



PLANNING COMMISSION MEETING

May 5, 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 April 7, 2026.

Public Comment

Public Hearings

1. Public Hearing to consider COMP 26-0003 and PUD 26-0001. (District 4, Comm. Condon) (B. Carson)

A. COMP 26-0003

This application is a FLUM amendment to change 14 acres from Agriculture/ Residential (AR) to Commercial (COM).

B. This application is a Rezoning to change 60.49 acres from Rural Estates District (AR-2) and Commercial and Professional Office District (BA-2) to Planned Commercial Development District (PCD).

2. Public Hearing to consider COMP 26-0001 and PUD 26-0002. (District 4, Comm. Condon) (D. Selig)

A. COMP 26-0001

This application is FLUM Amendment to change 17.47 acres from Rural Residential (RR) to Industrial (IND).

B. ZON 26-0002

This application is a rezoning to change from Private Services-1 (PS-1) to Planned Industrial Development (PID).

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.

4. Public Hearing to consider COMP 26-0002. (District 5, Comm. Burke) (D. Selig)

The applicant has requested a continuation to the July 7, 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).

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, May 5 5:00 PM

TO: Planning
Commissioners

DATE:

FROM:
Recording
Secretary

SUBJECT:

AGENDA
ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes April 7, 2026	Backup Material	4/14/2026	Planning_Commission_Meeting_Minutes_and_Attachments_April_7__2026.ADA_aw.pdf



PLANNING COMMISSION MEETING MINUTES

April 7, 2026

5:00 PM

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

Pledge of Allegiance

Chairman Pete Davis led the Pledge of Allegiance.

Call to Order

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

Absent: Commissioner Mary Bridgman
Commissioner Joe Anzalone
Camp Blanding Representative Sam Tozer

Staff Present: County Attorney Courtney Grimm
Assistant County Attorney Jamie Hovda
Assistant County Manager Chereese Stewart
Director of Planning and Zoning Beth Carson
Chief Planner Dodie Selig

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

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

1. **Approval of Minutes**

Planning Commission Meeting Minutes March 3, 2026.

Commissioner Michael Bourré made a motion for approval of the March 3, 2026, Planning Commission Meeting minutes, seconded by Commissioner Howard "Bo" Norton, which carried 6-0.

Chairman Davis mentioned that there was signage in Keystone Heights for PUD-26-0001 which did not make the agenda but would be heard at a later date, possibly in May or June.

Public Comment

Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/April 7, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/April%207,%202026), beginning at 4:25 and ending at 7:56. Below is a summary of the discussion.

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

Jeff Daniels, 2350 Wood Hollow Lane, Fleming Island, Florida, addressed the Commission to request clarification regarding the Fleming Island Community Development District in relation to planning zoning etc., and who to contact to resolve an issue with the CDD.

Following a brief conversation to provide information and hearing no other comments, Chairman Pete Davis closed public comment at 5:08 pm.

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

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).

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/April 7, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/April%207,%202026), beginning at 7:58 and ending at 23:34. Below is a summary of the discussion and the vote for this agenda item.

Chairman Pete Davis noted that item one - COMP-26-0002 has been continued and would not be heard tonight, however the public hearing would be held due to advertisement.

Chairman Pete Davis opened the floor for the public hearing at 5:09 pm.

Quinton Carroll, 4905 Peppergrass Street, Middleburg, Florida, waived the right to speak and submitted a public comment card in opposition to the requested change.

Jeremy Middleton, 4905 Peppergrass, Middleburg, Florida, waived the right to speak and submitted a public comment card in opposition to the requested change.

Len Hering, 1063 Cactus Cut Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Steven Van Bloem, 812 Cameron Oaks Middleburg, Florida, on behalf of the Oakleaf Branam-Ridge CAC, addressed the Commission in opposition to the requested change.

Erin Sayer, 2100 Spinnaker Court, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Shirley Hatcher, 4254 Banks Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Keith Taylor, 2113 Spinnaker Court, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Richard Shettler, 2896 Oakland Drive, Green Cove Springs, Florida, waived the right to speak and submitted a public comment card in opposition to the requested change.

Robin Shettler, 2896 Oakland Drive, Green Cove Springs, Florida, waived the right to speak and submitted a public comment card in opposition to the requested change.

James Lyons, a Clay County resident, waived to speak and submitted a public comment card in opposition to the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:19 pm.

Commissioner Ralph Puckhaber provided the website: claycountygov.com for information on the monthly Conservation meetings.

Dodie Selig, Chief Planner, also provided additional details and information for the purpose of the Land Conservation Committee meetings.

Commissioner Ralph Puckhaber made a motion for approval of the requested continuance until the May 5, 2026, meeting, seconded by Commissioner Howard "Bo" Norton, which carried 5-0.

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.

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/April 7, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/April%207,%202026), beginning at 23:35 and ending at 1:14:47. 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 ZON-26-0006 as indicated above. See Attachment A.

There were questions and discussions by staff and the Commission regarding where the ordinance would apply - new development vs. overlay existing development, changes being made, and the application process.

Frank Miller, 1 Independent Drive, Jacksonville, Florida, the applicant's agent, addressed the Commission to provide additional details regarding the requested change and answer questions.

The Commission and agent had further discussion regarding conforming to the plan, prototype sign, unified control, code enforcement, procedure for review process, lighting standards, waivers for signage, objective for the ordinance, clarification that the master sign plan applies county-wide except for the Branan Filed Master Plan area, how the plan applies to corporations that have a brand, directional signage, colors for signs, clarification of the language, and off-site signs.

Chairman Pete Davis opened the floor for the public hearing at 6:06 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission to express concerns that the CAC did not hear the item before the Planning Commission.

The Commission address concerns raised by Ms. Cormier during the public hearing.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 6:11 pm.

Commissioner Bill Garrison made a motion for approval as discussed, seconded by Commissioner Michael Bourré. There were suggestions to continue the item until the CAC can hear it. The motion carried 4-1, with Commissioner Bo Norton in opposition.

Commissioner Bill Garrison left the room at 6:15 PM and returned at 6:17 pm.

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).

Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/April 7, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/April%207,%202026), beginning at 1:14:52 and ending at 1:20:19. 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 COMP-26-0004 and ZON-26-0005 as indicated above. See Attachment B.

Chairman Pete Davis opened the floor for the public hearing at 6:20 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 6:20 pm.

Commissioner Ralph Puckhaber made a motion for approval of COMP-26-0004, seconded by Commissioner Bo Norton, which carried 6-0.

Commissioner Ralph Puckhaber made a motion for approval of ZON-26-0005, seconded by Commissioner Bo Norton, which carried 6-0.

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)

Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/April 7, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/April%207,%202026), beginning at 1:20:20 and ending at 1:41:35. 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-26-0004 as indicated above. See Attachment C.

There was a brief discussion by the Commission and staff regarding surrounding parcels and the requirements for complying with the county's sign ordinance and lighting requirements, etc.

Jason Gabriel, Burr and Forman, LLP, and the applicant's agent addressed the Commission to provide additional details regarding the requested change and to answer questions.

There were questions by the Commission and responses by the agent regarding the intended use of the property, proposed development, site plan, PUD, zoning, and uses permitted.

Chairman Pete Davis opened the floor for the public hearing at 6:33 pm.

Denise Robertson, 3738 Bedford Drive, addressed the Commission not in opposition to the project, but to express concerns regarding the requested change, specifically noise, buffering, and traffic.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, addressed the Commission to express concerns regarding the development.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 6:36 pm.

The Commission had comments regarding buffering requirements, traffic in the area, uses, site plan, lighting, signage, and development standards.

Commissioner Ralph Puckhaber made a motion for approval, seconded by Commissioner Michael Bourré, which carried 3-2 with Commissioner Bo Norton and Chairman Pete Davis in opposition.

Presentations

There were no other presentations.

Old Business/New Business

No old/new business for discussion.

Public Comment

Chairman Pete Davis opened the floor for public comment at 6:42 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 6:42 pm.

Commissioner Ralph Puckhaber mentioned two significant changes in the county: the old Prices Store has been demolished, and Whitey's Fish Camp has changed hands.

Adjournment

Hearing no further business, Chairman Davis adjourned the meeting at 6:43 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
ZON-26-0006

Zoning Text Amendment:

ZON 26-0006

Board of County Commissioners
April 28, 2026



Amendment Summary

Applicant: Frank Miller (Gunster)

Location: Lake Asbury Master Plan and non-Branan Field county lands

This application is as amendment to the Land Development Code amending regulations in Article III and Article VII related to signage.

Background:

The applicant is proposing the creation of a “Master Sign Plan” approval process. This would apply to projects meeting the definition of a “Unified Large-Scale Development”.

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 acres.

Article III changes – Lake Asbury

Sec. 3-33B.C.I.14.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);

Sec. 3-33B.C.I.14.g – (NEW)

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

Article VIII changes – Sec. 7-3 Definitions

(NEW) *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.

(NEW) *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.

Article VIII changes – Sec. 7-3 Definitions

(NEW) *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.

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

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

Article VIII changes – Sec. 7-3 Definitions

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

(NEW) *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 VIII changes – Sec. 7-35 Master Sign Plan

Submittal Requirements

- (1) A map showing the Master Sign Plan boundary and all signs
- (2) A sign schedule
- (3) Design standards
- (4) Documentation showing Unified Control of all parcels

Article VIII changes – Sec. 7-35 Master Sign Plan

SIGNAGE TYPE	SIGN STRUCTURE HEIGHT	SIGN FACE AREA
Gateway Feature	15 feet	150 sq.ft.
Non-Residential Monument Sign	15 feet	150 sq.ft.
Residential Monument Sign	8 feet	32 sq.ft.
Directional Sign	8 feet	32 sq.ft.

Lake Asbury Requirements:

Office Complex Sign	15 feet	150 sq.ft.
Non-Residential Monument Sign	12 feet	150 sq.ft.
Residential Monument Sign	12 feet	32 sq.ft.

Article VIII changes – Sec. 7-35 Master Sign Plan

Directional Signs shall:

- Contain no more than the minimum text necessary to identify the destination and convey direction or distance
- Not include commercial advertising, promotional language, or price information
- Be uniform in design, including size, color, materials, and typography, as established by the MSP standards
- Be separated by a distance of 2,000 feet
 - 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

Article VIII changes – Sec. 7-35 Master Sign Plan

Conditions of Approval

- The MSP shall run with the land.
- All signs shall be installed and maintained in accordance with the approved plan.
- Any modification to sign location, size, or design shall require MSP amendment.
- Failure to maintain compliance may result in revocation of the MSP and removal of nonconforming signs under Art. VII.

Article VIII changes – Sec. 7-35 Master Sign Plan

Administrative Approval Process

The Director of Planning and Zoning may authorize variances of the code for signs in an MSP such as height or sign face area within certain limits.

Signage Type	Waiver %
Gateway Feature	10%
Non-Residential Monument Sign	15%
Residential Monument Sign	15%

The review of the Master Sign Plan application shall be completed within fifteen business days and shall use the same content neutral criteria as the Board.

Signs which do not meet the MSP requirements for Administrative Approval may seek approval from the Board.

Article VIII changes – Sec. 7-35 Master Sign Plan

Board Approval Process

The Board of County Commissioners shall review the following:

- An MSP application upon which no decision is rendered, that is granted with conditions or modifications, or that is denied under the Administrative Process.
- Any MSP that does not include a means of Unified Control for all properties.
- Any sign removed from an MSP through the administrative approval process as greater in height, size or sign face area than is permitted.

The Board's review shall be based on the same content neutral criteria as the Administrative review.

Article VIII changes – Sec. 7-35 Master Sign Plan

Amendment Process

An MSP may be amended to add or delete any sign or any property from the boundaries of the Master Sign Plan.

In no case shall an MSP boundary be reduced below the minimum threshold required for a Unified Large-Scale Development.

Any sign on a parcel of land that is removed from an 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.

An MSP shall be amended in the same manner as an original application.

Prior Action

The Lake Asbury/Penney Farms Citizen Advisory Committee will hear this item on Thursday, April 9, 2026.

Recommendation

ZON 26-0006

Staff finds that the criteria for the Zoning Amendment have been met and recommends approval of both ordinances under ZON 26-0006.

Attachment
“B”
COMP-26-0004
ZON-26-0005

Small Scale Comprehensive Plan Future Land Use Map
Amendment:

COMP 26-0004

Rezoning Application:

ZON 26-0005

Board of County Commissioners
April 28, 2026



Application Information

Applicant: Luke Marlar (FNC Homes, Inc.)

Location: 4538 Mayflower Street

Planning District: Middleburg/Clay Hill District

Commission District: 4 Commissioner Condon

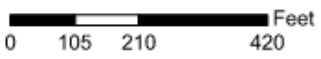
Parcel: 16-05-24-005954-163-00

- COMP 26-0004 would change the Future Land Use (FLU) designation from Commercial (COM) to Rural Residential (RR).
- ZON 26-0005 would change the zoning from Neighborhood Business District (BA) to Rural Estates District (AR-2).



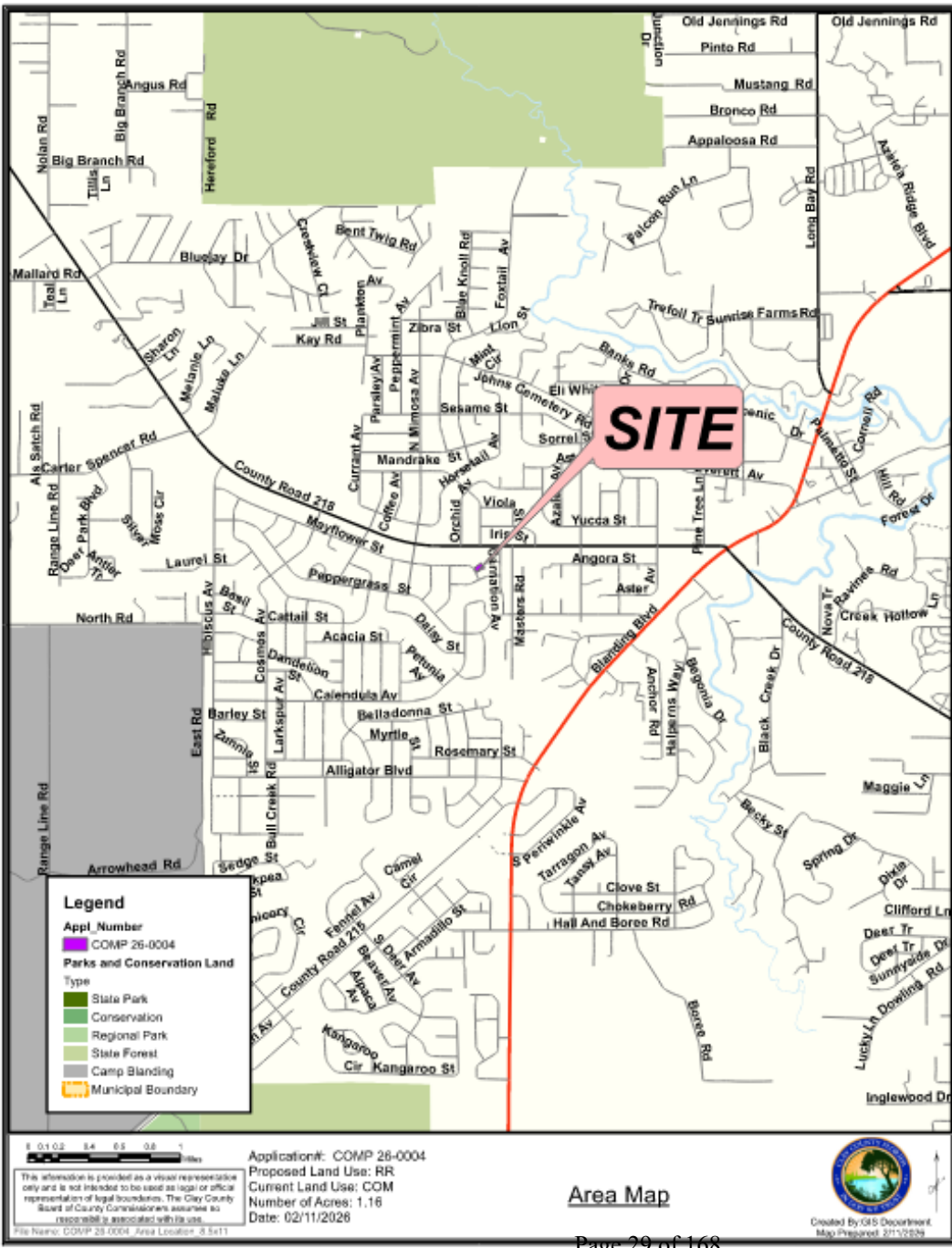
Legend
Appl. Number
 COMP 26-0004
 350FT_Buffer_Parcel
 Parcel

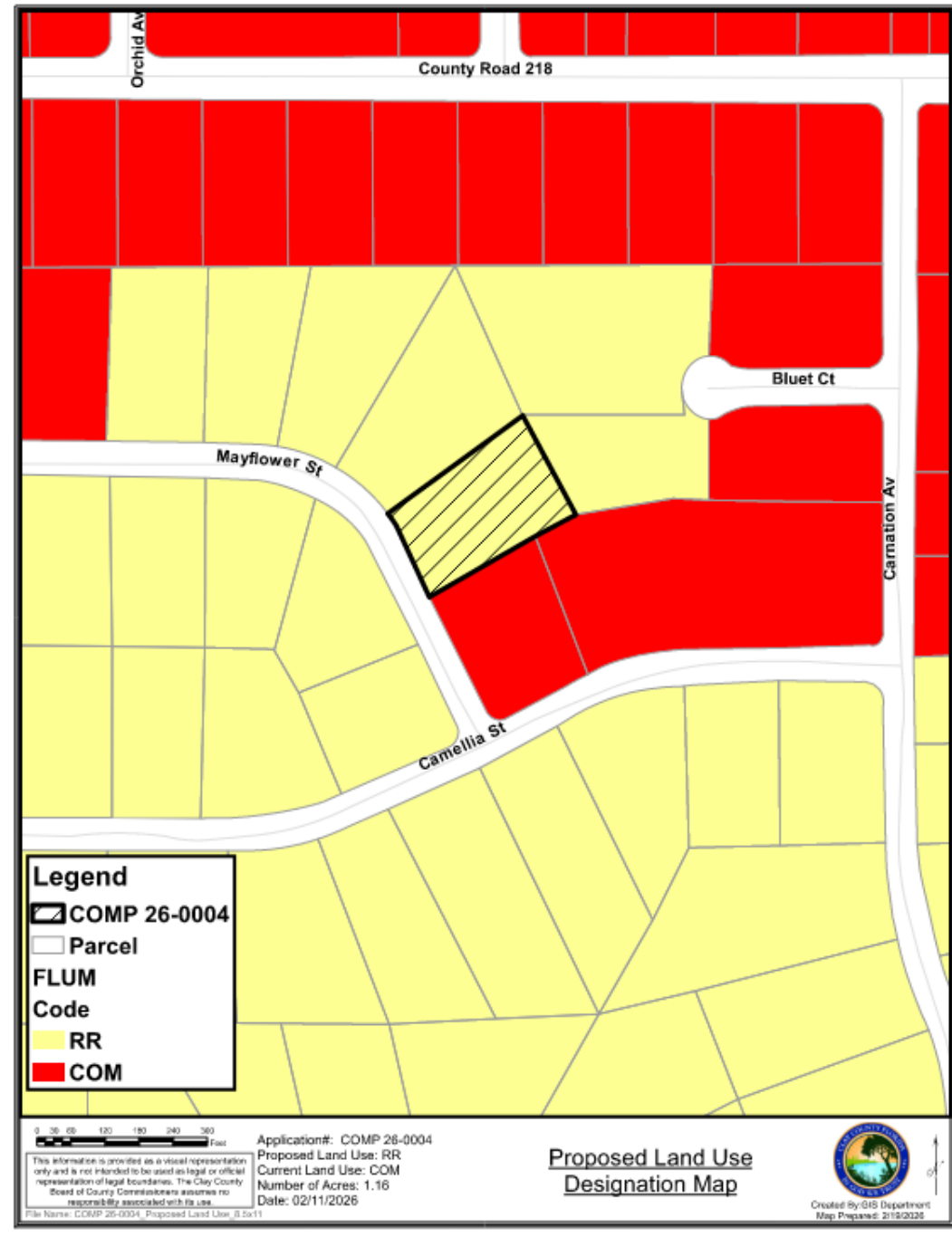
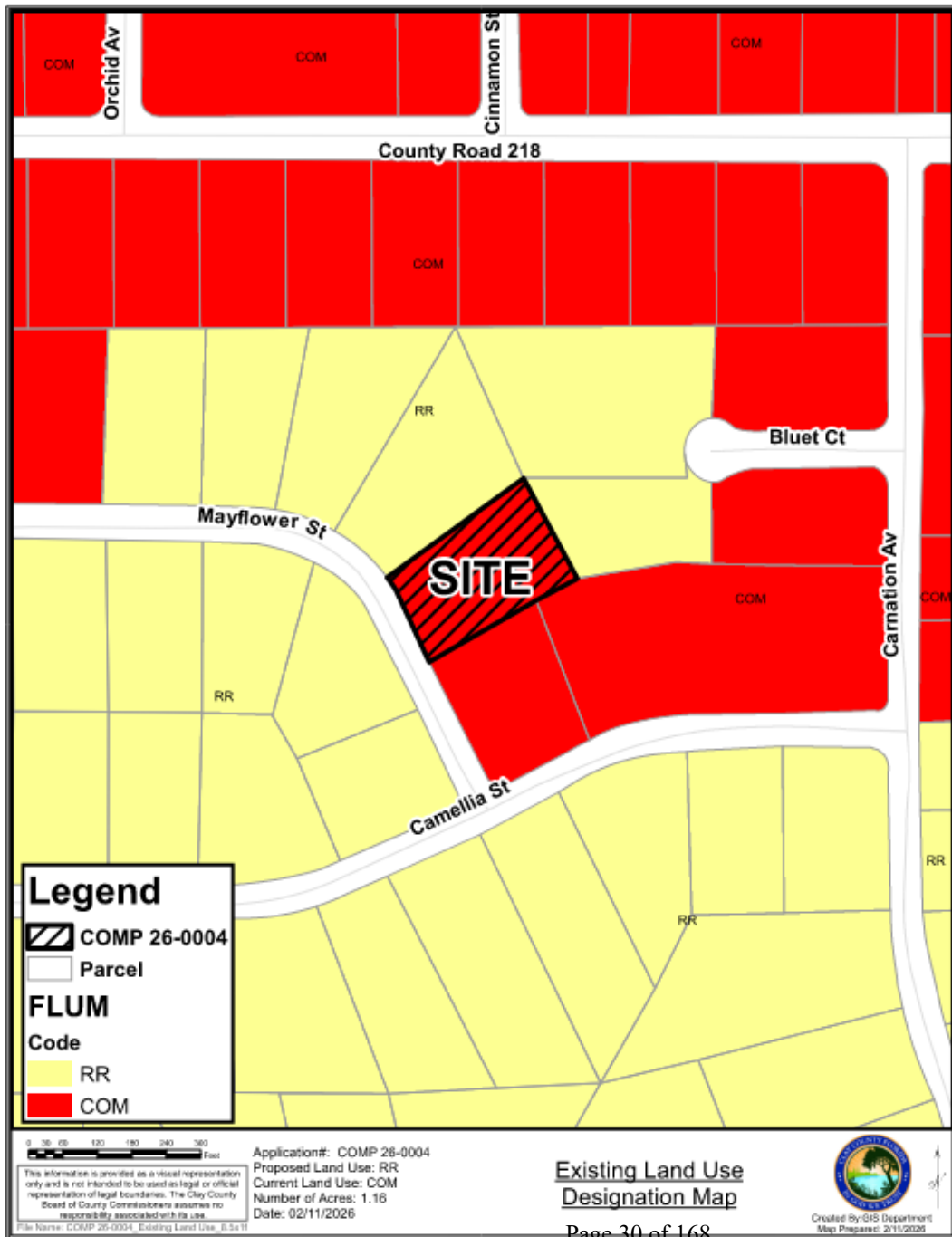
**350' Parcel Notifications Map
 COMP 26-0004**

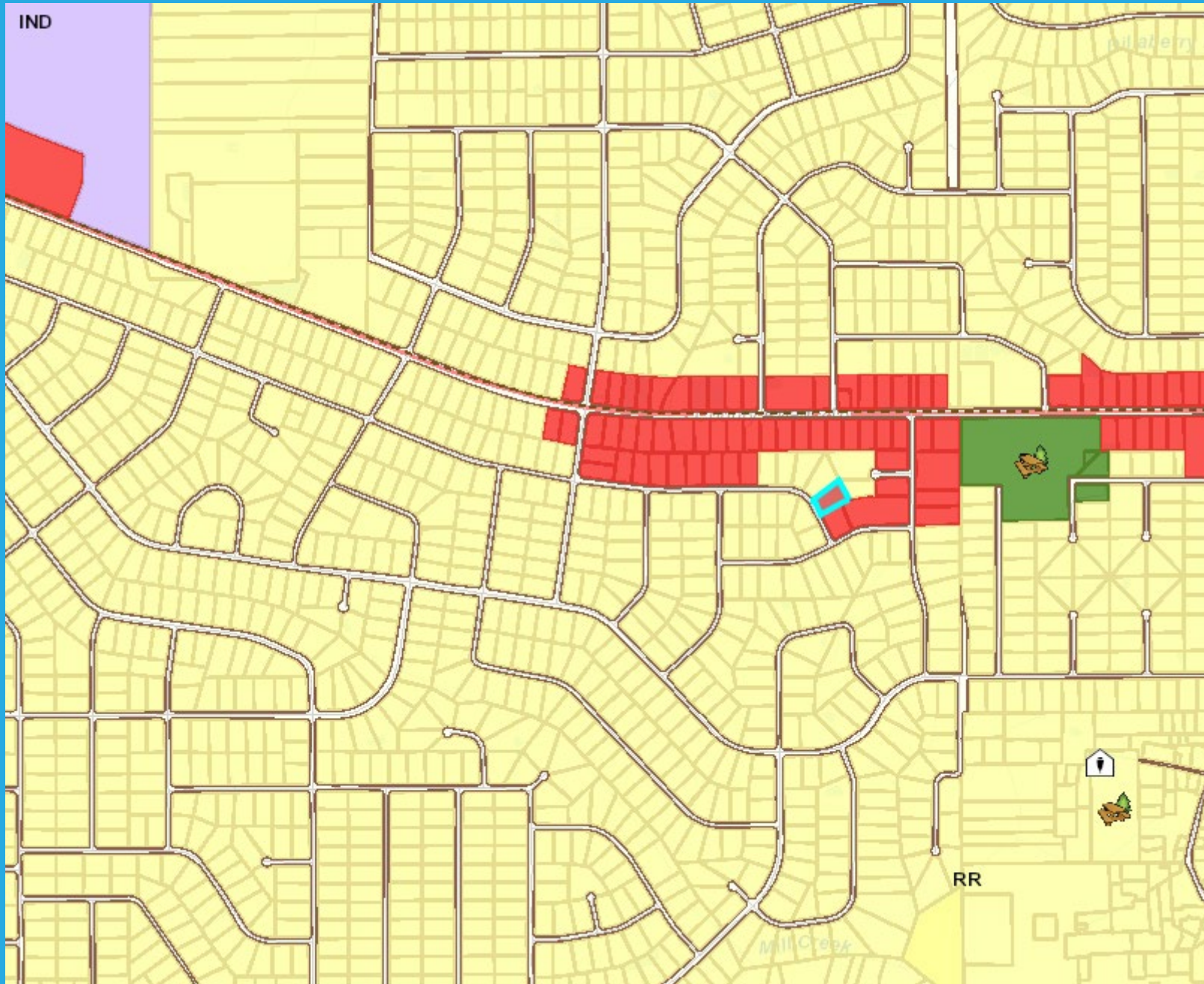


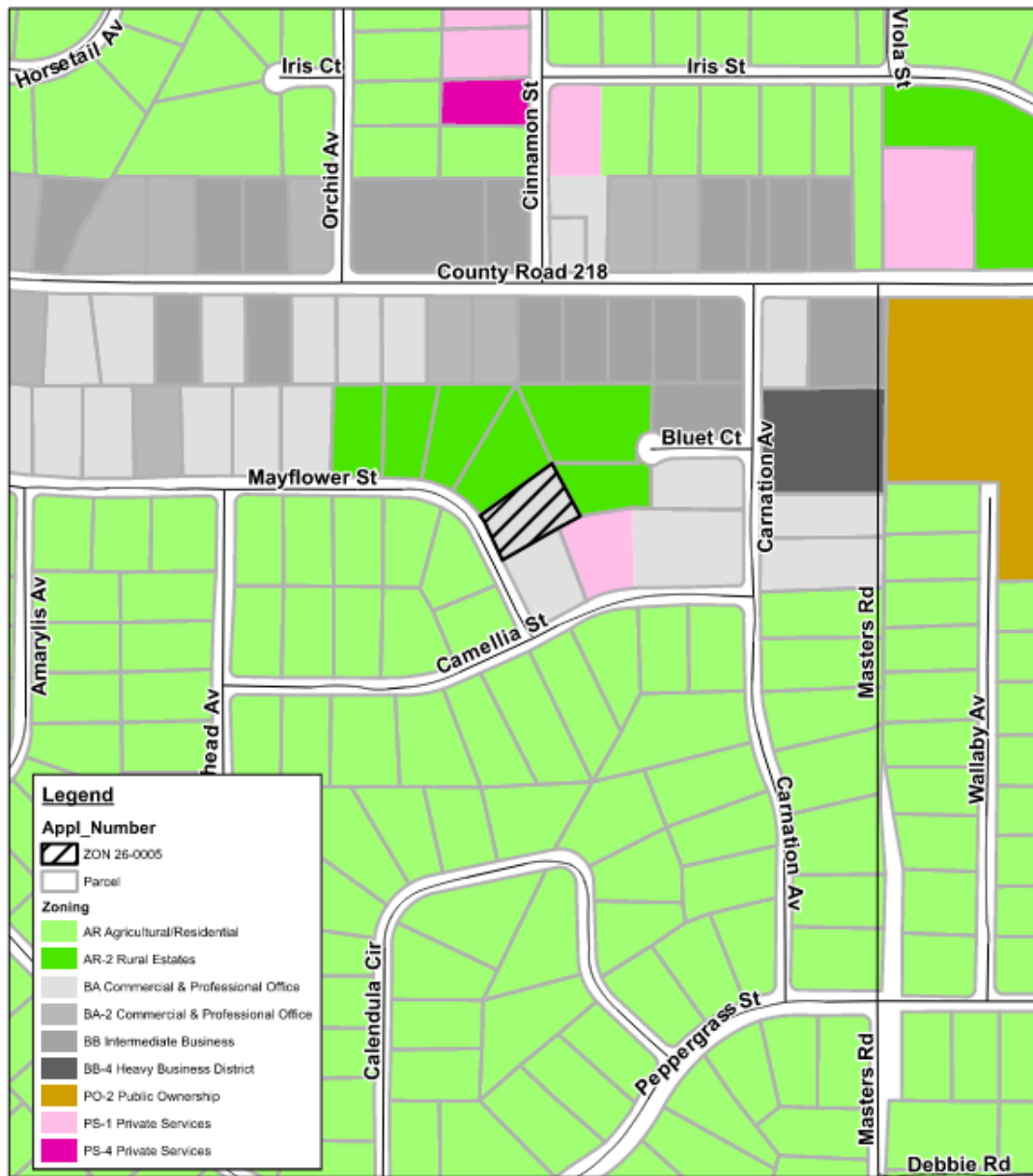
Name	Address1	City	Stat	ZipCode
All American Electrical Co Inc	1706 Amberly Dr	Middleburg	FL	320683846
Allen Aubree E Et Al	4542 Mayflower St	Middleburg	FL	320685323
Big Branch Tree Service Inc	5184 Carter Spencer Rd	Middleburg	FL	320684507
Colvin Glen	4517 Bluet Ct	Middleburg	FL	320685308
Colvin Linda C	4517 Bluet Ct	Middleburg	FL	320685308
FNC Homes Inc	13245 Atlantic Blvd, Ste 4332	Jacksonville	FL	322257121
Gray Peter L	4541 Mayflower St	Middleburg	FL	320685351
Hall Douglas E	4546 Mayflower St	Middleburg	FL	320685323
Hoang Trinh Et Al	147 Greeves Rd	New Hampton	NY	109583925
Imrie George J	4556 Mayflower St	Middleburg	FL	320685323
Jenkins Lance C	4511 Bluet Ct	Middleburg	FL	320685308
Long Justin Ryan	4539 Camellia St	Middleburg	FL	320685315
March Christopher Earle Colby	4531 Camellia St	Middleburg	FL	320685315
McCarthy Evan Vincent	4523 Camellia St	Middleburg	FL	320685315
McNiel Mary EL/E	4530 Mayflower St	Middleburg	FL	320685323
Morey Helen F	4550 Mayflower St	Middleburg	FL	320685323
Pannell Timothy M	4549 Mayflower St	Middleburg	FL	320685351
Price William	4921 Alfalfa St	Middleburg	FL	320685455
Renfro Ernest H	4385 County Road 218	Middleburg	FL	320684876
Roberts Karen S	4540 Camellia St	Middleburg	FL	320685314
ROSS ALZIE G TRUSTEE	4900 ADRA COURT	FLEMING ISLAND	FL	32003
Sims Patricia A EL/E	4555 Mayflower St	Middleburg	FL	320685351
Tegland Barbara J	4550 Camellia St	Middleburg	FL	320685314











Legend

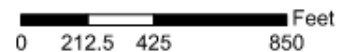
Appl_Number

ZON 26-0005

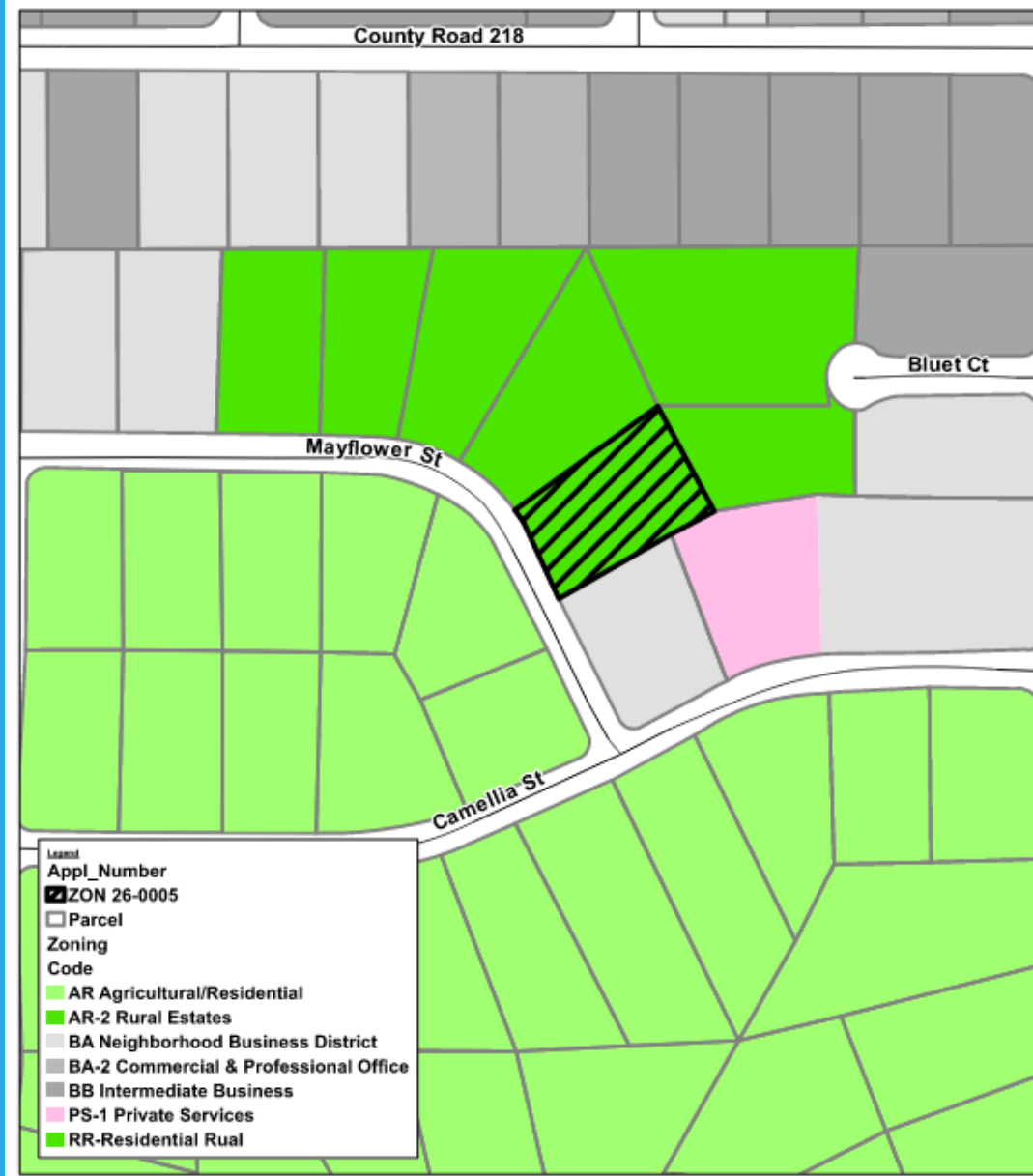
Parcel

Zoning

- AR Agricultural/Residential
- AR-2 Rural Estates
- BA Commercial & Professional Office
- BA-2 Commercial & Professional Office
- BB Intermediate Business
- BB-4 Heavy Business District
- PO-2 Public Ownership
- PS-1 Private Services
- PS-4 Private Services



Existing Zoning
Rezoning: ZON 26-0005
BA



Legend

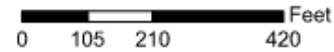
Appl_Number

ZON 26-0005

Parcel

Zoning

- AR Agricultural/Residential
- AR-2 Rural Estates
- BA Neighborhood Business District
- BA-2 Commercial & Professional Office
- BB Intermediate Business
- PS-1 Private Services
- RR-Residential Rural



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



Recommendations

On March 16, 2026, the Middleburg/Clay Hill CAC voted 6-0 to recommend approval of both applications.

COMP 26-0004

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0004.

ZON 26-0005

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 26-0005.

Attachment
“C”
ZON-26-0004

Rezoning Application:
ZON 26-0004

Board of County Commissioners
April 28, 2026



Application Information

Applicant: First Coast Energy, LLP
Jason Gabriel (Burr & Forman, LLP) Agent

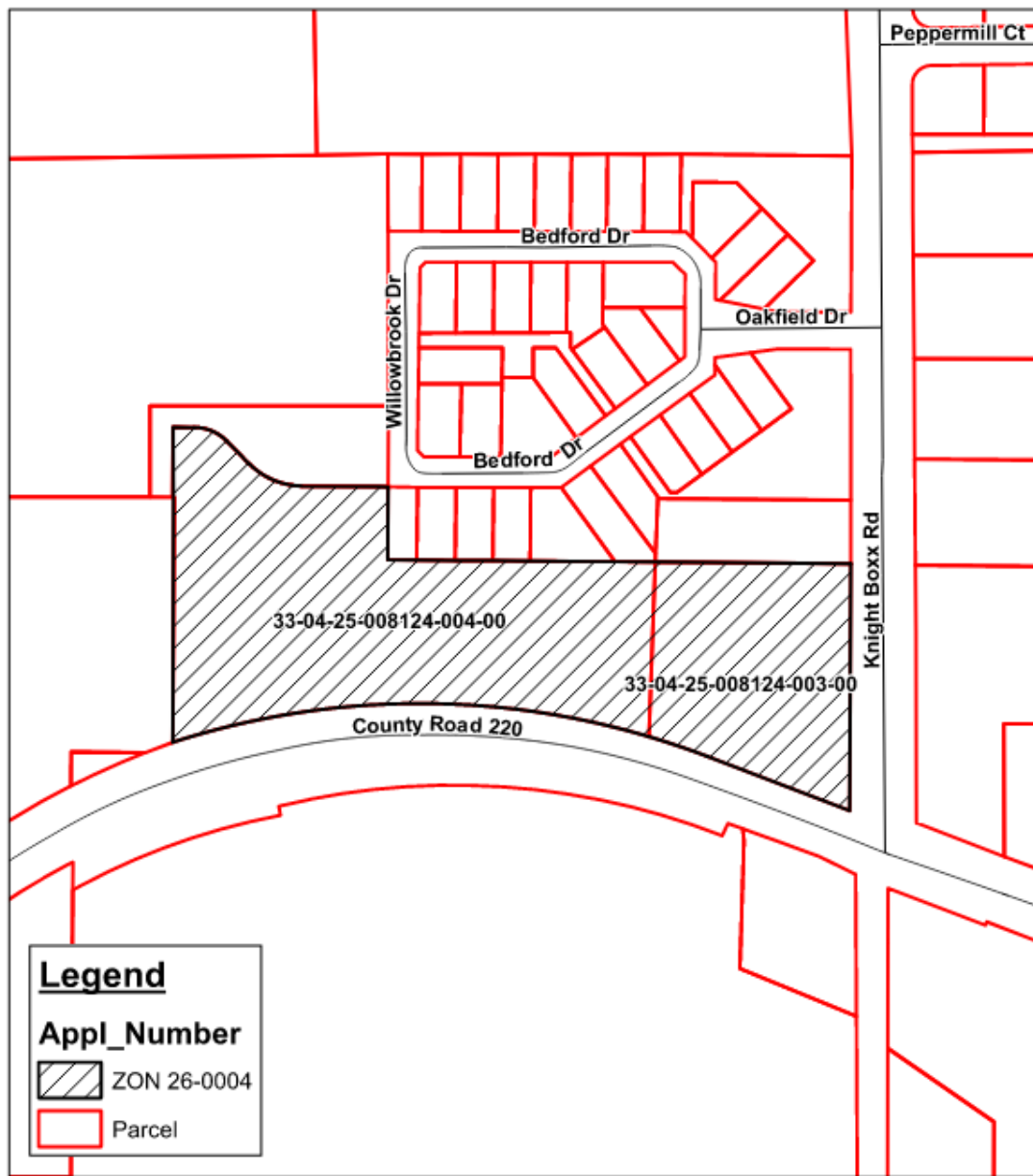
Location: 240 Knight Boxx Road

Planning District: OakLeaf Branan-Ridge

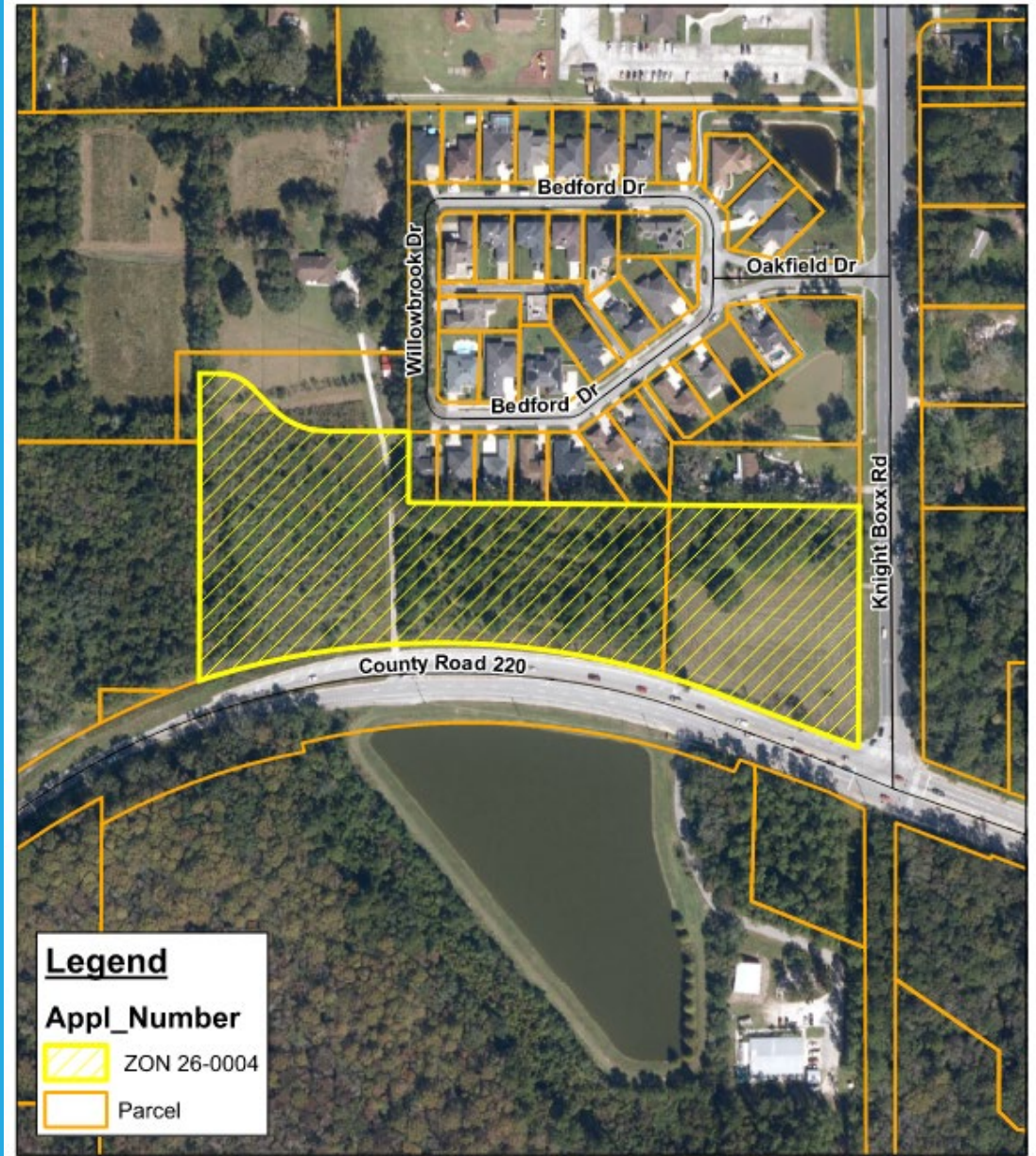
Commission District: 5 Commissioner Burke

Parcels: 33-04-25-008124-003-00 and 33-04-25-008124-004-00

- ZON 26-0004 seeks to rezone approximately 8.36 acres from AR (Agricultural/Residential) to BB-2 (Community Business District).
- In 2003, the FLU was amended to Commercial via Ord. 2003-59.
- Proposed use would be a Daily's Convenience Store with gas station pumps and car wash.

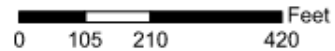
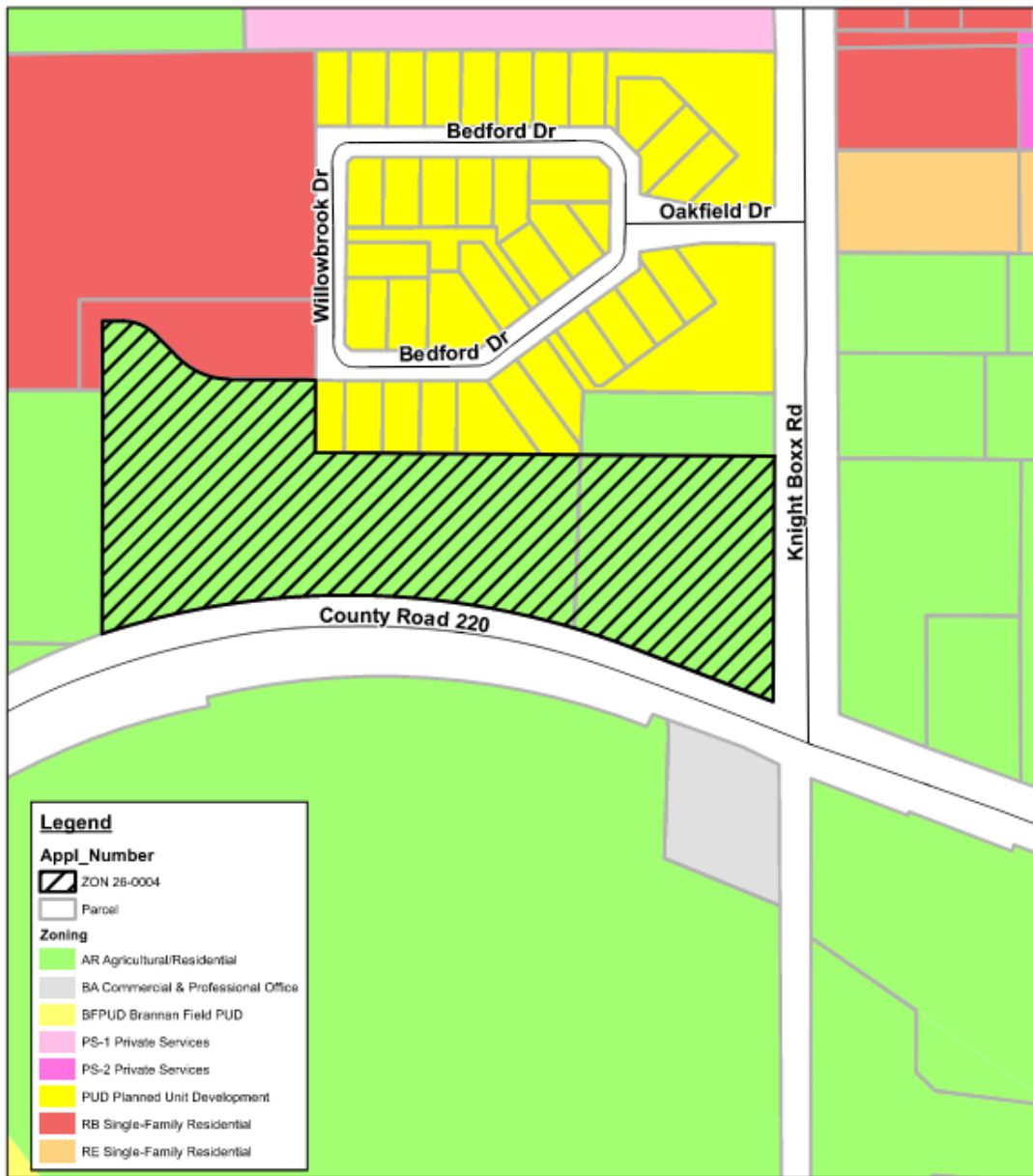


Rezoning: ZON 26-0004
Parcel Map

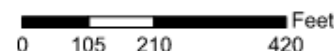
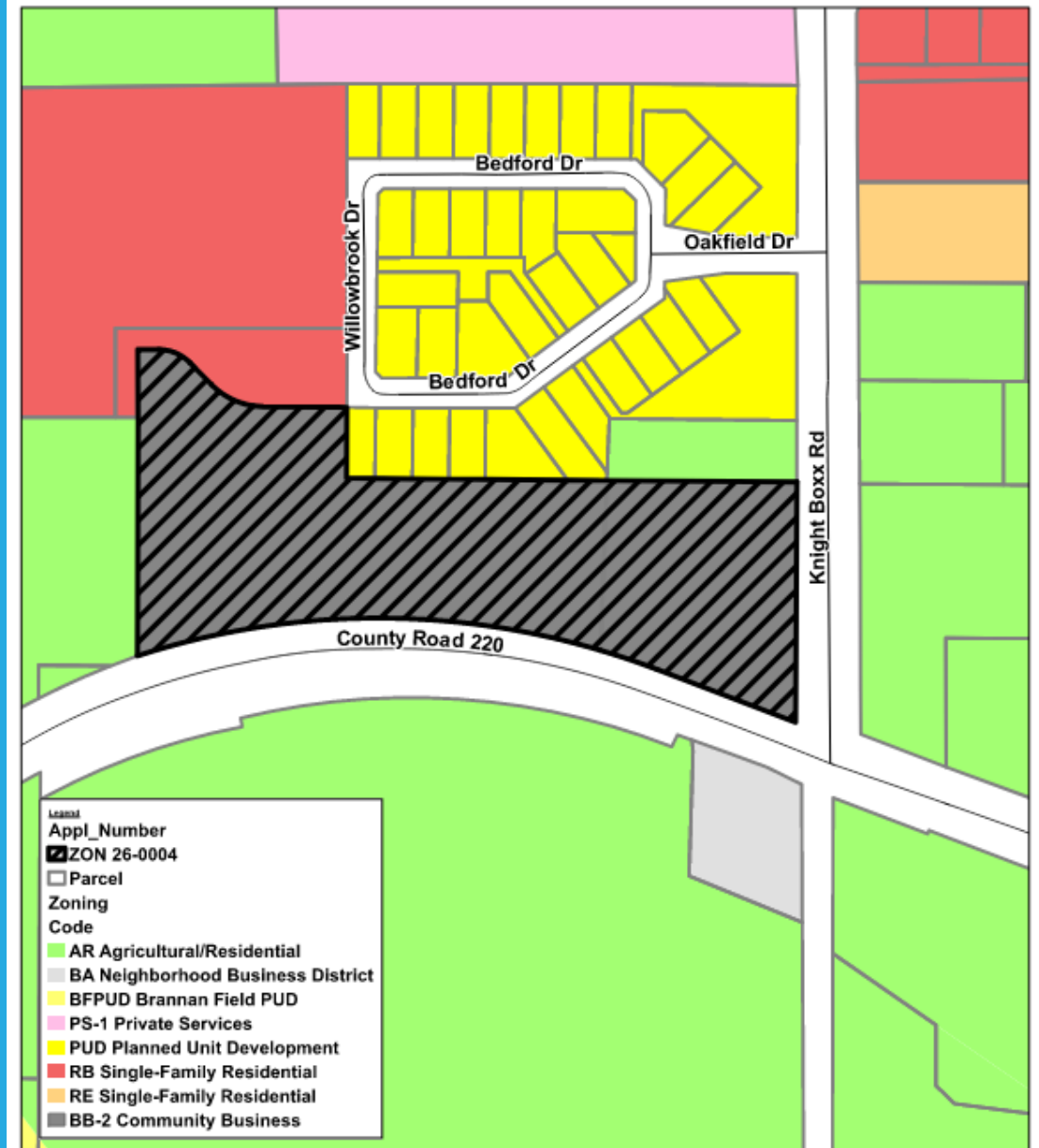


Rezoning: ZON 26-0004
from AR to BB-2



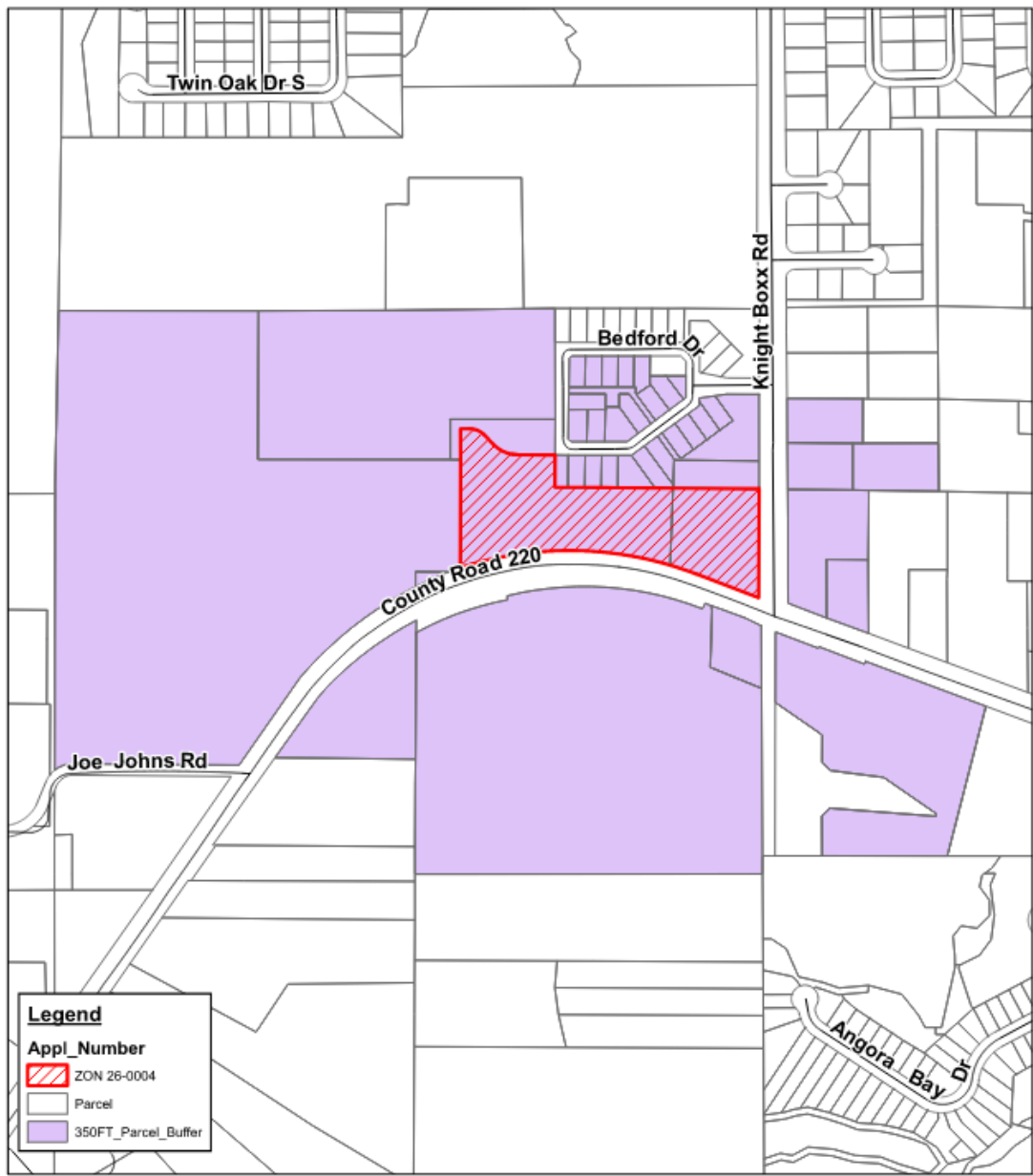


Existing Zoning
Rezoning: ZON 26-0004
from AR to BB-2



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





**350' Parcel Notifications Map
ZON 26-0004**

0 240 480 960 Feet



Recommendations

On March 2, 2026, the OakLeaf Branan-Ridge CAC voted 5-0 to recommend approval.

ZON 26-0004:

Staff finds that the criteria for the Rezoning application have been met and recommends approval of ZON 26-0004.



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, May 5 5:00 PM

TO: Planning Commission

DATE: 4/29/2026

FROM: Beth Carson, Director,
Planning and Zoning

SUBJECT:

A. COMP 26-0003

This application is a FLUM amendment to change 14 acres from Agriculture/ Residential (AR) to Commercial (COM).

B. This application is a Rezoning to change 60.49 acres from Rural Estates District (AR-2) and Commercial and Professional Office District (BA-2) to Planned Commercial Development District (PCD).

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP_26-0003_Staff_Report	Backup Material	5/1/2026	COMP_26-0003-Staff_Report.ADA_aw.pdf
▢ COMP_26-0003_Ordinance	Ordinance	5/1/2026	ordinance - COMP_26-0003_final.ADA_aw.pdf
▢ PUD_2026-0001_Site_Plan	Backup Material	5/1/2026	ANDERSON_BUSINESS_PARK_-_site_plan.ADA_aw.pdf
▢ PUD_2026-0001_Narrative	Backup Material	5/1/2026	Written_Statement_Revision1.ADA_aw.pdf
▢ PUD_2026-0001_Staff_Report	Backup Material	5/1/2026	PUD_26-0001-Staff_Report.ADA_aw.pdf
▢ PUD_2026-0001_Ordinance	Ordinance	5/1/2026	ordinance - PUD_26-0001_final.ADA_aw.pdf



1 **Staff Report and Recommendations for COMP 26-0003**

2
3 **Copies of the application are available at the Clay County Administration Office,**
4 **3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**
5

6 **Owner / Applicant Information:**

Owner: D. Anderson Development, Inc.
Agent: Colin Groff (Black Creek Engineering, Inc.)

7
8 **Property Information**

Parcel ID: 09-08-23-001047-000-00	Parcel Address: State Road 21, (located between Treat Rd. and Gas line Rd.)
Current Land Use: Agriculture/Residential (AR) and Commercial (COM)	Current Zoning: Rural Estates District (AR-2) and Commercial and Professional Office (BA-2)
Proposed Land Use: Commercial (COM)	Total Acres: 48.66 +/- acres parcel
Commission District: 4, Comm. Condon	Acres affected by FLU change: 14 +/- acres
	Planning District: Keystone Heights

9
10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map
12 (FLUM). The application would change a portion of a single parcel of land from Agriculture/Residential (AR)
13 to Commercial (COM). The subject parcel is located on the west side of State Road 21 between Treat Road
14 and Gasline Road and is undeveloped. The applicant does not have a specific end use at this time.

15
16 A companion Rezoning application is requesting a change from Rural Estates District (AR-2) and
17 Commercial and Professional Office District (BA-2) to Planned Commercial Development (PCD) has also
18 been submitted.

19
20

Figure 1 – Location Map

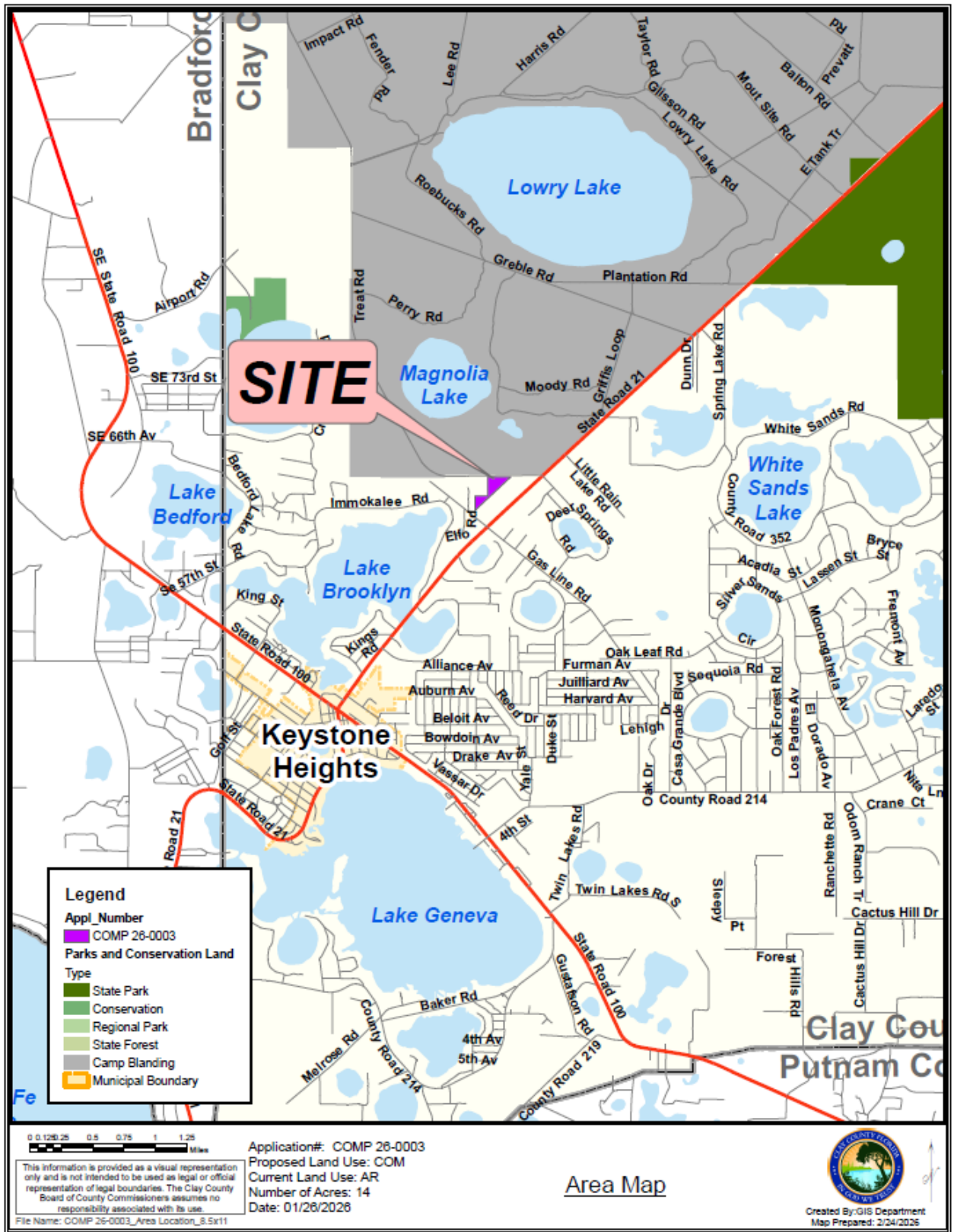
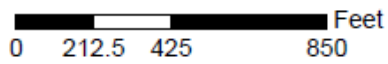
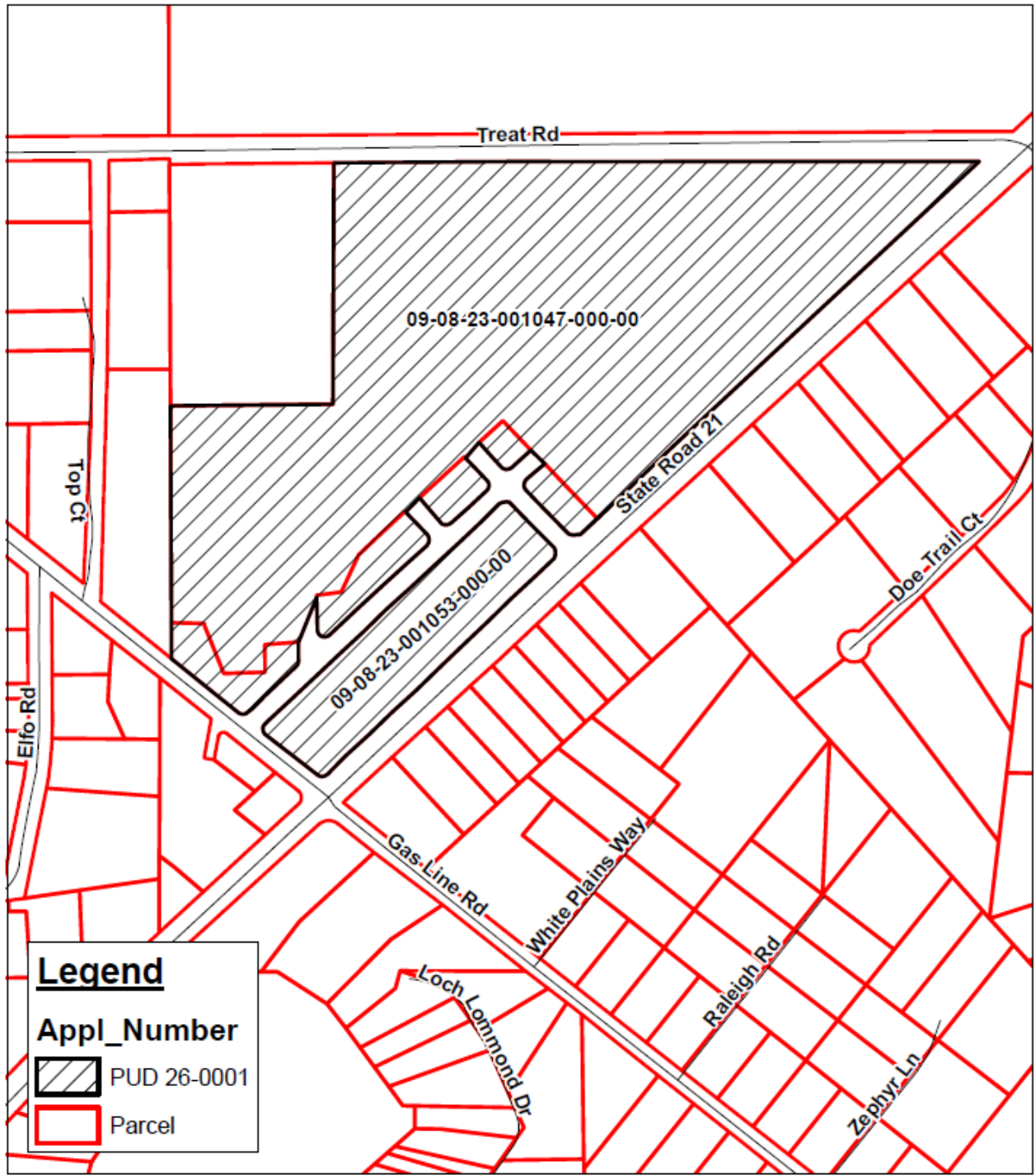


Figure 2 – Parcel Map



Rezoning: COMP 26-0003
Parcel Map



Figure 3 - Aerial Photo

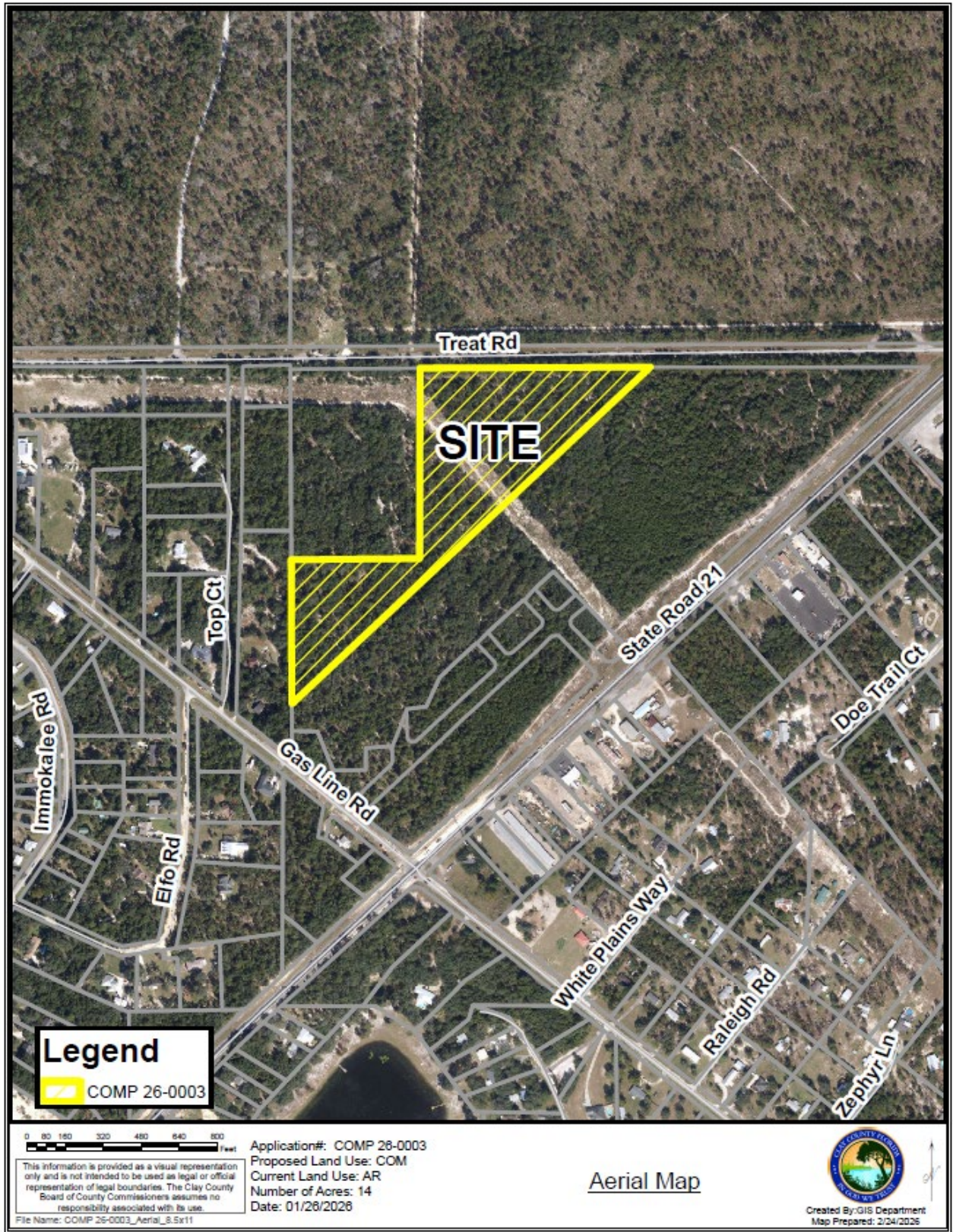


Figure 4 – Existing Future Land Use Designation Map

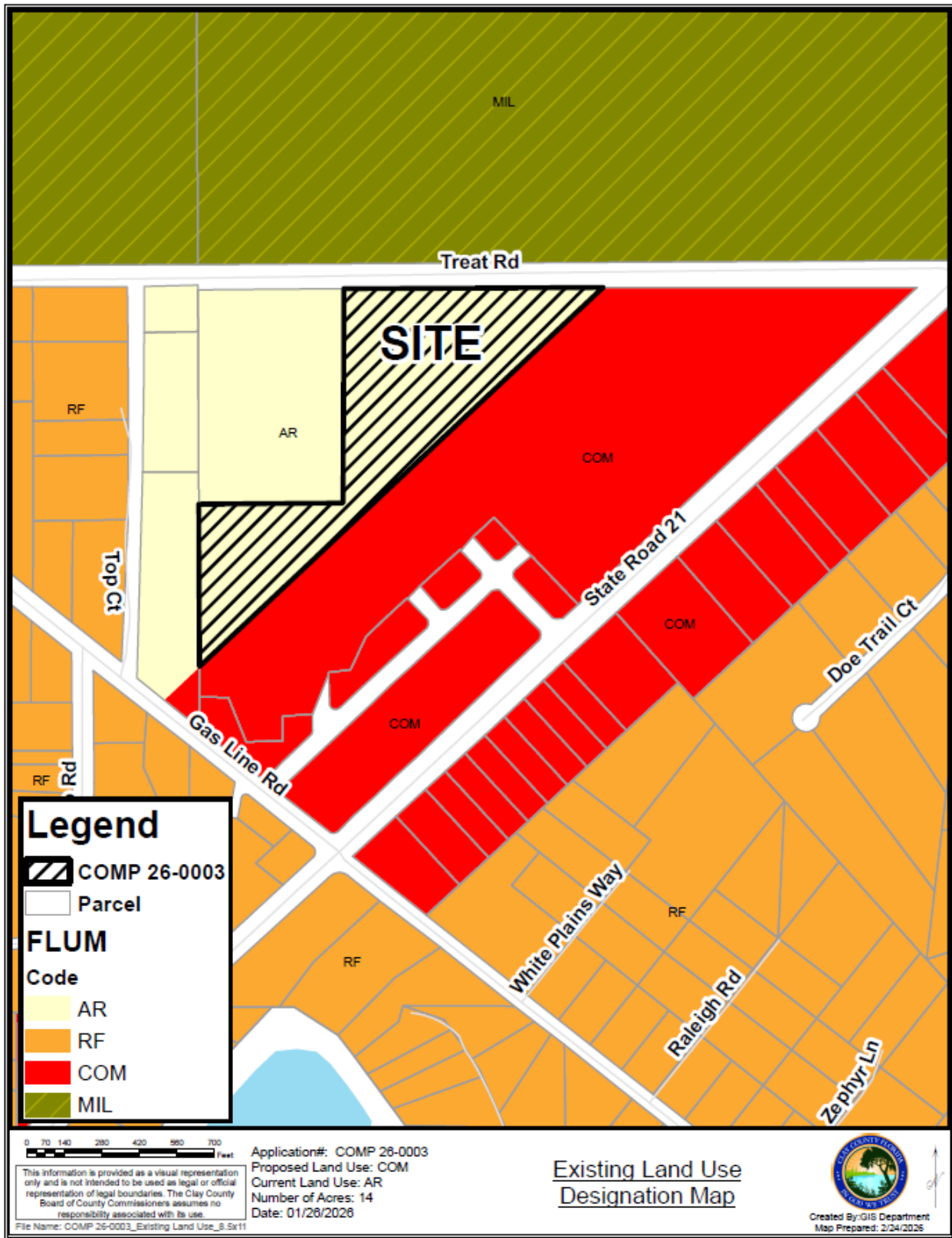


Figure 5 – Proposed Future Land Use Designation Map

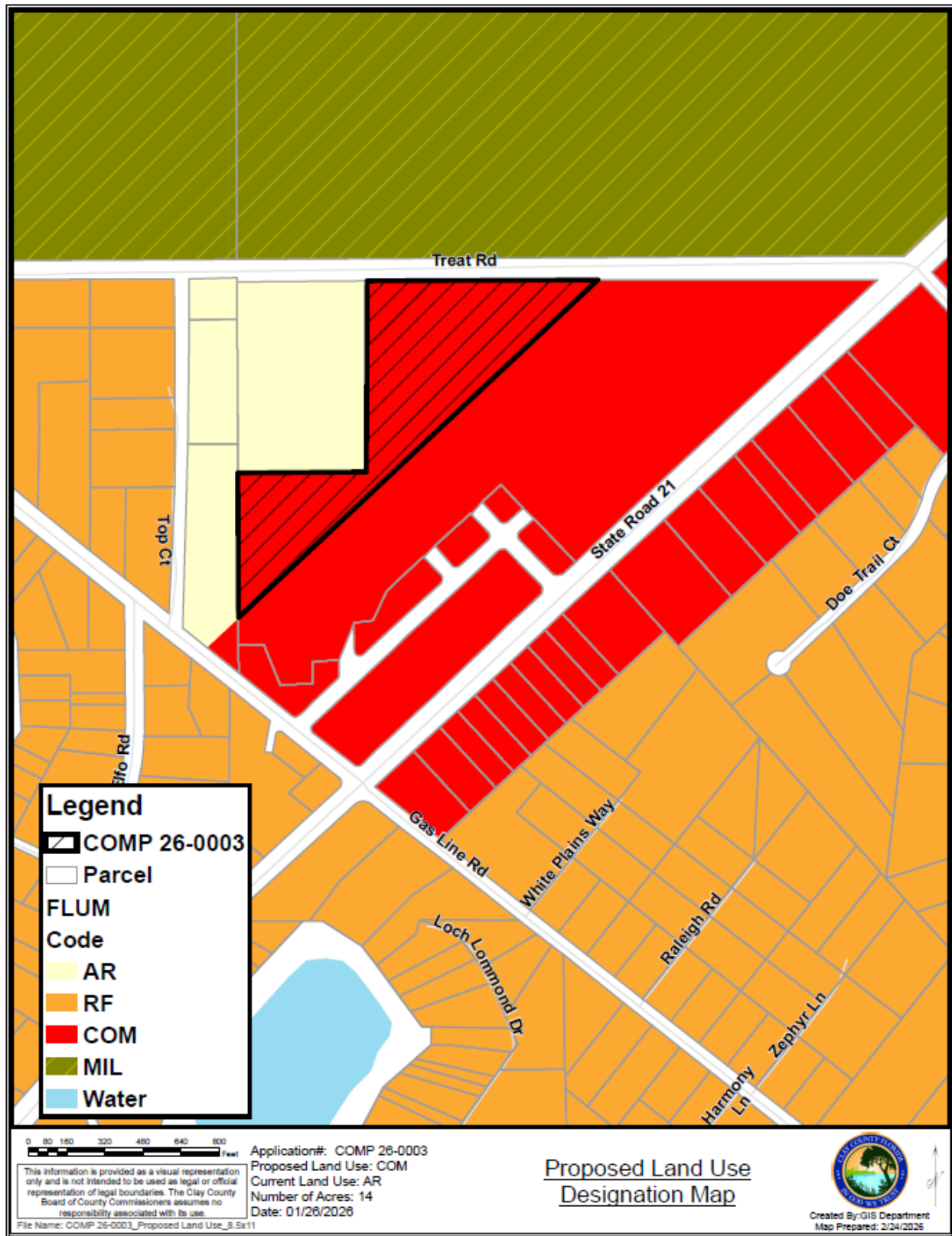
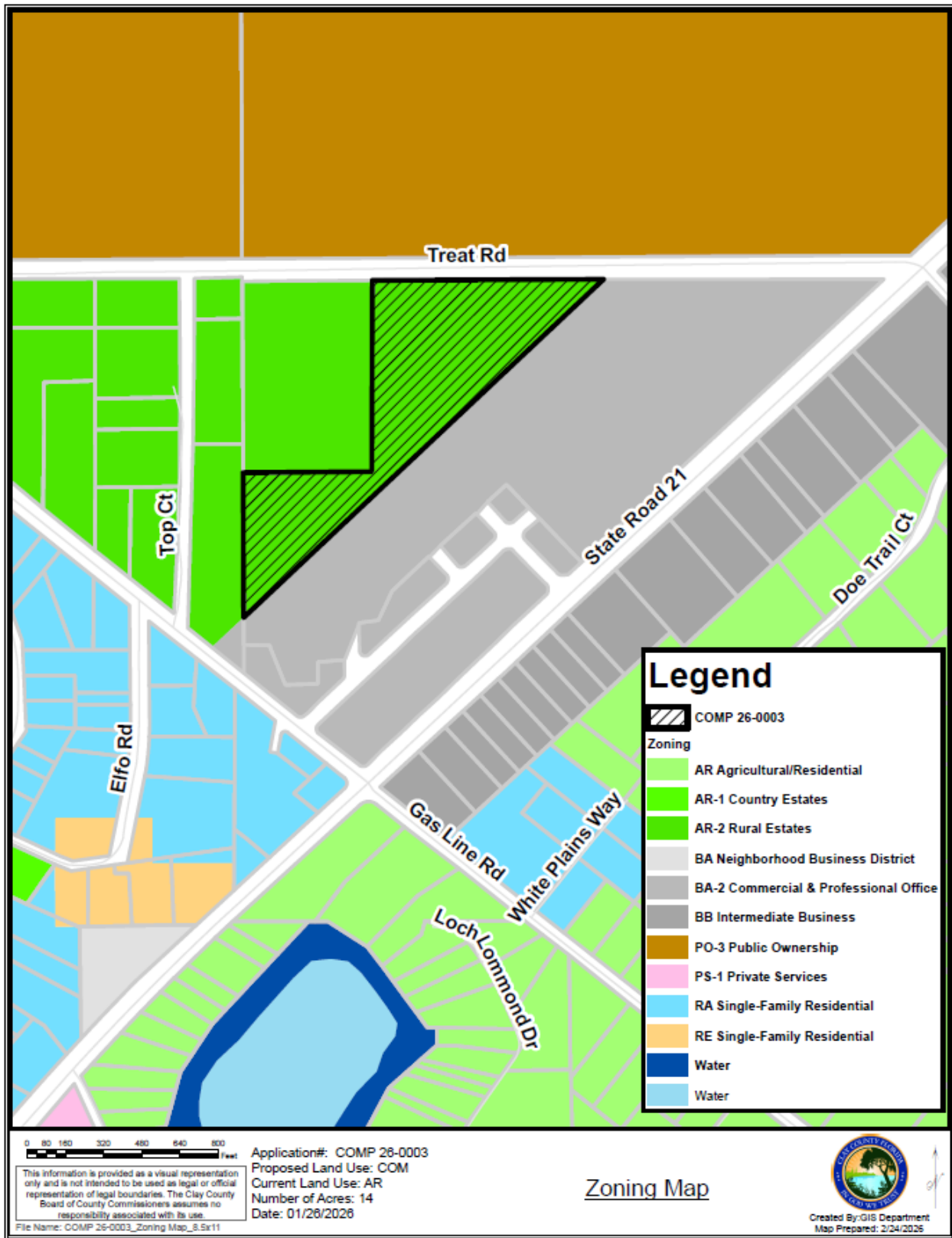


Figure 6 – Zoning Map



33 **Analysis of Proposed Amendment**

34 The proposed amendment will change the land use of approximately 14 acres from Agriculture/Residential
 35 (AR) to Commercial (COM) to be consistent with land use of the balance of the parcel. Future Land Use
 36 Policy 1.4.8 allows for the additional designation of Commercial land use in the case of infill development or
 37 the expansion of existing development to a parcel greater than ten acres with a unified plan. When combined,
 38 the existing and proposed Commercial land use would total 48.66 acres and when further combined with the
 39 adjacent parcel, under the same ownership and currently designated Commercial land use, will comprise
 40 60.49 acres that are the subject of the companion rezoning amendment application to Planned Commercial
 41 Development (PCD).

42

43 **Project Impact Summary**

44

Table 1 – Summary of Application

<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>
09-08-23- 001047-000- 00	14 acres	Agriculture/ Residential (AR)	1 unit / 10 gross acres (single family)	Commercial (COM)	.40 FAR	243,936 sq ft increase; 1.4 du decrease

45

46

Table 2 – Traffic Analysis

Road	Segment	Entering		Exiting		Total PM Peak Hour Trips
		Percentage	Trips	Percentage	Trips	
SR 21	CR 315 to Bradford County Line	50%	474.5	50%	474.5	949

47

48 **Availability of Services**

49 Traffic Facilities:

50 Trip Generation calculated as: Retail Shopping Center (ITE 820) P.M. Peak Hour of Generator Weekday

51 Average Rate of Vehicle Trips per 1,000 square feet = 3.89

52 Maximum Square Feet for subject parcel(s) = 243,936_sq. ft. (maximum FAR in the Commercial is 40%)

53 Total PM Peak Hour Trips for this project = 949 trips (3.89 x 243,936 sq. ft. / 1,000 sq. ft. = 949)

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

55 Schools:

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

57

58 Recreation:

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

60

61 Water and Wastewater:

62 The subject parcels are located outside of CCUA’s Keystone Heights Water and Wastewater Service areas.

63

64 Stormwater/Drainage:

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

67 Solid Waste:

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

Chesser Island Road Regional Landfill Capacity

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

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

70

71 **Land Suitability:**

72 Soils:

73 See Figure 7.

74 Flood Plain:

75 The site has no areas of flood plain. See Figure 8.

76 Topography:

77 The subject parcel has roughly ten feet of slope extending from the north and south portions downward
78 toward the middle of the parcel. See Figure 9.

79 Regionally Significant Habitat:

80 There have been black bear sightings west of the subject parcel. See Figure 10.

81 Historic Resources:

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

83 Compatibility with Military Installations:

84 The subject property is located south of Camp Blanding and separated from the base by Treat Road.

85

86 **Analysis of Surrounding Uses**

87 The proposed future land use amendment would change a 14 acre portion of the total parcel acreage (48.66
88 acres) from Agriculture/Residential (AR) to Commercial (COM). This change would expand the existing
89 commercial that fronts on SR 21. The character of the surrounding districts is as shown in the table below:

	Future Land Use	Zoning District
North (across Treat Road)	Military (MIL)	Public Ownership (PO-3)
South	Commercial (COM)	Commercial and Professional Office District (BA-2)
East	Commercial (COM)	Commercial and Professional Office District (BA-2)
West	Agriculture/Residential (AR)	Rural Estates District (AR-2)

90

91

Figure 7 – Soil Map

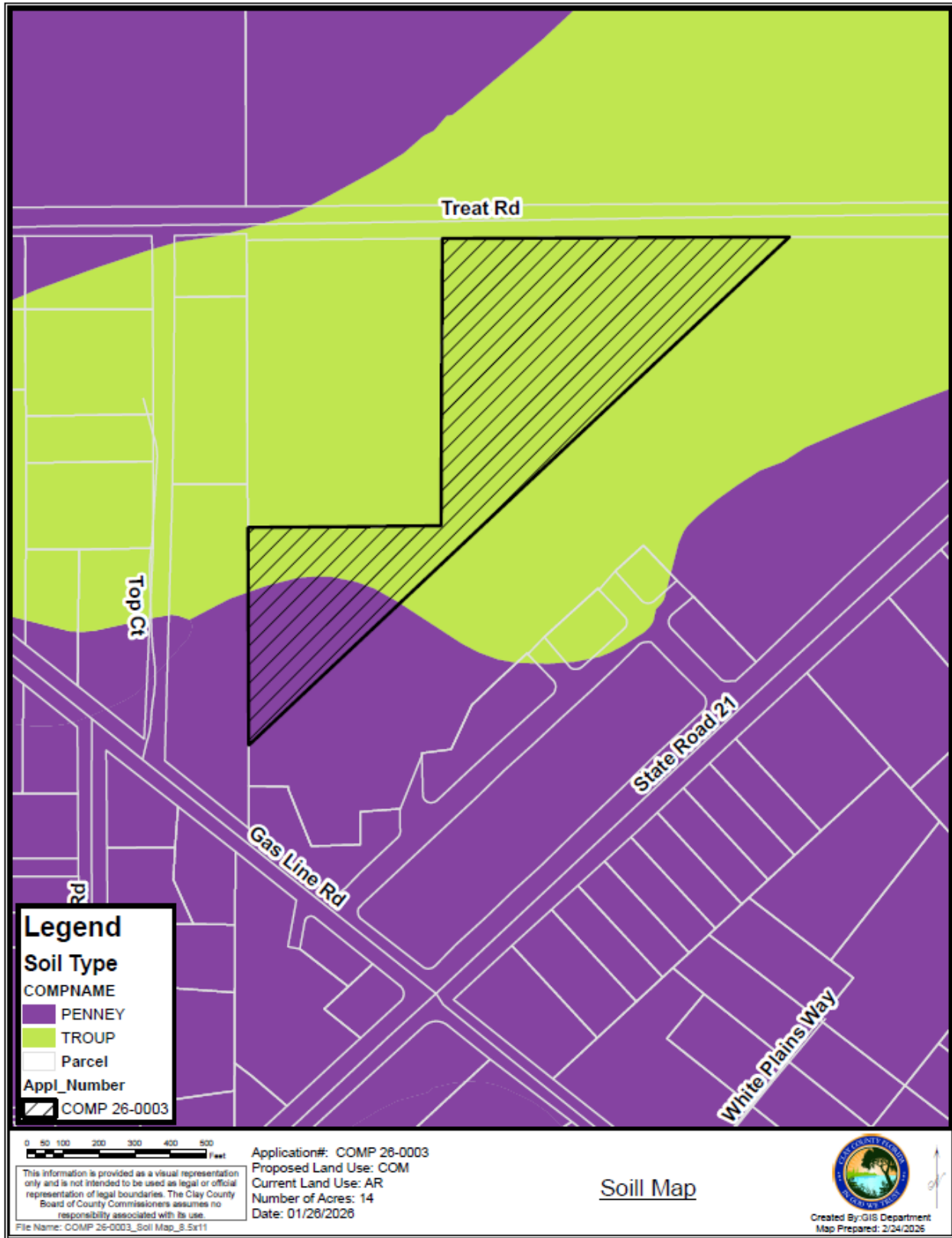


Figure 8 – Flood Zone Map

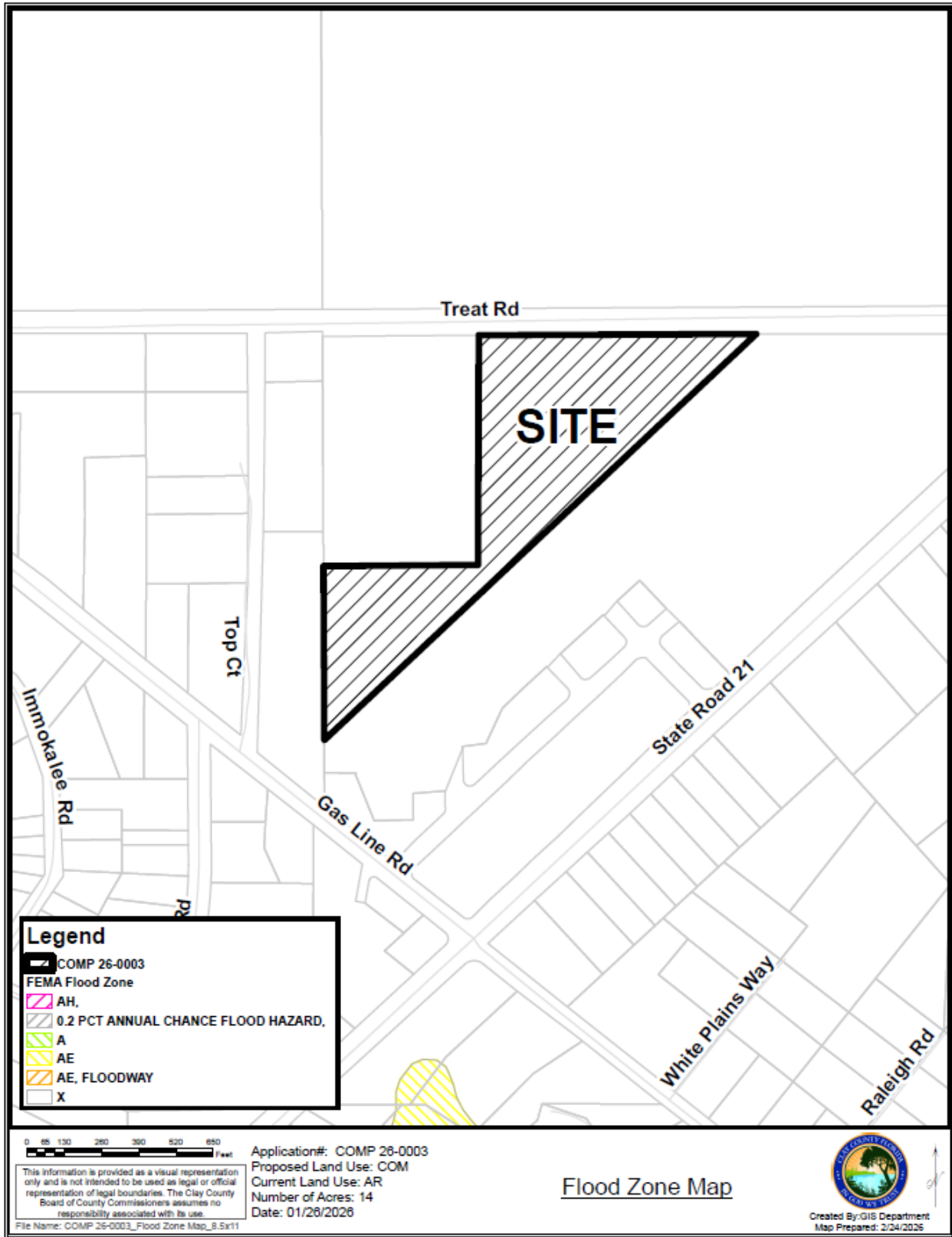


Figure 9 – Topography Map

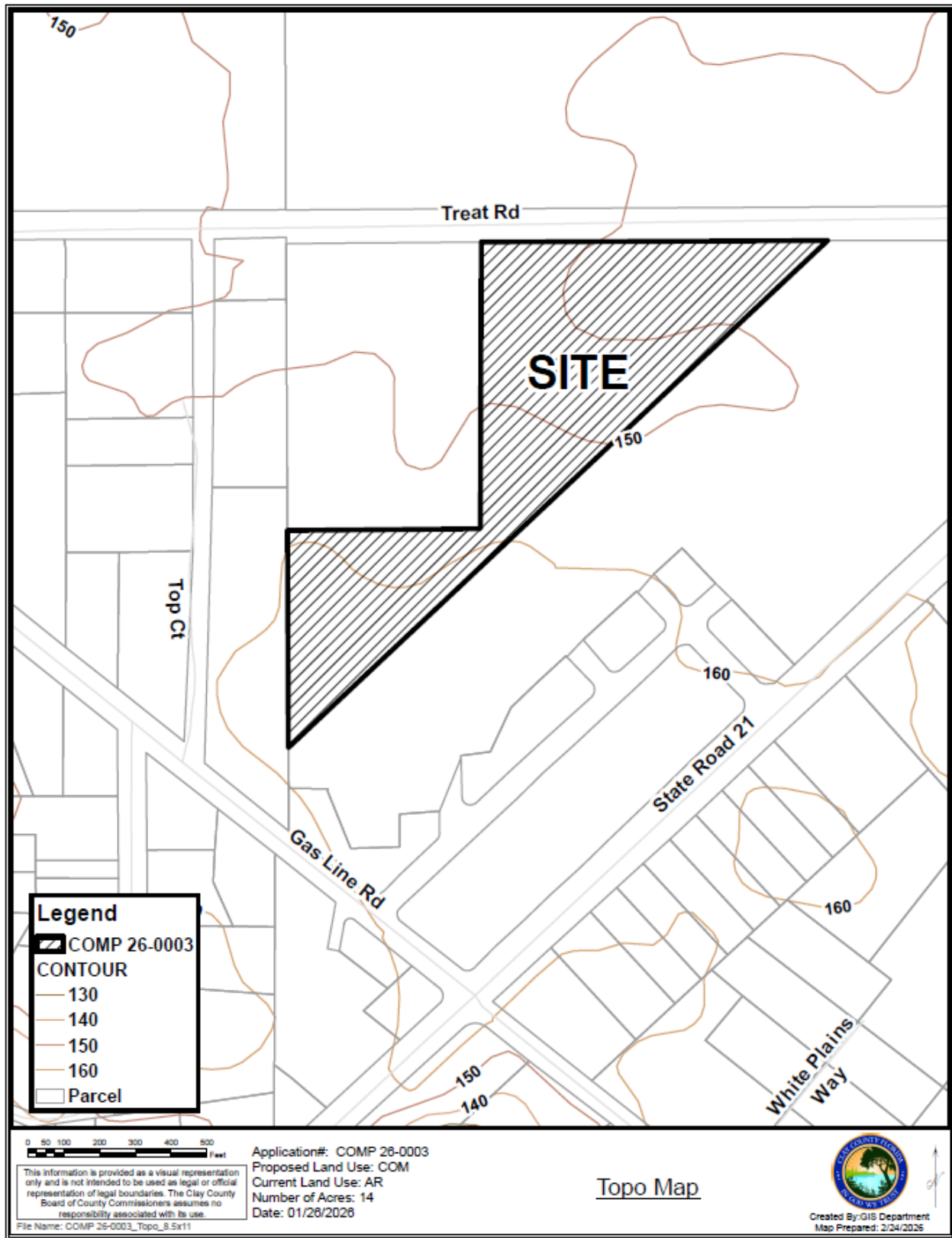


Figure 10 – Habitat Value Map

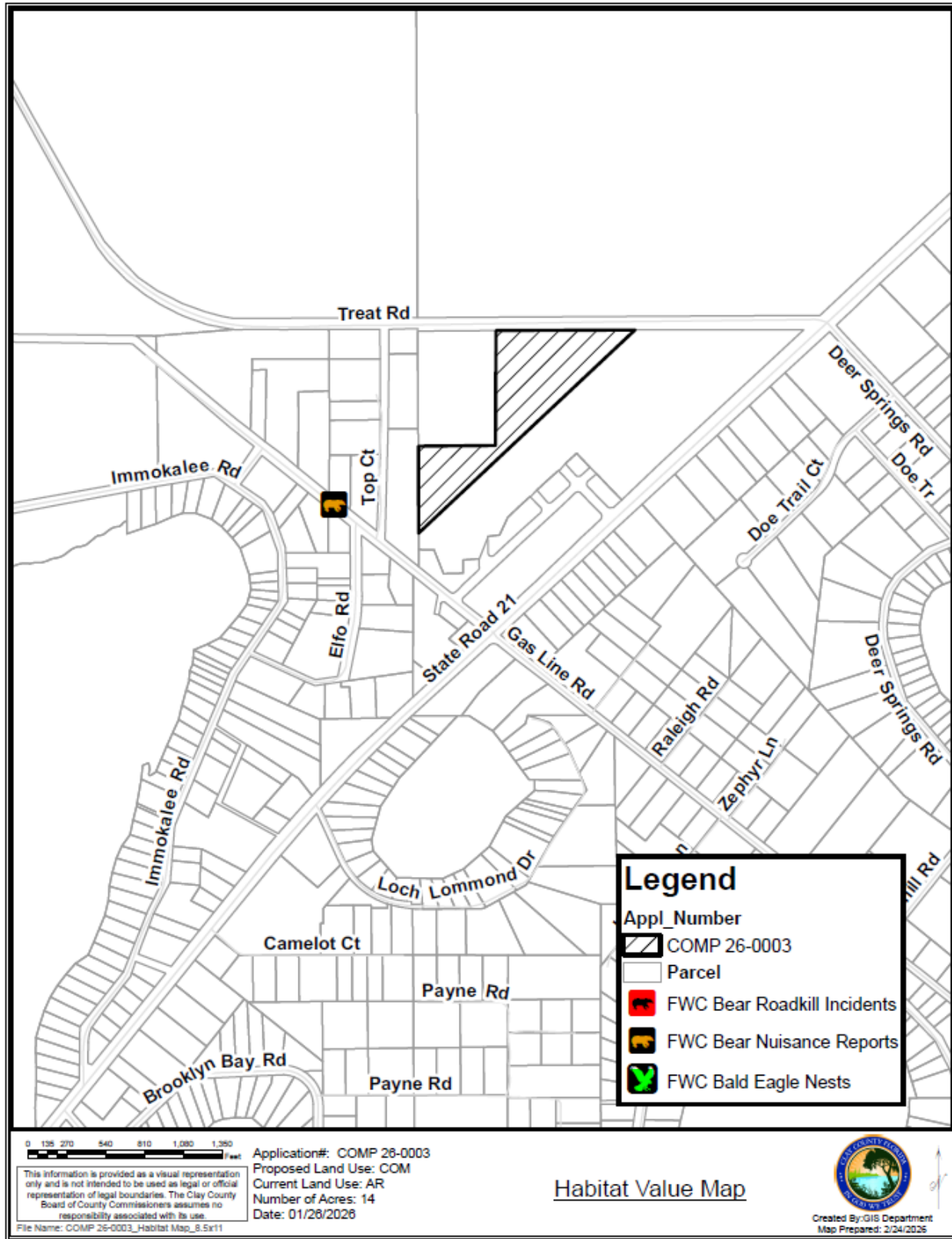
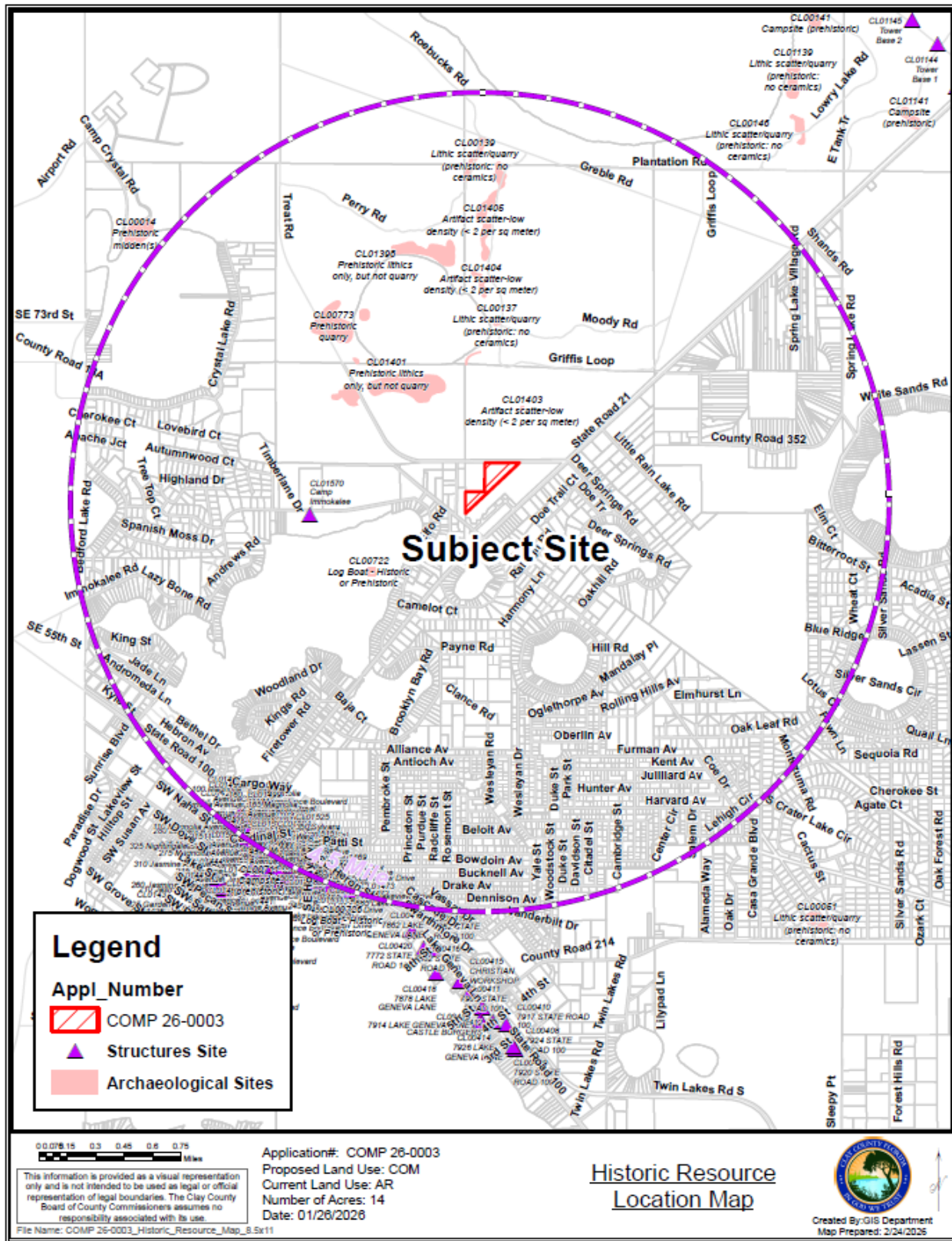


Figure 11 - Historical Resources



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

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

104 FLU Policy 1.4.1 2) Agriculture/Residential “AR” (Semi-Rural)

105 This designation allows a final transition between suburban residential densities and major
106 agricultural and silvicultural activities. The very low density of one dwelling unit per ten gross acres
107 allows individual family agricultural operations. This designation accommodates the existing rural
108 pattern of residential use that has adequate access and is suitable for continued low density
109 development. Some locations in Agriculture /Residential may qualify for a density of one unit per
110 five gross acres if the requirements of tract size, clustering and points in Future Land Use Objective
111 1.4 and its policies are met.

112

113 FLU Policy 1.4.1 9) Commercial (COM)

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

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

121 FLU Policy 1.4.8

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

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

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

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

139

140 Analysis Regarding Urban Sprawl

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

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

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

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

174

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

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

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

195

196 **Staff Analysis regarding Sprawl:**

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

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

203 Staff Finding: The proposed amendment would expand the depth of currently designated commercial land
204 use and would maximize the use of existing public infrastructure and services.

205 Staff Finding: Preserves agricultural areas and activities, including silviculture, and dormant, unique, and
206 prime farmlands and soils.

207 Staff Finding: Contributes to the balancing of land uses based upon demands of the residential population
208 for nonresidential needs in the area.

209 **Recommendation**

210 Staff recommend approval of COMP 26-0003.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2045 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2025-10, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 09-08-23-001047-000-00), TOTALING APPROXIMATELY 14 ACRES, FROM AGRICULTURE/ RESIDENTIAL (AR) TO COMMERCIAL (COM); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Application COMP 26-0003 requests an amendment to the Plan; and,

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

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

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

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the Future Land Use designation for a portion of a single parcel of land (tax parcel identification # 09-08-23-001047-000-00), totaling approximately 14 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Agriculture/Residential (AR) to Commercial (COM).

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

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

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

DESCRIPTION OF LANDS SURVEYED: OFFICIAL RECORDS BOOK 4870 - Pg. 1483

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 23 EAST WHICH LIES WESTERLY OF STATE ROAD #21, AS MORE PARTICULARLY DESCRIBED BELOW WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 1086.59 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 40.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST A DISTANCE OF 0.35 FEET TO A POINT; THENCE NORTH 00 DEGREES 19 MINUTES 32 SECONDS EAST A DISTANCE OF 1507.91 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2) OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 23 EAST; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF (1/2) A DISTANCE OF 2668.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 47 DEGREES 16 MINUTES 19 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2905.85 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (A 100 FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF IMMOKALEE ROAD (AN 80 FOOT RIGHT-OF-WAY) AS SHOWN ON PLAT OF SUNNY ACRES ESTATES UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE RUN NORTH 51 DEGREES 00 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF IMMOKALEE ROAD, A DISTANCE OF 699.25 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

EXCEPTION 1:

EXCEPTING THEREFROM: THAT PORTION OF THE ABOVE DESCRIBED LANDS SUBDIVIDED IN SUNNY ACRES ESTATES UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

EXCEPTION 2:

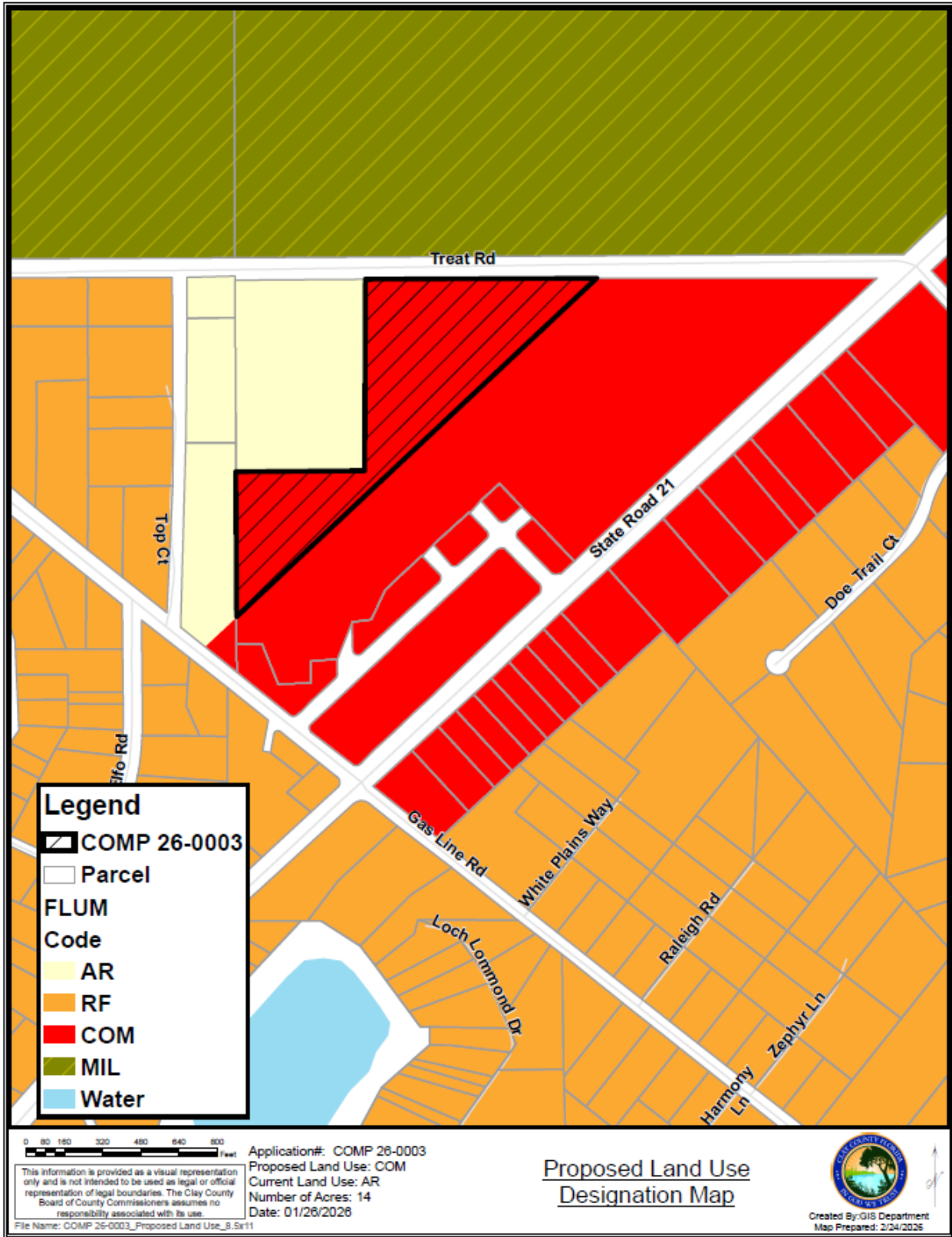
LESS AND EXCEPT:

THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN THE WARRANTY DEED DATED AUGUST 8, 2024 AND RECORDED IN BOOK 4849, PAGE 587, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 2:

ALL OF BLOCKS 2, 3,4, 5, 6 AND 7 OF SUNNY ACRES ESTATES UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA|

Exhibit "A-2"





JOB NO. : 25-004 DATE: 6/1/2025 DRAWN BY : CdG CHECKED BY : CdG APPROVED BY : CdG SCALE : 1"=100 (24X36)	ANDERSON BUSINESS CENTER Project Location D. ANDERSON, INC		Black Creek Engineering, Inc. 1735 HAGANS RIDGE COURT GREEN COVE SPRINGS, FLORIDA 32043 PHONE (904) 759-8830 AUTHORIZATION NO. 27946		NO.	REVISIONS	BY	DATE
	PROPOSED COMP PLAN AMENDMENT							

1
SHEET
NOT ISSUED FOR CONSTRUCTION
THE DESIGNER EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING, PLAN & DESIGN ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER NOR SHALL THEY BE DISTRIBUTED TO ANY OTHER PARTY THAT AS USED WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF BLACK CREEK ENGINEERING, INC.



STATE OF FLORIDA — ARMORY BOARD
"CAMP BLANDING"
PERIMETER FENCE
END OF FENCE

NO.	REVISIONS	BY	DATE

COLIND GROBE, P.E.
REG. NO. 47609

Black Creek Engineering, Inc.
1735 HAGANS RIDGE COURT
GREEN COVE SPRINGS, FLORIDA 32043
PHONE (904) 759-8830
AUTHORIZATION NO. 27946

ANDERSON BUSINESS CENTER
Project Location
D. ANDERSON, INC.

PROPOSED COMP PLAN AMENDMENT

JOB NO. : 25-004
DATE: 6/1/2025
DRAWN BY : CdG
CHECKED BY : CdG
APPROVED BY : CdG
SCALE : 1"=100' (24X36)

SHEET
1

NOT ISSUED FOR CONSTRUCTION

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Written Statement

**PLANNED COMMERCIAL DEVELOPMENT WRITTEN STATEMENT
ANDERSON BUSINESS PARK**

Type of Development: Business Park PCD

Property Owner: D Anderson Development Inc
7770 Odom Ranch Trail
Keystone Heights FL 32656

Agent: Colin D. Groff, P.E.
Black Creek Engineering, Inc.
3900 Paso Fino Road
Green Cove Springs, Florida 32043

PARCELS: **09-08-23-001047-000-00**
09-08-23-001053-000-00
Unopened County ROW (requested vacation of ROW)

Existing Land Use: **Front 800' - Commercial / Remaining - AG**

Proposed Land Use: **Commercial**

Existing Zoning: **Front 800' – BA-2 / Remaining – AR-2**

Requested Zoning: **PCD – Planned Commercial Development**

Surrounding Land Use: North - MIL
South – RF
East – Commercial (Across SR 21)
West - AG

Surrounding Zoning- North – PO-3
South - RA
East - BB (Across SR 21)
West – AR-2

Property Characteristics

Soils: Penney fine sand, 0 to 5 percent slopes.

Drainage & Topography: The site drains to the west; the high elevation on the site is on the Northeastern property boundary (158) at SR 21 sloping to the South to an elevation of 146 at the rear of the property. A natural outfall exists along Treat Road draining to the west.

Clay County
Planned Commercial Development Written Statement
Anderson Business Park

Vegetation: The site is wooded under a silviculture plan to harvest trees of which the majority are slash pine for lumber and pulp use.

Flood Zone: The site lies within Zone X.

Existing Improvements:

There are no existing improvements except overhead power lines that transect the property within an easement. There is an existing plat with non-opened county right-of-way that the applicant will request to be vacated.

Acreage Summary:

Total Property	60.49 acres
Wetlands	0.00 acres

DEVELOPABLE 60.49 Acres

Permitted Uses:

Appliance sales and services; automotive parts; business machine sales and services; department store; grocery store; drug store; furniture store; hardware store; heating, ventilation, and air conditioning; medical supply; Automobile body shops and motor vehicle custom body work; tire sales and service; wholesale sales rooms and storage rooms; boat and motor sales and service; lawnmower and outboard rentals, sales and service; feed and hay processing and sales; fertilizer stores; well-drilling and pump service; wholesale bakeries; lumber yards and building material sales; wholesale business and warehouses; shops performing custom work in: electrical, plumbing, sheet metal, heating, ventilating and air conditioning; pest control services and supplies; assembly and fabrication of goods using components manufactured elsewhere and brought to site; landscaping and lawn service; wholesale plant nursery.

Conditional Uses:

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.

Recreational Vehicle and Boat Storage.

Development Standards:

Lot and Building Requirements:

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1. Setback Requirements: The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements:
 - a. Side Lot Setbacks: 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.
 - b. 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.
 - c. 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.
 - d. Front lot line setbacks shall be a minimum of forty (40) feet from front property line.
2. Where PCD 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.
3. Density Requirements. The maximum density of development shall be a FAR of forty (40) percent.
4. No outside amplification of sound shall be permitted which can be heard off-site.
5. 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 thirty (40) foot natural area with minimum six (6) foot high opaque barrier (fence or vegetation) if existing trees and vegetation is removed.

Lighting Requirements:

Exterior Lighting. All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light trespass and glare across the property lines and disability glare at any location on or off the property. Lighting of such areas shall not be used to attract attention to the businesses.

1. The average light level shall not exceed 3.6 footcandles on any part of the site except covered or protected outdoor work areas, the minimum light level shall be 0.9

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footcandles, and the uniformity ratio shall not exceed 4:1. Areas used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth elsewhere in this section.

2. Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spill light or glare. A cutoff fixture shall not have more than one percent (1%) of lamp lumens above horizontal. Sag lenses, convex lenses, and drop lenses shall be prohibited. Lighting at a building or project shall not be comprised in whole or part of any floodlights.
3. Illumination levels at the property line of the building or project shall not be more than 0.5 f.c. at any point when the building or project is located next to any residential use and shall not be more than 1.0 f.c. when located next to any other use. To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be installed with house side shields and reflectors and shall be maintained in such a manner as to confine light rays to the remises of the building or project.
4. Lighting shall be installed with time controls so that light levels are reduced not later than one hour after the close of operations to the minimum levels needed under the IESNA to ensure safety and security (approximately a 50% reduction). Light fixtures shall not exceed 20 feet in height in parking areas and other parts of the site, and along sidewalks and parking lot pedestrian corridors, decorative streetlights shall be provided with a height not to 12 feet with lights spaced no more than 40 feet apart.
5. A photometric plan and site lighting plan shall be required with building construction drawings to ensure these standards have been met.
6. Light fixtures shall not exceed 25 feet in height in parking areas and other parts of the site, and along sidewalks and parking lot pedestrian corridors may not exceed 12 feet in height.

Signage Requirements:

1. Shopping Center Signs. Monument signs are allowed.
 - a. Signs. Monument signs shall be allowed at each entrance into shopping centers. Allowable sign size shall be 50 square feet, exceeding this figure when a calculation of one square foot per 1,000 square feet of building area allows. Sign size shall not exceed 150 square feet, and sign height shall not exceed 8 feet, with architectural features of the sign not to exceed 12 feet in height. Pole and pylon signs are prohibited. Monument signs may be externally illuminated and shall be designed such that all means of support are concealed. Street numbers shall be placed on signs at a minimum letter height of 3 ½" or 10% of sign face height.
 - b. Canopy Signs. One canopy or awning sign per occupancy may be permitted subject to the following. The area of copy shall not exceed one square foot per linear foot of canopy, front and sides or a maximum of 75 square feet, front and sides. No canopy sign shall be less than nine feet above the ground immediately below it. Copy may be installed above or on the face of the canopy, provided that the copy area of a sign installed above or on the canopy will be computed on the

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total of the sign face and the canopy apron. Signs attached to the underside of a canopy shall have a copy area no greater than six square feet.

2. Freestanding Retail, Office, and Industrial Signs. Monument signs are allowed. Allowable sign size is 50 square feet, exceeding this figure when a calculation of one square foot per five linear feet of lot frontage allows. Such signs shall be a maximum of 75 square feet and a maximum height of ten feet. Signs shall be located in an area that is between five and 20 feet from the right-of-way. One freestanding sign per parcel is allowed for the primary street frontage, as indicated by the orientation of the main entrance of the building.
3. Office/Industrial Park/Complex Uses. Freestanding monument signs are allowed. Size of signs is calculated at a rate of one square foot per 1,000 square feet of building area, beyond a base of 50 square feet. Maximum sign size is 150 feet and maximum height is 15 feet.
4. Sign Illumination. Any external above-ground light source shall be located and hidden within a planter bed. Light sources located outside the planter bed shall be in a burial fixture. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.
5. Wall Signs. Wall signs are allowed for commercial, office, and industrial buildings. Maximum sign area shall be determined by multiplying the occupancy front foot (linear footage) by 1.5 feet. The maximum sign vertical dimension shall not exceed 20 percent of the building height. In the case of multi-use buildings with individual frontages, these standards shall apply to each portion of the building occupied by a use. Total wall sign size may not exceed 400 square feet.
6. Prohibited Signs.
 - a. Pole or pylon signs.
 - b. Billboards and off-premises signs.
 - c. 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;
 - d. Roof signs;
 - e. Any sign suspended between poles and illuminated by a series of lights;
 - f. Any sign erected on a tree or utility pole, or painted or drawn on a rock or other natural feature;
 - g. Any sign suspended between poles which is either a pennant or spinner;
 - h. 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.

Landscape Requirements:

1. Landscaping shall meet the Clay County standards in effect at the time the PCD is approved except the designated natural landscape buffer as depicted in the plan.

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The required 10% VUA landscaping shall be distributed within the development plan as depicted on the PCD Site Plan.

2. Individual site plans will meet all current Clay County standards at the time of submittal.

Parking Requirements:

Parking requirements shall meet the Clay County standards in effect at the time of individual site plan application.

Life Safety Requirements:

Fire access will meet current NFPA standards in effect at the time of individual site plan application.

Phases:

The project will be constructed in six phases. Each phase corresponds to each parcel within the planned commercial development. Individual site plans will be submitted for review and approval. Stormwater management will be in a master facility for the development and common area management will be the responsibility of the property owner's association.



1 **Staff Report and Recommendations for PUD 26-0001**

2
3 **Copies of the application are available at the Clay County Administration Office,**
4 **3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**
5

6 **Owner / Applicant Information:**

Owner: D. Anderson Development, Inc.
Agent: Colin Groff (Black Creek Engineering, Inc.)

7
8 **Property Information**

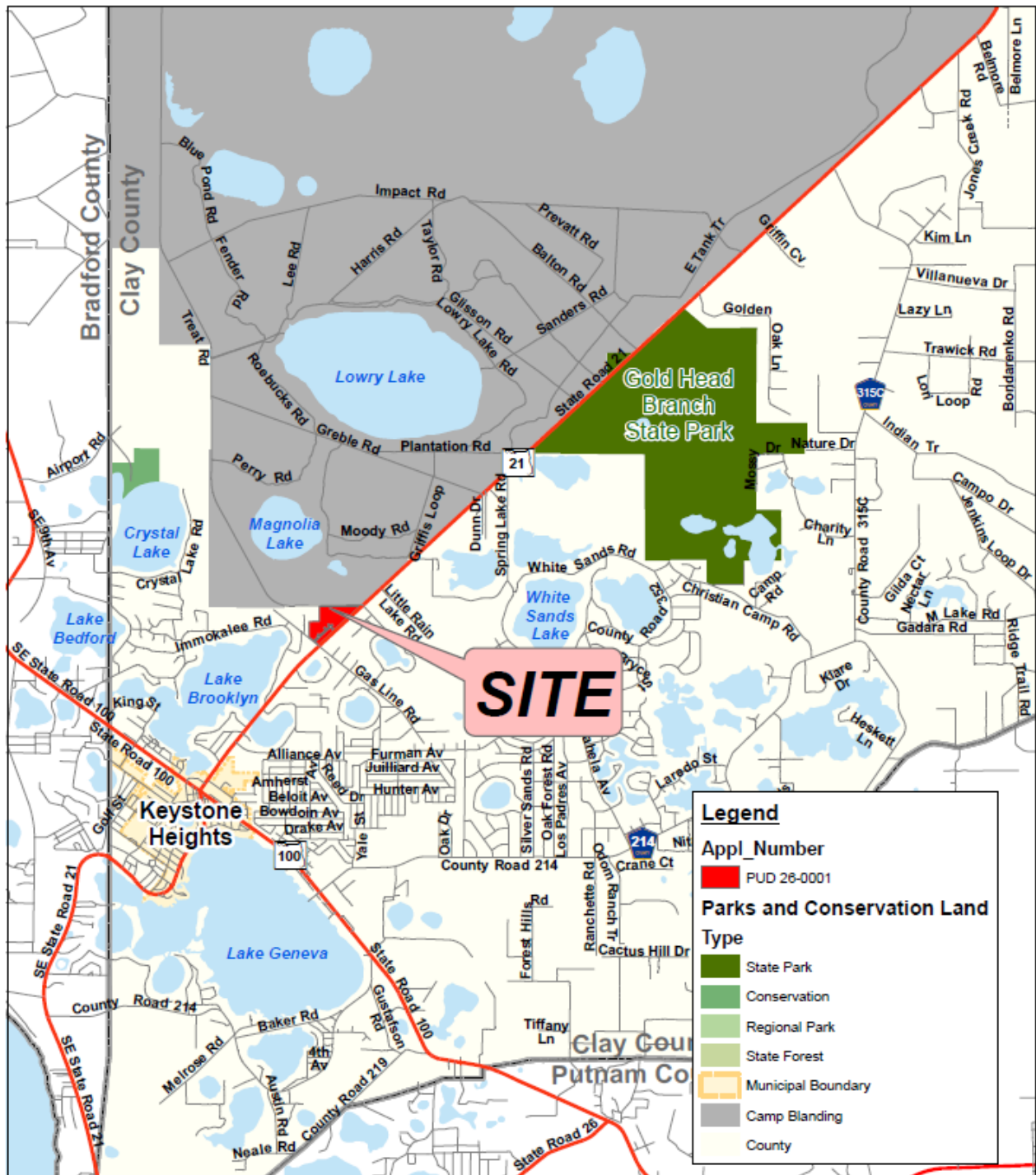
Parcel ID: 09-08-23-001047-000-00, 09-08-23-001053-000-00	Parcel Address: State Road 21, (located between Tread Rd. and Gas Line Rd.
Current Zoning: Rural Estates District (AR-2) and Commercial and Professional Office District (BA-2)	Current Land Use: Agriculture/Residential (AR) and Commercial (COM)
Proposed Zoning: Planned Commercial Development District (PCD)	Total Acres: 60.49 +/- acres
	Acres affected by Zoning change: 60.49 +/- acres
Commission District: 4, Comm. Condon	Planning District: Keystone Heights

9
10 **Introduction:**

11 This application is a Rezoning of two parcels of land from Rural Estates District (AR-2) and Commercial and
12 Professional Office District (BA-2) to Planned Commercial Development District (PCD). The subject parcels
13 are located on the west side of County Road 21, between Treat Road and Gas Line Road. The property is
14 currently undeveloped but if rezoned would allow for six commercial tracts ranging in size from 8 to 12 acres.

15
16 A companion Future Land Use Map Amendment to change portions of parcel 001047-000-00 from
17 Agriculture/Residential (AR) to Commercial (COM) precedes this rezoning.
18
19

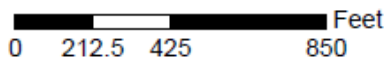
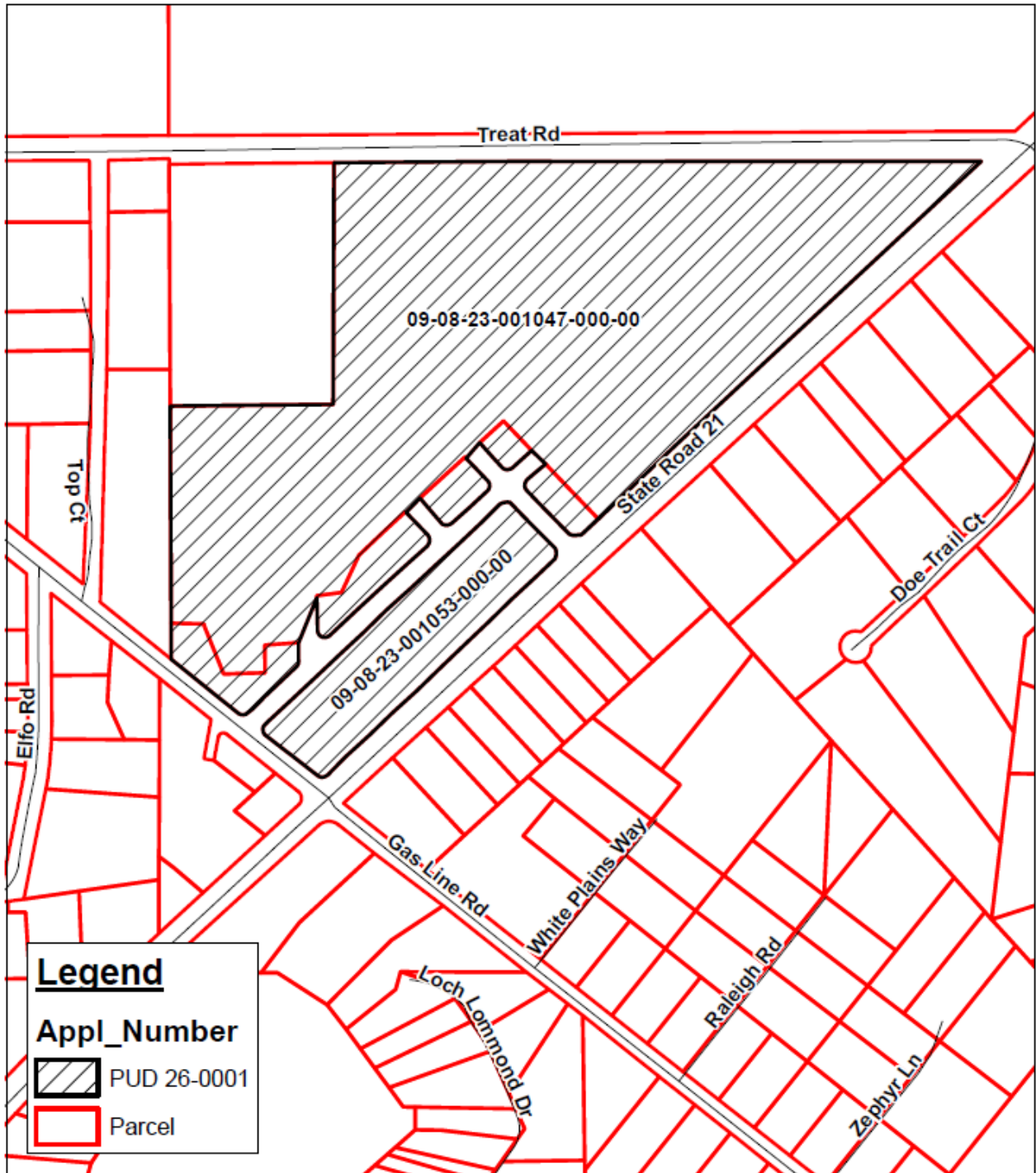
Figure 1 – Location Map



Location Map
Rezoning: PUD 26-0001



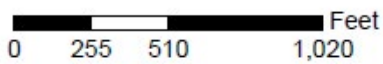
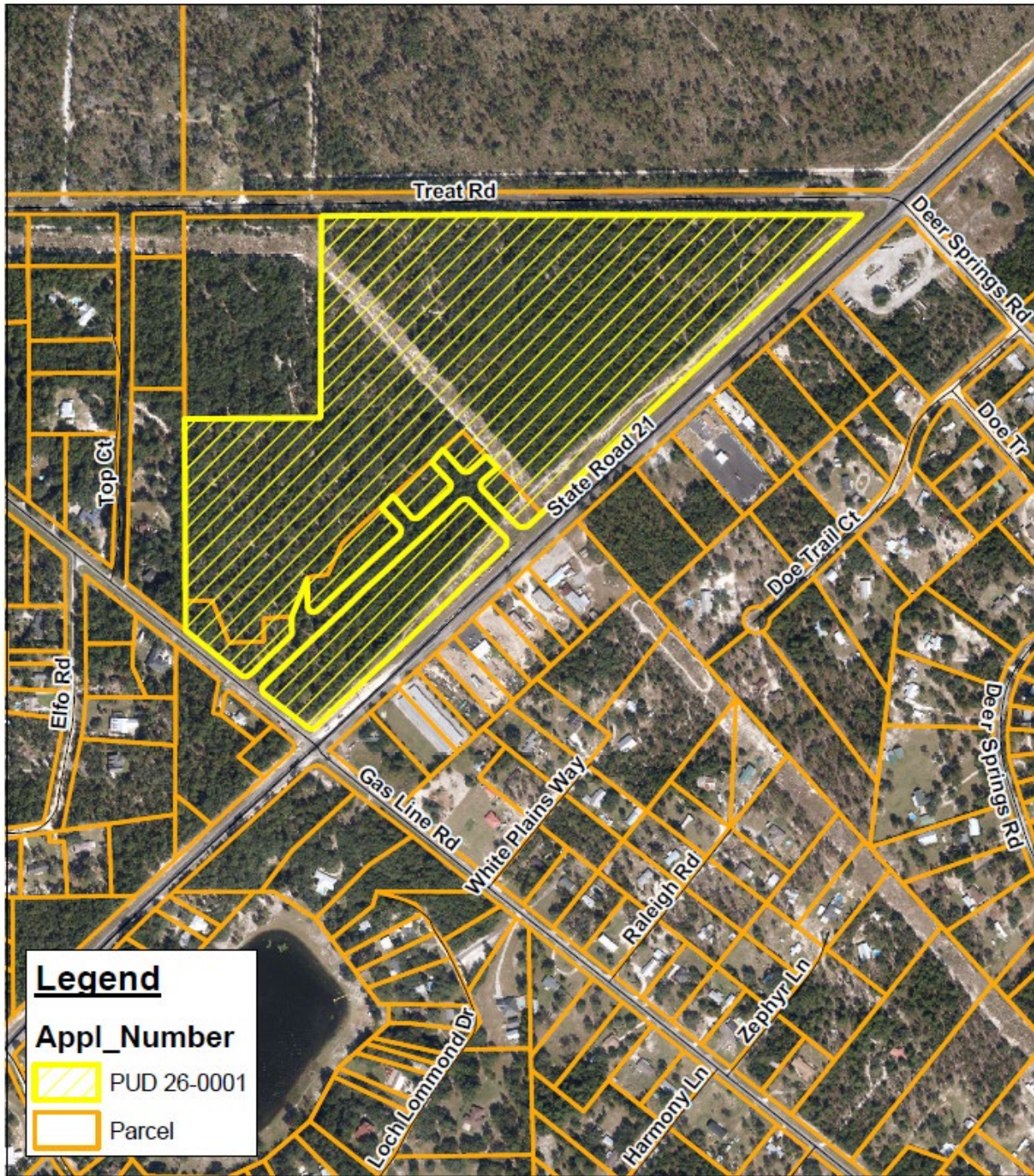
Figure 2 – Parcel Map



Rezoning: PUD 26-0001
Parcel Map



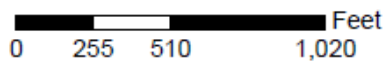
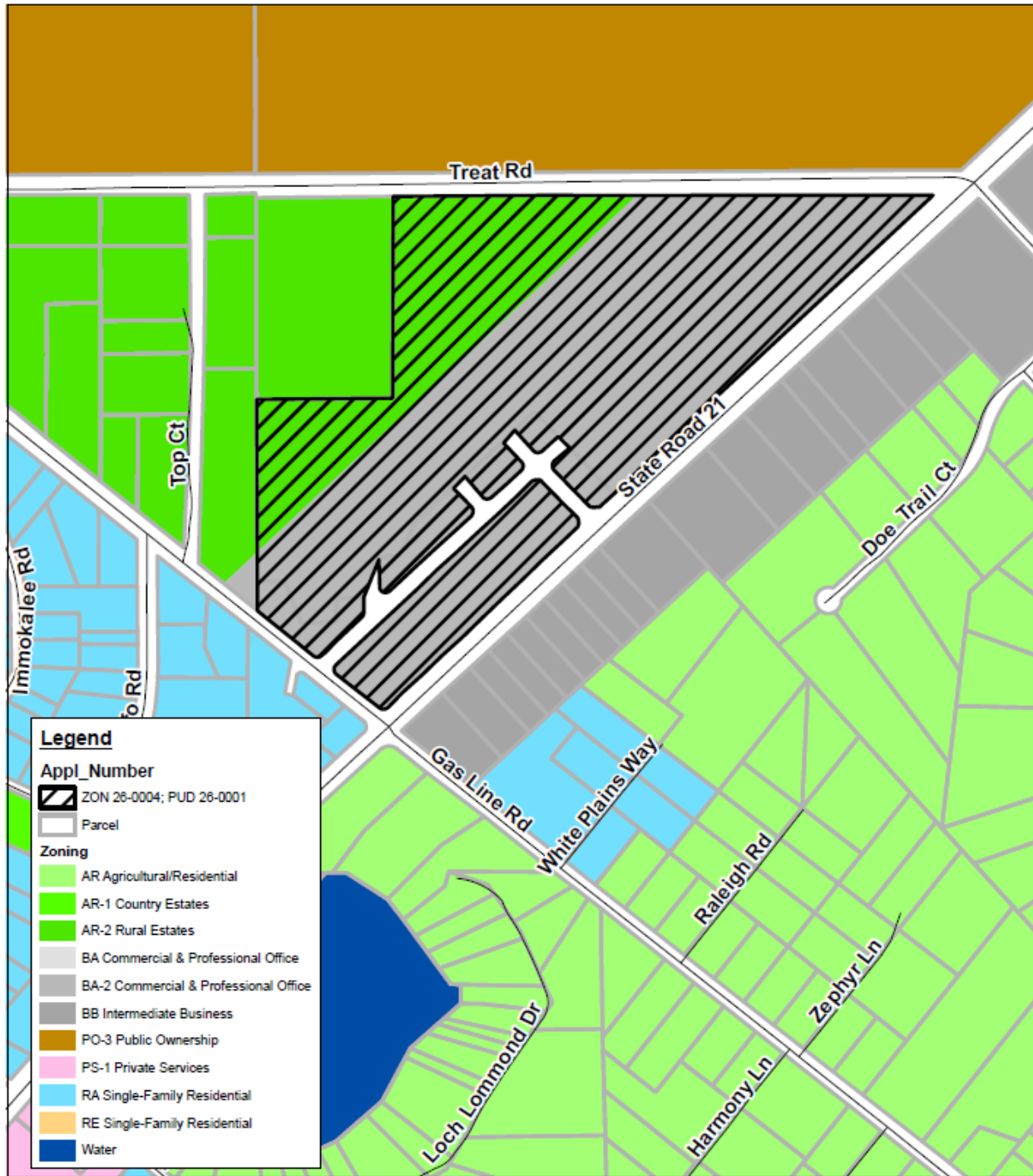
Figure 3 – Aerial Photo



**Rezoning: PUD 26-0001
from AR / BA-2 to PCD**



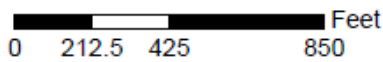
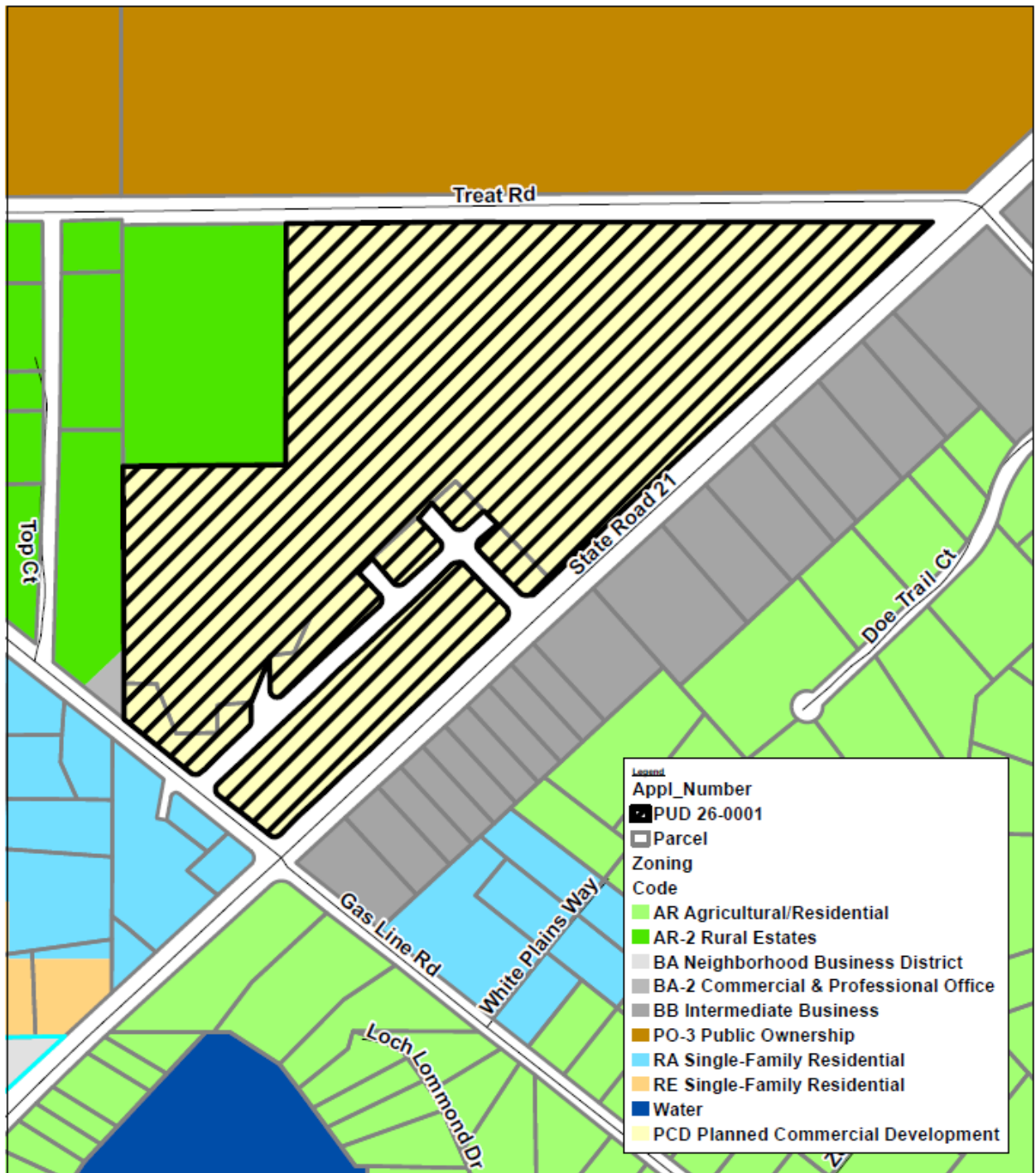
Figure 3 – Existing Zoning Map



**Existing Zoning
Rezoning: PUD 26-0001
from BA-2 / AR to PCD**



Figure 4 – Proposed Zoning Map



**Proposed Zoning
Rezoning: PUD 26-0001
from AR / BA-2 to PCD**



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

33 The following Policy supports the proposed Rezoning Amendment to the Code:

34 FLU Policy 1.4.1 9) Commercial “COM”

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

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

42 **Analysis of Proposed Rezoning Amendment**

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

45
46 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
47 adjacent and nearby districts;

48 Staff Finding: The proposed PCD will not create an isolated district that is incompatible with adjacent and
49 nearby districts. The proposed permitted uses are similar to the Intermediate Business District (BB) that is
50 designated across SR 21 and is no longer an option for rezoning property.

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

53 Staff Finding: The existing district boundaries are similar to other commercial corridors throughout the
54 County that have resulted in strip-like commercial. The proposed zoning will allow larger commercial
55 businesses that cannot be accommodated on the smaller commercial lots.

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

59 Staff Finding: The current BA-2 (Commercial and Professional Office District), which allows for office
60 buildings of 2,500 square feet or less, is more appropriately applied where existing residential is
61 transitioning to commercial and the homes are repurposed for office space. The subject parcels have
62 remained undeveloped since zoning to BA-2 in 1978.

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

64 Staff Finding: The property could be used as is for office space as the BA-2 district allows however, recent
65 trends including remote workforce and use of commercial strip centers for commercial and professional
66 offices have reduced the need for office development

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

69 Staff Finding: Development of the parcel with uses that promote new business growth and employment
70 opportunities is consistent with the objectives and policies of the Comprehensive Plan.

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

73 Staff Finding: There is no legitimate public purpose in retaining the land as currently zoned. It has
74 remained undeveloped under the current zoning designation since 1978.

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

77 Staff Finding: The limitations of the current zoning on the development of the parcels are not in line with
78 today's development trends and patterns.

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

81 Staff Finding: There is limited supply of larger commercial tracts in this node and in the Keystone Heights
82 commercial district.

83 The proposed rezoning would change the subject parcels from Rural Estates District (AR-2) and Commercial
84 and Professional Office District (BA-2) to Planned Commercial Development District (PCD). This change
85 would be in keeping with the evolving character of the surrounding districts as shown in the table below:
86

	Future Land Use	Zoning District
North (across Treat Road)	Military (MIL)	Public Ownership (PO-3)
South (across SR 21) (across Gas Line Road)	Commercial (COM) Rural Fringe (RF)	Intermediate Business District (BB) Single Family Residential (RA)
East (across SR 21)	Commercial (COM)	Intermediate Business District (BB)
West	Agriculture/Residential (AR)	Rural Estates District (AR-2)

87

88 In addition to providing larger parcels for commercial development that cannot be met through parcels in
89 the area, the PCD will be a unified development guided by signage and lighting requirements that will prevent

90 light trespass to the adjacent residential and military base. A 40' natural vegetative buffer is proposed where
91 adjacent to residential and common stormwater facilities will also be provided. The permitted uses will be
92 similar to those allowed across SR 21.

93

94 **Recommendation**

95 Staff recommends approval of PUD 26-0001.

96

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 09-08-23-001047-000-00 and 09-08-23-001053-000-00), TOTALING 60.49 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATIONS OF COMMERCIAL AND PROFESSIONAL OFFICE DISTRICT (BA-2) AND RURAL ESTATES DISTRICT (AR-2) TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application PUD 26-0001 seeks to rezone two parcels of land totaling approximately 60.49 acres (tax parcel identification #s 09-08-23-001047-000-00 & 09-08-23-001053-000-00) (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

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

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

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

Section 5. This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 26-0003 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Chairman

ATTEST:

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

Exhibit "A-1"

Legal Description

DESCRIPTION OF LANDS SURVEYED: OFFICIAL RECORDS BOOK 4870 - Pg. 1483

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 23 EAST WHICH LIES WESTERLY OF STATE ROAD #21, AS MORE PARTICULARLY DESCRIBED BELOW WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 1086.59 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 40.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST A DISTANCE OF 0.35 FEET TO A POINT; THENCE NORTH 00 DEGREES 19 MINUTES 32 SECONDS EAST A DISTANCE OF 1507.91 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2) OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 23 EAST; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF (1/2) A DISTANCE OF 2668.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 47 DEGREES 16 MINUTES 19 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2905.85 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (A 100 FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF IMMOKALEE ROAD (AN 80 FOOT RIGHT-OF-WAY) AS SHOWN ON PLAT OF SUNNY ACRES ESTATES UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE RUN NORTH 51 DEGREES 00 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF IMMOKALEE ROAD, A DISTANCE OF 699.25 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

EXCEPTION 1:

EXCEPTING THEREFROM: THAT PORTION OF THE ABOVE DESCRIBED LANDS SUBDIVIDED IN SUNNY ACRES ESTATES UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

EXCEPTION 2:

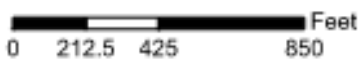
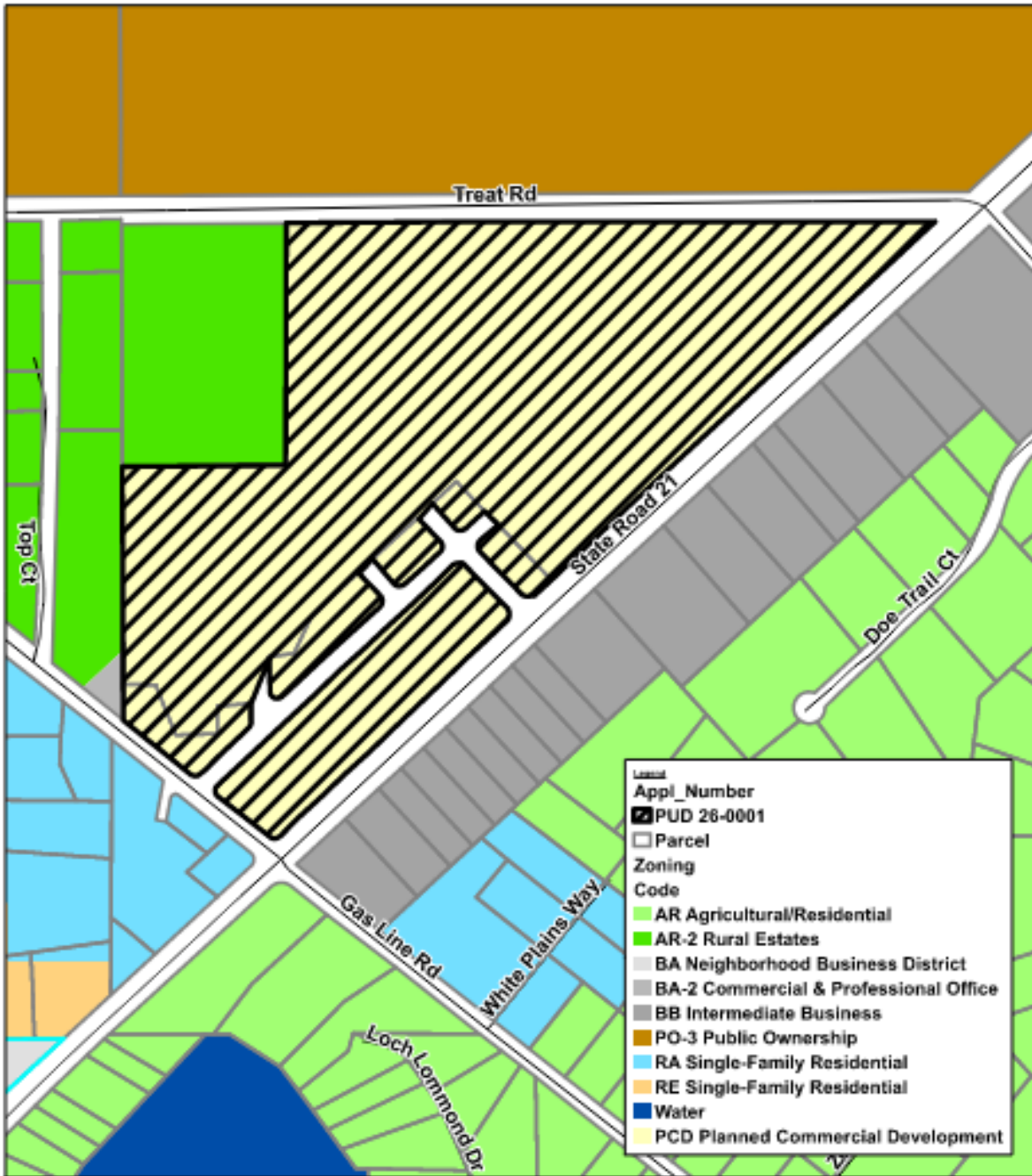
LESS AND EXCEPT:

THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN THE WARRANTY DEED DATED AUGUST 8, 2024 AND RECORDED IN BOOK 4849, PAGE 587, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

PARCEL 2:

ALL OF BLOCKS 2, 3,4, 5, 6 AND 7 OF SUNNY ACRES ESTATES UNIT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

Exhibit "A-2"



**Proposed Zoning
Rezoning: PUD 26-0001
from AR-2 / BA-2 to
PCD**



Exhibit "B-1"

Written Statement

**PLANNED COMMERCIAL DEVELOPMENT WRITTEN STATEMENT
ANDERSON BUSINESS PARK**

Type of Development: Business Park PCD

Property Owner: D Anderson Development Inc
7770 Odom Ranch Trail
Keystone Heights FL 32656

Agent: Colin D. Groff, P.E.
Black Creek Engineering, Inc.
3900 Paso Fino Road
Green Cove Springs, Florida 32043

PARCELS: **09-08-23-001047-000-00**
09-08-23-001053-000-00
Unopened County ROW (requested vacation of ROW)

Existing Land Use: **Front 800' - Commercial / Remaining - AG**

Proposed Land Use: **Commercial**

Existing Zoning: **Front 800' – BA-2 / Remaining – AR-2**

Requested Zoning: **PCD – Planned Commercial Development**

Surrounding Land Use: North - MIL
South – RF
East – Commercial (Across SR 21)
West - AG

Surrounding Zoning- North – PO-3
South - RA
East - BB (Across SR 21)
West – AR-2

Property Characteristics

Soils: Penney fine sand, 0 to 5 percent slopes.

Drainage & Topography: The site drains to the west; the high elevation on the site is on the Northeastern property boundary (158) at SR 21 sloping to the South to an elevation of 146 at the rear of the property. A natural outfall exists along Treat Road draining to the west.

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Vegetation: The site is wooded under a silviculture plan to harvest trees of which the majority are slash pine for lumber and pulp use.

Flood Zone: The site lies within Zone X.

Existing Improvements:

There are no existing improvements except overhead power lines that transect the property within an easement. There is an existing plat with non-opened county right-of-way that the applicant will request to be vacated.

Acreage Summary:

Total Property	60.49 acres
Wetlands	0.00 acres

DEVELOPABLE 60.49 Acres

Permitted Uses:

Appliance sales and services; automotive parts; business machine sales and services; department store; grocery store; drug store; furniture store; hardware store; heating, ventilation, and air conditioning; medical supply; Automobile body shops and motor vehicle custom body work; tire sales and service; wholesale sales rooms and storage rooms; boat and motor sales and service; lawnmower and outboard rentals, sales and service; feed and hay processing and sales; fertilizer stores; well-drilling and pump service; wholesale bakeries; lumber yards and building material sales; wholesale business and warehouses; shops performing custom work in: electrical, plumbing, sheet metal, heating, ventilating and air conditioning; pest control services and supplies; assembly and fabrication of goods using components manufactured elsewhere and brought to site; landscaping and lawn service; wholesale plant nursery.

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Development Standards:

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 - b. 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.
 - c. 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.
 - d. Front lot line setbacks shall be a minimum of forty (40) feet from front property line.
2. Where PCD 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.
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1. The average light level shall not exceed 3.6 footcandles on any part of the site except covered or protected outdoor work areas, the minimum light level shall be 0.9

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Planned Commercial Development Written Statement
Anderson Business Park

footcandles, and the uniformity ratio shall not exceed 4:1. Areas used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth elsewhere in this section.

2. Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spill light or glare. A cutoff fixture shall not have more than one percent (1%) of lamp lumens above horizontal. Sag lenses, convex lenses, and drop lenses shall be prohibited. Lighting at a building or project shall not be comprised in whole or part of any floodlights.
3. Illumination levels at the property line of the building or project shall not be more than 0.5 f.c. at any point when the building or project is located next to any residential use and shall not be more than 1.0 f.c. when located next to any other use. To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be installed with house side shields and reflectors and shall be maintained in such a manner as to confine light rays to the remises of the building or project.
4. Lighting shall be installed with time controls so that light levels are reduced not later than one hour after the close of operations to the minimum levels needed under the IESNA to ensure safety and security (approximately a 50% reduction). Light fixtures shall not exceed 20 feet in height in parking areas and other parts of the site, and along sidewalks and parking lot pedestrian corridors, decorative streetlights shall be provided with a height not to 12 feet with lights spaced no more than 40 feet apart.
5. A photometric plan and site lighting plan shall be required with building construction drawings to ensure these standards have been met.
6. Light fixtures shall not exceed 25 feet in height in parking areas and other parts of the site, and along sidewalks and parking lot pedestrian corridors may not exceed 12 feet in height.

Signage Requirements:

1. Shopping Center Signs. Monument signs are allowed.
 - a. Signs. Monument signs shall be allowed at each entrance into shopping centers. Allowable sign size shall be 50 square feet, exceeding this figure when a calculation of one square foot per 1,000 square feet of building area allows. Sign size shall not exceed 150 square feet, and sign height shall not exceed 8 feet, with architectural features of the sign not to exceed 12 feet in height. Pole and pylon signs are prohibited. Monument signs may be externally illuminated and shall be designed such that all means of support are concealed. Street numbers shall be placed on signs at a minimum letter height of 3 ½" or 10% of sign face height.
 - b. Canopy Signs. One canopy or awning sign per occupancy may be permitted subject to the following. The area of copy shall not exceed one square foot per linear foot of canopy, front and sides or a maximum of 75 square feet, front and sides. No canopy sign shall be less than nine feet above the ground immediately below it. Copy may be installed above or on the face of the canopy, provided that the copy area of a sign installed above or on the canopy will be computed on the

Clay County
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total of the sign face and the canopy apron. Signs attached to the underside of a canopy shall have a copy area no greater than six square feet.

2. Freestanding Retail, Office, and Industrial Signs. Monument signs are allowed. Allowable sign size is 50 square feet, exceeding this figure when a calculation of one square foot per five linear feet of lot frontage allows. Such signs shall be a maximum of 75 square feet and a maximum height of ten feet. Signs shall be located in an area that is between five and 20 feet from the right-of-way. One freestanding sign per parcel is allowed for the primary street frontage, as indicated by the orientation of the main entrance of the building.
3. Office/Industrial Park/Complex Uses. Freestanding monument signs are allowed. Size of signs is calculated at a rate of one square foot per 1,000 square feet of building area, beyond a base of 50 square feet. Maximum sign size is 150 feet and maximum height is 15 feet.
4. Sign Illumination. Any external above-ground light source shall be located and hidden within a planter bed. Light sources located outside the planter bed shall be in a burial fixture. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.
5. Wall Signs. Wall signs are allowed for commercial, office, and industrial buildings. Maximum sign area shall be determined by multiplying the occupancy front foot (linear footage) by 1.5 feet. The maximum sign vertical dimension shall not exceed 20 percent of the building height. In the case of multi-use buildings with individual frontages, these standards shall apply to each portion of the building occupied by a use. Total wall sign size may not exceed 400 square feet.
6. Prohibited Signs.
 - a. Pole or pylon signs.
 - b. Billboards and off-premises signs.
 - c. 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;
 - d. Roof signs;
 - e. Any sign suspended between poles and illuminated by a series of lights;
 - f. Any sign erected on a tree or utility pole, or painted or drawn on a rock or other natural feature;
 - g. Any sign suspended between poles which is either a pennant or spinner;
 - h. 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.

Landscape Requirements:

1. Landscaping shall meet the Clay County standards in effect at the time the PCD is approved except the designated natural landscape buffer as depicted in the plan.

**Clay County
Planned Commercial Development Written Statement
Anderson Business Park**

The required 10% VUA landscaping shall be distributed within the development plan as depicted on the PCD Site Plan.

2. Individual site plans will meet all current Clay County standards at the time of submittal.

Parking Requirements:

Parking requirements shall meet the Clay County standards in effect at the time of individual site plan application.

Life Safety Requirements:

Fire access will meet current NFPA standards in effect at the time of individual site plan application.

Phases:

The project will be constructed in six phases. Each phase corresponds to each parcel within the planned commercial development. Individual site plans will be submitted for review and approval. Stormwater management will be in a master facility for the development and common area management will be the responsibility of the property owner's association.

Exhibit "B-2"



ANDERSON BUSINESS CENTER 11. Anderson, FL PROPOSED COMP PLAN AMENDMENT		SHEET 1
BLACK CREEK ENGINEERING, INC. 1100 S. ANDERSON BLVD. ANDERSON, FL 32830 (407) 938-1100		DATE: 1-28-24 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: AS SHOWN PROJECT NO.: [blank]
NO.	REVISION	BY DATE



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, May 5 5:00 PM

TO: Planning Commission

DATE: 4/30/2026

FROM: Dodie Selig, Chief Planner,
AICP

SUBJECT:

A. COMP 26-0001

This application is FLUM Amendment to change 17.47 acres from Rural Residential (RR) to Industrial (IND).

B. ZON 26-0002

This application is a rezoning to change from Private Services-1 (PS-1) to Planned Industrial Development (PID).

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP 26-0001 - Staff Report	Cover Memo	5/1/2026	Staff_Report_-_COMP_26-0001dsada.pdf
▢ COMP 26-0001 - Ordinance	Ordinance	5/1/2026	ordinance_-_COMP_26-0001_final_dsada.pdf
▢ PUD 26-0002 - Staff Report	Cover Memo	5/1/2026	Staff_Report_-_PUD_26-0002dsada.pdf
▢ PUD 26-0002 - Ordinance	Ordinance	5/1/2026	ordinance_-_PUD_26-0002_finaldsada.pdf
▢ PUD 26-0002 - Written Statement PID	Backup Material	5/1/2026	PUD_26-0002_-_Written_Statement_(PID)_dsada.pdf
▢ PUD 26-0002 Concept Site Plan	Backup Material	5/1/2026	PUD_26-0002_-_Concept_Site_Plan_dsada.pdf



1 **Staff Report and Recommendations for COMP 26-0001**

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: WRR of Clay County, LLC.
Agent: Josh Cockrell (The StellaRea Group)

7

8 **Property Information**

Parcel ID: 17-05-24-006410-001-00	Parcel Address: 4640 CR 218 Middleburg, FL 32068
Current Land Use: Rural Residential (RR)	Current Zoning: Private Services (PS-1)
Proposed Land Use: Industrial (IND)	Total Acres: 17.47 +/- acres
	Acres affected by FLU change: 17.47 +/- 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 Rural Residential (RR) to Industrial
13 (IND).

14

15 The subject parcel is located at 4640 County Road 218 in Middleburg. The property has been operating as a
16 mulching facility for many years but lacks the appropriate land use and zoning for the business. The owner
17 intends to expand the use to the rear portions of the parcel and add 3 buildings totaling 22,500 sq.ft.

18

19 A companion Rezoning application from Private Services (PS-1) to Planned Industrial Development (PID)
20 follows this comprehensive plan amendment.

21

22

Figure 1 – Location Map

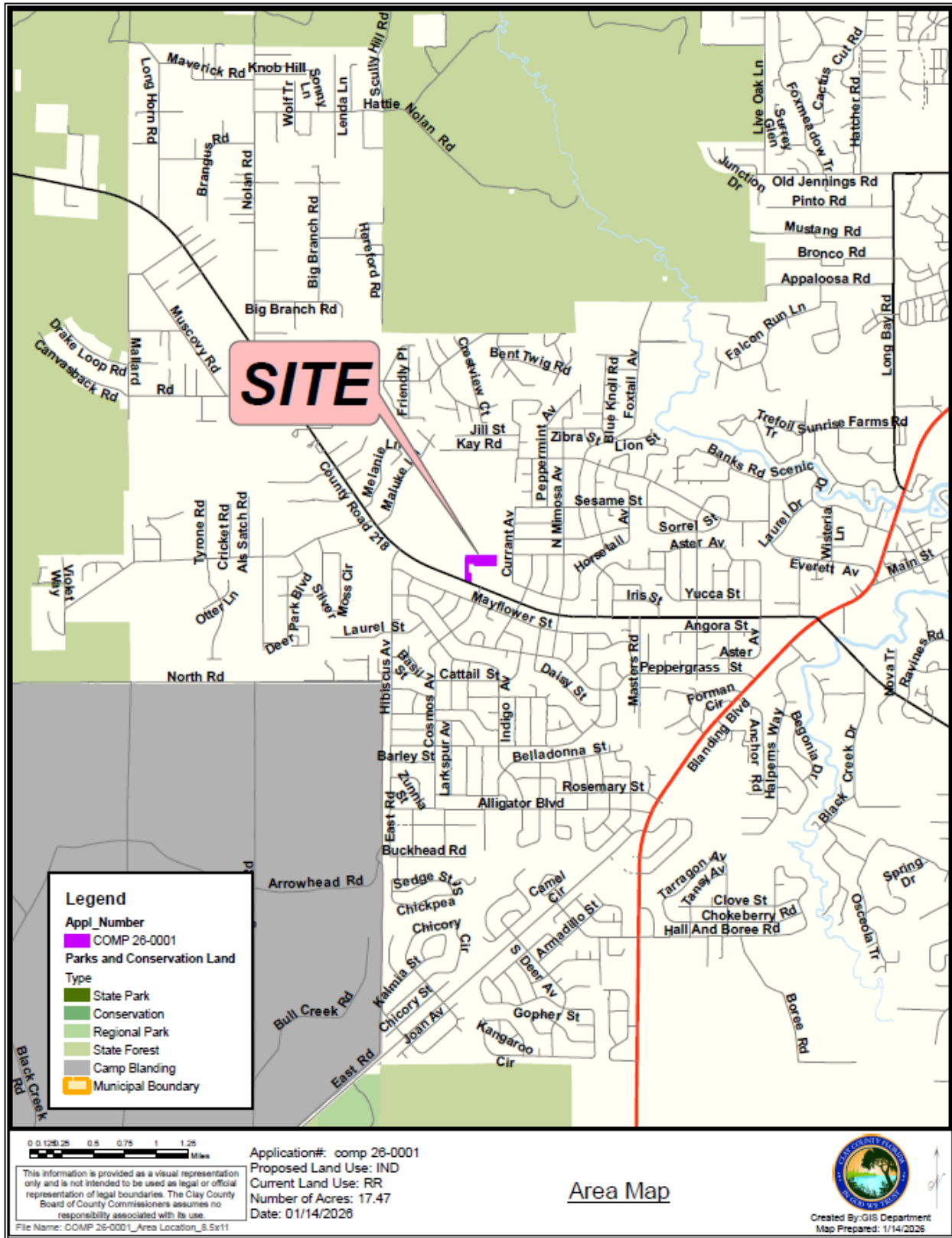


Figure 2 – Parcel Map

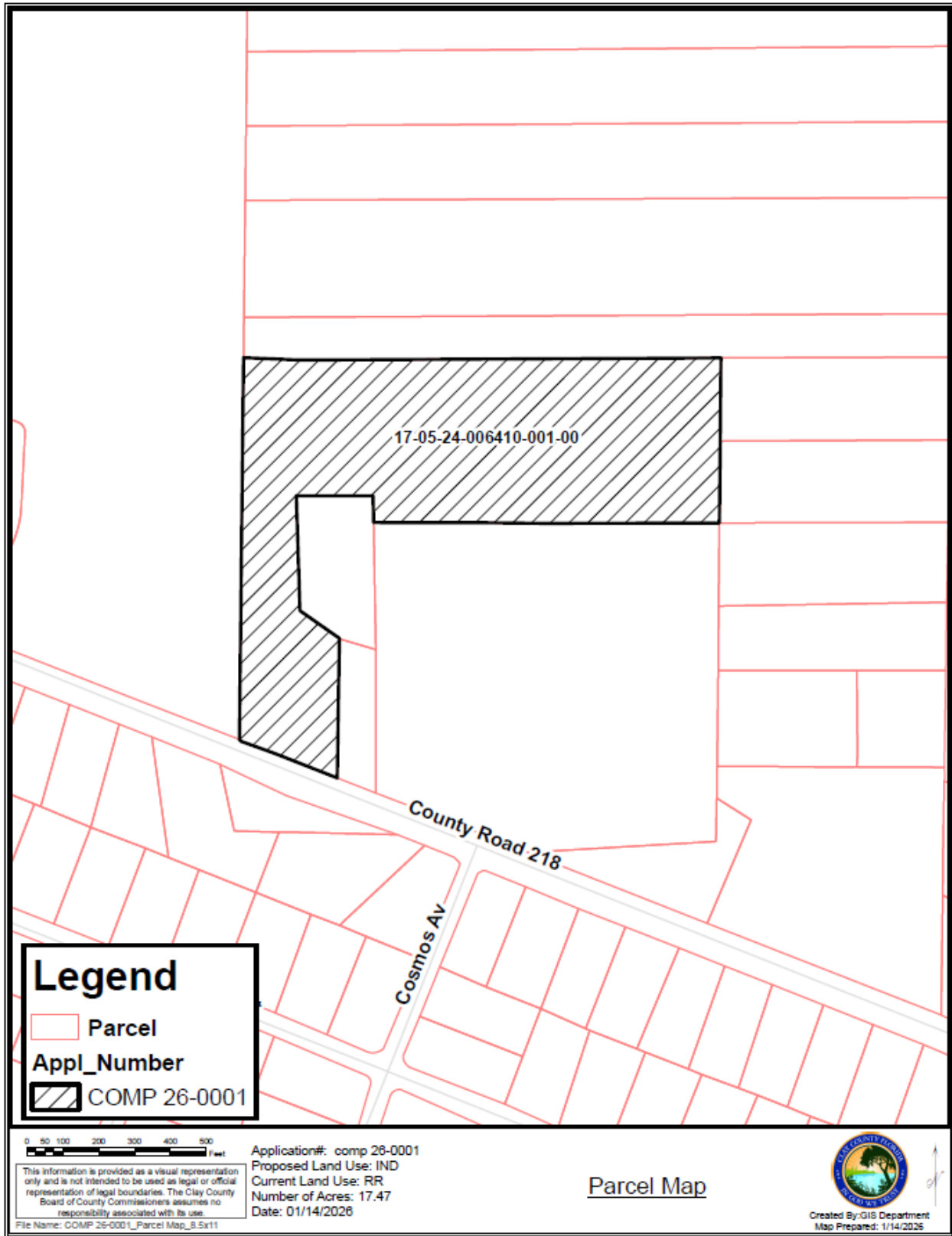


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

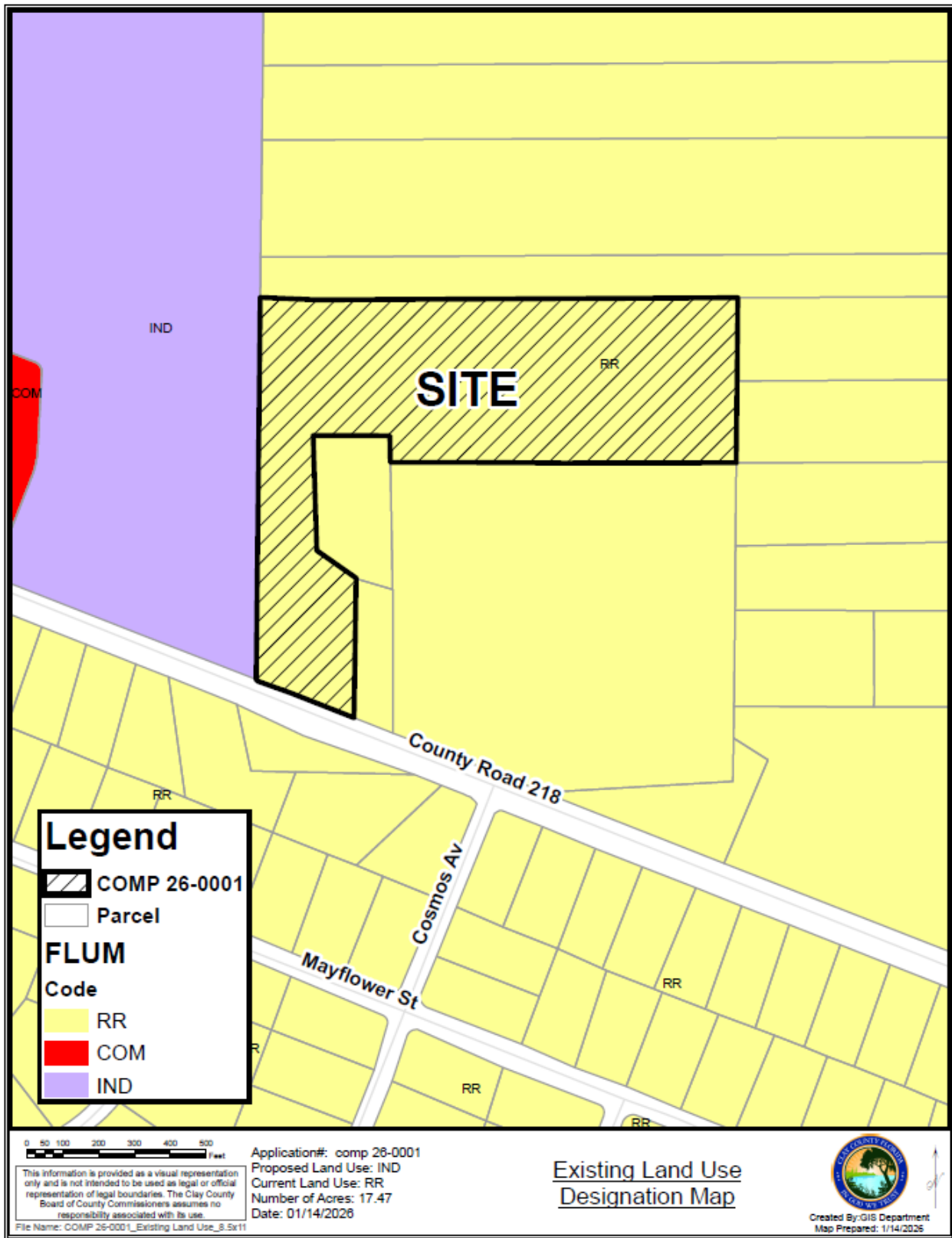


Figure 5 – Proposed Future Land Use Designation Map

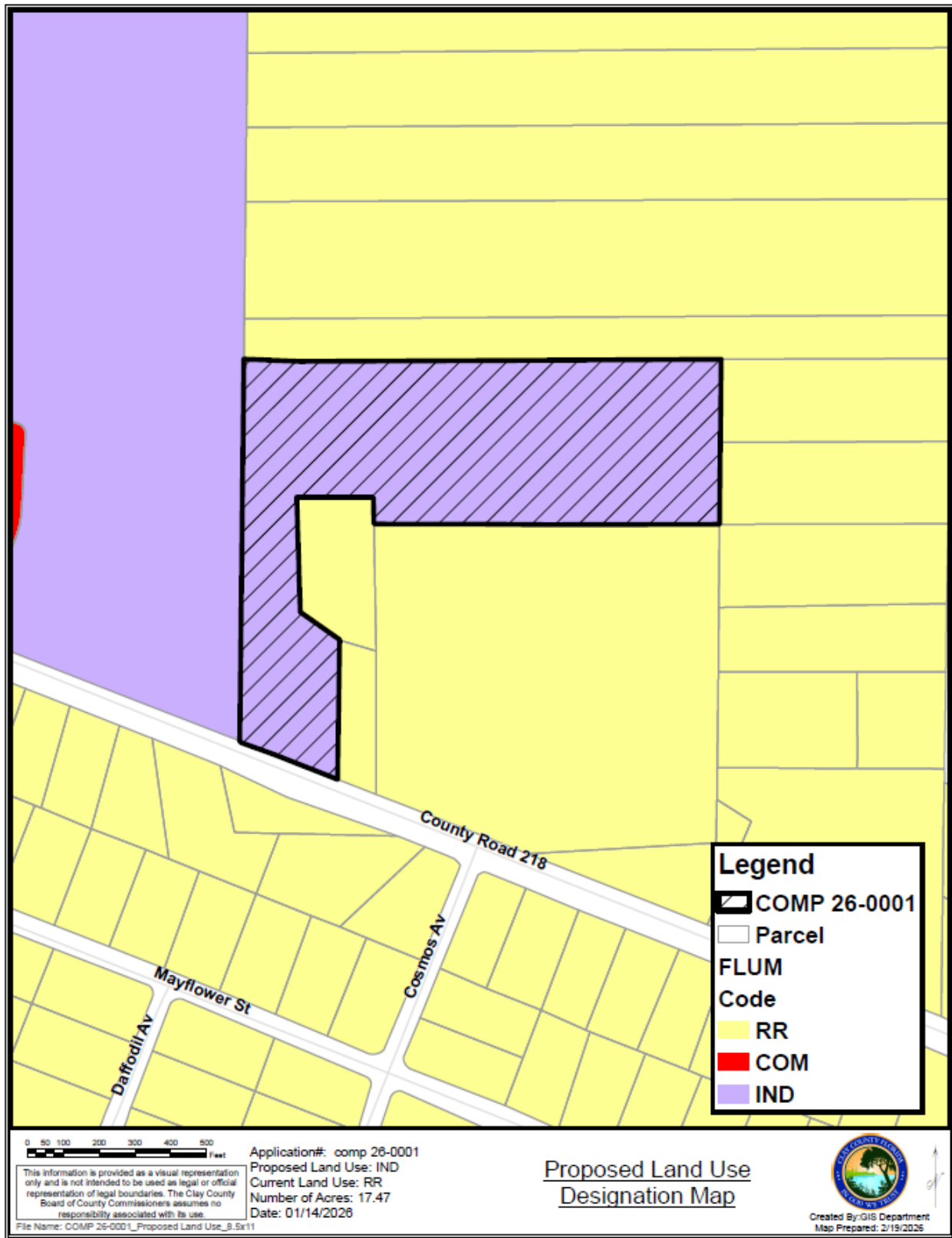
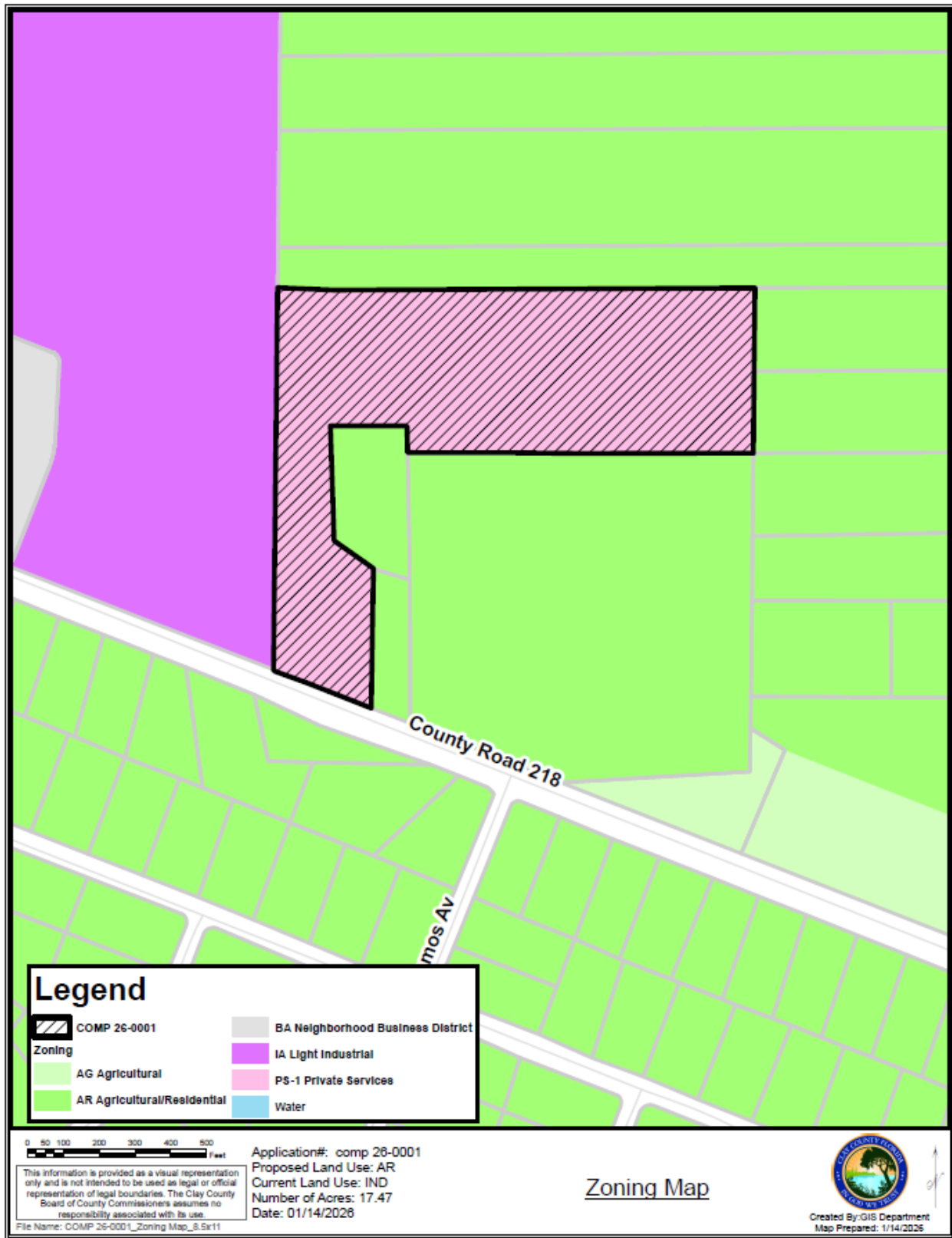


Figure 6 – Zoning Map



35 **Project Impact Summary**

Parcel Number	Acreage	Existing Land Use Category	Existing Maximum Intensity	Proposed Land Use Category	Proposed Maximum Intensity	Net Change in Maximum Density
006410-001-00	17.47	RR	1 unit per 5 net acres	Industrial (IND)	<u>50% FAR</u>	<u>Removes residential use and allows light industrial use</u>

36
 37 The proposed change eliminates the current maximum density of 2 dwelling units on the property and
 38 allows up to 380,496 sq.ft. of light industrial floor area instead.
 39

40 **Availability of Services**

41 Traffic Facilities:

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

43 Schools:

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

45

46 Recreation:

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

48

49 Water and Wastewater:

50 There is a well and a septic tank available on this parcel however this use does not have a building structure
 51 at this time.

52

53 Stormwater/Drainage:

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

56

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

Chesser Island Road Regional Landfill Capacity

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

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

61 **Land Suitability:**

62 Soils:
63 See Figure 7.

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

67 Topography:
68 The subject parcel is largely level with the exception of a wetland area in the rear of the parcel and multiple
69 mounds that have been created as a result of the piling of vegetation. See Figure 9.

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

72 Historic Resources:
73 There are no historic resource structures on the subject parcel although a couple of historic structure locations
74 have been mapped to the east of the subject parcel along CR 218. See Figure 11.

75 Compatibility with Military Installations:
76 The subject property is not located near Camp Blanding.

77

78 **Analysis of Surrounding Uses**

79 The proposed future land use amendment would change a single parcel of land (17.47 acres) from RF (Rural
80 Fringe) to COM (Commercial). This change would be in keeping with the existing industrial land to the west
81 of the subject parcel and the nature of the existing use on the subject parcel. The surrounding district
82 designations are shown in the table below:

	Future Land Use	Zoning District
North	Rural Residential (RR)	Agricultural Residential (AR)
South	Rural Residential (RR)	Agricultural Residential (AR)
East	Rural Residential (RR)	Agricultural Residential (AR)
West	Industrial (IND)	Light Industrial (IA)

83

84

Figure 7 – Soil Map

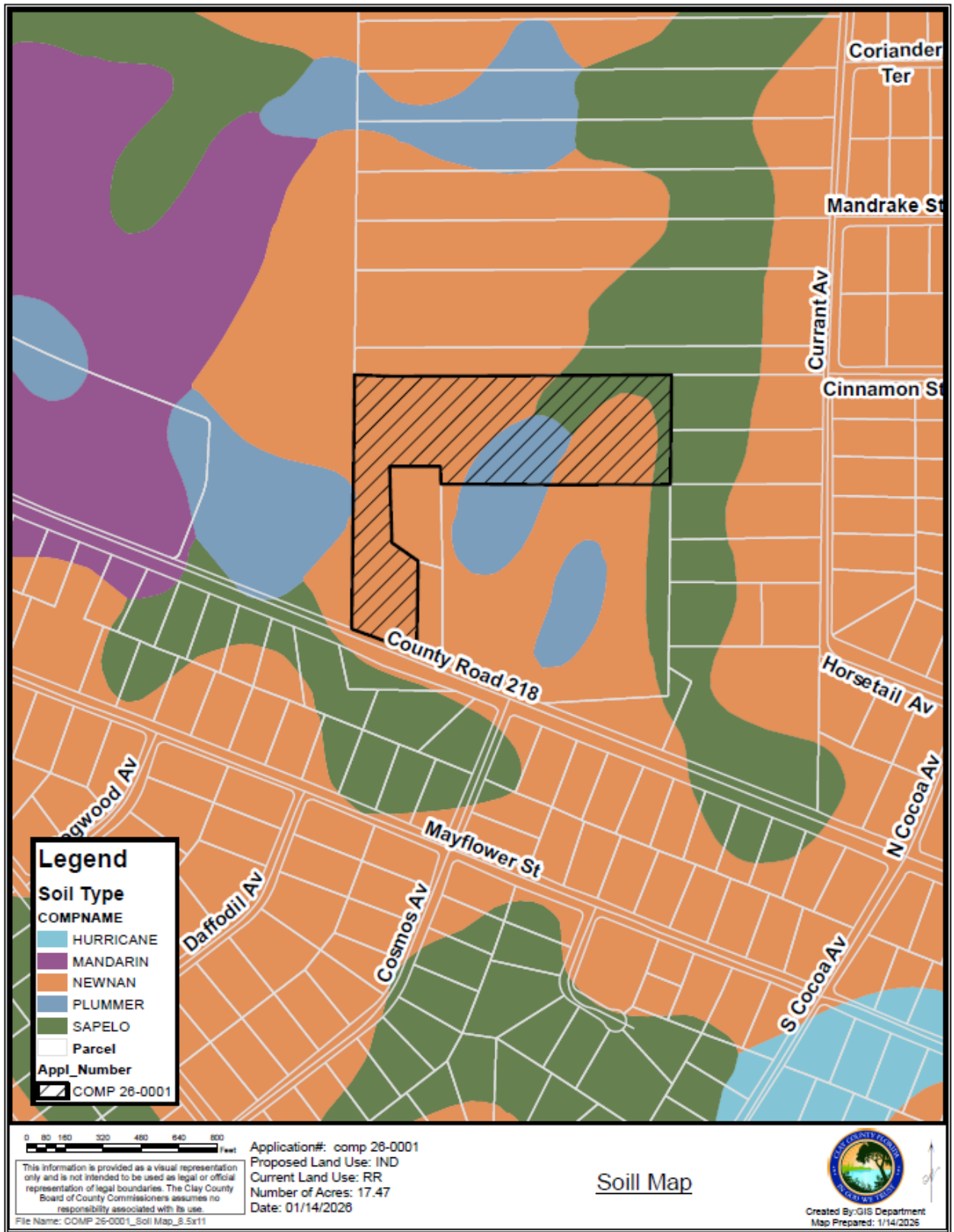


Figure 8 – Flood Zone Map

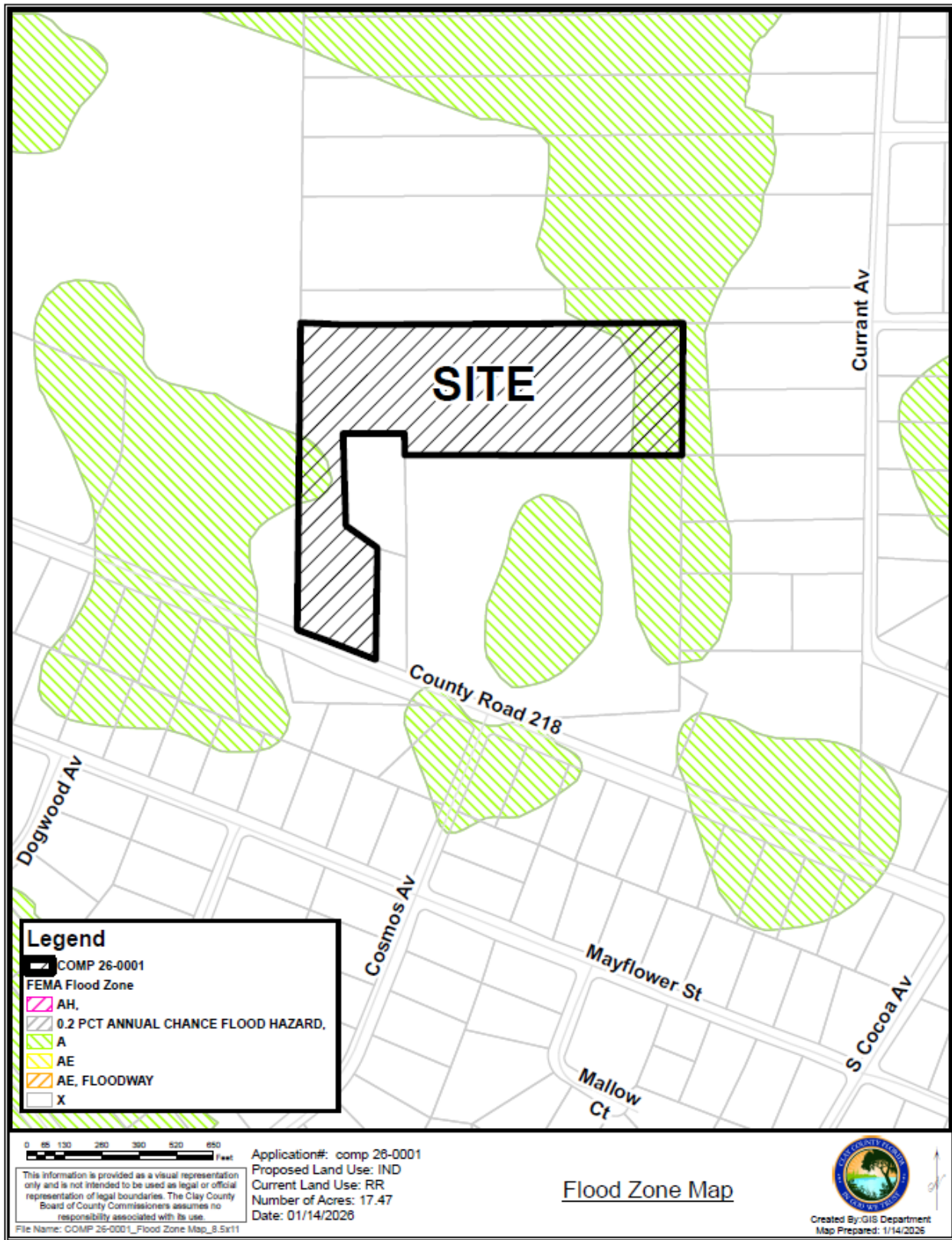


Figure 9 – Topography Map

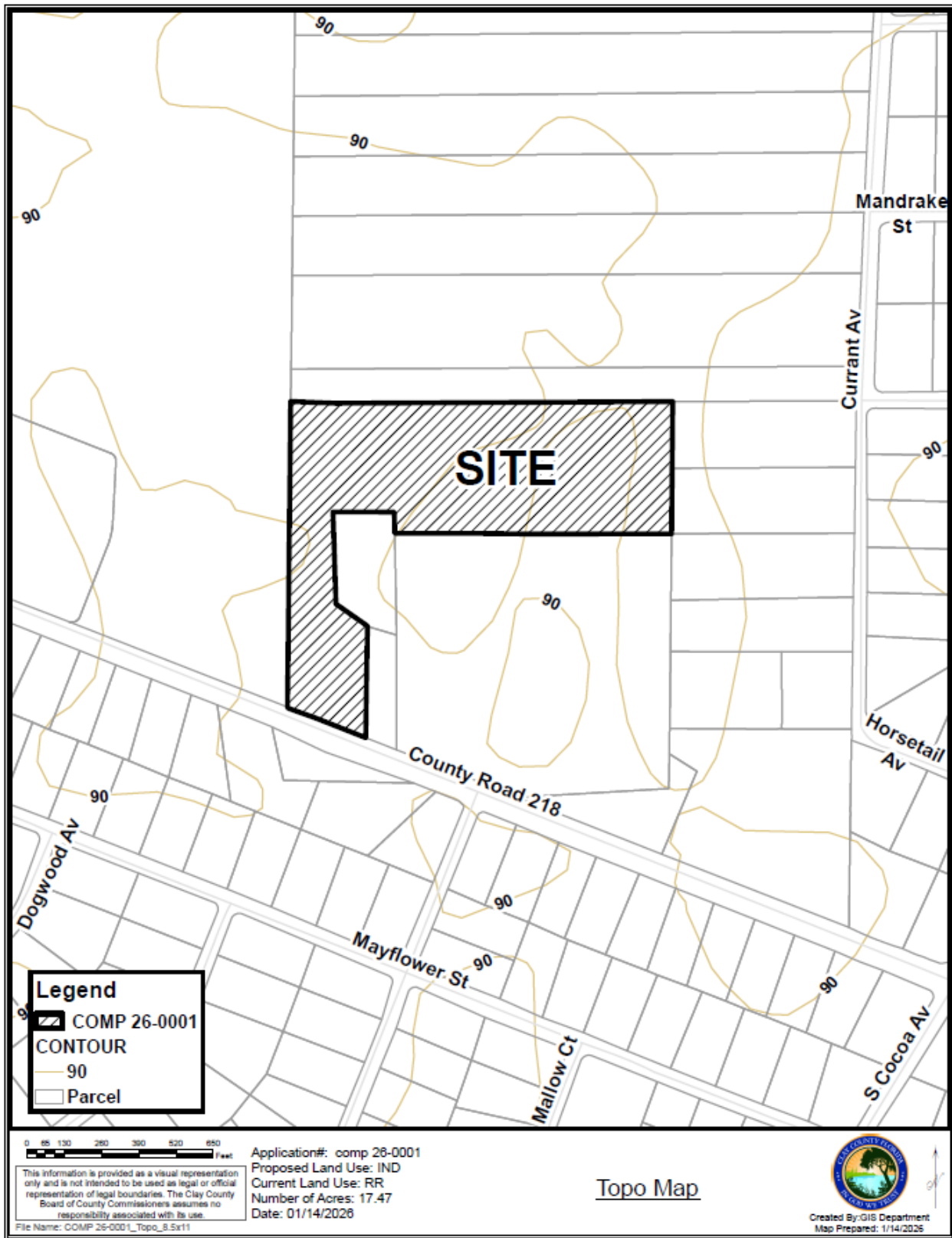


Figure 10 – Habitat Value Map

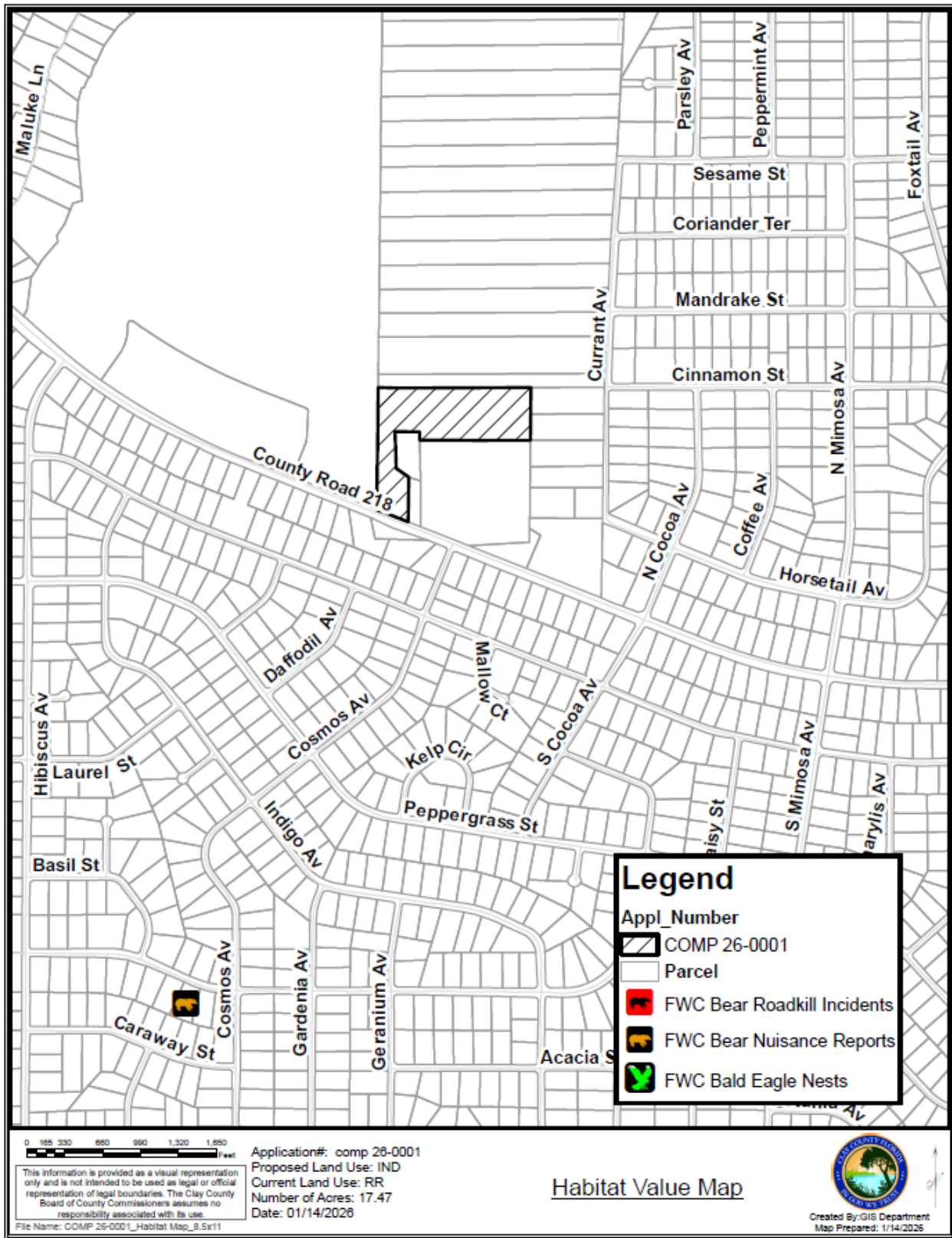
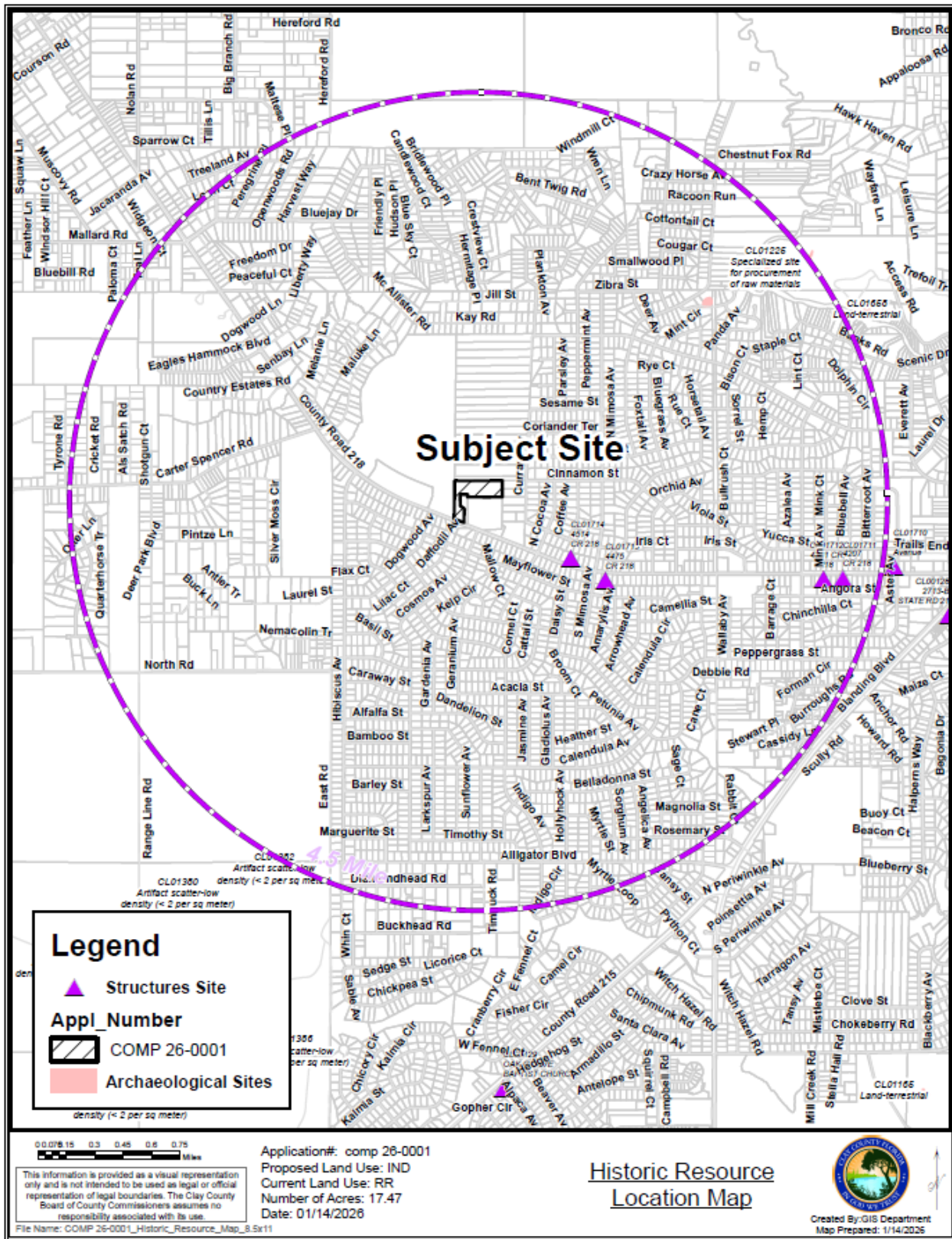


Figure 11 - Historical Resources



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

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

97 FLU Policy 1.4.1.3 -- Rural Residential (RR):

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

102
103 Designation of these areas on the Future Land Use Map is based on recognizing a number of existing
104 and future development factors. These include areas with soil conditions suitable for individual wells
105 and septic systems; existing rural subdivisions with little or no infrastructure improvements,
106 including unpaved roads; small farm or recreational and low intensity institutional uses; and areas
107 which are in close proximity to but outside of, planned urban services and are not anticipated to
108 develop at an intensity to require significant urban services within the planning period.

109
110 Allowable residential density under this category shall be one dwelling unit per 5 net acres.
111 Implementation of this land use designation shall occur in accordance with the Land Development
112 Regulations. Some locations in Rural Residential may qualify for a density of one unit per acre, but
113 only if the requirements of tract size, clustering and points in Future Land Use Objective 1.4 and its
114 policies are met.

115 FLU Policy 1.4.1.12 -- Industrial (IND):

116 This designation accommodates the full range of industrial activities. The specific range and intensity for
117 uses appropriate in a particular industrial area varies by location as a function of the availability of public
118 services and access, and compatibility with surrounding uses shown on the Future Land Use Map.
119 Through the zoning review process the use of particular sites or areas may be limited to allowable uses
120 specified and defined by the Land Development Regulations.

121 Floating solar facilities on properties with an Industrial future land use shall be a permitted use on
122 wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed
123 water ponds, and other water storage reservoirs as regulated in the Land Development Code.

124

125 Analysis Regarding Urban Sprawl

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

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

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

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

159

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

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

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

180 **Staff Analysis regarding Sprawl:**

181 The proposed amendment is a recognition of an existing business use which has a long history of operation
182 on the subject parcel. As such the proposed Future Land Use change does not truly encourage or discourage
183 the proliferation of urban sprawl as defined in Florida Statute 163.3177. The amendment achieves the
184 following four criteria under FS 163.3177(6)(a)9.b:

185 Staff Finding: (I.) The proposed change would expand an existing area of industrial use located on the
186 parcel to the immediate west of the subject site.

187 Staff Finding: (IV.) The existing use has a well and septic system on-site, therefore there is no additional
188 drain on water resources.

189 Staff Finding: (VI.) The existing use does not further impact open space or natural lands.

190 Staff Finding: (VII.) Creates a balance of land uses based upon demands of the residential population for
191 the non-residential needs of an area.

192 **Recommendation**

193 Staff recommend approval of COMP 26-0001.

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 # 17-05-24-006410-001-00), TOTALING APPROXIMATELY 17.47 ACRES, FROM RURAL RESIDENTIAL (RR) TO INDUSTRIAL (IND); 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 26-0001 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 # 17-05-24-006410-001-00), totaling approximately 17.47 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from Rural Residential (RR) to Industrial (IND).

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 May, 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 – Attachment A-3

Parcel "A"

A parcel of land situated in the East One Half (E 1/2) of the Northwest One Quarter (NW 1/4) of the Northeast One Quarter (NE 1/4) of Section 17 Township 5 South, Range 24 East, Clay County, Florida; said parcel being more particularly described as follows:

Commence at a Concrete Monument at the Northeast Corner of Section 17, and run S 89 deg 33 min 11 Sec W, along the North line of said Section 17, a distance of 1814.16 feet to the POINT OF BEGINNING; thence continue S 89 deg 33 min 11 Sec W, along said North line 165.0 feet to the Northwest corner of said E 1/2, thence, run S 00 deg 02 min 23 sec E, along the West line of said E 1/2 a distance of 1030.80 feet more or less to an iron pipe on the Northerly Right of Way line of County Road No. C-218; thence run S 68 deg 36 min 07 sec E, along said Right of Way line 300.26 feet to an iron Pipe on the West line of those lands as described in Official Records Book 938, Page 154 of the Public Records of said County; thence run Northerly along said West line with the following courses and distances: N 00 deg 02 min 23 sec W, 380.47 feet to an iron Pipe; N 68 deg 36 min 07 sec W, 123.00 feet to an iron pipe; N 00 deg 02 min 23 sec W 716.29 feet to the POINT OF BEGINNING.

Parcel "B"

A parcel of land situated in the East One Half (E 1/2) of the Northwest One Quarter (NW 1/4) of the Northeast 1/4 (NE 1/4) and West One Half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of Section 17, Township 5 South, Range 24 East, Clay County, Florida; said Parcel being more particularly described as follows:

Commence at a Concrete Monument at the Northeast Corner of Section 17, and run S 89 deg 33 min 11 sec W, along the North line of said Section 17, a distance of 1122.52 feet to the POINT OF BEGINNING; thence continue S 89 deg 33 min 11 sec W, along said North line 691.64 feet to the Northeast corner of the West 165.0 feet of said E 1/2 of the NW 1/4 of the NE 1/4; thence run S 00 deg 02 min 23 sec E, along the East line of said West 165.00 feet, a distance of 379.61 feet to an iron pipe on the North line of those lands as described in Official Records Book 938 page 154 of the Public Records of said County thence run N 89 deg 57 min 37 sec E, along said North line, 228.98 feet to an iron pipe at the Northeast Corner of the aforesaid lands; thence run S 00 deg 02 min 23 sec W, along the East line of the aforesaid lands 89.41 feet; thence run N 89 deg 33 min 11 sec E, 462.84 feet; thence run N 00 deg 03 min 50 sec W, parallel to the East line of said W 1/2 of the NE 1/4 of the NE 1/4, a distance of 470.66 feet to the POINT OF BEGINNING.

Parcel "C"

A parcel of land situated in the West One Half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast 1/4 (NE 1/4) of Section 17, Township 5 South, Range 24 East, Clay County, Florida; said Parcel being more particularly described as follows:

Commence at a Concrete Monument at the Northeast Corner of Section 17 and run S 89 deg 33 min 11 sec W, along the North line of said Section 17 a distance of 859.72 feet to the Northeast corner of said W 1/2 of the NE 1/4 of the NE 1/4 and the POINT OF BEGINNING; thence continue S 89 deg 33 min 11 Sec W, along said North line, 462.80 feet; thence run S 00 deg 03 min 50 sec E, parallel to the East line of said W 1/2, a distance of 470.66 feet; thence run N 89 deg 33 min 11 sec E, 462.80 feet to a point on said East line; thence run N 00 deg 03 min 50 sec W, along said East line 470.66 feet to the POINT OF BEGINNING.

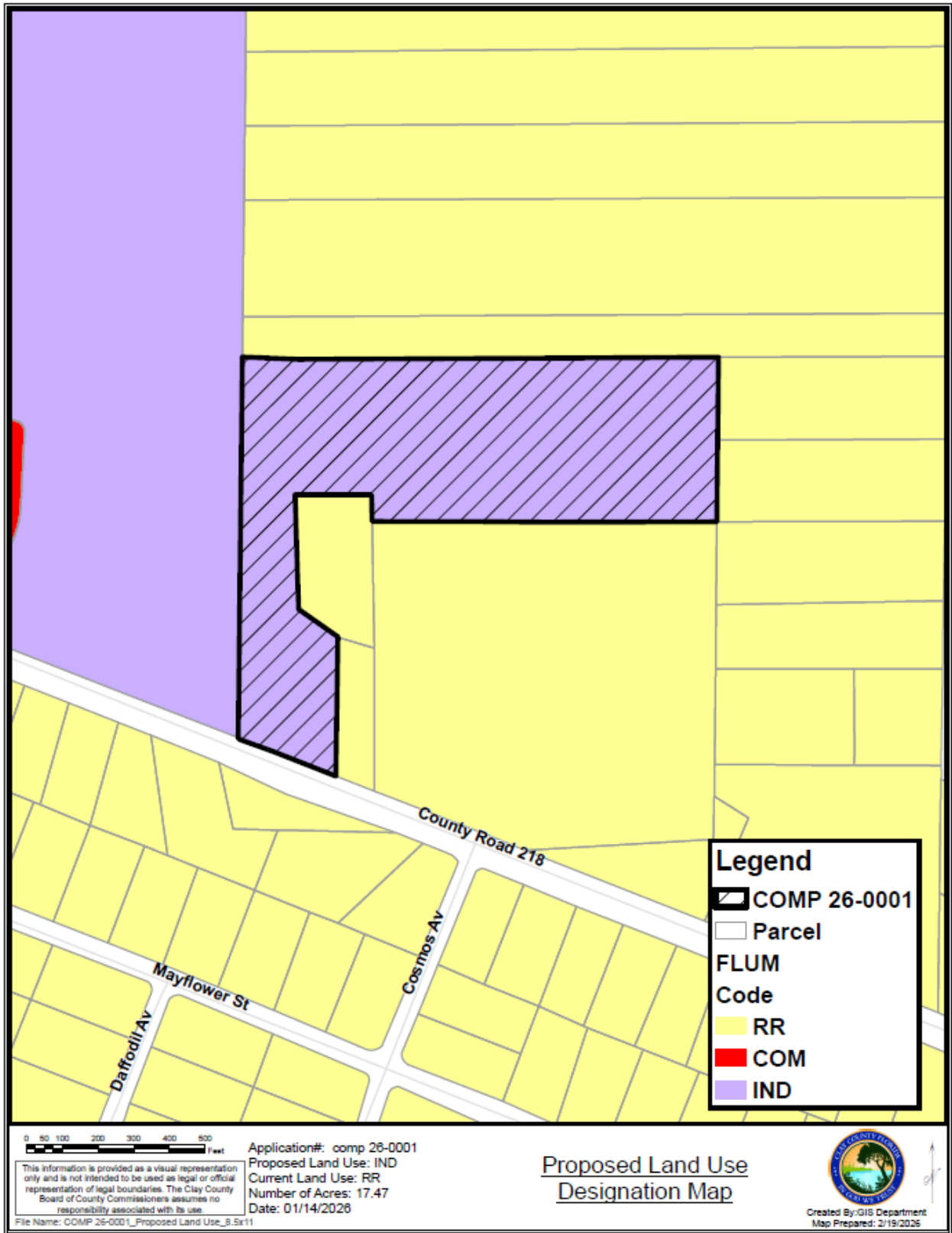
Easement

Subject to and together with:

An easement for Ingress, Egress, Access and Utilities situated in the East One Half (E 1/2) of the Northwest One Quarter (NW 1/4) of the Northeast One Quarter (NE 1/4) and in the West One Half (W1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of Section 17, Township 5 South, Range 24 East; Clay County, Florida; said easement lying 20 feet right of the following described line:

Begin at an iron pipe at the intersection of the Northerly Right of Way line of County Road No. C-218 and the west line of said E 1/2 of the NW 1/4 of the NE 1/4 and run North along said West line 1030.00 feet more or less to an iron pipe on the North line of said Section 17; thence run N 89 deg 33 min 11 sec E, along said North line 875.00 feet to the end of said easement.

Exhibit "A-2"





1 **Staff Report and Recommendations for PUD 26-0002**

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: WRR of Clay County, LLC.
Agent: Josh Cockrell (The StellaRea Group)

7

8 **Property Information**

Parcel ID: 17-05-24-006410-001-00	Parcel Address: 4640 CR 218 Middleburg, FL 32068
Current Zoning: Private Services District (PS-1)	Current Land Use: Rural Residential (RR)
Proposed Zoning: Planned Industrial Development (PID)	Total Acres: 17.47 +/- acres
	Acres affected by Zoning change: 17.47 +/- acres
Commission District: 4, Comm. Condon	Planning District: Middleburg/Clay Hill

9

10 **Introduction:**

11 This application is a Rezoning of a single parcel of land from Private Services (PS-1) to Planned Industrial
12 Development (PID).

13

14 The subject parcel is located at 4640 County Road 218 in Middleburg. The property has been operating as a
15 mulching facility for many years but lacks the appropriate land use and zoning for the business. The owner
16 intends to expand the use to the rear portions of the parcel and add 3 buildings totaling 22,500 sq.ft.

17

18 A companion Future Land Use change from Rural Residential (RR) to Industrial (IND) precedes this
19 rezoning.

20

21

Figure 1 – Location Map

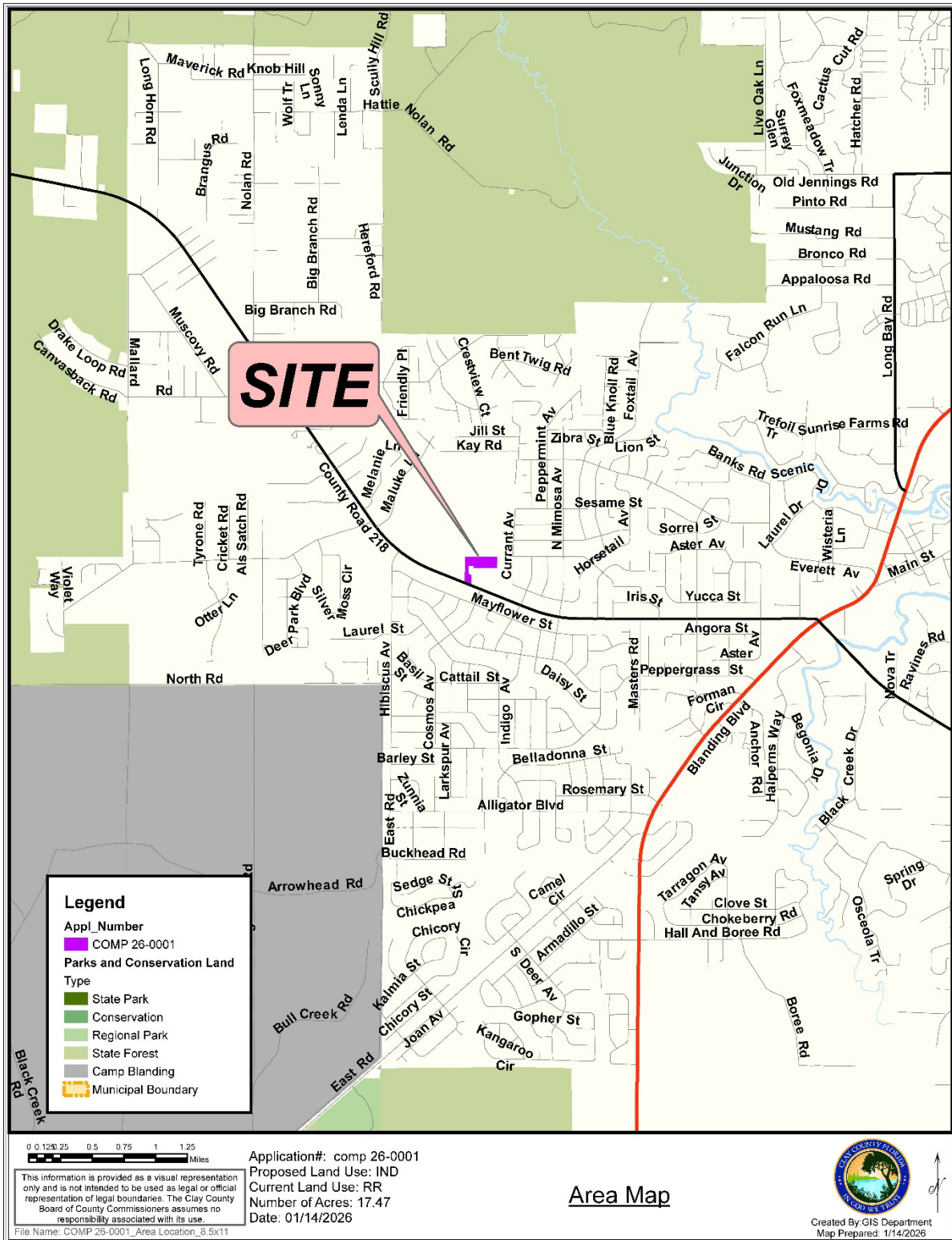
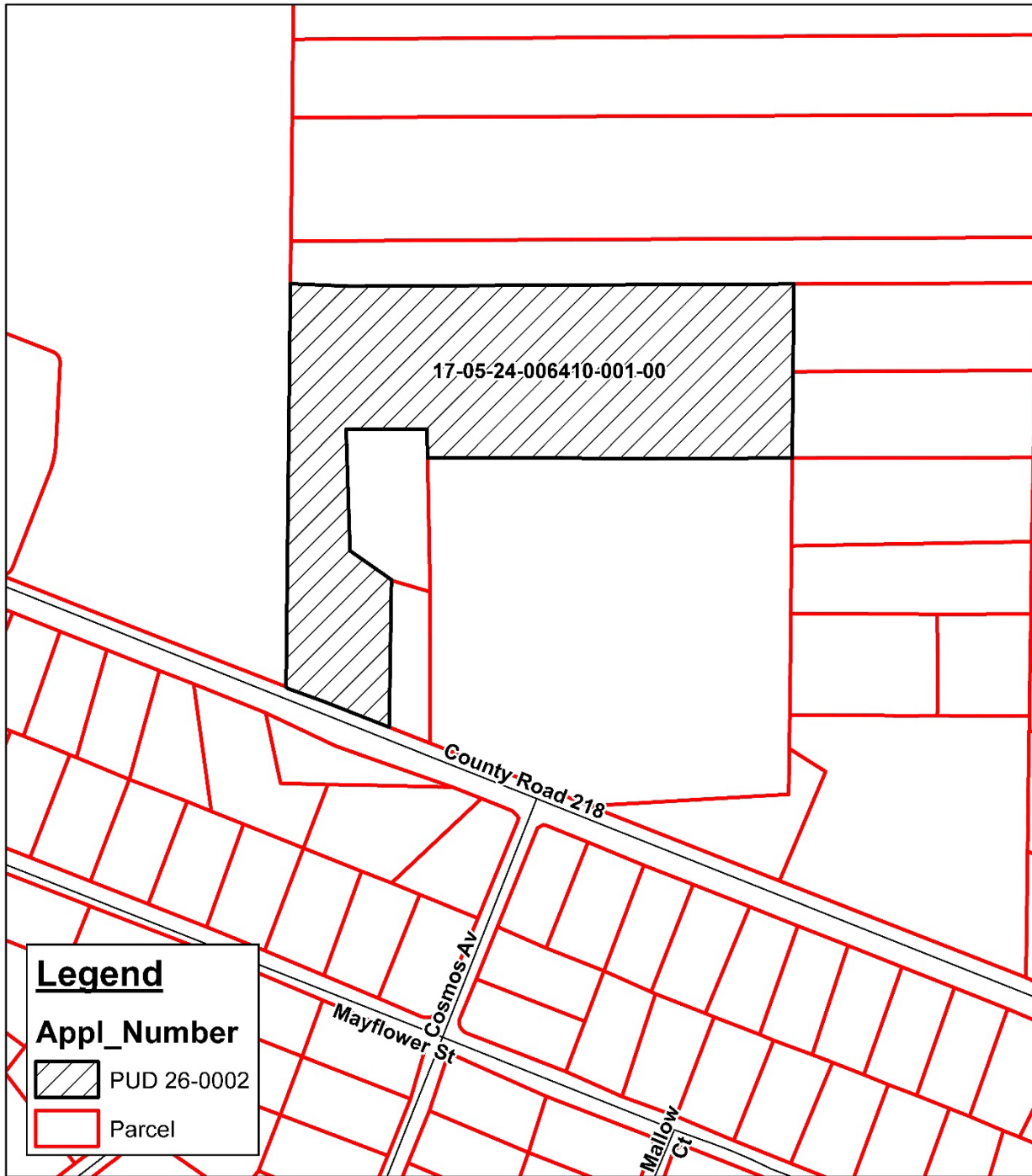




Figure 2 – Parcel Map



Legend

Appl_Number

-  PUD 26-0002
-  Parcel

**Rezoning: PUD 26-0002
Parcel Map**

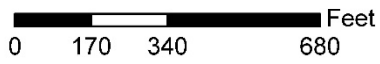
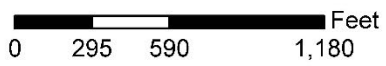
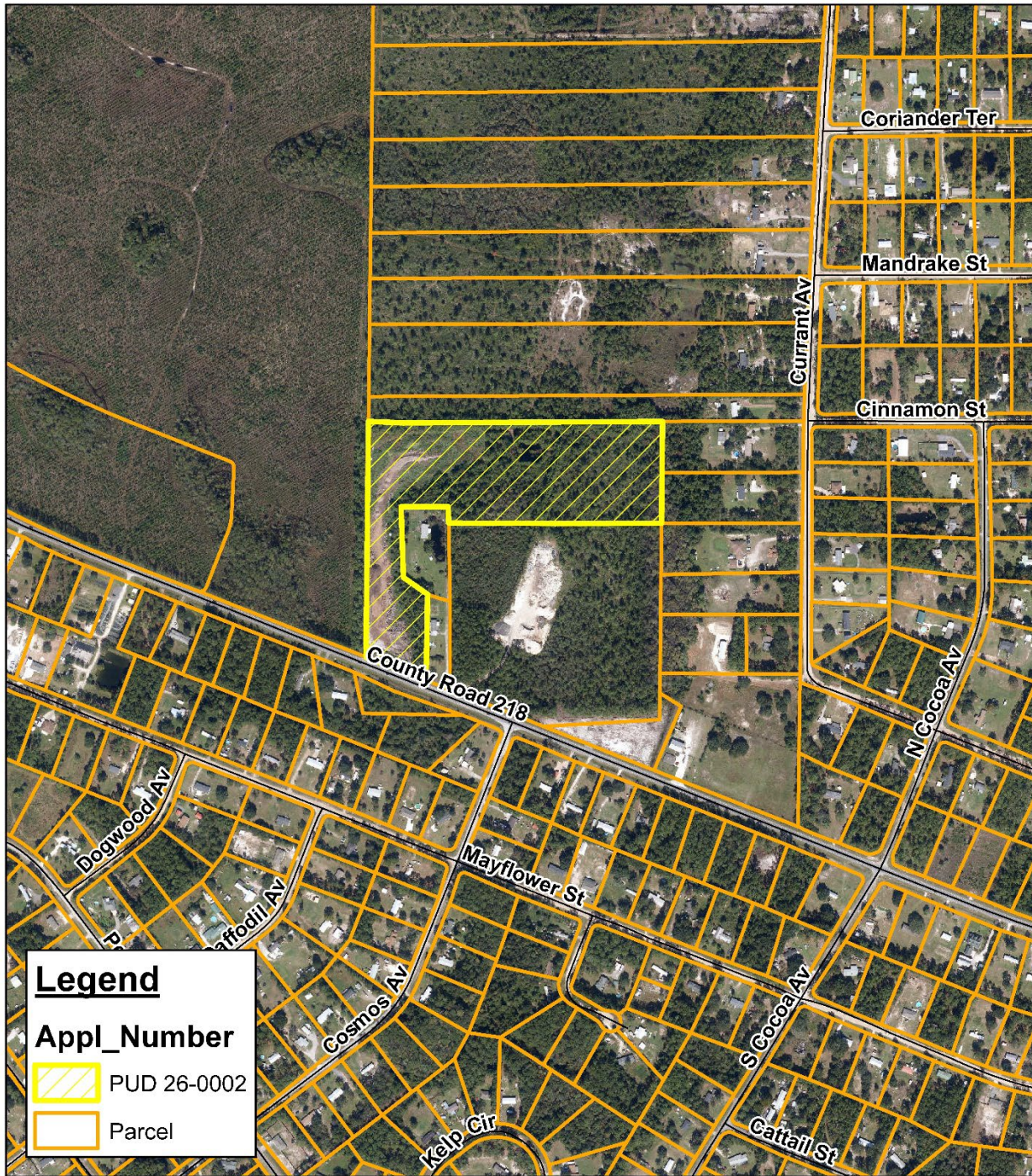


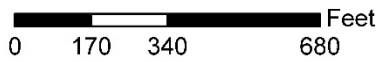
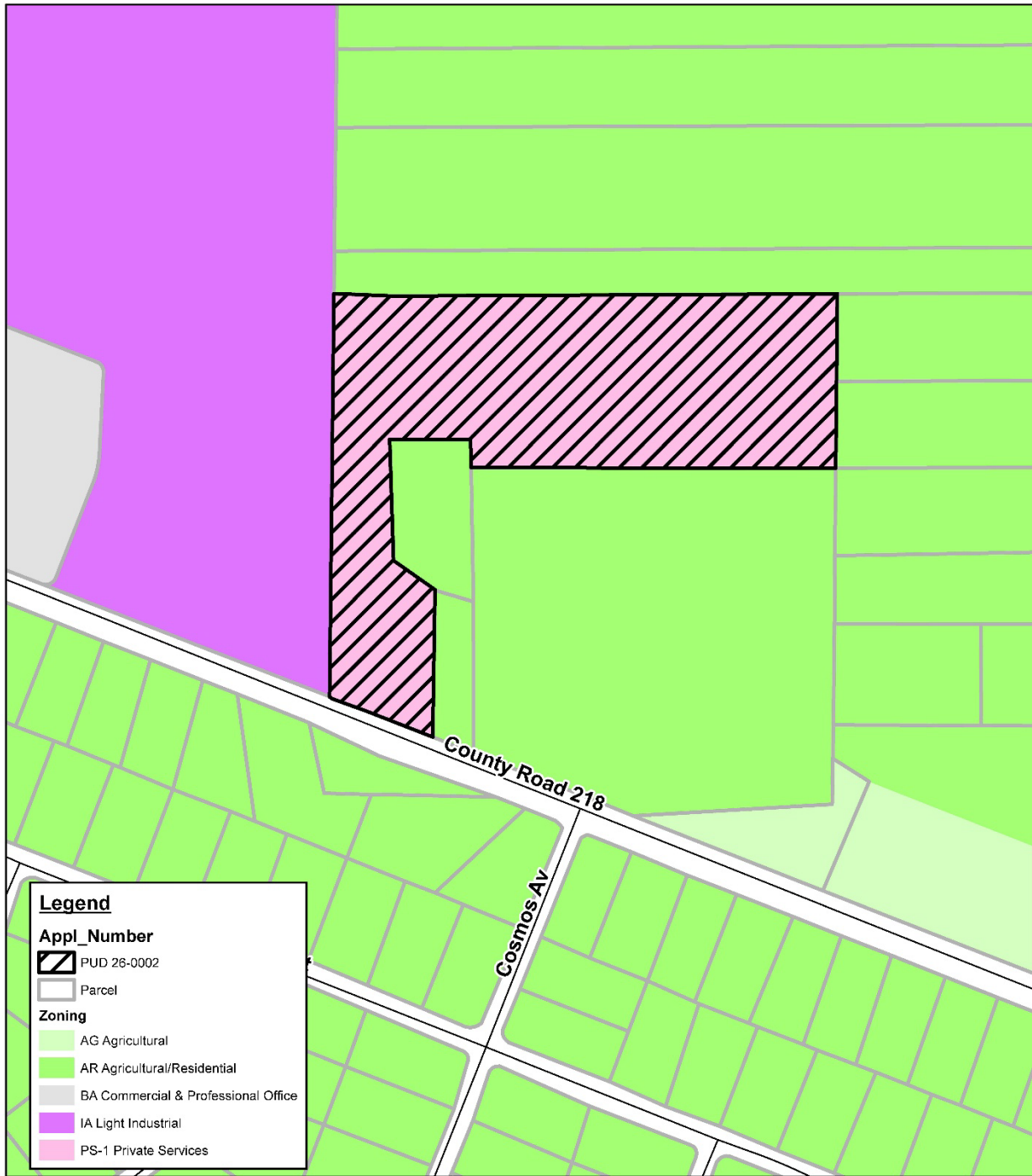
Figure 3 – Aerial Photo



**Rezoning: PUD 26-0002
from PS-1 to PID**



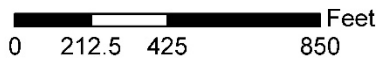
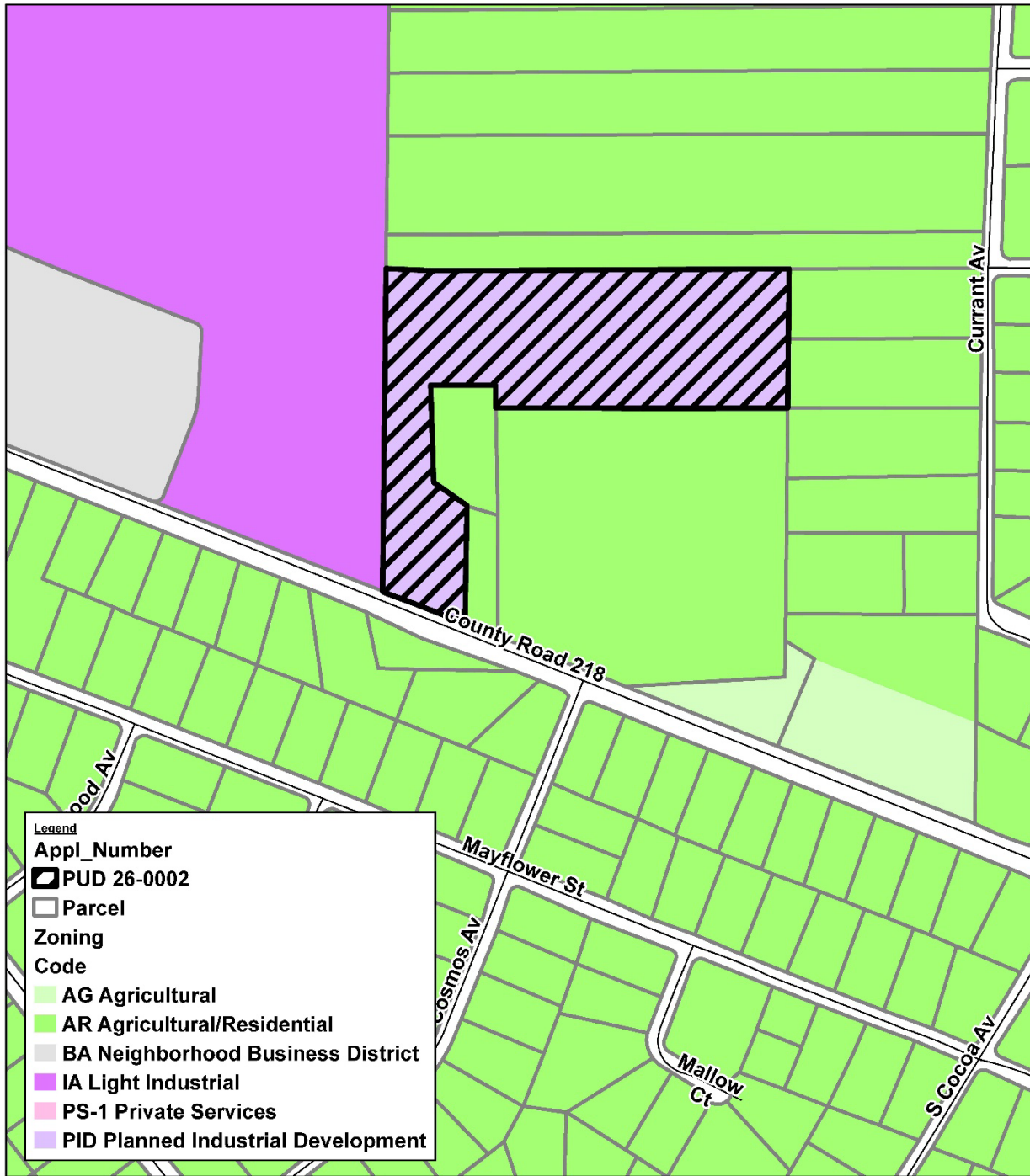
Figure 3 – Existing Zoning Map



**Existing Zoning
Rezoning: PUD 26-0002
from PS-1 to PID**



Figure 4 – Proposed Zoning Map



Proposed Zoning
Rezoning: PUD 26-0002
from PS-1 to PID



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

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

36 FLU Policy 1.4.1.3 -- Rural Residential (RR):

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

41
42 Designation of these areas on the Future Land Use Map is based on recognizing a number of existing
43 and future development factors. These include areas with soil conditions suitable for individual wells
44 and septic systems; existing rural subdivisions with little or no infrastructure improvements,
45 including unpaved roads; small farm or recreational and low intensity institutional uses; and areas
46 which are in close proximity to but outside of, planned urban services and are not anticipated to
47 develop at an intensity to require significant urban services within the planning period.

48
49 Allowable residential density under this category shall be one dwelling unit per 5 net acres.
50 Implementation of this land use designation shall occur in accordance with the Land Development
51 Regulations. Some locations in Rural Residential may qualify for a density of one unit per acre, but
52 only if the requirements of tract size, clustering and points in Future Land Use Objective 1.4 and its
53 policies are met.

54 FLU Policy 1.4.1.12 -- Industrial (IND):

55 This designation accommodates the full range of industrial activities. The specific range and intensity for
56 uses appropriate in a particular industrial area varies by location as a function of the availability of public
57 services and access, and compatibility with surrounding uses shown on the Future Land Use Map.
58 Through the zoning review process the use of particular sites or areas may be limited to allowable uses
59 specified and defined by the Land Development Regulations.

60 Floating solar facilities on properties with an Industrial future land use shall be a permitted use on
61 wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed
62 water ponds, and other water storage reservoirs as regulated in the Land Development Code.

63

64 **Analysis of Proposed Rezoning Amendment**

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

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

70 Staff Finding: Although undeveloped at this time, the adjacent parcel to the west has a light industrial
71 zoning district designation. The current use on the subject parcel is a yard waste recycling business which
72 creates mulch.

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

75 Staff Finding: The existing district boundaries are illogically drawn. They reflect an intended use for the
76 subject parcel that did not come to pass.

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

80 Staff Finding: The parcel was never developed with the PS-1 use it was previously zoned to allow. To
81 maintain consistency with the Plan, it is advisable to rezone the parcel to one which supports the existing
82 use on the property.

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

84 Staff Finding: The parcel cannot be used by the current owner under the existing PS-1 zoning district
85 uses.

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

88 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it makes the existing
89 use possible on the parcel and is consistent with the proposed Industrial Future Land Use designation.

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

92 Staff Finding: There is no public purpose served by maintaining the existing PS-1 zoning.

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

95 Staff Finding: Maintaining the PS-1 zoning is not a reasonable course in this location as it inhibits the
96 owner's use of the parcel.

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

99 Staff Finding: There is a limited amount of industrially zoned land within the County.

100

101 The proposed rezoning would change the subject parcel from Private Services (PS-1) to Planned Industrial
102 Development (PID). This change would be in keeping with the existing industrial land to the west of the
103 subject parcel and the nature of the existing use on the subject parcel. The surrounding district designations
104 are shown in the table below:

	Future Land Use	Zoning District
North	Rural Residential (RR)	Agricultural Residential (AR)
South	Rural Residential (RR)	Agricultural Residential (AR)
East	Rural Residential (RR)	Agricultural Residential (AR)
West	Industrial (IND)	Light Industrial (IA)

105

106 PS-1 ZONING DISTRICT

107 This zoning district was established to provide adequate land for the private sector providing religious
108 services and educational facilities. This district includes the following permitted uses: churches,
109 Synagogues and Temples, Private Schools, Preschools, Day Care Centers and Seminaries. Public
110 Educational Facilities are included as a Conditional Use.

111

112 PID SITE PLAN

113 The Site Plan for the PID includes three 7,500 sq.ft. warehouse structures and identifies locations of
114 existing and proposed expansion of debris and mulch piles. A 20-foot gravel drive would encircle the
115 parcel, set back behind a 50-foot landscape buffer with a 6-foot-high berm where adjacent to residentially
116 zoned property and 20 feet from the industrially zoned parcel on the west side.

117 The required landscape buffer along the CR 218 frontage would include a 6-foot privacy fence. The
118 existing well and septic systems may be required to be relocated as both appear to be located under the
119 proposed gravel internal roadway.

120

121 PID WRITTEN STATEMENT

122 Permitted Uses - The Written Statement for the PID includes the following categories of permitted uses:

- 123 • All permitted uses found in the Industrial Select (IS) zoning district.
- 124
- 125 • Land Clearing Debris Off-Site Disposal Facility as a permitted use. It should be noted that this use is
- 126 a Conditional Use in all other zoning districts.
- 127
- 128 • All permitted uses found in the Light Industrial (IA) zoning district.

129 Conditional Uses - The Written Statement for the PID includes the same list of Conditional Uses and

130 Accessory Uses/Structures as are allowed in the Light Industrial (IA) zoning district.

131

132 PID ZONING DISTRICT

133 It is the intent of the Planned Industrial Development (PID) district to “encourage the development of

134 land as planned industrial sites; encourage flexible and creative concepts of site planning; accomplish a

135 more desirable environment than would be possible through the strict application of the minimum

136 requirements of conventional industrial zoning districts and to provide a stable environment and use

137 which is compatible with the character of surrounding areas.”

138 While all the uses in the IS, IA and IB zoning districts are allowed in a PID, not all uses allowed in each

139 district are appropriate when adjacent to residentially zoned property.

- 140 • Industrial Select (IS) zoning - This district is intended for locations which are not feasible for some
- 141 light or heavy industrial development because of proximity to residential areas. Most of these uses are
- 142 well suited to the subject parcel given that it is bordered on 3 sides by Agricultural/Residential (AR)
- 143 zoning.
- 144
- 145 • Light Industrial (IA) zoning - This district is intended for industrial activities of a light manufacturing
- 146 and wholesaling nature and therefore not all uses are appropriate for this site.

147 The PID district regulations provides a list of uses which may be listed in a PID as a Conditional Use

148 subject to Sec. 20.3-5. This list includes “Land Clearing Debris Off-Site Disposal Facility”. It is therefore

149 inappropriate for this use to be listed as a permitted use in the Written Statement for this PID. The use

150 should be moved to the list of Conditional Uses.

151 **Recommendation**

152 It is staff's recommendation that the Written Statement be amended to limit the permitted uses to either:

153 the recycling use currently operating on the parcel or to those permitted uses listed under the IS zoning

154 district, and to change “Land Clearing Debris Off-Site Disposal Facility” from a Permitted Use to a

155 Conditional Use.

156 Staff recommend approval of PUD 26-0002 with the changes noted above.

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 # 17-05-24-006410-001-00), TOTALING APPROXIMATELY 17.47 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PRIVATE SERVICES DISTRICT (PS-1) TO PLANNED INDUSTRIAL DEVELOPMENT DISTRICT (PID); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Application PUD 26-0002 seeks to rezone a single parcel of land (tax parcel identification # 17-05-24-006410-001-00) (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

Section 2. The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Private Services District (PS-1) to Planned Industrial Development District (PID), subject to the conditions outlined in the Written Statement attached as Exhibit “B-1” and the Site Plan attached as Exhibit “B-2”.

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

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

Section 5. This Ordinance shall become effective upon the Ordinance adopting the comprehensive plan amendment requested in Application COMP 26-0001 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Chairman

ATTEST:

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

Exhibit "A-1"

Legal Description – Attachment A-3

Parcel "A"

A parcel of land situated in the East One Half (E 1/2) of the Northwest One Quarter (NW 1/4) of the Northeast One Quarter (NE 1/4) of Section 17 Township 5 South, Range 24 East, Clay County, Florida; said parcel being more particularly described as follows:

Commence at a Concrete Monument at the Northeast Corner of Section 17, and run S 89 deg 33 min 11 Sec W, along the North line of said Section 17, a distance of 1814.16 feet to the POINT OF BEGINNING; thence continue S 89 deg 33 min 11 Sec W, along said North line 165.0 feet to the Northwest corner of said E 1/2, thence, run S 00 deg 02 min 23 sec E, along the West line of said E 1/2 a distance of 1030.80 feet more or less to an iron pipe on the Northerly Right of Way line of County Road No. C-218; thence run S 68 deg 36 min 07 sec E, along said Right of Way line 300.26 feet to an iron Pipe on the West line of those lands as described in Official Records Book 938, Page 154 of the Public Records of said County; thence run Northerly along said West line with the following courses and distances: N 00 deg 02 min 23 sec W, 380.47 feet to an iron Pipe; N 68 deg 36 min 07 sec W, 123.00 feet to an iron pipe; N 00 deg 02 min 23 sec W 716.29 feet to the POINT OF BEGINNING.

Parcel "B"

A parcel of land situated in the East One Half (E 1/2) of the Northwest One Quarter (NW 1/4) of the Northeast 1/4 (NE 1/4) and West One Half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of Section 17, Township 5 South, Range 24 East, Clay County, Florida; said Parcel being more particularly described as follows:

Commence at a Concrete Monument at the Northeast Corner of Section 17, and run S 89 deg 33 min 11 sec W, along the North line of said Section 17, a distance of 1122.52 feet to the POINT OF BEGINNING; thence continue S 89 deg 33 min 11 sec W, along said North line 691.64 feet to the Northeast corner of the West 165.0 feet of said E 1/2 of the NW 1/4 of the NE 1/4; thence run S 00 deg 02 min 23 sec E, along the East line of said West 165.00 feet, a distance of 379.61 feet to an iron pipe on the North line of those lands as described in Official Records Book 938 page 154 of the Public Records of said County thence run N 89 deg 57 min 37 sec E, along said North line, 228.98 feet to an iron pipe at the Northeast Corner of the aforesaid lands; thence run S 00 deg 02 min 23 sec W, along the East line of the aforesaid lands 89.41 feet; thence run N 89 deg 33 min 11 sec E, 462.84 feet; thence run N 00 deg 03 min 50 sec W, parallel to the East line of said W 1/2 of the NE 1/4 of the NE 1/4, a distance of 470.66 feet to the POINT OF BEGINNING.

Parcel "C"

A parcel of land situated in the West One Half (W 1/2) of the Northeast One Quarter (NE 1/4) of the Northeast 1/4 (NE 1/4) of Section 17, Township 5 South, Range 24 East, Clay County, Florida; said Parcel being more particularly described as follows:

Commence at a Concrete Monument at the Northeast Corner of Section 17 and run S 89 deg 33 min 11 sec W, along the North line of said Section 17 a distance of 859.72 feet to the Northeast corner of said W 1/2 of the NE 1/4 of the NE 1/4 and the POINT OF BEGINNING; thence continue S 89 deg 33 min 11 Sec W, along said North line, 462.80 feet; thence run S 00 deg 03 min 50 sec E, parallel to the East line of said W 1/2, a distance of 470.66 feet; thence run N 89 deg 33 min 11 sec E, 462.80 feet to a point on said East line; thence run N 00 deg 03 min 50 sec W, along said East line 470.66 feet to the POINT OF BEGINNING.

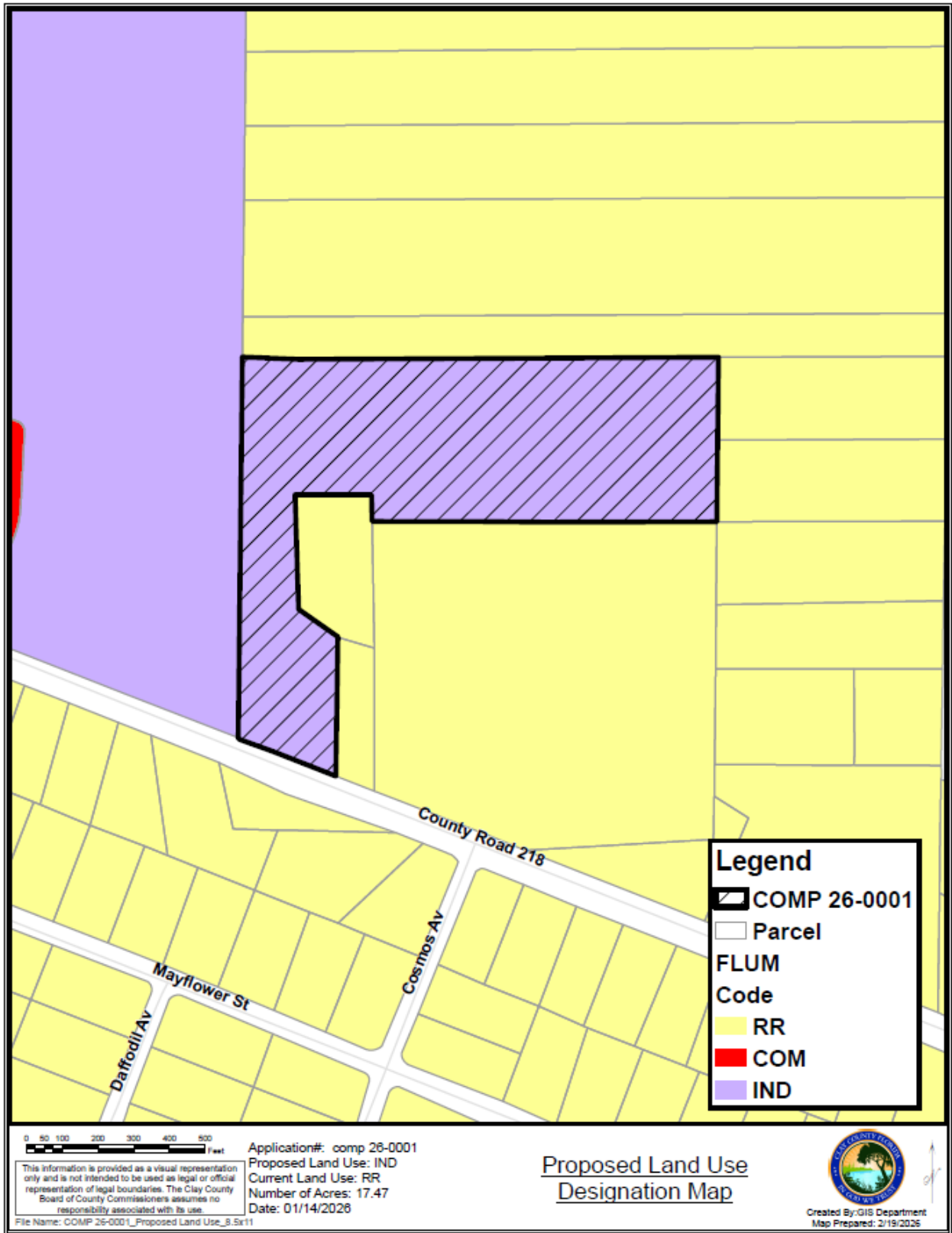
Easement

Subject to and together with:

An easement for Ingress, Egress, Access and Utilities situated in the East One Half (E 1/2) of the Northwest One Quarter (NW 1/4) of the Northeast One Quarter (NE 1/4) and in the West One Half (W1/2) of the Northeast One Quarter (NE 1/4) of the Northeast One Quarter (NE 1/4) of Section 17, Township 5 South, Range 24 East; Clay County, Florida; said easement lying 20 feet right of the following described line:

Begin at an iron pipe at the intersection of the Northerly Right of Way line of County Road No. C-218 and the west line of said E 1/2 of the NW 1/4 of the NE 1/4 and run North along said West line 1030.00 feet more or less to an iron pipe on the North line of said Section 17; thence run N 89 deg 33 min 11 sec E, along said North line 875.00 feet to the end of said easement.

Exhibit "A-2"





**Department of Economic and Development Services
Planning & Zoning Division**

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



Exhibit "B-1"

PUD / PCD / PID WRITTEN STATEMENT EXHIBIT "B"

Name of Development:		Net Acres:
Parcel ID #:		Wetland Acres:
Total Number of Dwelling Units Proposed:		Total Acres:
Total Amount of Open Space:	Total Amount of Recreation:	Total Active Recreation:
Phase Schedule for Construction:		
Permitted Uses:		
Conditional Uses:		
Permitted Accessory Uses and Structures:		
Restrictions of Uses:		

Design Guidelines

A. Lot Requirements

Minimum Lot Area:	Minimum Lot Width at Bldg. Line:	Minimum Lot Depth:
Maximum Lot Coverage:	Maximum Rear Lot Coverage:	Maximum Bldg. Height:
Minimum Front Setback:	Minimum Side Setback:	Minimum Rear Setback:
Minimum Front Setback Intersecting Street: 25ft	Minimum Setback for Accessory Structures:	
Minimum Living Area:		

B. Ingress, Egress, and Circulation

Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Article VIII of the Land Development Code & the Branan Field & Lake Asbury Master Plans.

Vehicular Access: Vehicular access to the property shall be by way of _____ Substantially as shown in the site plan. The final location of all access points is subject to the review of the Engineering/Public Works Department.

Non-motorized Access: Non-motorized access shall be provided by sidewalks and pedestrian/bicycle paths installed in accordance with Article VIII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

C. Signs

Signs shall be permitted separately from development plans and shall meet the requirements of the Article VII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

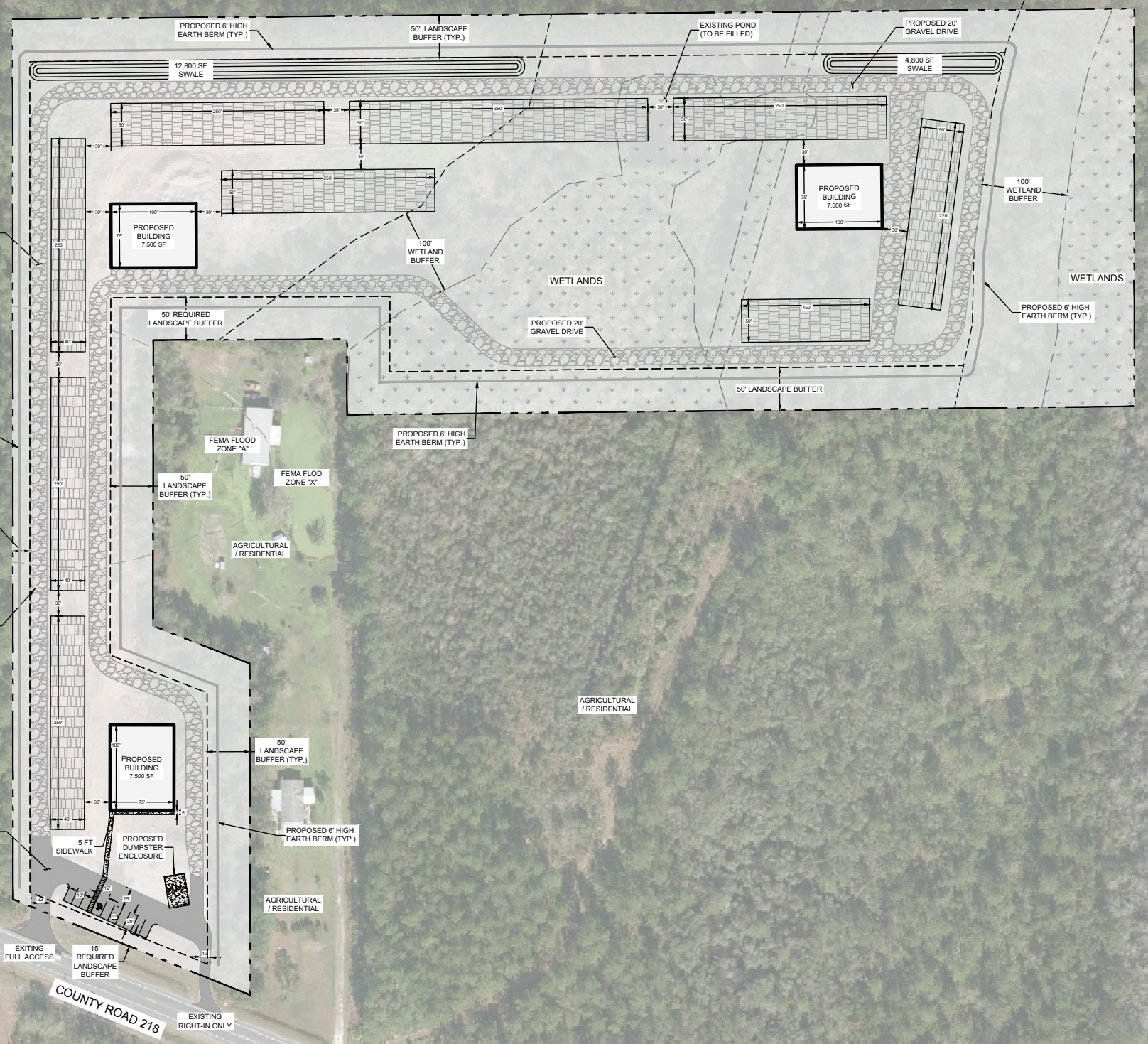
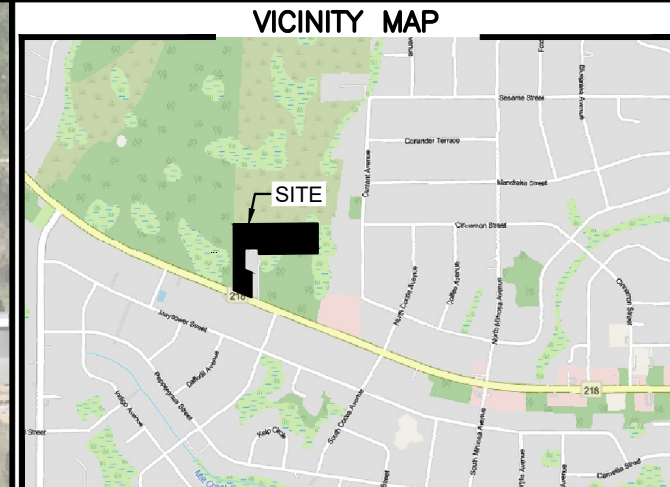
D. Landscaping

Flexibility in meeting the landscape requirements of Article VI of the Land Development Code and the Branan Field and Lake Asbury Master Plans is permitted for Planned Developments provided the outcome meets or exceeds the requirements of the Code. Indicate below what alternative landscaping will be provided or leave blank if the development will comply with the Code requirements.

Shade Cover Points:	
Vehicle Use Area Landscaping:	
Street Trees:	
Right-of-way Buffers for Subdivision Development	
Perimeter Buffers:	
Branan Field/Lake Asbury Non-Residential Standards	

E. Recreation and Open Space: n/a								
Recreation for residential, non-residential and open space shall meet the minimum requirements of Article III of the Land Development Code.								
F. Utilities								
Water Provided By:								
Sanitary Sewer Provided By:								
Reuse Irrigation Provided By:								
Electric Provided By:								
Gas Provided By:								
G. Wetlands								
Wetlands will be delineated and permitted according to local, state, and federal requirements.								
H. Vegetation								
The following natural communities are present on the development site according to the County's Vegetation Map (Check all that apply)								
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Scrub</td> <td style="width: 25%;">Sandhill</td> <td style="width: 25%;">Scrubby Flatwoods</td> <td style="width: 25%;">Xeric Hammock</td> </tr> <tr> <td>Upland Coniferous</td> <td>Pine Flatwoods</td> <td></td> <td>Wet Flatwoods</td> </tr> </table>	Scrub	Sandhill	Scrubby Flatwoods	Xeric Hammock	Upland Coniferous	Pine Flatwoods		Wet Flatwoods
Scrub	Sandhill	Scrubby Flatwoods	Xeric Hammock					
Upland Coniferous	Pine Flatwoods		Wet Flatwoods					
The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.								
All proposed developments in the Lake Asbury Master Plan area are required to submit an environmental assessment in accordance with LA FLP 1.2.4 of the 2040 Comprehensive Plan at the time of development review and prior to any land clearing or disturbance.								
I. Contact Information								
Owner / Agent Name:								
Owner / Agent Address:								
City:	State:	Zip Code:						
Owner / Agent Phone:								
Owner / Agent Email:								

Exhibit "B-2"



SITE DATA TABLE

PROJECT NAME	LAND DEBRIS FACILITY
PROJECT ADDRESS	4640 COUNTY ROAD 218, MIDDLEBURG, FL
PROJECT DESCRIPTION	PROPOSAL MULCH PROCESSING AND SORTING
TOTAL PARCEL/SITE AREA	17.47 AC
EXISTING ZONING	PRIVATE SERVICES (PS-1)
PROPOSED ZONING	LIGHT INDUSTRIAL (IA)
JURISDICTION	CLAY COUNTY
PARCEL NUMBER	17-05-24-006410-001-00
REQUIRED LANDSCAPE BUFFERS	
FRONT	15'
SIDE	20' WEST / 50' EAST
REAR	75'

GENERAL SITE NOTES:

- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
- BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
- STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
- NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
- THIS CONCEPT PLAN IS NOT BASED ON A SURVEYED BOUNDARY OR EXISTING FEATURES AND TOPOGRAPHY.

PROPOSED LEGEND

—————	PROPERTY LINE
—————	BUILDING SETBACK LINE
—————	LANDSCAPE BUFFER
—————	PARKING COUNT

Scale: 1" = 160'

Bowman Consulting Group, Ltd.
 50 N. Laura Street
 Suite 2552
 Jacksonville, FL 32202
 Phone: (321) 255-5464
 Fax: (321) 255-7751
 bowman.com
 © Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN
LAND DEBRIS FACILITY
 4640 COUNTY ROAD 218
 MIDDLEBURG, FLORIDA

Bowman
 Certificate of Authorization License No. 30462

JMB DSGN	JMB DRAWN	AEO CHKD
011666-01-001 PROJECT NUMBER		
SCALE 1" = 160'		
VERSION 2A		



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



PUD / PCD / PID WRITTEN STATEMENT EXHIBIT "B"

Name of Development:		Net Acres:
Parcel ID #:		Wetland Acres:
Total Number of Dwelling Units Proposed:		Total Acres:
Total Amount of Open Space:	Total Amount of Recreation:	Total Active Recreation:
Phase Schedule for Construction:		
Permitted Uses:		
Conditional Uses:		
Permitted Accessory Uses and Structures:		
Restrictions of Uses:		

Design Guidelines

A. Lot Requirements

Minimum Lot Area:	Minimum Lot Width at Bldg. Line:	Minimum Lot Depth:
Maximum Lot Coverage:	Maximum Rear Lot Coverage:	Maximum Bldg. Height:
Minimum Front Setback:	Minimum Side Setback:	Minimum Rear Setback:
Minimum Front Setback Intersecting Street: 25ft	Minimum Setback for Accessory Structures:	
Minimum Living Area:		

B. Ingress, Egress, and Circulation

Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Article VIII of the Land Development Code & the Branan Field & Lake Asbury Master Plans.

Vehicular Access: Vehicular access to the property shall be by way of _____ Substantially as shown in the site plan. The final location of all access points is subject to the review of the Engineering/Public Works Department.

Non-motorized Access: Non-motorized access shall be provided by sidewalks and pedestrian/bicycle paths installed in accordance with Article VIII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

C. Signs

Signs shall be permitted separately from development plans and shall meet the requirements of the Article VII of the Land Development Code and the Branan Field and Lake Asbury Master Plans.

D. Landscaping

Flexibility in meeting the landscape requirements of Article VI of the Land Development Code and the Branan Field and Lake Asbury Master Plans is permitted for Planned Developments provided the outcome meets or exceeds the requirements of the Code. Indicate below what alternative landscaping will be provided or leave blank if the development will comply with the Code requirements.

Shade Cover Points:	
Vehicle Use Area Landscaping:	
Street Trees:	
Right-of-way Buffers for Subdivision Development	
Perimeter Buffers:	
Branan Field/Lake Asbury Non-Residential Standards	

E. Recreation and Open Space: n/a		
Recreation for residential, non-residential and open space shall meet the minimum requirements of Article III of the Land Development Code.		
F. Utilities		
Water Provided By:		
Sanitary Sewer Provided By:		
Reuse Irrigation Provided By:		
Electric Provided By:		
Gas Provided By:		
G. Wetlands		
Wetlands will be delineated and permitted according to local, state, and federal requirements.		
H. Vegetation		
The following natural communities are present on the development site according to the County's Vegetation Map (Check all that apply)		
Scrub	Sandhill	Scrubby Flatwoods
Xeric Hammock		
Upland Coniferous	Pine Flatwoods	Wet Flatwoods
The occurrence of any of these communities may indicate the presence of endangered or threatened species which are regulated by State Agencies.		
All proposed developments in the Lake Asbury Master Plan area are required to submit an environmental assessment in accordance with LA FLP 1.2.4 of the 2040 Comprehensive Plan at the time of development review and prior to any land clearing or disturbance.		
I. Contact Information		
Owner / Agent Name:		
Owner / Agent Address:		
City:	State:	Zip Code:
Owner / Agent Phone:		
Owner / Agent Email:		

Permitted Uses (continued)

(3) Accessory uses such as dining and recreational facilities as convenience to occupants thereof and their customers and employees, and business offices accessory to the primary industrial use.

(4) Textile, hosiery, and weaving mills, provided they are not located closer than 300 feet to any residential district.

(5) Private utility services as follows: (i) Telephone exchange buildings; (ii) Gas and water regulations substations; (iii) Electric power and light substations; (iv) Water tower, storage tank, reservoir, water treatment plant.

(6) Marine facilities.

(7) Boatyard. This facility is intended to provide complete construction and repair facilities for all manner of marine craft in addition to such dry storage as may be found complimentary to the primary use. Docking of pleasure craft for residential purposes is prohibited.

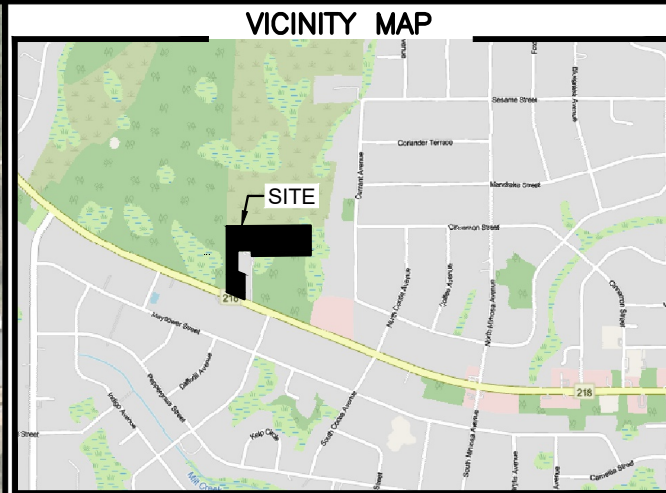
(8) Marina/Boatyard. The purpose of this operation is to provide boat repair and storage services. The fueling of resident and transient craft is permitted. Docking of pleasure craft for residential purposes is considered as an accessory use.

(9) Commercial radio, television, microwave transmission and relay station and accessory buildings.

(10) Commercial radio, television, microwave transmission and relay station and accessory buildings.

(11) 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. (Amended 11/26/96 - Ord. 96-58).

(12) Warehouses and associated offices.



SITE DATA TABLE

PROJECT NAME	LAND DEBRIS FACILITY
PROJECT ADDRESS	4640 COUNTY ROAD 218, MIDDLEBURG, FL
PROJECT DESCRIPTION	PROPOSAL MULCH PROCESSING AND SORTING
TOTAL PARCEL/SITE AREA	17.47 AC
EXISTING ZONING	PRIVATE SERVICES (PS-1)
PROPOSED ZONING	LIGHT INDUSTRIAL (IA)
JURISDICTION	CLAY COUNTY
PARCEL NUMBER	17-05-24-006410-001-00
REQUIRED LANDSCAPE BUFFERS	
FRONT	15'
SIDE	20' WEST / 50' EAST
REAR	75'

GENERAL SITE NOTES:

- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
- BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
- STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
- NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
- THIS CONCEPT PLAN IS NOT BASED ON A SURVEYED BOUNDARY OR EXISTING FEATURES AND TOPOGRAPHY.

PROPOSED LEGEND

—————	PROPERTY LINE
———	BUILDING SETBACK LINE
- - - - -	LANDSCAPE BUFFER
▭	PARKING COUNT

Bowman Consulting Group, Ltd.
 50 N. Laura Street
 Suite 2552
 Jacksonville, FL 32202
 Phone: (321) 255-5464
 Fax: (321) 255-7751
 bowman.com
 © Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN
LAND DEBRIS FACILITY
 4640 COUNTY ROAD 218
 MIDDLEBURG, FLORIDA



JMB DSGN	JMB DRAWN	AEO CHKD
011666-01-001 PROJECT NUMBER		
SCALE 1" = 160'		
VERSION 2A		



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, May 5 5:00 PM

TO: Planning Commission

DATE: 12/5/2025

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

SUBJECT:

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

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

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The subject parcel is located at 3075 US HWY 17, between Mahama Bluff Rd. and County Road 209, and is approximately 2.46 acres. The property has an existing restaurant. The applicant proposes to construct 3 additional commercial buildings for a drive-thru coffee shop, retail and offices.

Planning Requirements:

Public Hearing Required (Yes\No):

Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Guru Dayal LLC

ATTACHMENTS:

Upload

Description	Type	Date	File Name
▢ Application	Backup Material	4/30/2026	PCD_App_supplemental_v1.ADA_aw.pdf
▢ PUD_25-0009_Ordinance	Ordinance	4/30/2026	PUD_25-0009_-_Ordinance_-_final_May.ADA_aw.pdf
▢ Revised_Site_Plan_4-26	Backup Material	4/30/2026	PCD_Site_Plan-Russel_Plaza-4-15-2026_v1.ADA_aw.pdf
▢ Revised_Written_Narrative_4-26	Backup Material	4/30/2026	Written_discriptionRussel_Plaza_PCD-rev_4-15-2026_v1.ADA_aw.pdf

Supplemental Development Questions Attachment A-4

Planned Developments are intended to encourage flexible and creative concepts of site planning, preserve the natural amenities of the land by encouraging scenic and functional open area, accomplish a more desirable environment than would possible through the strict application of the minimum requirements of conventional zoning districts and to provide a stable environment and use which is comparable with the character of surrounding areas.

1. Describe the existing and proposed conditions for the subject property and surrounding properties. Include a description of abutting lot size and use.

Subject Property is currently a restaurant on a self contained parcel of 2.45 Acres with county and state roads on each side, Adjacent to and surrounded by numerous commercial parcels and businesses ranging from BB to BA.

2. Which of the following best describes the type of development pattern the proposed development will promote:

(Check all that apply)

- Redevelopment
- Urban Infill
- Strip Commercial
- Residential
- TND
- Office Complex / Business Park
- Industrial Complex

3. Explain how the proposed development will contribute to the community.

Proposed development will benefit the community by providing much needed retail, general commercial services including food and provide employment in the businesses to the community following after large residential development undertaken in recent years

4. Explain how the proposed change relates to the established land use pattern.

Proposed change is Complimentary to the established Land use pattern.

5. Identify Comprehensive Plan policies that support the proposed change.

Comprehensive Plan policies support PCD development on this parcel, This parcel was until recently zoned BA allowing for various uses as envisioned in this PCD

6. Explain how the proposed change will not adversely affect adjacent properties.

Parcel is self contained with County and State roads on all sides, The adjacent properties are zoned BB5 & Commercial zoning for the most part.

7. Explain why the proposed development could not occur with the property's currently designated zoning district.

Current BB5 zoning does not allow for retail, General commercial, Offices etc and is effectively limited to Restaurants, Bars, & Adult Entertainment

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

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

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

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

By: _____
Kristen Burke, Chairman

ATTEST:

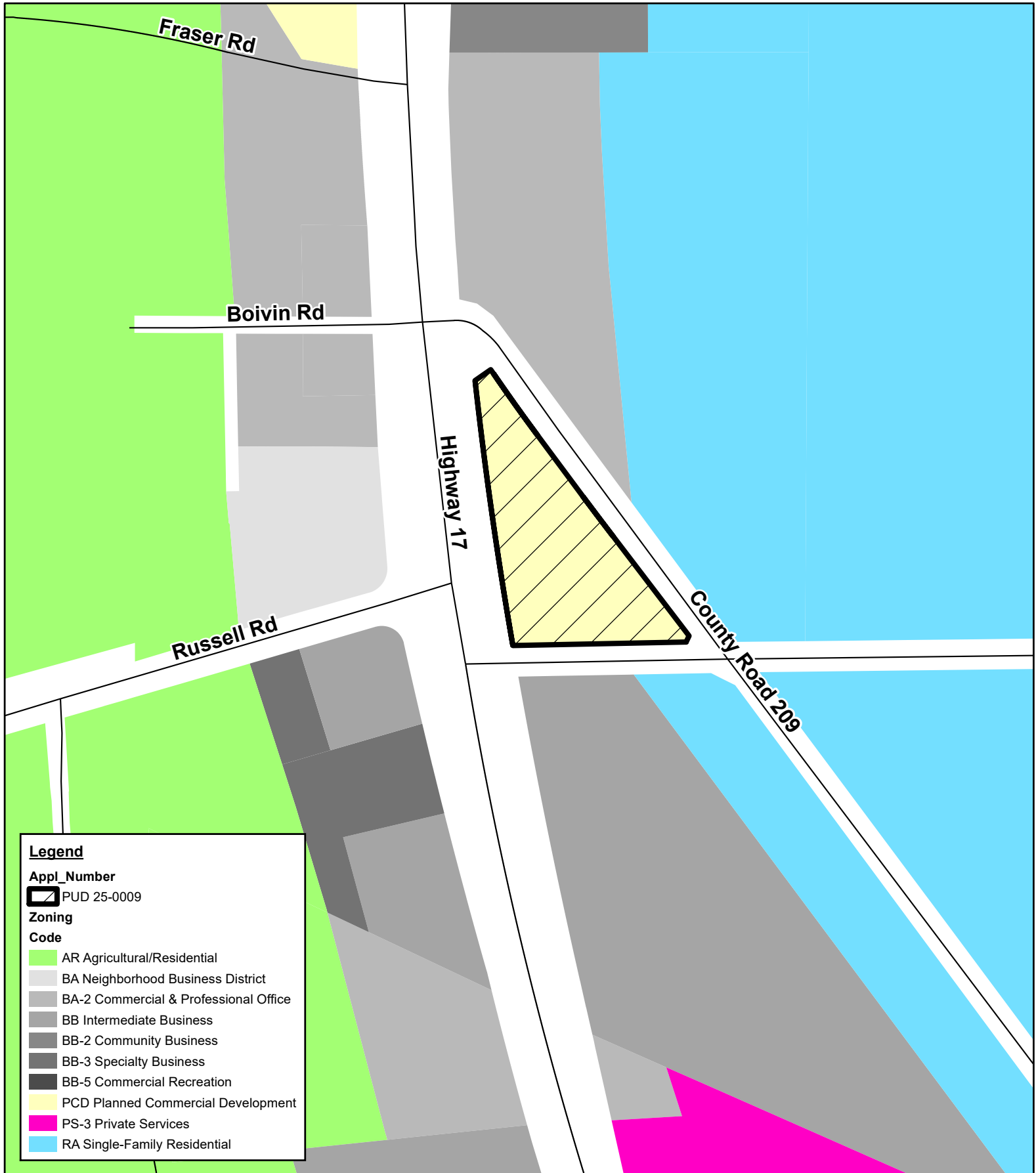
By: _____
Tara S. Green,
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

Exhibit "A-1"


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

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

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













Legend

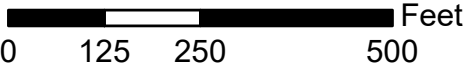
Appl_Number
 PUD 25-0009

Zoning

Code

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

A-2



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



Exhibit D

WRITTEN DESCRIPTION

Russel Plaza
Date: 4-15-2026
Current Zoning District: BB-5
Proposed Zoning District: PCD
Parcel #'s: 28-05-26-014421-000-00

I. PROJECT DESCRIPTION

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

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

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

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

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

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

The creation of a master planned development affords an efficient use of the land. Each expansion of the site will require a submittal of a individual site plan for county approval.

A. Project Name: Russel Plaza

B. Current Project Manager/Planner: Kelly Hartwig

C. Project Developer: Guru Dayal LLC

D. Quantitative Data Summary:

1. Total Acreage: 2.45 acres
2. Proposed Number of buildings on sites may vary-
3. Total amount of active space- Total site-2.45 acre - impervious space will be limited on balance of Building square footage and required parking. A Storm water permit will be applied for and approved prior to CO. Building totals will have a FAR -maximum 40%
4. Total amount of parking: - Parking shall be consistent with the requirements of Article VIII of the land development code 8-12
5. Phase schedule of construction – The overall site will be planned with multiple buildings designed around the existing building/restaurant. Phase 1 will be final engineering of the site based on the master plan with storm water retention, parking and new buildings and FDOT entrances.
6. After site permits the owner will phase the construction of the buildings and parking into multiple phases over several years. Each phase will be submitted to Clay County for approval.

II. USES AND RESTRICTIONS

A. Permitted Uses and Structures

1. Commercial retail business- such as Shipping offices- Beauty salons- Bakeries-mercantile shops-pet grooming-specialty food sales-vape shop-tanning salon Any business not specifically listed – shall be compatible with the above and approved by the planning and zoning director.
2. Professional office spaces
3. Restaurants, including restaurants selling alcoholic beverages for onsite consumption
4. Contractor offices (all storage must be inside)
5. Indoor gaming rooms-Climbing walls -video games-(non- betting) indoor driving range
6. Banking facility
7. Drive thru- Coffee facility
8. Liquor package store- for offsite consumption
9. Medical spa-example-chiropractor- botox- acupuncture

Conditional uses- The following uses are permitted subject to the conditions provided in Section 20.3-5.

1. Service station and sale of gasoline and retail petroleum products
2. Medical Marijuana Treatment Center Dispensing Facility

B. Uses restricted:

1. The following uses shall not be allowed:
 - a. Adult entertainment establishments and sexually orientated businesses
 - b. Any use which would create obnoxious corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibrations or light and which would be detrimental to other surrounding properties or to the welfare and health of citizens in the area

III. DESIGN GUIDELINES

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

- | | | |
|-----|-------------------------------|---|
| (1) | Minimum lot area: | 0 square feet |
| (2) | Minimum lot width: | 0 feet |
| (3) | Maximum lot coverage: | 75% percent |
| (4) | Minimum front yard: | 25' feet |
| (5) | Minimum side yard: | 10' |
| (6) | Minimum rear yard: | 15' |
| (7) | Maximum height of structures: | Per City of Clay County Land Development Code |

B. Architectural review/compatibility

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

have public access or frontage on CR 209. New Buildings shall have Architectural facades that shall be consistent with Exhibit B.

C. Ingress, Egress and Circulation, Storage

- (1) *Parking Requirements. Will be determined by Article VIII of the land development code.*
- (2) *Vehicular Access.*
 - a. Primary vehicular access to the Property shall be by way of US 17. Secondary entrances will be on Mahama Bluff rd. and CR. 209. The final location of all access points is subject to the review and approval of the FDOT. The initial access points and distribution will be based on Exhibit B.
- (3) *Pedestrian Access.*
 - a. Proposed pedestrian sidewalks will be required on U.S. 17. These public sidewalks may be in ROW.
- (4) *Outdoor Storage:*
 - a. All outdoor storage will be limited to retail displays only. No permanent outdoor storage is allowed

D. Signage

Signage shall be:

Building signage will be in accordance with the Land Development Regulations by Clay County Florida.

Free standing site signage-(limited to two signs) The existing pole sign may remain – but must be maintained in a condition to look new. If replaced – must be replaced with monument sign per Sec. 7-30(a)

2nd sign located at 209-US 17 as shown on site plan will be a monument sign limited to maximum square footage of 250 sf. and not exceed 10' above average ground.

E. Landscaping

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

Buffers:

Buffers- 209 frontage-

Buffer will consist of three types-per master plan Exhibit A

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge

Buffer B- 15' wide with (3" caliper at planting) Medium understory evergreen trees 20' O.C. with 36" hedge.

Buffer C will be 15' Wide—6' Opaque Fencing (4" caliper at planting) canopy trees 30' O.C with 36" hedge

Mahama Bluff Rd

Buffer will consist of two types-per master plan Exhibit A

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge

Buffer C will be 15' Wide—6' Opaque Fencing (4" caliper at planting) canopy trees 30' O.C with 36" hedge – Existing trees may be used in lieu of new trees when present.

US 17

Buffer will meet Clay County landscape code Sec-6-5 (4)

Hedge planting in buffer- Hedges as required in buffers will be 24" in height- Florida #1 grade spaced maximum of 36" O.C. so as to form a continuous visual screen (at the height described above) 30-36" height above grade, under normal growing conditions, within one year after planting.

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

F. Site Lighting

The owner recognizes that the property is unique in its location bordering a U.S. highway, neighborhood commercial and residential. Therefore, site lighting shall be designed to:

Limit site lighting to 0 FC at any property line which borders a residential area.

Utilize parking lighting fixtures designed with capability or shields that direct light away from neighborhoods.

No light poles shall be allowed within 30' of property lines which abuts a residential neighborhood.

Exterior lighting on rear of building 3- will be sconce style fixtures not to exceed 15' above natural grade, designed to illuminate down.

In addition – follow all exterior lighting standards as outlined in Branan Field land development regulations-3-33A. Sec 8-- medium levels of Activity.

G. Utilities

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

- (1) Water mains and meter boxes will be provided by the owner. Main lines and main accessories which are to be owned and maintained by the Municipality. Typically, this will be new water mains up to new water meters. Secondary connections will be installed, maintained, and owned by the owner. Typically, from water meter to building.
- (2) Sanitary sewers will be installed and be privately owned.
- (3) Electric will be provided by City of Green Cove Springs. Primary power will be installed according to the City of Green Cove Springs rules and regulations for electrical service. Secondary electrical to the buildings will be installed, maintained, and owned by landowner.
- (4) The developer will provide maintenance and access easements over any new utility which is to be city owned.
- (5) Developer will provide utility and access easement for all public utility's adjacent to internal access roads or drives

H. Wetlands

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

I. Site Plan and Modifications

The site plan (Exhibit A) approved as part of this PCD. Deviations from the Ordinance creating the PCD may be approved by the Planning and Zoning Board. All development improvements are subject to appropriate local, State and Federal permitting agencies.

IV. DEVELOPMENT PLAN APPROVAL

With each request for a new building permit or tenant improvement, a site plan shall be submitted showing certification of substantial compliance with this PCD,

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

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

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

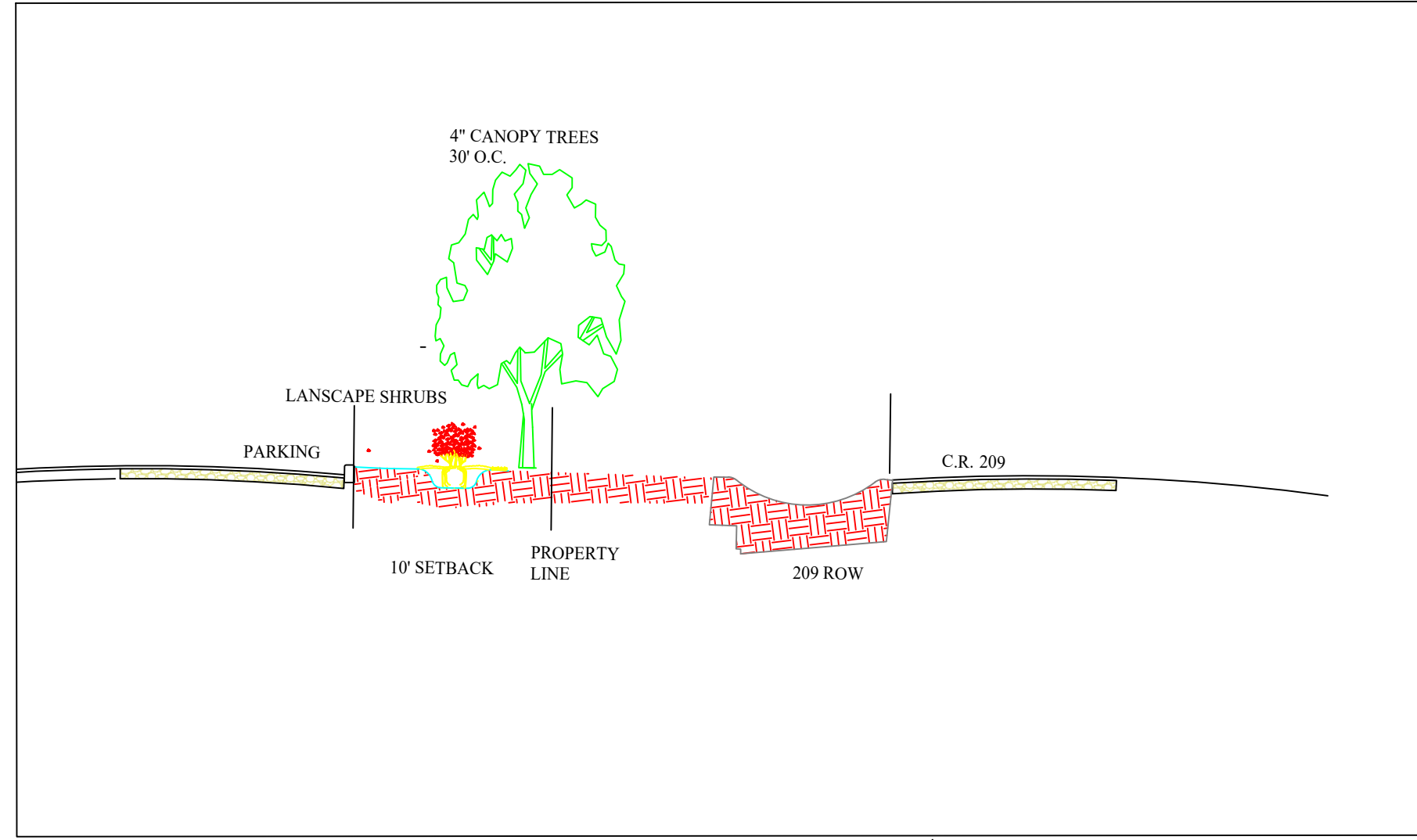
VI. SUCCESSORS IN TITLE

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

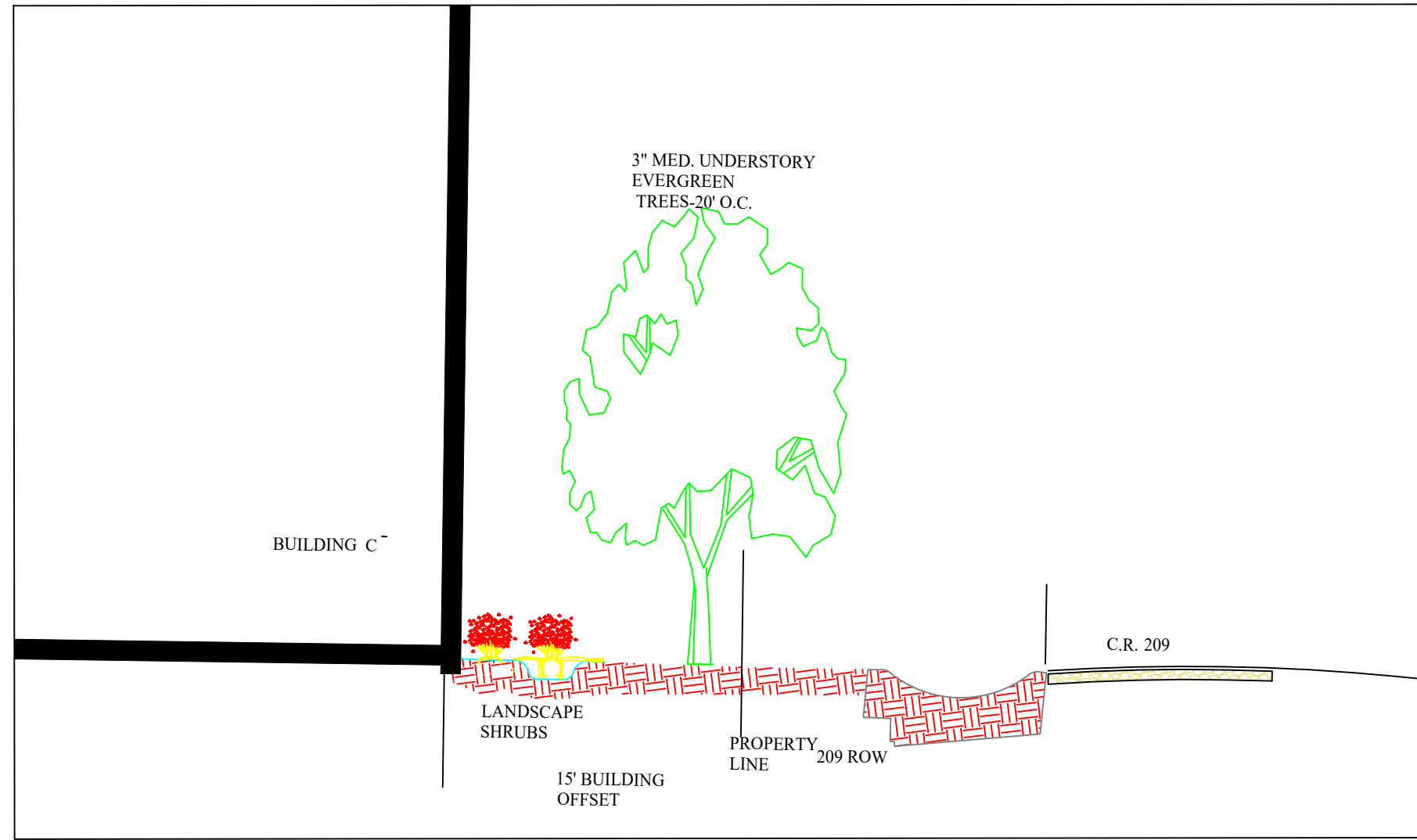
VII. STATEMENTS

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

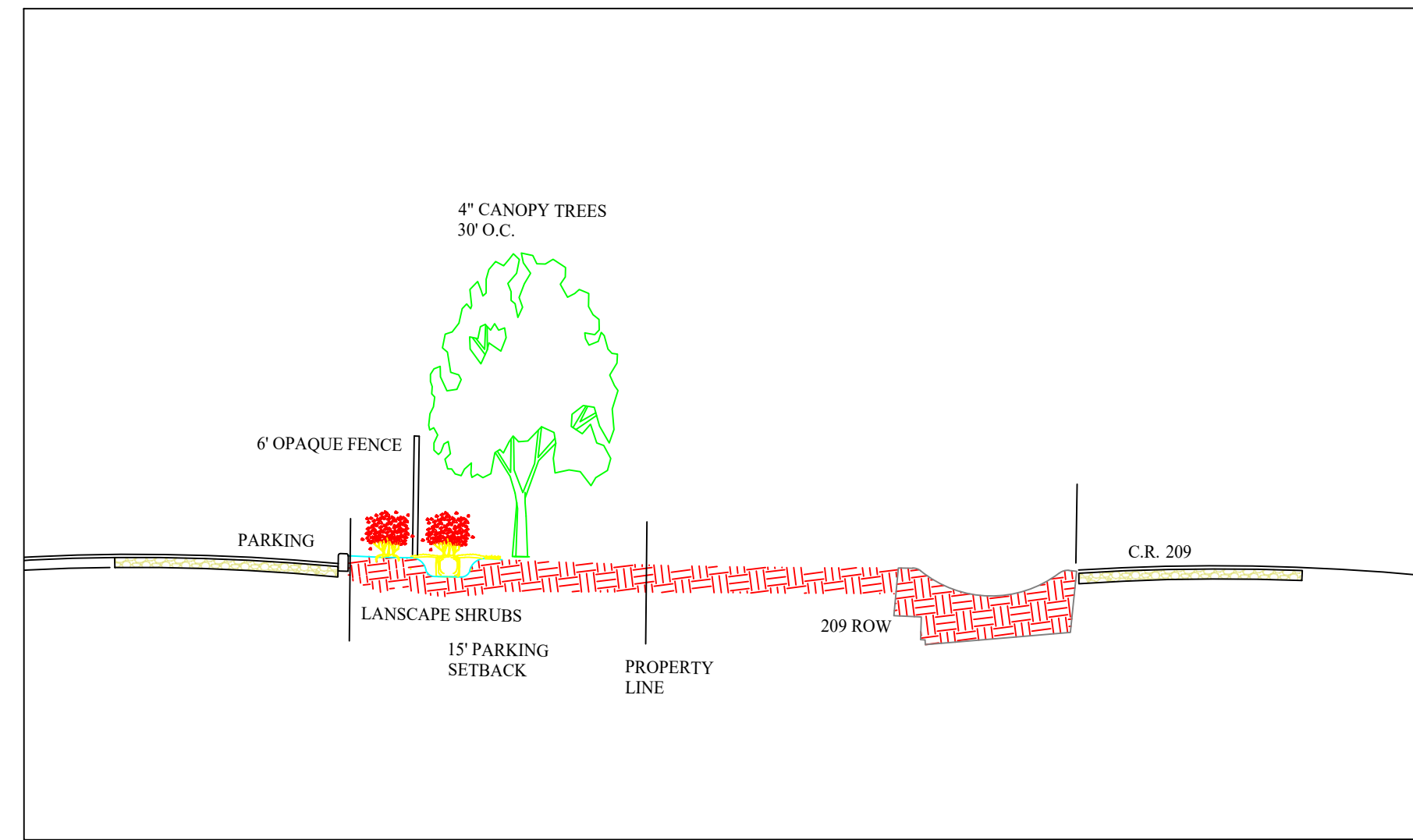
The site is designed around and along existing architectural and existing land uses. It provides architectural controls for future development. Due to the unusual site location- Surrounded by multiple land uses and paved roads on all sides, The PCD offers a document which helps define and limit land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



BUFFER A



BUFFER B



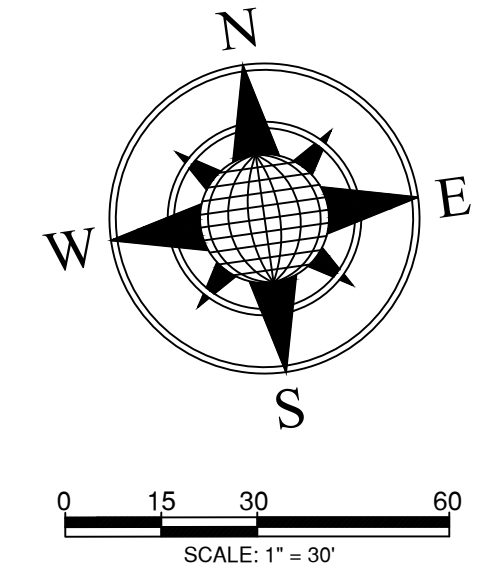
BUFFER C



SITE PLAN

SCALE: 1" = 30'

EXHIBIT A



BUILDINGS:
 A- DRIVE THRU COFFEE TYPE SHOP
 B-RETAIL - OFFICE BUILDING
 C- EXISTING RESTAURANT
 D- RETAIL- OFFICE

PARKING CALCULATIONS:

Building	Area / Description	Spaces
BUILDING A- DRIVE THRU-COFFEE STYLE	1ST FLOOR- RETAIL-750 SF	3 SPACES
BUILDING B- MULTI STORY BUILDING	1ST FLOOR- RETAIL-5460 SF	24.57 SPACES
	50% 2730/200 = 13.65	
	50% 2730/250 = 10.92	
2ND - OFFICE-RETAIL-5460 SF/250		43.68-SPACES
3RD-OFFICE- UP TO 5460 SF /250		
BUILDING C- EXISTING RESTAURANT	BASED ON ORIGINAL	41 SPACES
BUILDING D- 1 STORY BUILDING	1ST FLOOR- RETAIL-2950 SF	13.27 SPACES
	50% at 1/250sf-5.90	
	50% at 1/200sf-7.37	
Total required		125.52
TOTAL REQUIRED PARKING-		126 SPACES
ADA WILL BE-2-3 SPACES		
TOTAL PARKING-SHOWN		126 SPACES

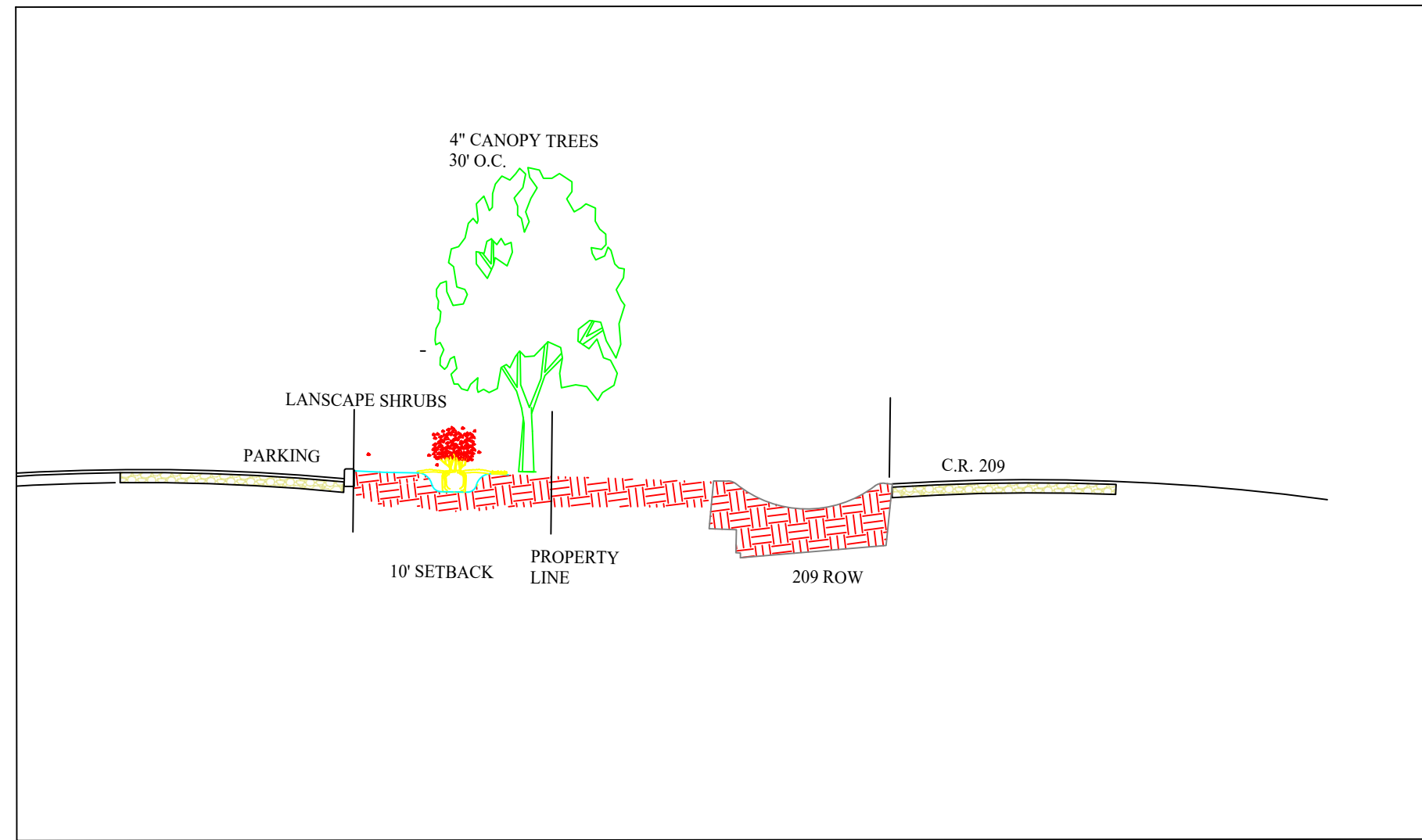
CYPRESS MANAGEMENT
 AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL. 32006
 904-759-9576-- SITEDPT@BELLSOUTH.NET

NO.	DATE	REVISIONS
1	4-15-2026	REVISED PER COMMENTS
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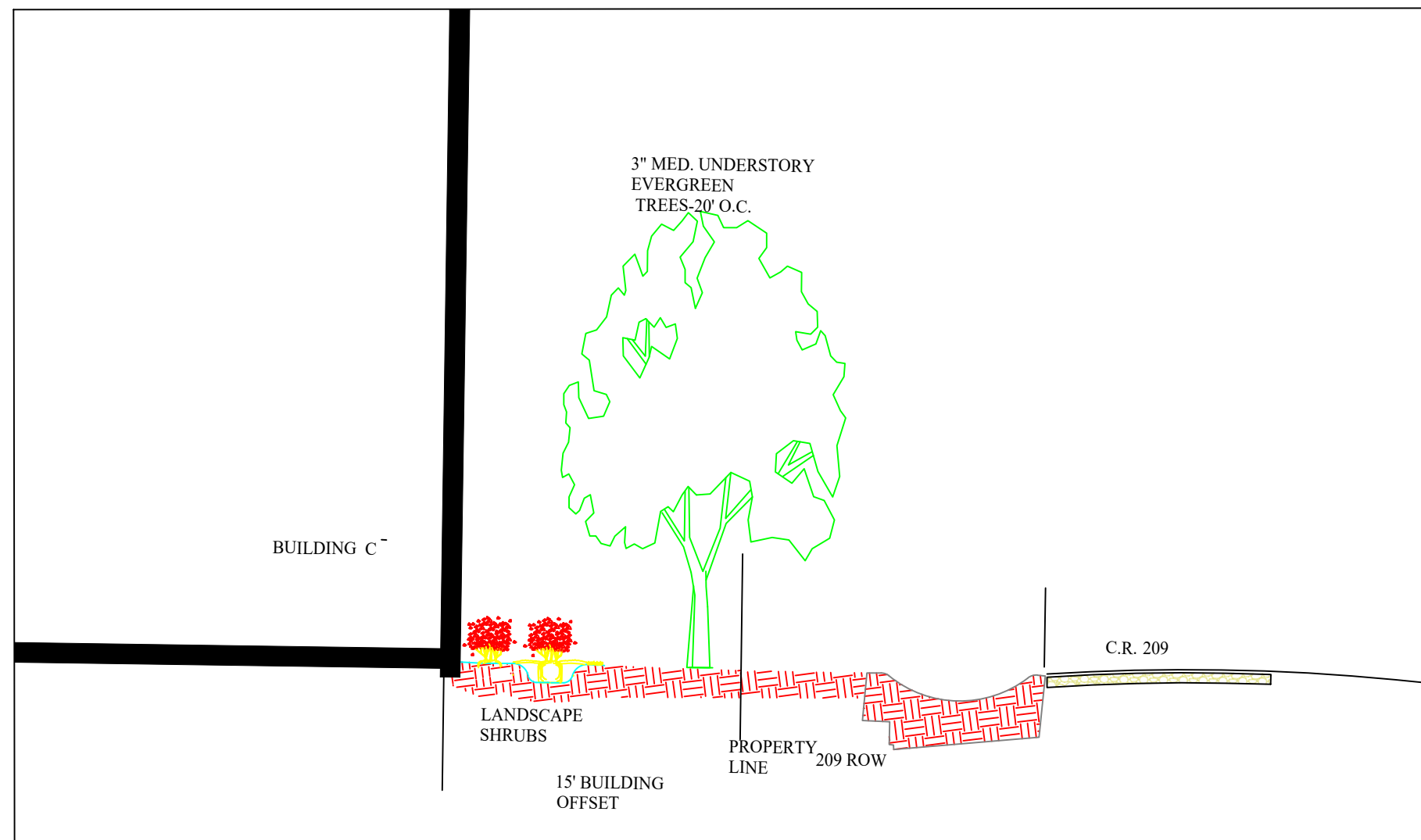
RUSSEL PLAZA
 SITE PLAN

DATE: 4-15-2026
 DRAWN BY: _____
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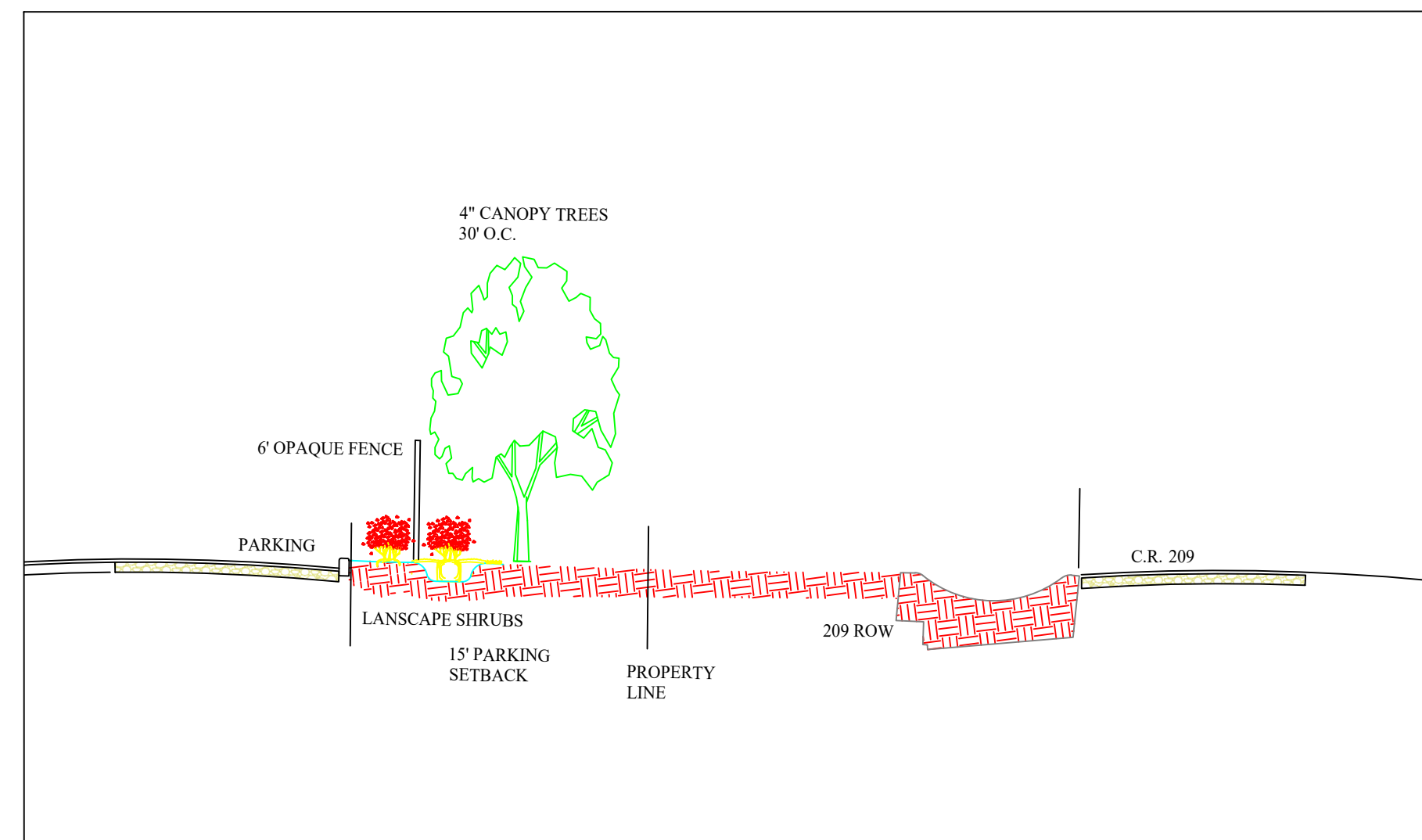
KELLY W HARTWIG
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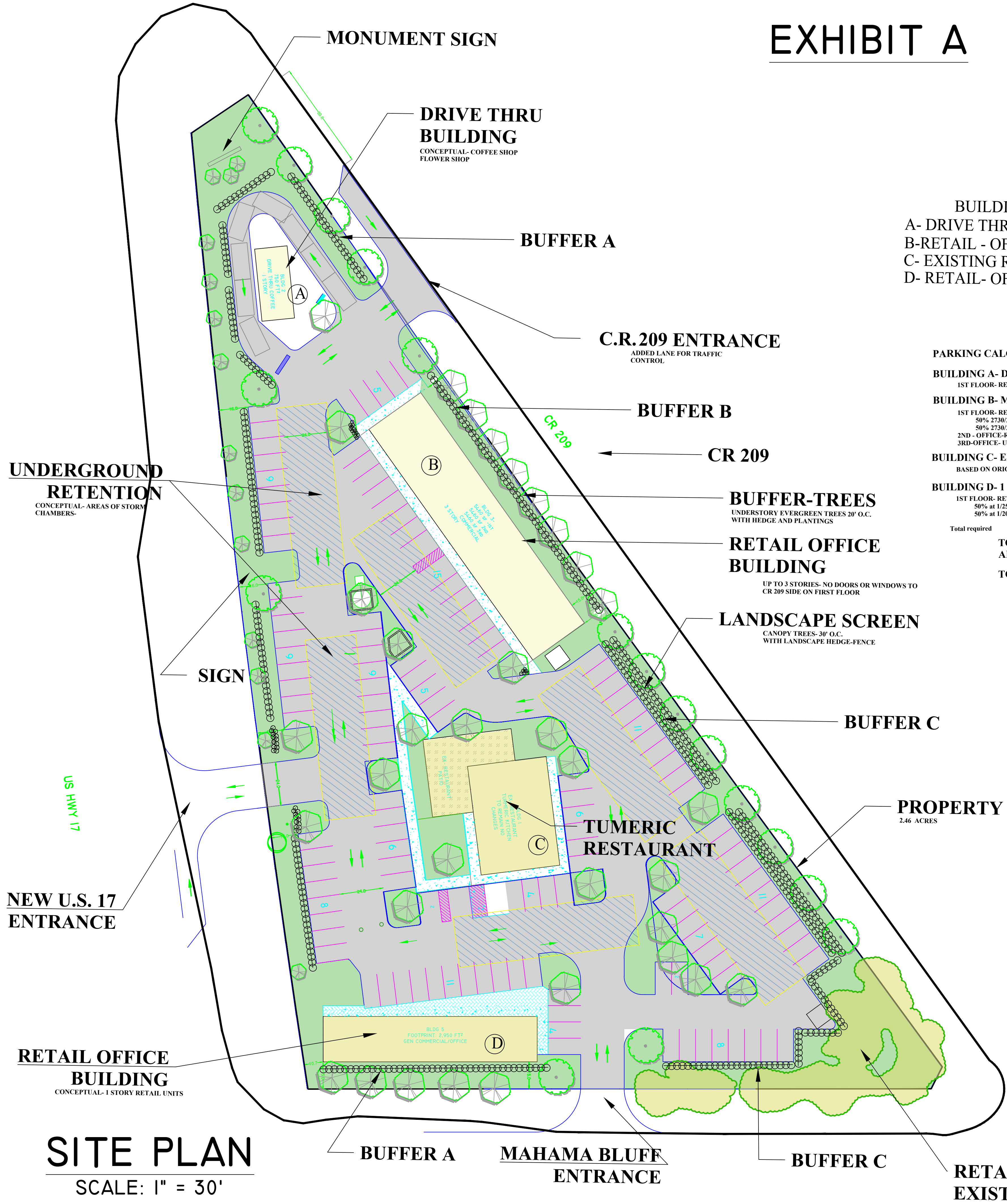
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BUFFER B

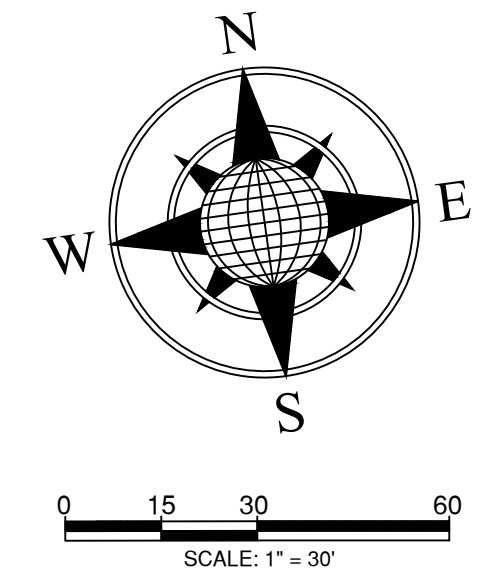


BUFFER C



SITE PLAN
SCALE: 1" = 30'

EXHIBIT A



BUILDINGS:
 A- DRIVE THRU COFFEE TYPE SHOP
 B-RETAIL - OFFICE BUILDING
 C- EXISTING RESTAURANT
 D- RETAIL- OFFICE

PARKING CALCULATIONS:

BUILDING A- DRIVE THRU- COFFEE STYLE	
1ST FLOOR- RETAIL-750 SF	3 SPACES
BUILDING B- MULTI STORY BUILDING	
1ST FLOOR- RETAIL-5460 SF	24.57 SPACES
50% 2730/200 = 13.65	
50% 2730/250 = 10.92	
2ND - OFFICE-RETAIL-5460 SF/250	43.68-SPACES
3RD-OFFICE- UP TO 5460 SF /250	
BUILDING C- EXISTING RESTAURANT	
BASED ON ORIGINAL	
	41 SPACES
BUILDING D- 1 STORY BUILDING	
1ST FLOOR- RETAIL-2950 SF	13.27 SPACES
50% at 1/250sf=5.90	
50% at 1/200sf=7.37	
Total required	125.52
TOTAL REQUIRED PARKING-	126 SPACES
ADA WILL BE-	2-3 SPACES
TOTAL PARKING-SHOWN	126 SPACES

CYPRESS MANAGEMENT
 AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL. 32006
 904-759-9576-- SITEOPT@BELL.SOUTH.NET

NO.	DATE	REVISIONS

DATE: 4-15-2026

RUSSEL PLAZA
SITE PLAN

DATE: 4-15-2026
 DRAWN BY: _____
 CHKD. BY: _____
 JOB NO.: _____

KELLY W HARTWIG
 LA 1252

SHT. LC-1

Exhibit D

WRITTEN DESCRIPTION

Russel Plaza

Date: 4-15-2026

Current Zoning District: BB-5

Proposed Zoning District: PCD

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

I. PROJECT DESCRIPTION

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

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

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

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

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

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

The creation of a master planned development affords an efficient use of the land. Each expansion of the site will require a submittal of a individual site plan for county approval.

A. Project Name: Russel Plaza

B. Current Project Manager/Planner: Kelly Hartwig

C. Project Developer: **Guru Dayal LLC**

D. Quantitative Data Summary:

1. Total Acreage: 2.45 acres
2. Proposed Number of buildings on sites may vary-
3. Total amount of active space- Total site-2.45 acre - impervious space will be limited on balance of Building square footage and required parking. A Storm water permit will be applied for and approved prior to CO. Building totals will have a FAR -maximum 40%
4. Total amount of parking: - Parking shall be consistent with the requirements of Article VIII of the land development code 8-12
5. Phase schedule of construction – The overall site will be planned with multiple buildings designed around the existing building/restaurant. Phase 1 will be final engineering of the site based on the master plan with storm water retention, parking and new buildings and FDOT entrances.
6. After site permits the owner will phase the construction of the buildings and parking into multiple phases over several years. Each phase will be submitted to Clay County for approval.

II. USES AND RESTRICTIONS

A. Permitted Uses and Structures

1. Commercial retail business- such as Shipping offices- Beauty salons- Bakeries-mercantile shops-pet grooming-specialty food sales-vape shop-tanning salon Any business not specifically listed – shall be compatible with the above and approved by the planning and zoning director.
2. Professional office spaces
3. Restaurants, including restaurants selling alcoholic beverages for onsite consumption
4. Contractor offices (all storage must be inside)
5. Indoor gaming rooms-Climbing walls -video games-(non- betting) indoor driving range
6. Banking facility
7. Drive thru- Coffee facility
8. Liquor package store- for offsite consumption
9. Medical spa-example-chiropractor- botox- acupuncture

Conditional uses- The following uses are permitted subject to the conditions provided in Section 20.3-5.

1. Service station and sale of gasoline and retail petroleum products
2. Medical Marijuana Treatment Center Dispensing Facility

B. Uses restricted:

1. The following uses shall not be allowed:
 - a. Adult entertainment establishments and sexually orientated businesses
 - b. Any use which would create obnoxious corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibrations or light and which would be detrimental to other surrounding properties or to the welfare and health of citizens in the area

III. DESIGN GUIDELINES

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

- | | | |
|-----|-------------------------------|---|
| (1) | Minimum lot area: | 0 square feet |
| (2) | Minimum lot width: | 0 feet |
| (3) | Maximum lot coverage: | 75% percent |
| (4) | Minimum front yard: | 25' feet |
| (5) | Minimum side yard: | 10' |
| (6) | Minimum rear yard: | 15' |
| (7) | Maximum height of structures: | Per City of Clay County Land Development Code |

B. Architectural review/compatibility

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

have public access or frontage on CR 209. New Buildings shall have Architectural facades that shall be consistent with Exhibit B.

C. Ingress, Egress and Circulation, Storage

- (1) *Parking Requirements.* Will be determined by Article VIII of the land development code.
- (2) *Vehicular Access.*
 - a. Primary vehicular access to the Property shall be by way of US 17. Secondary entrances will be on Mahama Bluff rd. and CR. 209. The final location of all access points is subject to the review and approval of the FDOT. The initial access points and distribution will be based on Exhibit B.
- (3) *Pedestrian Access.*
 - a. Proposed pedestrian sidewalks will be required on U.S. 17. These public sidewalks may be in ROW.
- (4) *Outdoor Storage:*
 - a. All outdoor storage will be limited to retail displays only. No permanent outdoor storage is allowed

D. Signage

Signage shall be:

Building signage will be in accordance with the Land Development Regulations by Clay County Florida.

Free standing site signage-(limited to two signs) The existing pole sign may remain – but must be maintained in a condition to look new. If replaced – must be replaced with monument sign per Sec. 7-30(a)

2nd sign located at 209-US 17 as shown on site plan will be a monument sign limited to maximum square footage of 250 sf. and not exceed 10' above average ground.

E. Landscaping

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

Buffers:

Buffers- 209 frontage-

Buffer will consist of three types-per master plan Exhibit A

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge

Buffer B- 15' wide with (3" caliper at planting) Medium understory evergreen trees 20' O.C. with 36" hedge.

Buffer C will be 15' Wide—6' Opaque Fencing (4" caliper at planting) canopy trees 30' O.C with 36" hedge

Mahama Bluff Rd

Buffer will consist of two types-per master plan Exhibit A

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge

Buffer C will be 15' Wide—6' Opaque Fencing (4" caliper at planting) canopy trees 30' O.C with 36" hedge – Existing trees may be used in lieu of new trees when present.

US 17

Buffer will meet Clay County landscape code Sec-6-5 (4)

Hedge planting in buffer- Hedges as required in buffers will be 24" in height- Florida #1 grade spaced maximum of 36" O.C. so as to form a continuous visual screen (at the height described above) 30-36" height above grade, under normal growing conditions, within one year after planting.

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

F. Site Lighting

The owner recognizes that the property is unique in its location bordering a U.S. highway, neighborhood commercial and residential. Therefore, site lighting shall be designed to:

Limit site lighting to 0 FC at any property line which borders a residential area.

Utilize parking lighting fixtures designed with capability or shields that direct light away from neighborhoods.

No light poles shall be allowed within 30' of property lines which abuts a residential neighborhood.

Exterior lighting on rear of building 3- will be sconce style fixtures not to exceed 15' above natural grade, designed to illuminate down.

In addition – follow all exterior lighting standards as outlined in Branan Field land development regulations-3-33A. Sec 8-- medium levels of Activity.

G. Utilities

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

- (1) Water mains and meter boxes will be provided by the owner. Main lines and main accessories which are to be owned and maintained by the Municipality. Typically, this will be new water mains up to new water meters. Secondary connections will be installed, maintained, and owned by the owner. Typically, from water meter to building.
- (2) Sanitary sewers will be installed and be privately owned.
- (3) Electric will be provided by City of Green Cove Springs. Primary power will be installed according to the City of Green Cove Springs rules and regulations for electrical service. Secondary electrical to the buildings will be installed, maintained, and owned by landowner.
- (4) The developer will provide maintenance and access easements over any new utility which is to be city owned.
- (5) Developer will provide utility and access easement for all public utility's adjacent to internal access roads or drives

H. Wetlands

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

I. Site Plan and Modifications

The site plan (Exhibit A) approved as part of this PCD. Deviations from the Ordinance creating the PCD may be approved by the Planning and Zoning Board. All development improvements are subject to appropriate local, State and Federal permitting agencies.

IV. DEVELOPMENT PLAN APPROVAL

With each request for a new building permit or tenant improvement, a site plan shall be submitted showing certification of substantial compliance with this PCD,

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

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

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

VI. SUCCESSORS IN TITLE

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

VII. STATEMENTS

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

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



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, May 5 5:00 PM

TO: Planning Commission

DATE: 5/1/2026

FROM: Dodie Selig, Chief Planner,
AICP

SUBJECT:

The applicant has requested a continuation to the July 7, 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:
