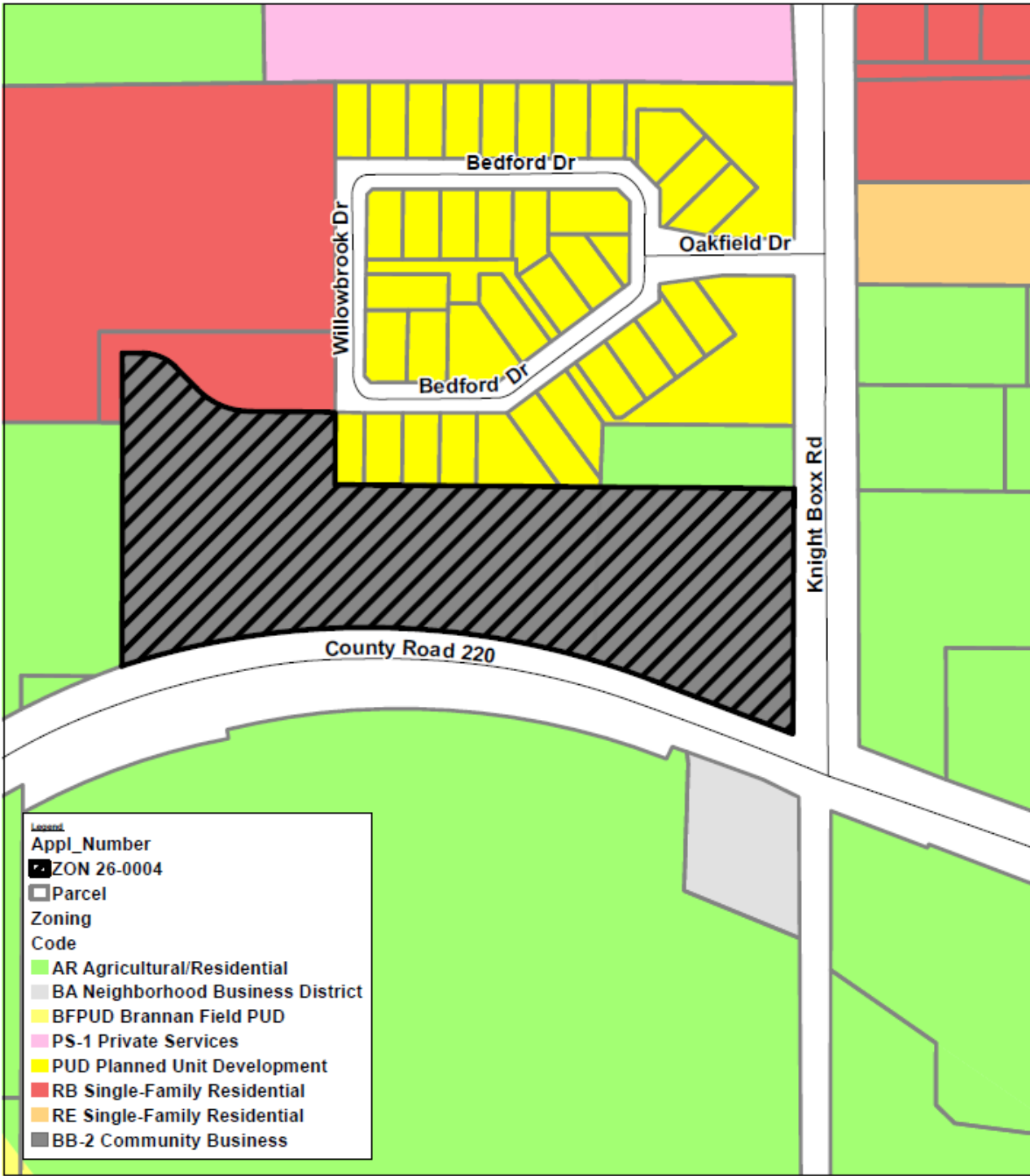
Parcel No.: 33-04-25-008124-004-00

A parcel of real property situated in Clay County, Florida and more particularly described as follows:

A parcel of land consisting of a portion of the Southeast 1/4 and a portion of the Northeast 1/4 of Section 33, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southeast corner of said Northeast 1/4 of Section 33; thence on the south line thereof, North 89 degrees 31 minutes 20 seconds West, 321.00 feet to the point of beginning; thence South 02 degrees 04 minutes 25 seconds West, 287.06 feet to the northerly line of County Road No. 220; thence westerly along said northerly line and along an arc of a curve concave southerly and having a radius of 1323.24 feet, an arc distance of 793.12 feet, said arc being subtended by a chord bearing and distance of South 89 degrees, 19 minutes 33 seconds West, 781.30 feet to a point on the easterly line of the lands conveyed in Official Records Book 855, page 69 of the public records of Clay County, Florida; thence along the easterly and northerly boundaries of said lands the following courses: North 00 degrees 22 minutes 10 seconds East, 402.43 feet to an angle point in said boundary; North 89 degrees 33 minutes 30 seconds West, 3.00 feet; thence departing said northerly boundary, North 00 degrees 26 minutes 30 seconds East, 115.00 feet; thence South 89 degrees 33 minutes 30 seconds East, 35.15 feet; thence southeasterly along the arc of a curve concave southwesterly and having a radius of 75.0 feet, an arc distance of 58.90 feet, said arc being subtended by a chord bearing and distance of South 67 degrees 03 minutes 30 seconds East, 57.40 feet; thence South 44 degrees 33 minutes 30 seconds East, 51.50 feet; thence southeasterly along the arc of a curve concave northeasterly and having a radius of 125.00 feet, an arc distance of 98.17 feet, said arc being subtended by a chord bearing and distance of South 67 degrees 03 minutes 30 seconds East 95.67 feet; thence South 89 degrees 33 minutes 30 seconds East, 140.55 feet to the west line of Boxwood, according to plat thereof recorded in Plat Book 42, pages 68 through 70 of the public records of said county; thence on said west line, South 00 degrees 18 minutes 00 seconds West, 120.00 feet to the south line thereof (also being the north line of said Southeast 1/4 of Section 33); thence on said north line, South 89 degrees 31 minutes 20 seconds East, 439.00 feet to the point of beginning.

Exhibit "A-2"



**Proposed Zoning
 Rezoning: ZON 26-0004
 from AR to BB-2**

