



## PLANNING COMMISSION MEETING

June 2, 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 May 5, 2026.

**Public Comment**

**Public Hearings**

1. Public Hearing to consider COMP 26-0005 and ZON 26-0007.(District 1, Sgromolo) (D. Selig)
  - A. COMP 26-0005  
This application is a FLUM amendment to change 2.19 acres from Urban Core 10 (UC-10) to Commercial (COM).
  - B. ZON 26-0007  
This application is a Rezoning to change from Agricultural Residential (AR) to Heavy Business District (BB-4).
2. Public Hearing to consider COMP 26-0006. (District 4, Comm. Condon)(D. Selig)  
This application is a FLUM amendment to reconfigure 27.96 acres from Branam Field Community Center (BF-CC), Branam Field Rural Suburbs (BF-RS), and Branam Field Primary Conservation Network (BF-PCN) to Branam Field Master Planned Community (BF-MPC), Branam Field Primary Conservation Network (BF-PCN) and Branam Field Rural Suburbs (BF-RS).
3. Public Hearing to consider COMP 26-0007, PUD 26-0003 and ZON 26-0010. (District 1, Comm. Sgromolo) (B. Carson)
  - A. COMP 26-0007  
This application is a FLUM Amendment to change .50 acres from Commercial (COM) to Urban Core-10 (UC-10)
  - B. PUD 26-0003  
This application is an amendment to remove .50 acres from the Planned Commercial Development District (PCD)
  - C. ZON 26-0010  
This application is a Rezoning to change .50 acres from Planned Commercial Development District (PCD) to Agricultural/Residential District (AR).
4. Public Hearing to Consider adoption of PUD 26-0004 (District 5, Comm. Burke)(B. Carson)

This application is a rezoning to change 8.37 acres from Agriculture/Residential District (AR) to Planned Commercial Development District (PCD). A previous request under ZON 26-0004 to rezone to Community Business District (BB-2) was presented in April but at the 4/28/26 Board hearing it was decided the request would be revised to a Planned Commercial Development District (PCD) for consideration on June 9th.

5. Public Hearing to Consider COMP 26-0012 (B. Carson)

Comprehensive Plan Text Amendment to add Branam Field Institutional Future Land Use.

6. 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 May 5, 2026 Planning Commission Meeting. The applicant will provide further details regarding the status of the revised application materials.

### **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, June 2 5:00 PM

TO:                   DATE:

FROM:

SUBJECT:

AGENDA  
ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
Planning Commission Meeting Minutes May 5, 2026	Backup Material	5/22/2026	Planning_Commission_Meeting_Minutes_and_Attachments_May_5__2026.ADA_aw.pdf



## PLANNING COMMISSION MEETING MINUTES

May 5, 2026

5:00 PM

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

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### Pledge of Allegiance

Commissioner Michael Bourré 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 Mary Bridgman  
Commissioner Joe Anzalone @ 5:22 pm

**Absent:** Commissioner Bill Garrison  
School Board Representative Paul Bement  
Camp Blanding Representative Sam Tozer

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

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

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

### 1. **Approval of Minutes**

Planning Commission Meeting Minutes April 7, 2026.

Commissioner Michael Bourré made a motion for approval of the April 7, 2026, Planning Commission Meeting minutes, seconded by Commissioner Ralph Puckhaber, which carried 5-0.

### **Public Comment**

*Public Comment can be seen at [www.claycountygov.com/government/clay-county-](http://www.claycountygov.com/government/clay-county-)*

*tv-and-video-archive/Planning Commission/May 5, 2026, beginning at 4:16 and ending at 6:37. Below is a summary of the discussion.*

Chairman Pete Davis opened the floor for public comment at 5:06 pm.

Eddy Knight, 1394 Mahama Bluff, Green Cove Springs, Florida, addressed the Commission to express his concerns about the proposed development in his neighborhood.

Hearing no other comments, Chairman Pete Davis closed public comment at 5:08 pm.

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

**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).

*Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/May 5, 2026, beginning at 1:09:46 and ending at 1:30:25](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/May 5, 2026, beginning at 1:09:46 and ending at 1:30:25). 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-26-0003 and PUD-26-0001, as indicated above. See Attachment D.

Colin Groff of Black Creek Engineering, and agent for the applicant, addressed the Commission to provide more details and information regarding the requested change, including the contact with Camp Blanding, standards, access, and easements.

Chairman Pete Davis opened the floor for the public hearing at 6:24 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission in favor of the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 6:25 pm.

Following further discussion, Commissioner Ralph Puckhaber made a motion for approval of COMP-26-0003, seconded by Commissioner Bo Norton, which carried 6-0.

Commissioner Ralph Puckhaber made a motion for approval of rezoning, seconded by Commissioner Bo Norton, which carried 6-0. The Commission asked Planning Staff to contact the Camp Blanding representative and request that he attend the BoCC's public hearing on the matter currently scheduled on May 12, 2026.

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).

*Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/May 5, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/May%205,%202026), beginning at 1:30:30 and ending at 2:25:01. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide details and information for the public hearing to consider COMP-26-0001 and PUD-26-0002, as indicated above. See Attachment E. The Commission addressed a number of questions to Ms. Selig.

Josh Cockrell, of The StellaRea Group, applicant's agent, addressed the Commission to provide more details and information regarding the requested change and responded to questions by the Commission.

Chairman Pete Davis opened the floor for the public hearing at 7:12 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission to express concerns about the application.

Hearing no comments, Chairman Pete Davis closed the public hearing at 7:13 pm.

Commissioner Ralph Puckhaber made a motion to approve COMP-26-0003, seconded by Commissioner Michael Bourré, which carried 6-0.

Following additional discussion by the Commission, Commissioner Ralph Puckhaber made a motion for approval of PUD-26-002 as discussed and amended by staff, for the permitted uses to be those of IA and land clearing debris offsite disposal facility to be added as a conditional use, seconded by Commissioner Bo Norton, which carried 6-0.

3. Public Hearing to consider PUD 25-0009. (District 5, Burke) (B. Carson)

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

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

*Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/May 5, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/May%205,%202026), beginning at 32:49 and ending at 1:09:44. 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 PUD-25-0009, as indicated above. See Attachment C.

The Commission and staff discussed access to the parcel, the requirement for access off 209, and the reduction in square footage resulting from fewer buildings.

Kelly Hartwig, 3420 Wall Road, Green Cove Springs, Florida and agent for the applicant, addressed the Commission to provide more details and information for the requested change.

The agent answered questions from the Commission regarding the building height restriction.

Chairman Pete Davis opened the floor for the public hearing at 5:46 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board to express concerns with the conditional uses.

Eddy Knight, Mahama Bluff, Green Cove Springs, Florida, addressed the Commission to express concerns with the requested change.

Joan Bazley, 3144 Bazley Road, Green Cove Springs, Florida, addressed the Commission to express concerns with the requested change.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:52 pm.

Mr. Hartwig and the Commission discussed addressing the issue raised during the public hearing regarding the requirements for buffering and the type of buffering to be placed.

The Commission, staff, and applicant had additional comments, questions, and discussions regarding language in the written description and the Ordinance, commercial development, the continuance of the item, the site plan for the

development, sufficient parking, and lighting.

Following further discussion, Commissioner Ralph Puckhaber made a motion to continue the item until the June 2, 2026, Planning Commission meeting, seconded by Commissioner Michael Bourré, which carried 6-0.

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).

*Item Four (4) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/May 5, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/May%205,%202026), beginning at 9:17 and ending at 32:38. Below is a summary of the discussion and the vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, noted that the applicant has requested a continuance COMP-26-0002. However, a public hearing would be required due to the advertisement.

Chairman Pete Davis opened the floor for the public hearing at 5:13 pm.

Allison Bramlitt, 359 Lake Asbury Drive, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change. Ms. Bramlitt provided a letter that was written and submitted to the BoCC. See Attachment A.

Tracey Daniel, 1980 Cornell Road, Middleburg, Florida, waived the right to speak and submitted a public comment card in opposition to the requested change.

Brittany Sands-Cree, 2019 Cornell Road, Middleburg, Florida, addressed the Commission in opposition to the requested change and submitted pictures of the Black Creek area before and during flood conditions. See Attachment B.

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

Susan Youngblood, 4175 Water Lily Court, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission in opposition to the requested change.

David Hough, 3810 Calvary Court, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Steven Van Bloem, 812 Cameron Oaks Drive, Middleburg, Florida, waived the right 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 5:30 pm.

There were questions and discussions by the Commission and staff regarding the request for continuance.

Commissioner Michael Bourré made a motion to approve the requested continuance, seconded by Commissioner Mary Bridgman. Following further discussion by the Commission, the motion carried 6-0.

### **Presentations**

There were no other presentations.

### **Old Business/New Business**

No old/new business for discussion.

### **Public Comment**

*Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/May 5, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/May%205,%202026), beginning at 4:16 and ending at 2:28:55. Below is a summary of the discussion.*

Chairman Pete Davis opened the floor for public comment at 7:26 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission to clarify her comments from the previous public hearing and to speak on decisions made on other items.

There were comments by the Commission to address concerns raised by Ms. Cormier and to express appreciation to staff for all their hard work.

Hearing no other comments, Chairman Pete Davis closed public comment at 7:30 pm.

### **Adjournment**

Chairman Pete Davis mentioned that the next Planning Commission meeting would be held on Tuesday, June 2, 2026.

Hearing no further business, Chairman Davis adjourned the meeting at 7:31 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk

**Attachment**  
**“A”**  
**Email Provided for**  
**COMP-26-0002**

To the Clay County Planning Commission, Board of County Commissioners, and Planning & Zoning Staff, I am a daily commuter on Blanding Blvd. and am directly impacted by existing congestion and infrastructure limitations. I am writing to formally and strongly oppose Application COMP 26-0002, which proposes to amend approximately 46.39 acres from Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC) near Blanding Blvd. and County Road 220. I travel this corridor daily for work and experience firsthand the existing traffic congestion, delays, and safety concerns along Blanding Blvd. This proposal would directly and negatively impact my daily commute and overall quality of life. Although I am unable to attend the scheduled hearings, I respectfully request that this correspondence be entered into the official public record and read aloud at both the Planning Commission meeting on April 7, 2026, and the Board of County Commissioners meeting on April 28, 2026. My opposition is based on the following:

1. Inconsistency with the Comprehensive Plan (Legal Standard) Under Florida law, any amendment to the Future Land Use Map must be consistent with the adopted Comprehensive Plan. The Branan Field Primary Conservation Network (BF-PCN) designation is intended to protect environmentally sensitive lands and preserve natural systems. Reclassifying this property to a higher intensity BF-MPC designation is inconsistent with that intent and undermines the integrity of the Comprehensive Plan.
2. Not supported by adequate public facilities (Concurrency requirement) This amendment fails to demonstrate that adequate public facilities are in place to support the increased development intensity.
  - Road capacity: The Blanding Blvd. corridor is already heavily congested and operating under strain. Adding more density without guaranteed, funded, and concurrent roadway improvements will worsen traffic conditions, increase delays, and reduce public safety.
  - School capacity: The surrounding area is served by a limited number of high schools, which are already overcrowded. Additional residential development will further burden an already strained school system, leading to overcrowding and reduced quality of education. Approving this amendment without adequate infrastructure violates the fundamental principle that development should not outpace the availability of public facilities.
3. Environmental suitability and flooding risk This property is located in a low-lying area, which raises significant concerns regarding drainage and flood risk. Development of this site has the potential to worsen existing flooding conditions, including impacts to nearby waterways such as Black Creek. Increased impervious surfaces and altered drainage patterns could contribute to higher runoff volumes and downstream flooding, directly affecting existing residents and properties. These risks appear consistent with why this land was originally designated within the Primary Conservation Network.
4. Pattern of prior development challenges It is my understanding that this property has been under contract multiple times in the past and that prior development efforts have not moved forward. This pattern suggests there may be inherent limitations or concerns associated with the site that should be

carefully considered before approving a land use change of this magnitude. 5. Adverse impact to the public interest This proposal places long-term burdens—traffic congestion, school overcrowding, infrastructure expansion, and environmental mitigation, and increased flooding risk—on existing residents and taxpayers, while primarily benefiting a private development interest. This is not in the public interest. 6. Precedent-setting concern Approval of this amendment would set a precedent for further encroachment into the Primary Conservation Network, resulting in cumulative environmental loss and undermining long-term planning efforts. For these reasons, I respectfully urge the Planning Commission and Board of County Commissioners to DENY Application COMP 26-0002. Please confirm receipt of this correspondence and that it will be included in the official public record and presented at both hearings. Thank you for your time and consideration. Sincerely,  
Patricia Cooksey 6056 Lee Moore Rd Clay Hill, Fl 32234 Trissh@bellsouth.net  
904-838-2122

**Attachment**  
**“B”**  
**Pictures Provided for**  
**COMP-26-0002**







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

# Rezoning Application

PUD 25-0009

Planning Commission  
Continued from February 3, 2026

Board of County Commissioners  
May 12, 2026



# Application Information

Applicant: Chandeeep Singh

Agent: Kelly Hartwig

Location: 3075 Highway 17 (US 17 and CR 209)

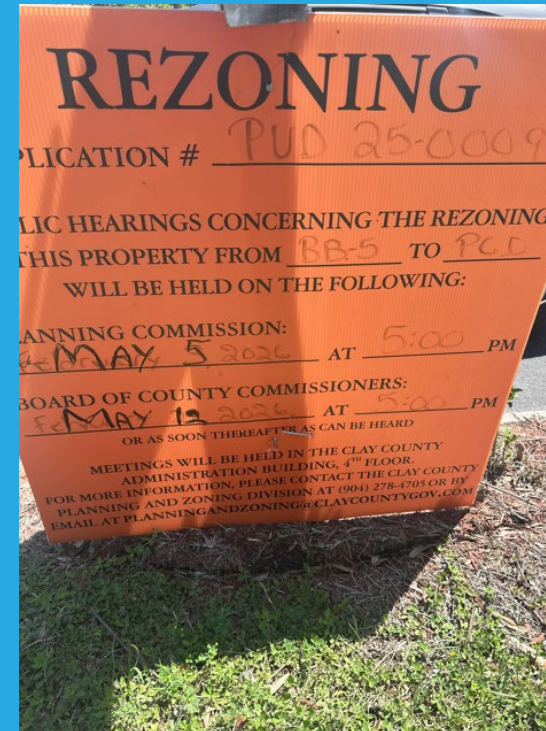
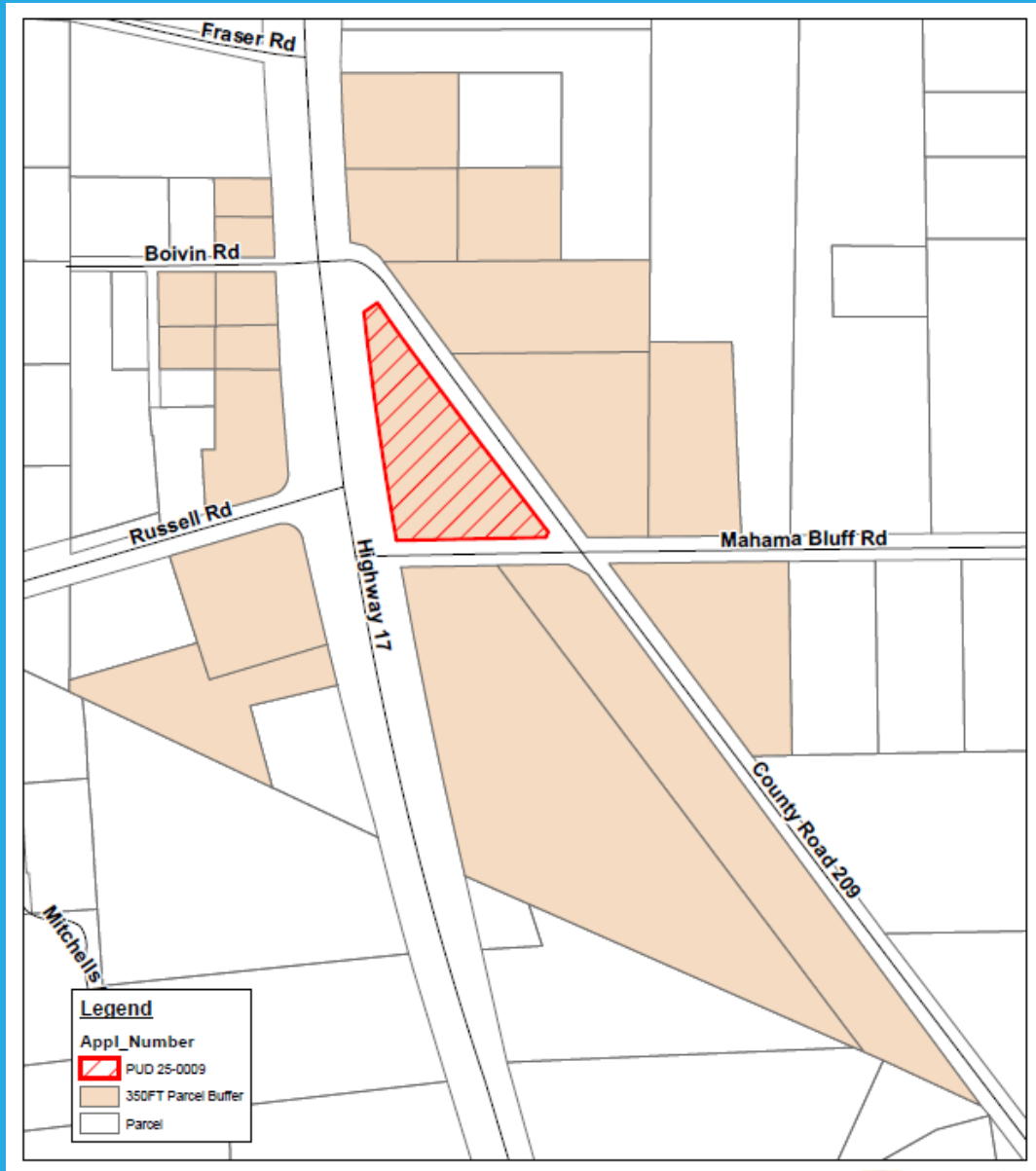
Planning District: The Springs

Commission District: 5 Commissioner Burke

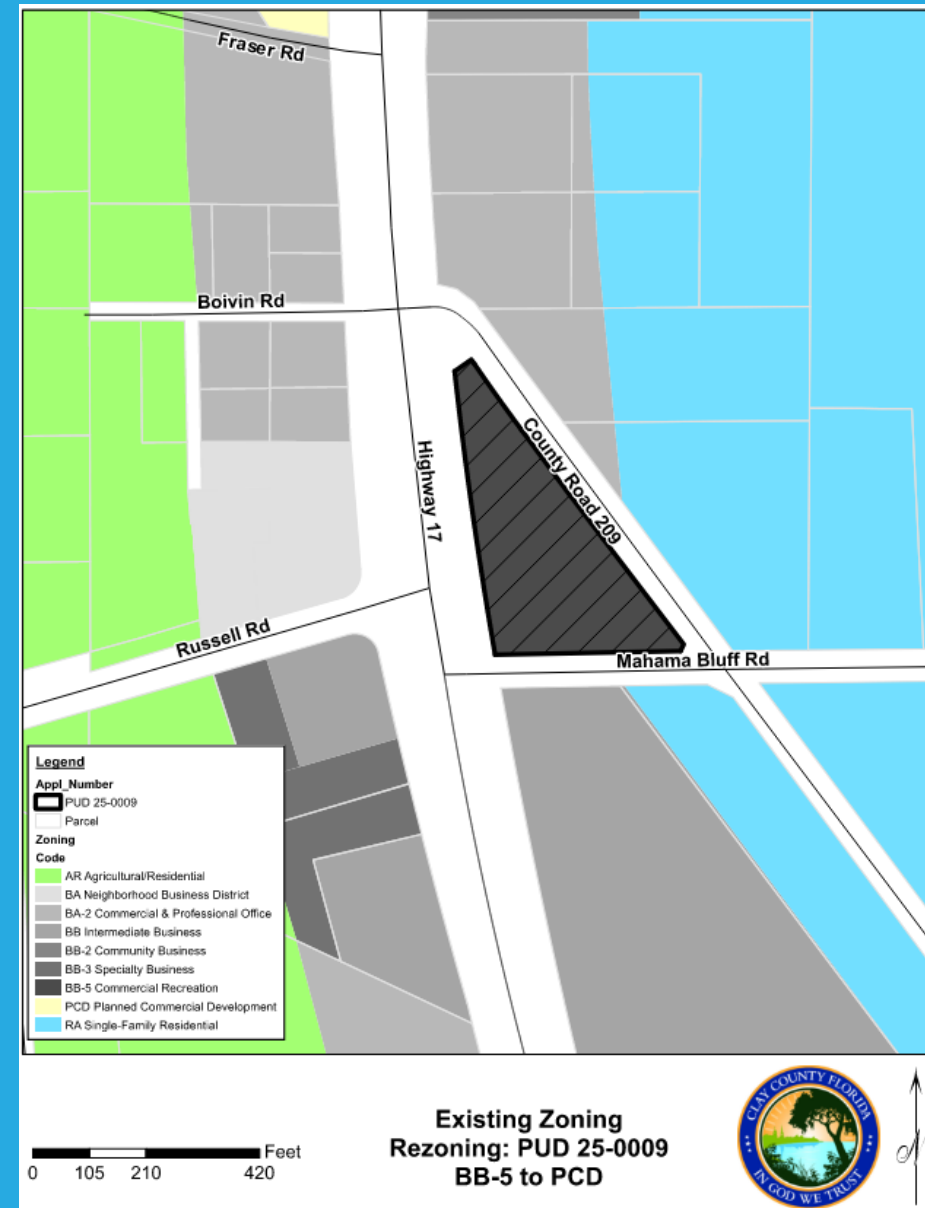
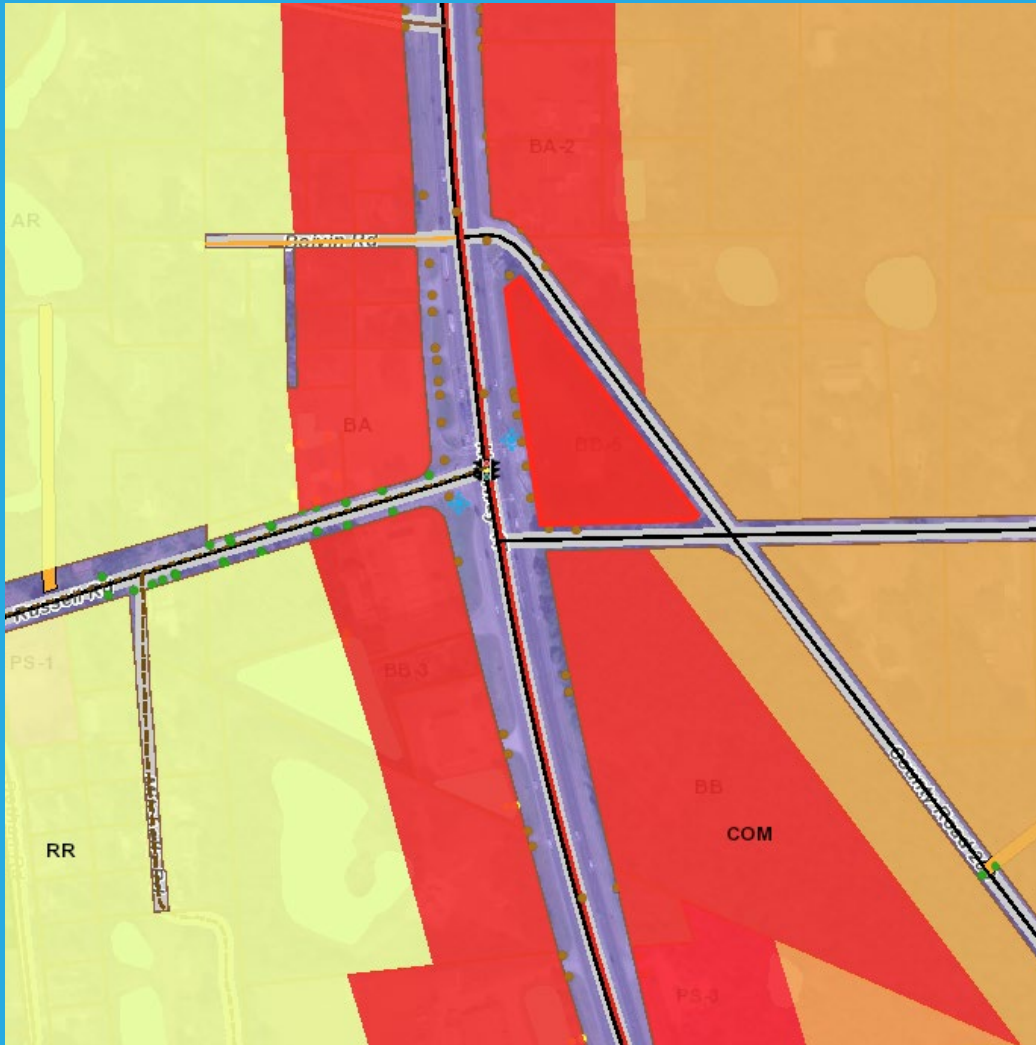
Parcel: 014421-000-00

- This application would change the zoning designation of 2.45 acres from Commercial Recreation District (BB-5) to Planned Commercial Development (PCD).

# PUBLIC NOTIFICATION - 350' BUFFER



# EXISTING LAND USE & ZONING



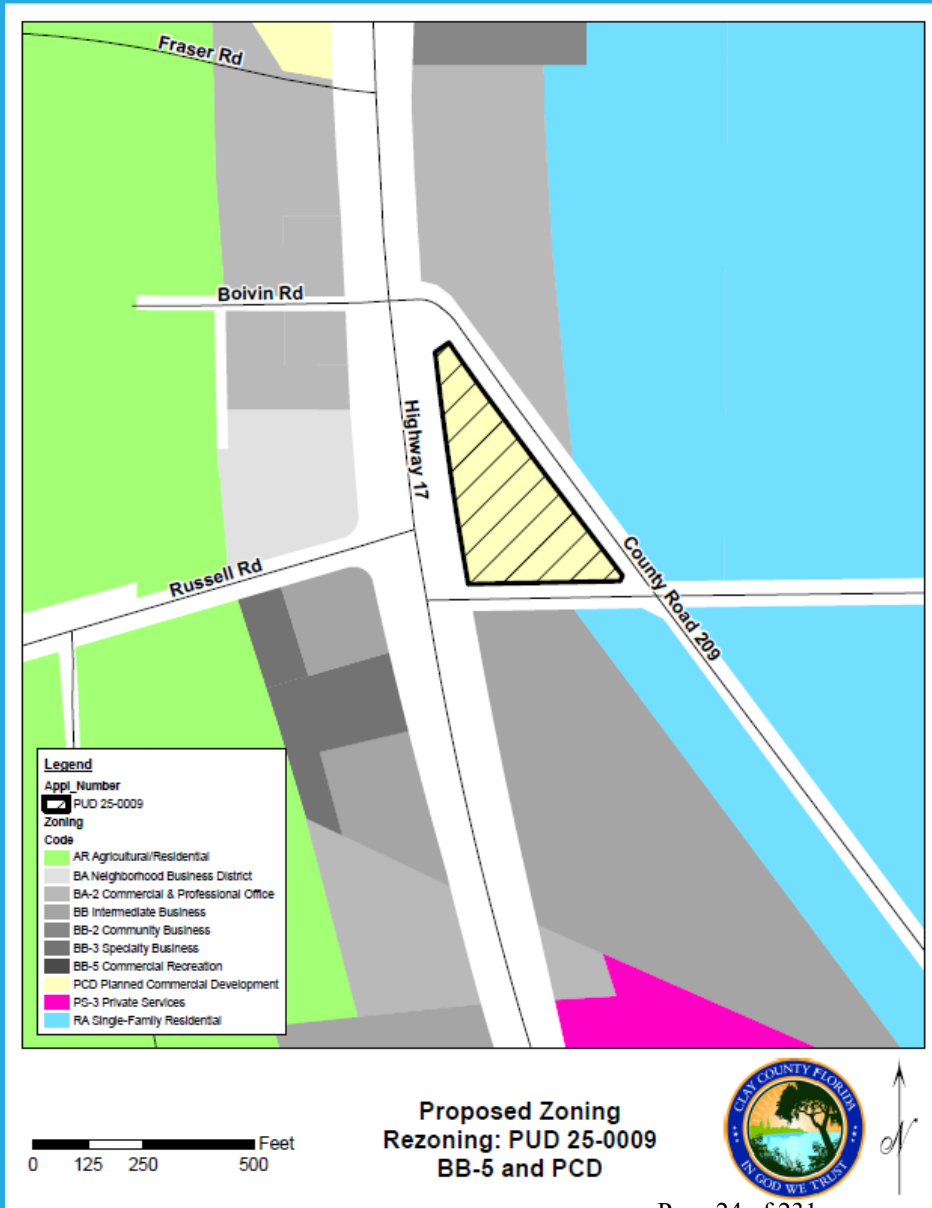
# BACKGROUND

- The subject parcel contains a former convenience store that has been redeveloped into a restaurant. In 2023, the property was rezoned to BB-5 to allow the restaurant to sell alcoholic beverages.



# PROPOSED ZONING

# PCD REQUIREMENTS



## 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

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

# PCD REQUIREMENTS

Conditional uses listed that would be prohibited:

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

## DESIGN GUIDELINES

(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

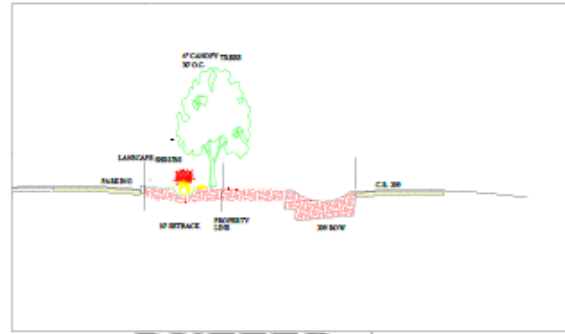
(5) Minimum side yard: 10'

(6) Minimum rear yard: 15'

(7) Maximum height of structures: Per City of Clay County Land Development Code

Maximum FAR of 40%

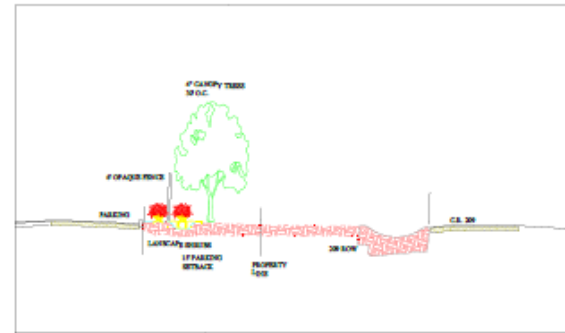
Written Narrative addresses additional landscape buffering and provides lighting standards to avoid light trespass. Buffer locations are shown on the site plan.



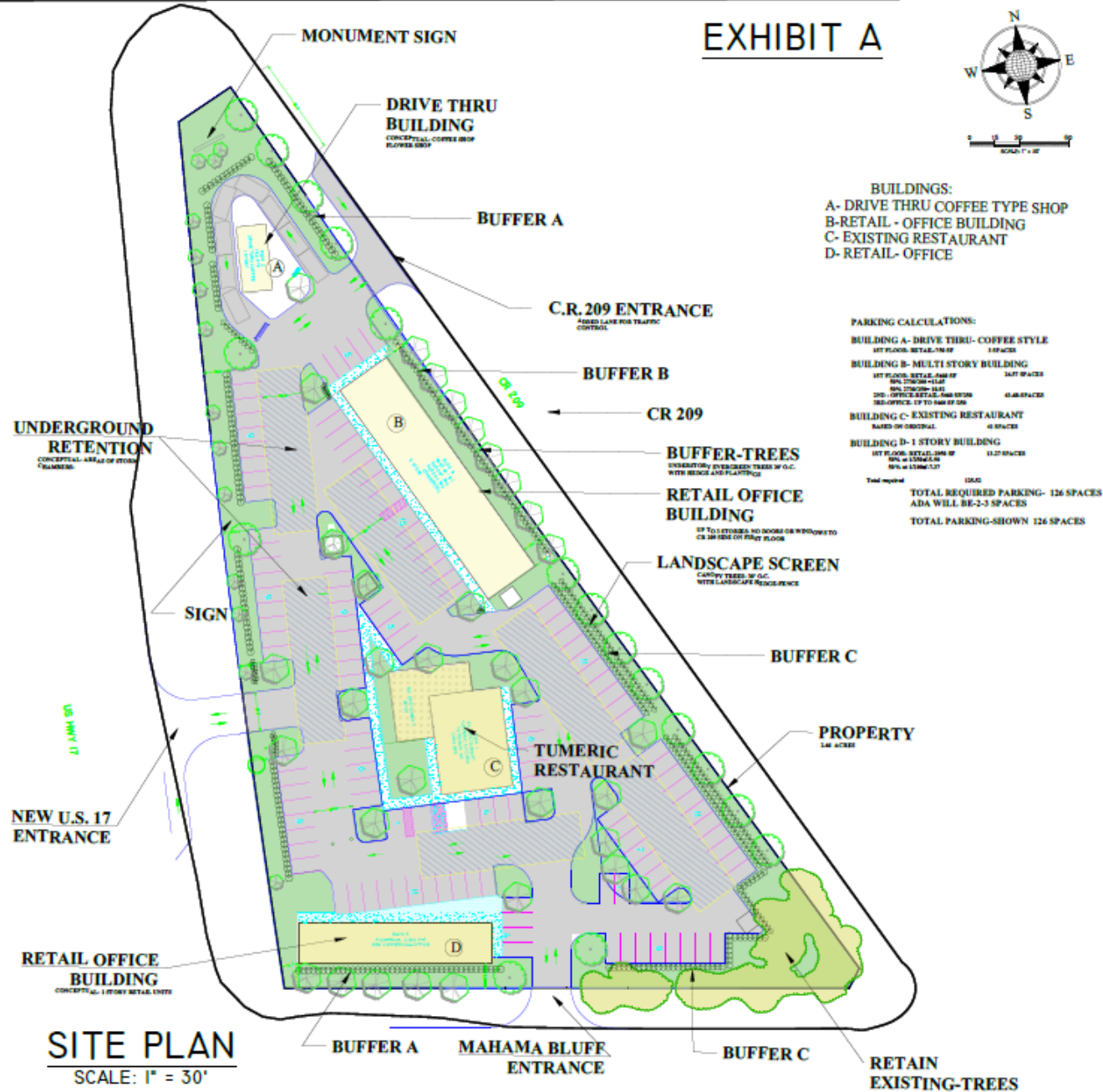
**BUFFER A**



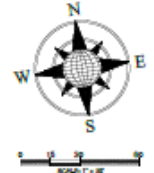
**BUFFER B**



**BUFFER C**



**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	1 ST FLOOR, RETAIL-750 SF	13 SPACES
BUILDING B- MULTI STORY BUILDING	1ST FLOOR, RETAIL-1,600 SF 2ND FLOOR-1,600 SF 3RD FLOOR-1,600 SF	34/27 SPACES
BUILDING C- EXISTING RESTAURANT	BASED ON ORIGINAL	40 SPACES
BUILDING D- 1 STORY BUILDING	1ST FLOOR, RETAIL-1,000 SF 2ND FLOOR-1,000 SF 3RD FLOOR-1,000 SF	11/27 SPACES
<b>Total required</b>		<b>126</b>
<b>TOTAL REQUIRED PARKING-</b>		<b>126 SPACES</b>
<b>ADA WILL BE-2-3 SPACES</b>		
<b>TOTAL PARKING-SHOWN</b>		<b>126 SPACES</b>

**SITE PLAN**  
SCALE: 1" = 30'

CYPRESS MANAGEMENT AND DESIGN  
 P.O. BOX 8680 FORT LINDSEY, IRLAND, FL 33150  
 904-759-9376 - SITES@TEHILLSDIAGRAMS.COM

DATE:	4-25-2025
DRAWN BY:	
CHECKED BY:	
JOB NO.:	

**RUSSEL PLAZA**  
 SITE PLAN  
 SHEET: LC-1

# Findings and Recommendations

The Springs Citizen's Advisory Committee voted 6-0 to recommend approval of this rezoning change at their January 14, 2026, meeting. That vote was based on the prior site plan and extensive list of permitted uses.

This revised site plan and written narrative provide a reduced list of permitted uses, a reduced number of buildings and additional buffering, were not viewed by the CAC as they are less intensive and provide a better outcome.

Based on the criteria in the staff report and the revised narrative and site plan provided by the applicant, Staff recommends approval of PUD 25-0009.

**Attachment**  
**“D”**  
**COMP-26-0003**  
**PUD-26-0001**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 26-0003

Rezoning Application:

PUD 26-0001

Board of County Commissioners  
May 12, 2026



# Application Information

Applicant: D. Anderson Development, Inc.

Agent: Colin Groff (Black Creek Engineering, Inc.)

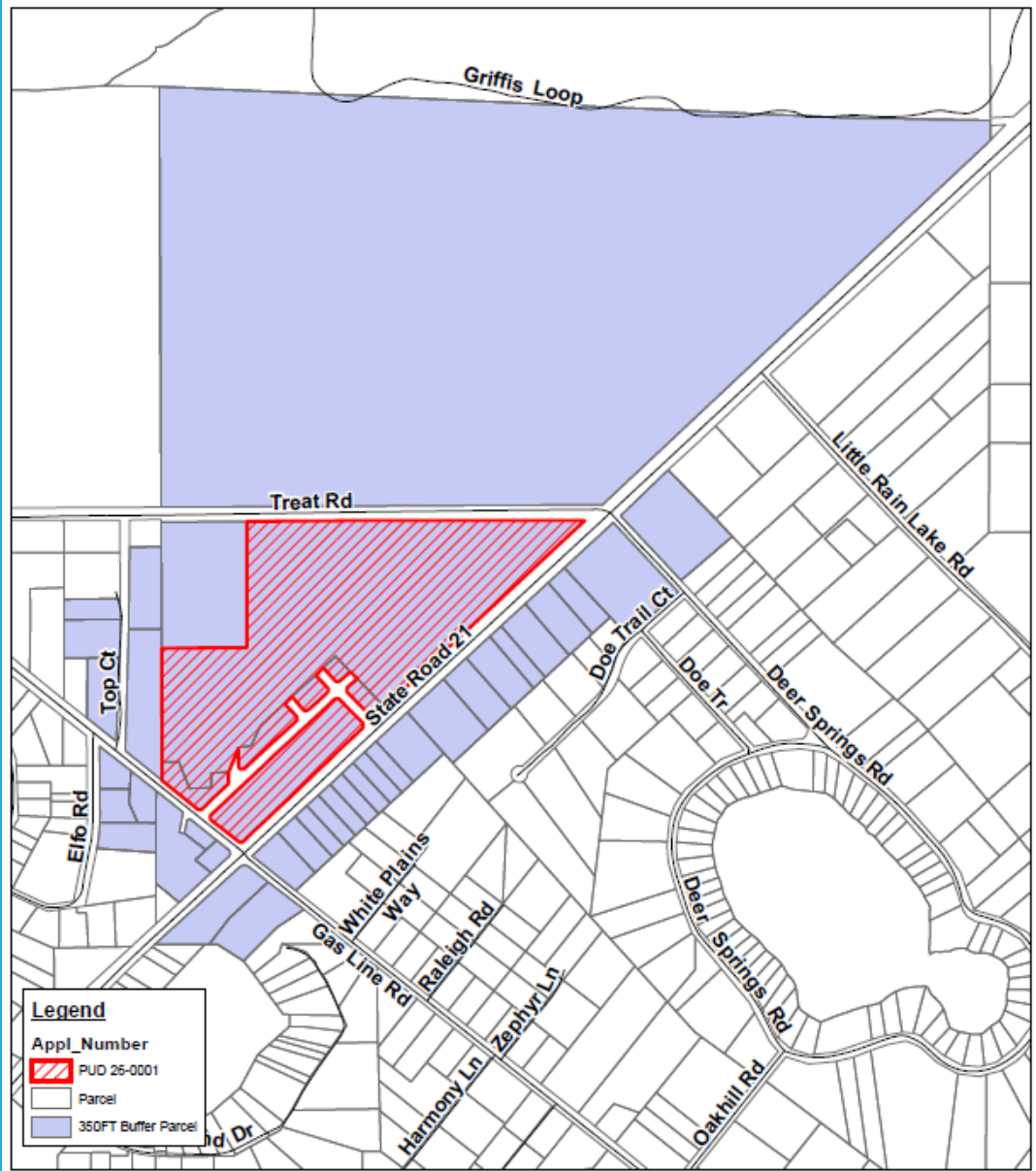
Location: SR 21 between Treat Road and Gas Line Road

Planning District: Middleburg/Clay Hill District

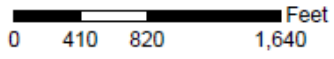
Commission District: 4 Commissioner Condon

Parcel: 09-08-23-001047-000-00 and 09-08-23-001053-000-00

- COMP 26-0003 would change the Future Land Use (FLU) designation of 14 acres of parcel 001047-000-000 from Agriculture/Residential (AR) to Commercial (COM).
- PUD 26-0001 would change the zoning of the entire acreage (60.49) from Commercial and Professional Office (BA-2) and Rural Estates (AR-2) to Planned Commercial Development (PCD).

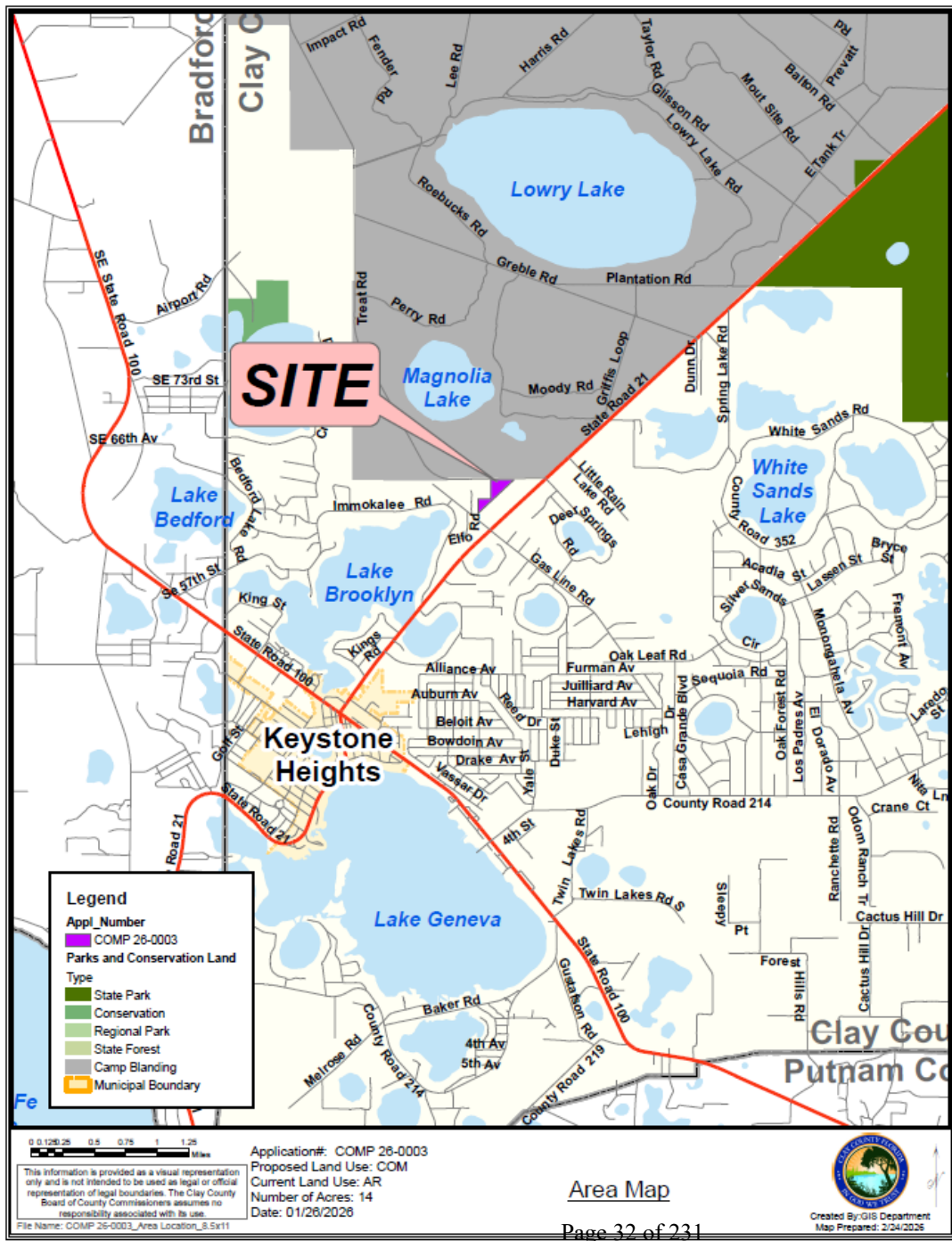


350' Parcel Notifications Map  
PUD 26-0001

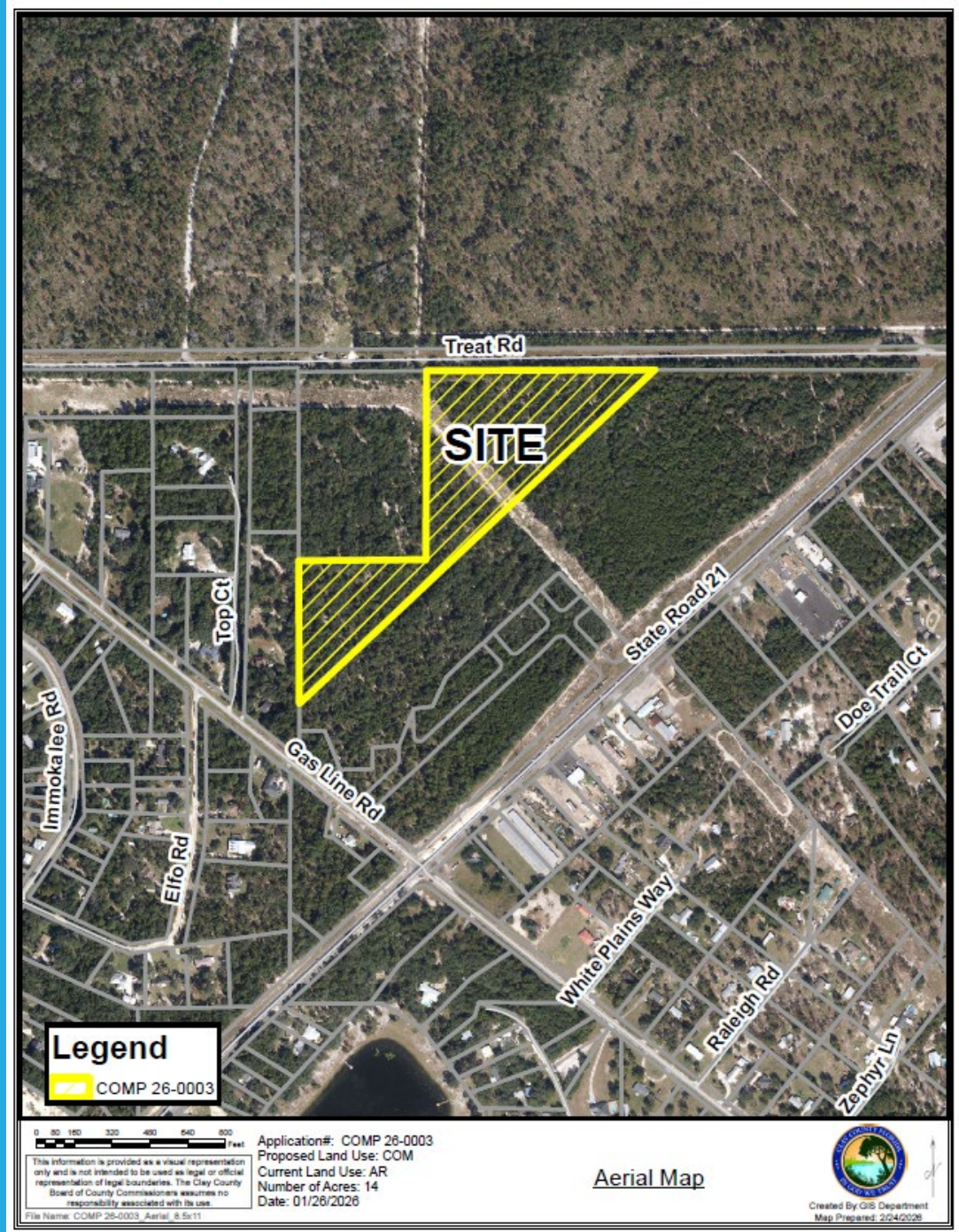


Name	Address1	City	Sta ZipCode
7077 SR 21 Keystone Heights LL	8862 Highway 90	Longs	SC 29568-6243
Akey James	248 Tanner Rd	Florahome	FL 32140-3900
Armory Board State of Florida	82 Marine St	Saint Augustine	FL 32084-5039
Brokas Celeste U	PO Box 488	Keystone Heights	FL 32656-0488
Carroll Jodi L Trustee	6910 Top Ct	Keystone Heights	FL 32656-6601
Carroll Michael Sean Sr Truste	6910 Top Ct	Keystone Heights	FL 32656-6601
CHESSER FRANCES M	PO Box 117	Keystone Heights	FL 32656-0117
D Anderson Development Inc	7770 Odom Ranch Trl	Keystone Heights	FL 32656-8727
Davis Joseph H	7071 Gas Line Rd	Keystone Heights	FL 32656-9308
Devereaux Roger W ET AL	22 Young Ct	Stafford	VA 22556-6474
GANLEY TIMOTHY C & PAMELA M	PO Box 1364	Keystone Heights	FL 32656-1364
Global Signal Acquisitions IV	2000 Corporate Dr	Canonsburg	PA 15317-8564
Griffin Investment Land Compan	PO Box 708	Keystone Heights	FL 32656-0708
Griffin Scott Sr	PO Box 708	Keystone Heights	FL 32656-0708
Hoffman John C	22826 NE 69th Ave	Melrose	FL 32666-6327
J & R OVERHEAD INC	PO Box 157	Keystone Heights	FL 32656-0157
Kerner Allan	7001 Elfo Rd	Keystone Heights	FL 32656-7819
Kis Peter	471 Lake Asbury Dr	Green Cove Springs	FL 32043-9549
Lake Area Holdings 1 LLC	PO Box 683	Melrose	FL 32666-0683
Lake Area Storage of Northeast	PO Box 1866	Keystone Heights	FL 32656-1866
Mann Lee M	6930 Top Ct	Keystone Heights	FL 32656-6601
RVRoof.com Inc	6587 State Road 21, Ste 3	Keystone Heights	FL 32656-6934
Shepard Mitchel	7065 Gas Line Rd	Keystone Heights	FL 32656-9308
Sorano Jude D	13659 NE 238th Ct	Fort Mc Coy	FL 32134-6203
Sorano Jude D	7120 Gas Line Rd	Keystone Heights	FL 32656-8996
Sorenson Eve Annette	7021 State Road 21	Keystone Heights	FL 32656-9382
Walker Robin Preston	7076 Gas Line Rd	Keystone Heights	FL 32656-8995
Witt Edward E Trustee Et Al	4501 Ortega Farms Cir	Jacksonville	FL 32210-7428
Zipperer Joanie Marie	3567 Hilltop Trl	Evans	GA 30809-0987

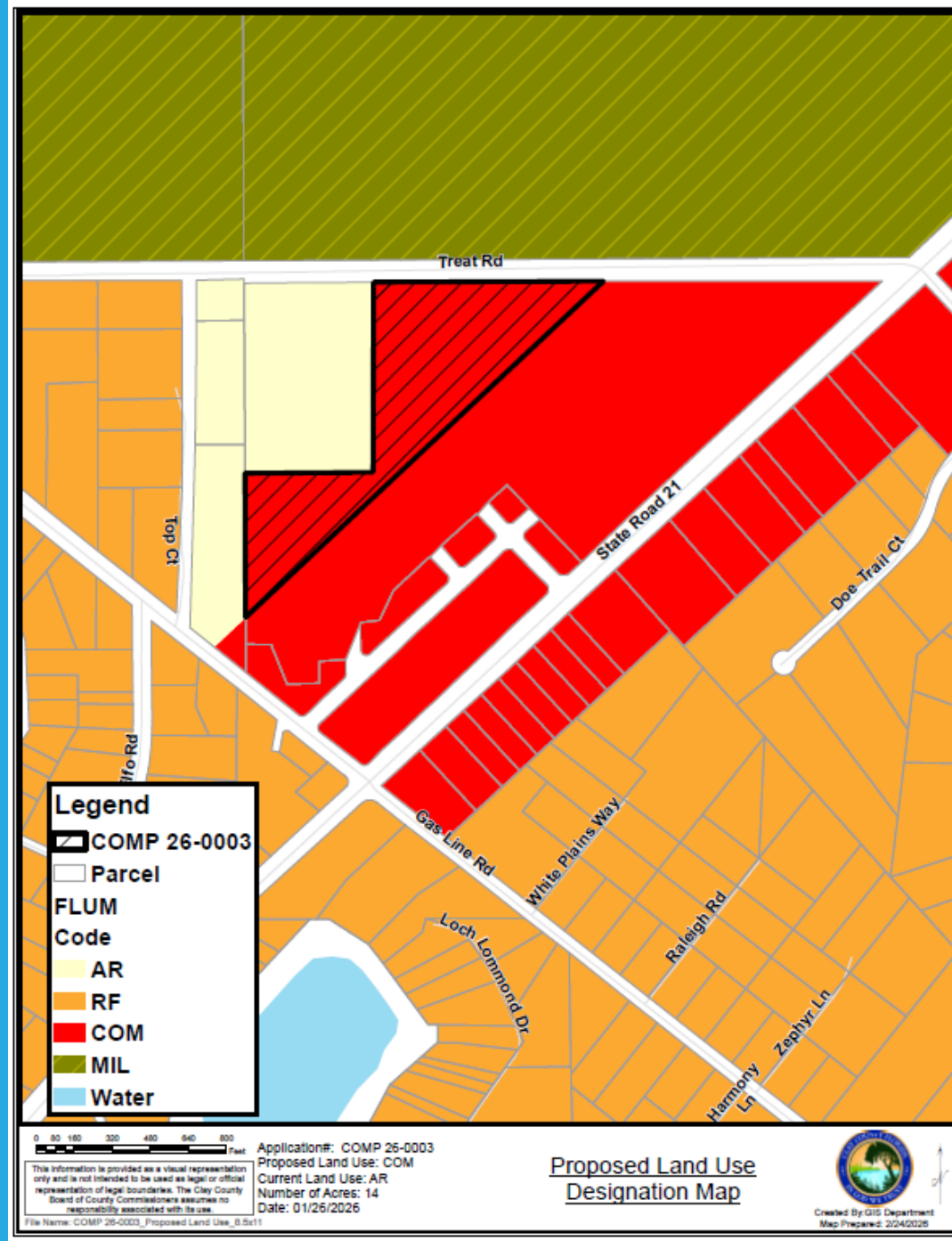
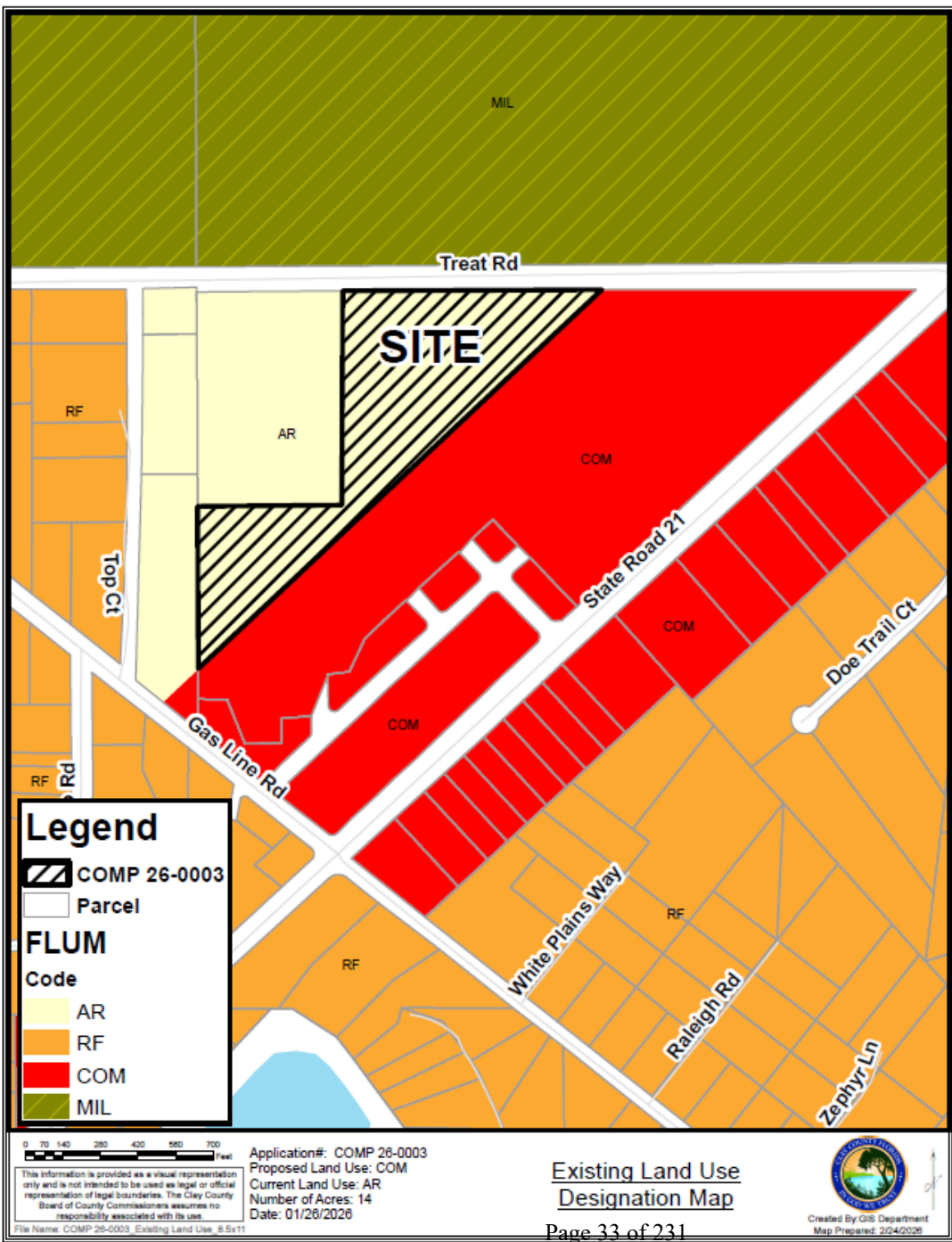


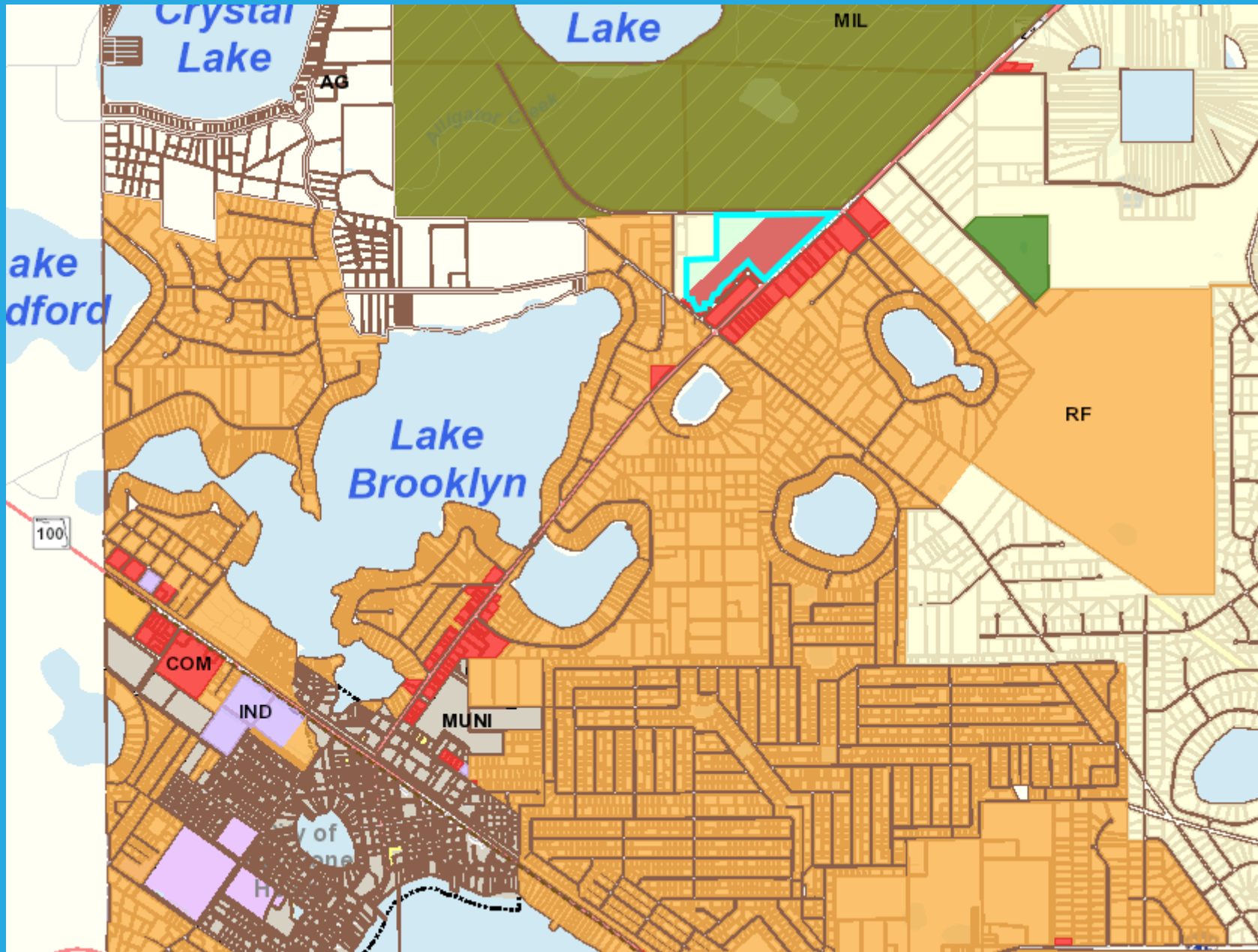


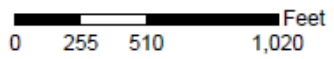
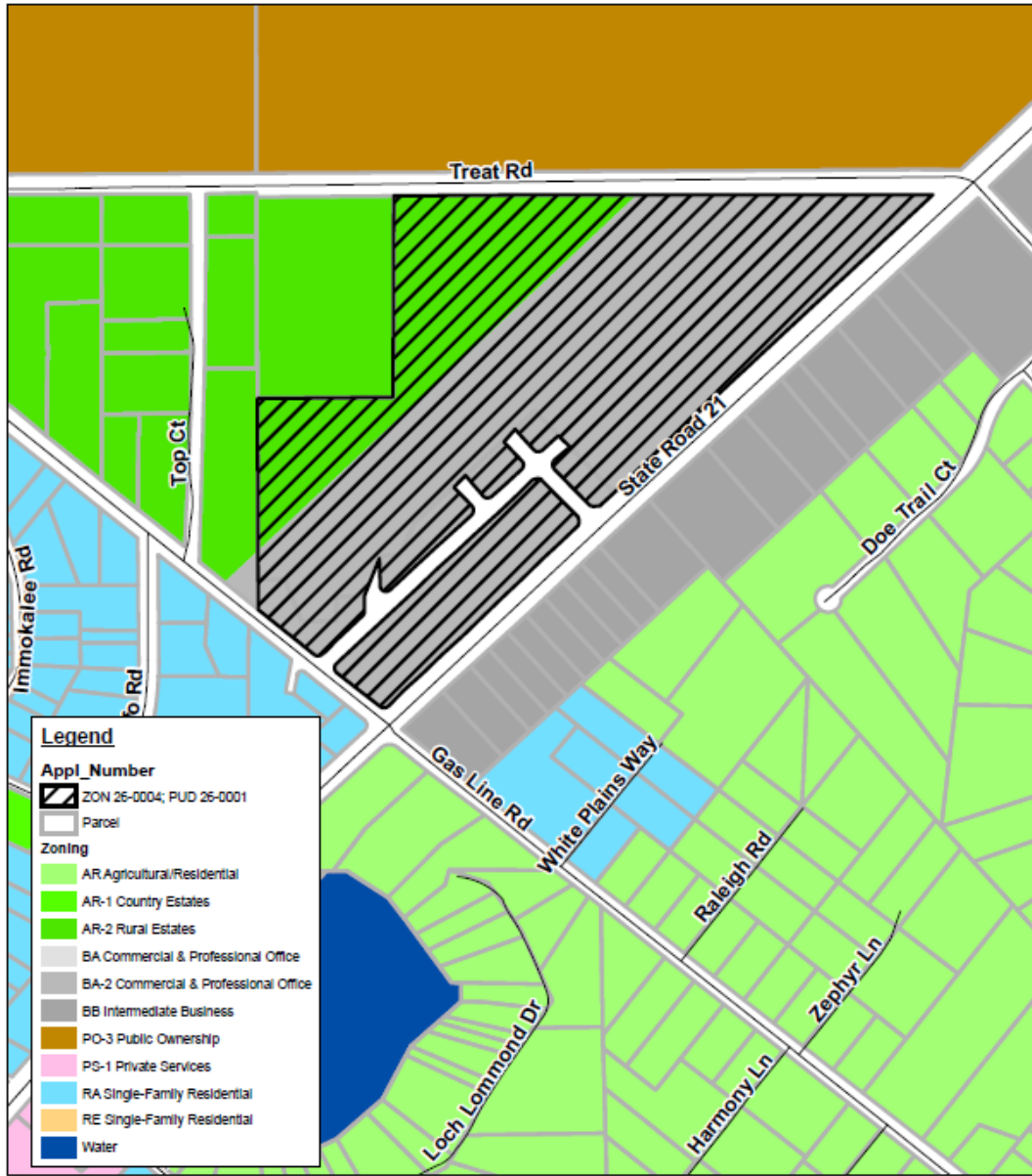
Area Map



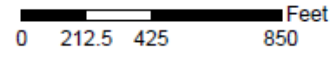
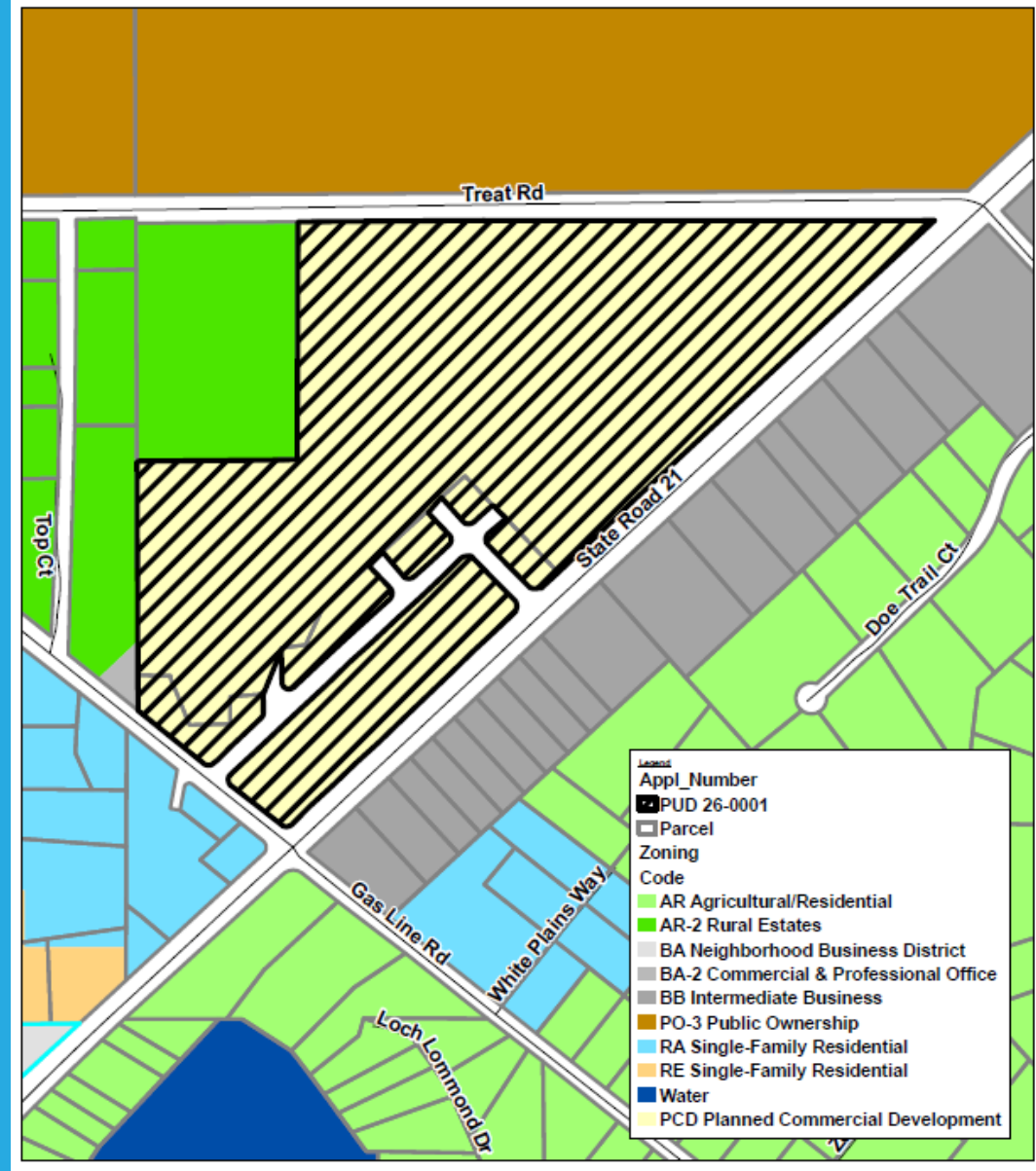
Aerial Map







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



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



**Permitted Uses**

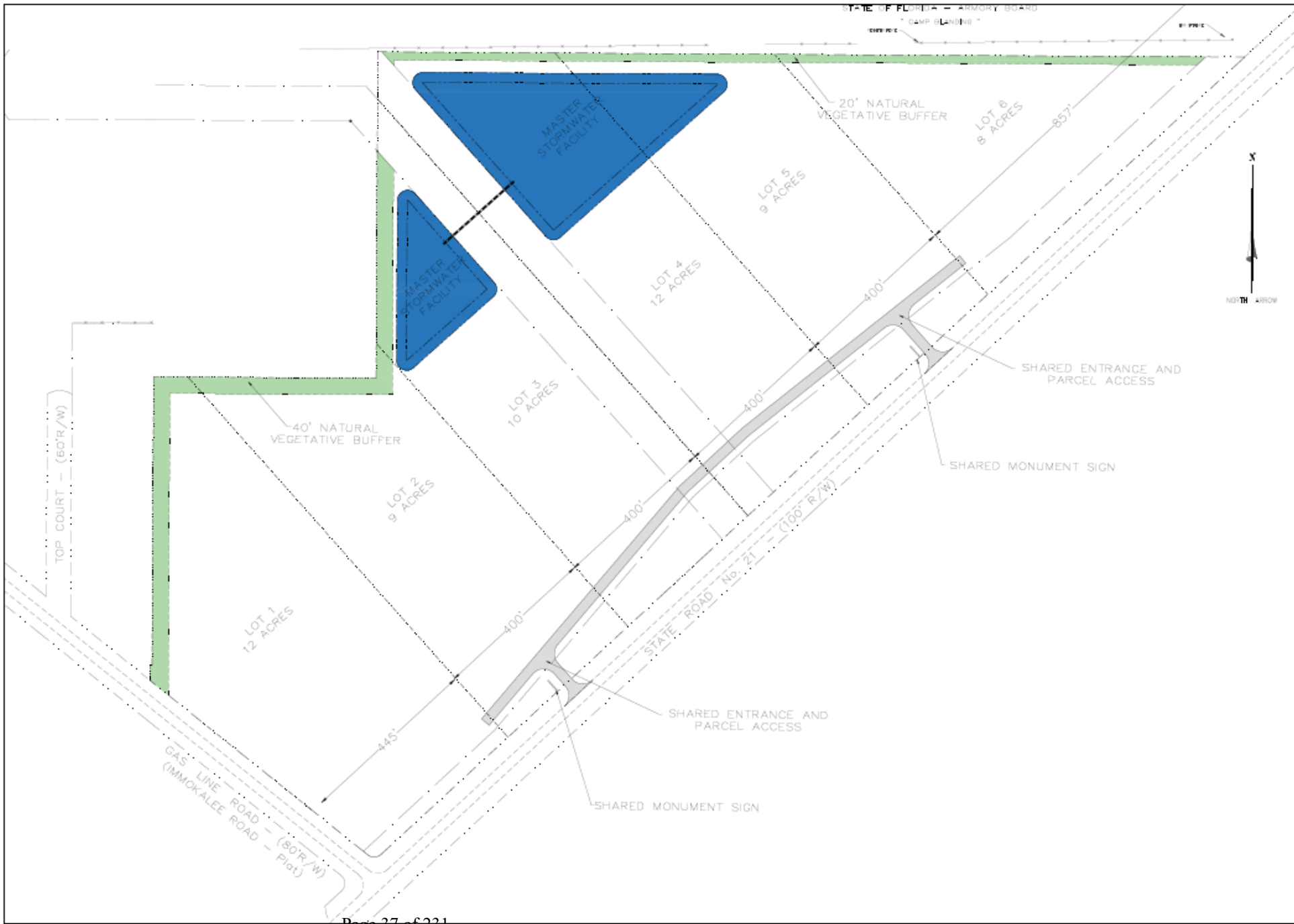
- Appliance sales and services
- Automotive parts
- Business machine sales and services
- Department Store
- Grocery Store
- Drug Store
- Heating, ventilation, and air conditioning
- Medical supply
- Automobile oby shops and motor vehicle custom body work
- Tire sales and service
- Lawnmower and outboard rentals, sales and service
- Feed and hay processing and sales
- Fertilizer stores
- Well-drilling and pump service
- Wholesale bakeries
- Lumberyards 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
- Recreational Vehicle and Boat Storage

**PCD Features:**

- 40’ natural buffer with 6’ high opaque barrier (fence or vegetation) where adjacent to residential
- Specific lighting requirements to control light trespass
- Sign standards
- Common stormwater
- 6 lots ranging in size from 8 to 12 acres each with 40% Floor Area Ratio



NO.	REVISION	DATE

**BLACK CREEK ENGINEERING, INC.**  
 1325 HAWK HILL COURT  
 GIBSONVILLE, N.C. 27033  
 PHONE: (703) 876-9100  
 FAX: (703) 876-9101

**ANDERSON BUSINESS CENTER**  
 Higher Level  
 D. ANDERSON, INC.

**PROPOSED COMP PLAN AMENDMENT**

JOB NO.: 24-004	SHEET <b>1</b>
DATE: 07/2023	
DESIGNED BY: [Name]	
SCALE: AS SHOWN	

NOT ISSUED FOR CONSTRUCTION

# Recommendations

## COMP 26-0003

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0003.

## ZON 26-0001

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 26-0001.

**Attachment**  
**“E”**  
**COMP-26-0001**  
**PUD-26-0002**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 26-0001

Rezoning Application:

PUD 26-0002

Board of County Commissioners  
May 12, 2026



# Application Information

Applicant: Josh Cockrell (The StellaRea Group)

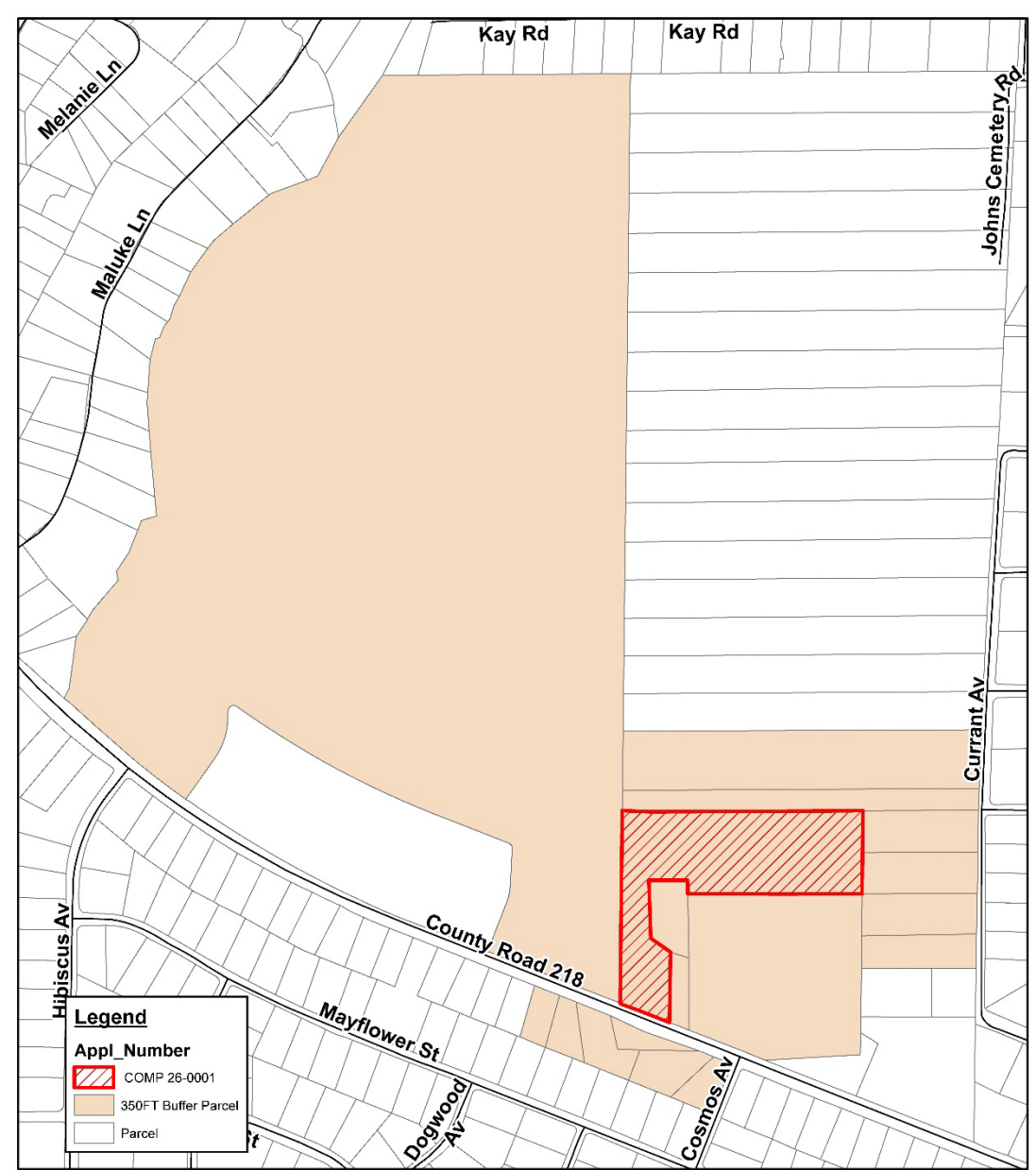
Location: 4640 CR 218

Planning District: Middleburg / Clay Hill

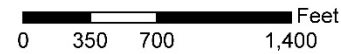
Commission District: 4, Commissioner Condon

Parcels: 17-05-24-006410-001-00

- COMP 26-0001 would change the Future Land Use (FLU) designation from Rural Residential (RR) to Industrial (IND).
- PUD 26-0002 would change the zoning from Private Services (PS-1) to Planned Industrial Development (PID).



350' Parcel Notifications Map  
 COMP 26-0001





**Legend**  
 COMP 26-0001

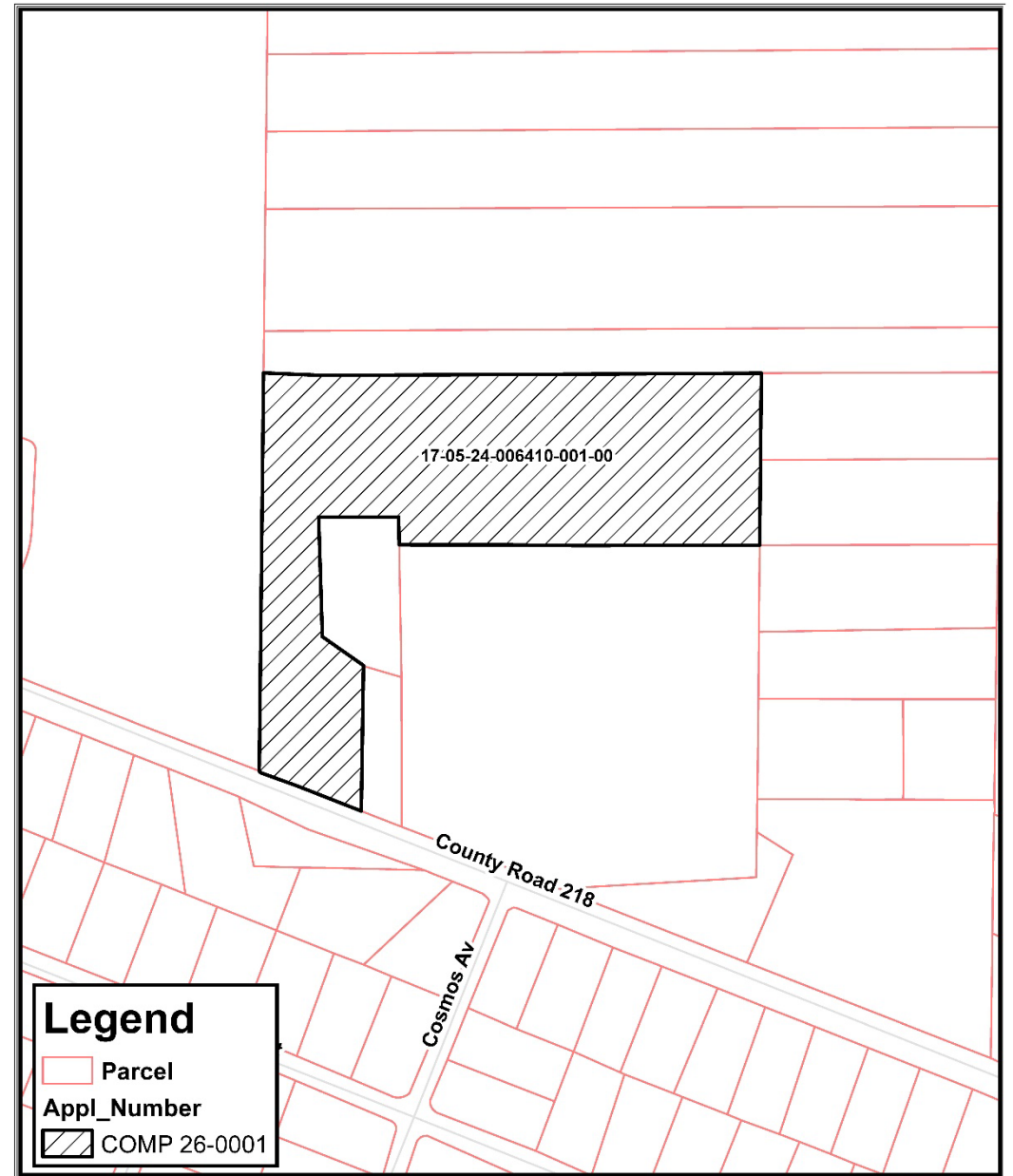
0 105 210 420 630 840 1,050 Feet  
 This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.  
 File Name: COMP 26-0001\_Aerial\_8.5x11

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026

Aerial Map



Created By GIS Department  
 Map Prepared: 1/14/2026



**Legend**  
 Parcel  
 Appl\_Number  
 COMP 26-0001

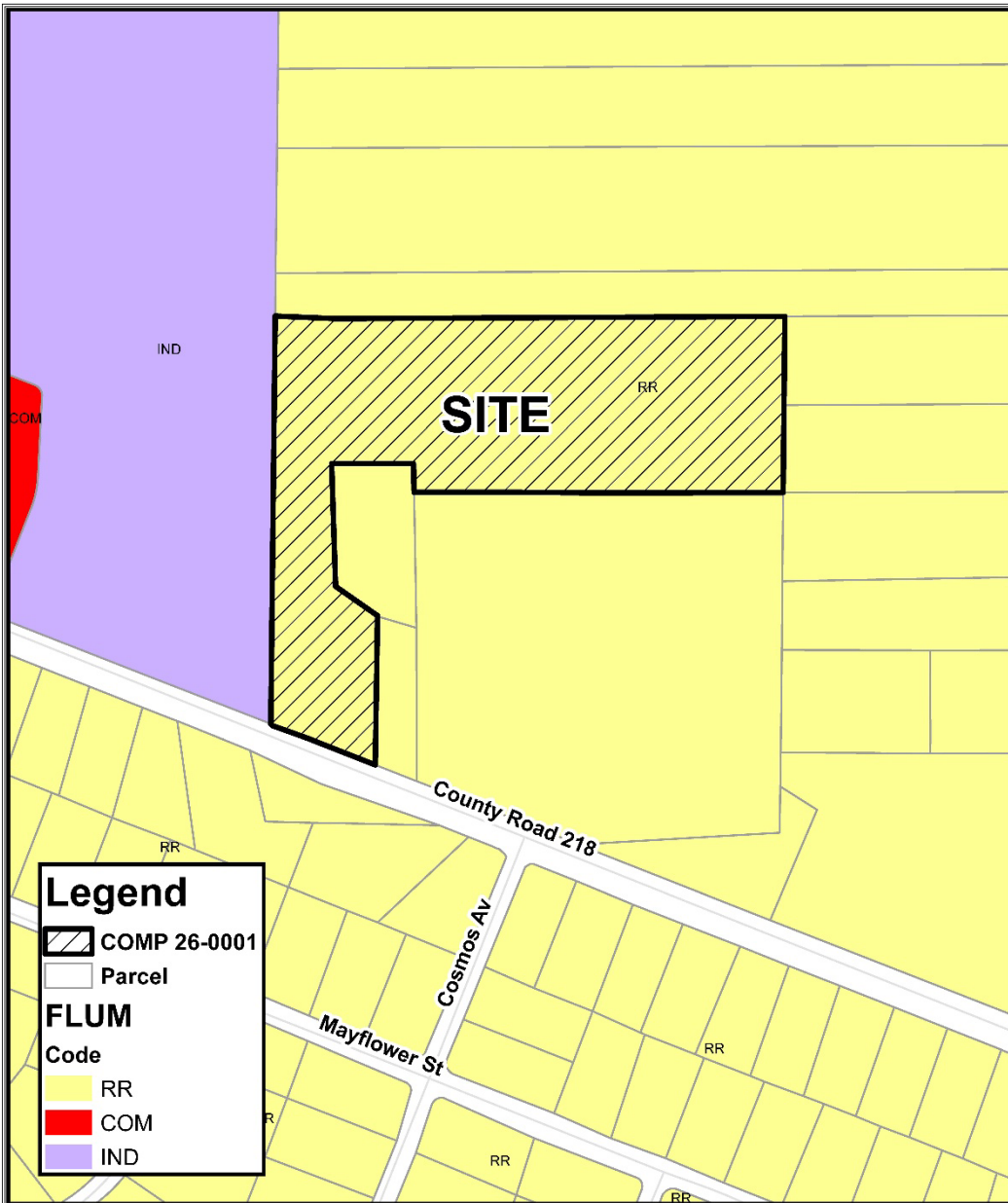
0 50 100 200 300 400 500 Feet  
 This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.  
 File Name: COMP 26-0001\_Parcel Map\_8.5x11

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026

Parcel Map



Created By GIS Department  
 Map Prepared: 1/14/2026



**Legend**

- COMP 26-0001
- Parcel

**FLUM**

**Code**

- RR
- COM
- IND



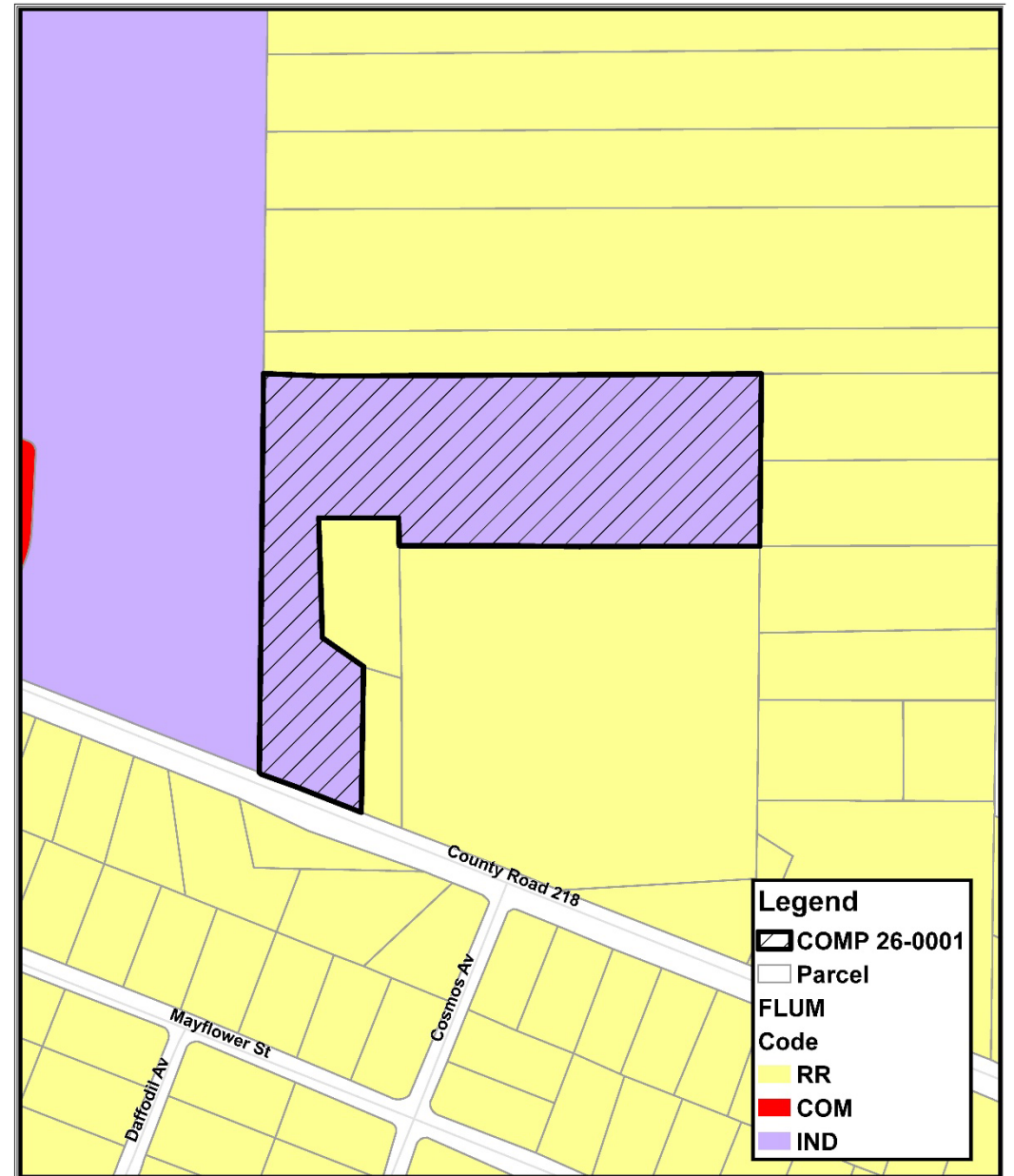
This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026

**Existing Land Use Designation Map**



Created By GIS Department  
 Map Prepared: 1/14/2026



**Legend**

- COMP 26-0001
- Parcel

**FLUM**

**Code**

- RR
- COM
- IND



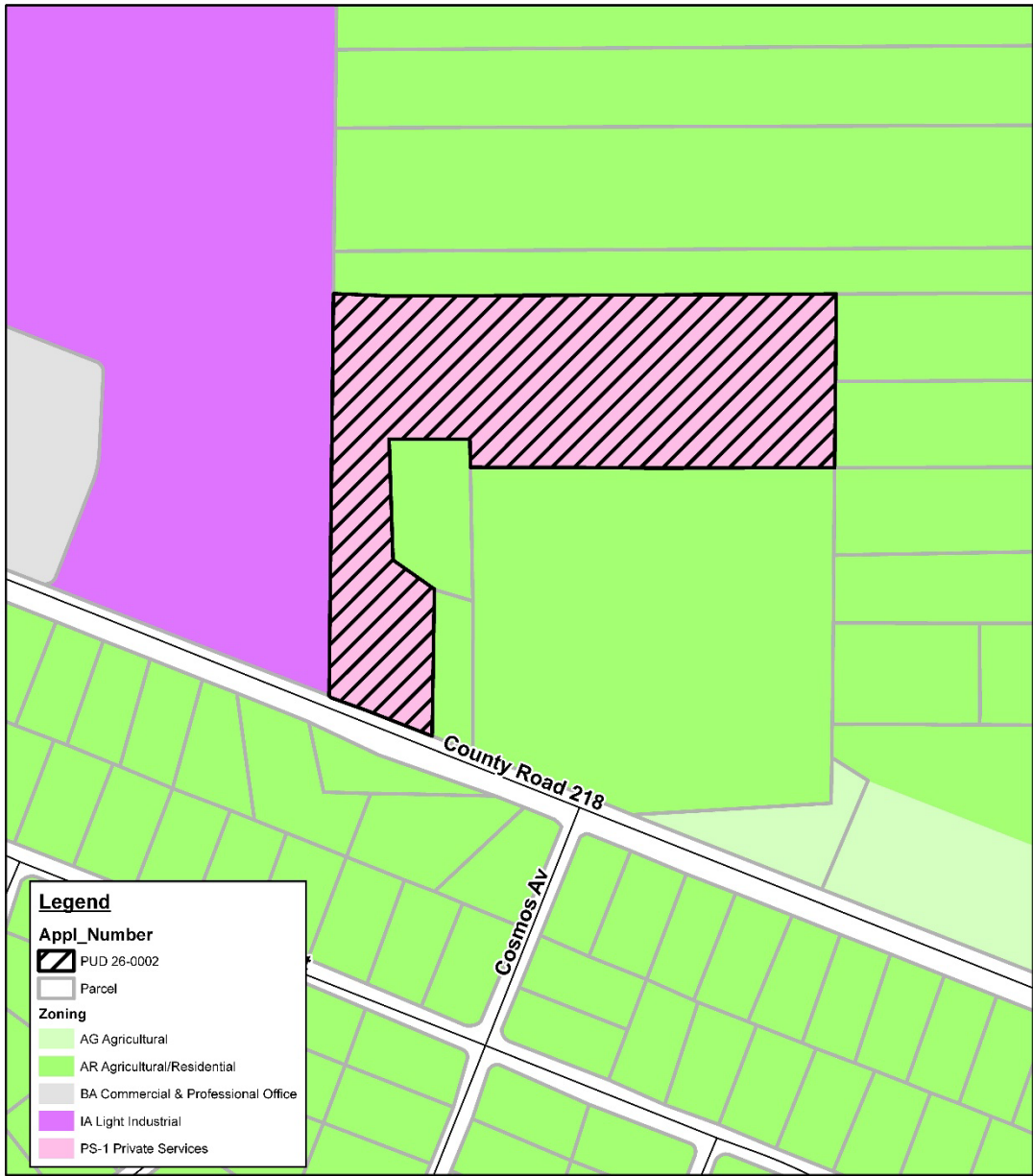
This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: comp 26-0001  
 Proposed Land Use: IND  
 Current Land Use: RR  
 Number of Acres: 17.47  
 Date: 01/14/2026

**Proposed Land Use Designation Map**



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



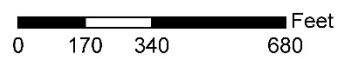
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**Appl\_Number**

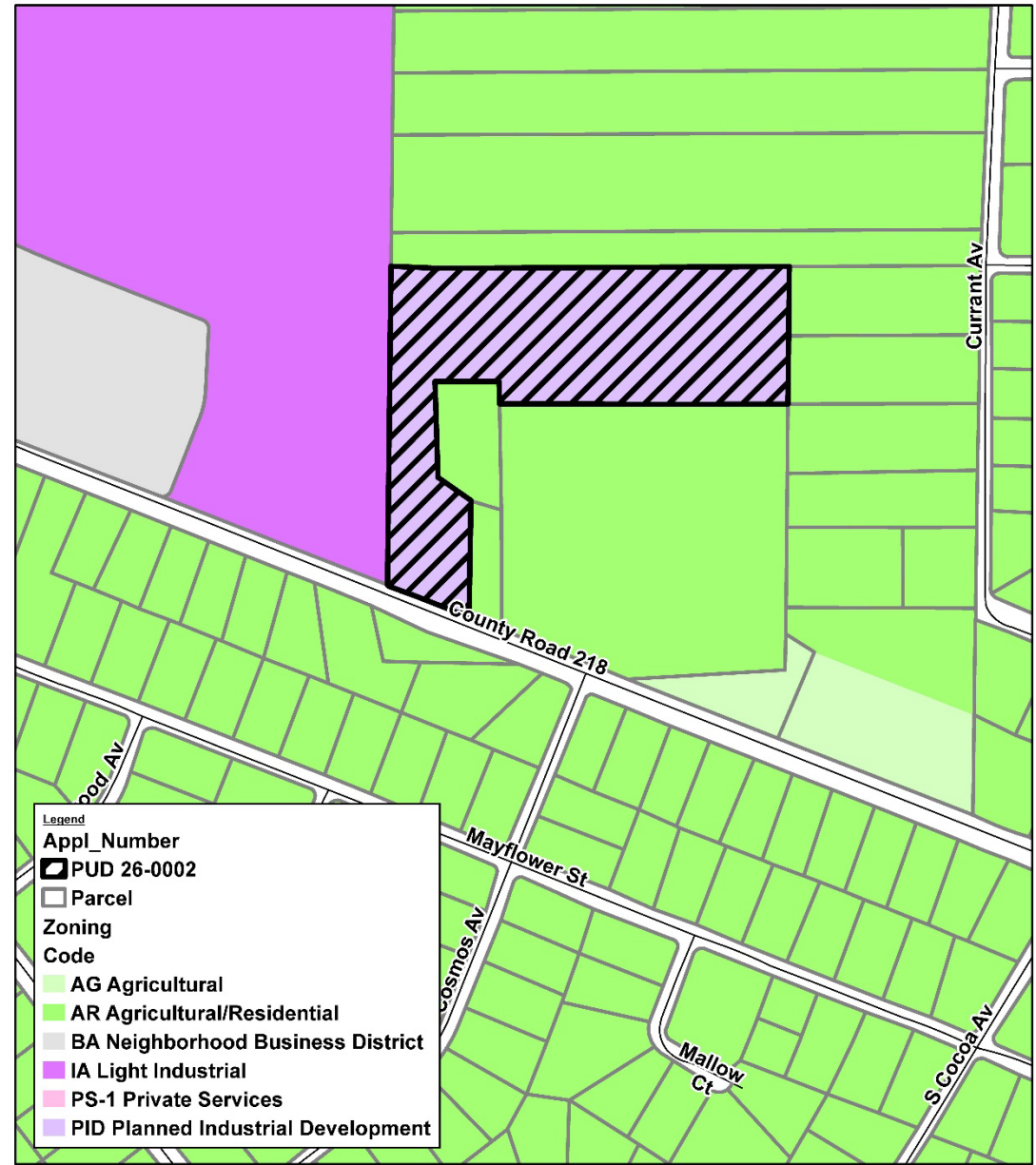
- PUD 26-0002
- Parcel

**Zoning**

- AG Agricultural
- AR Agricultural/Residential
- BA Commercial & Professional Office
- IA Light Industrial
- PS-1 Private Services



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



**Legend**

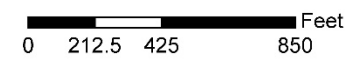
**Appl\_Number**

- PUD 26-0002
- Parcel

**Zoning**

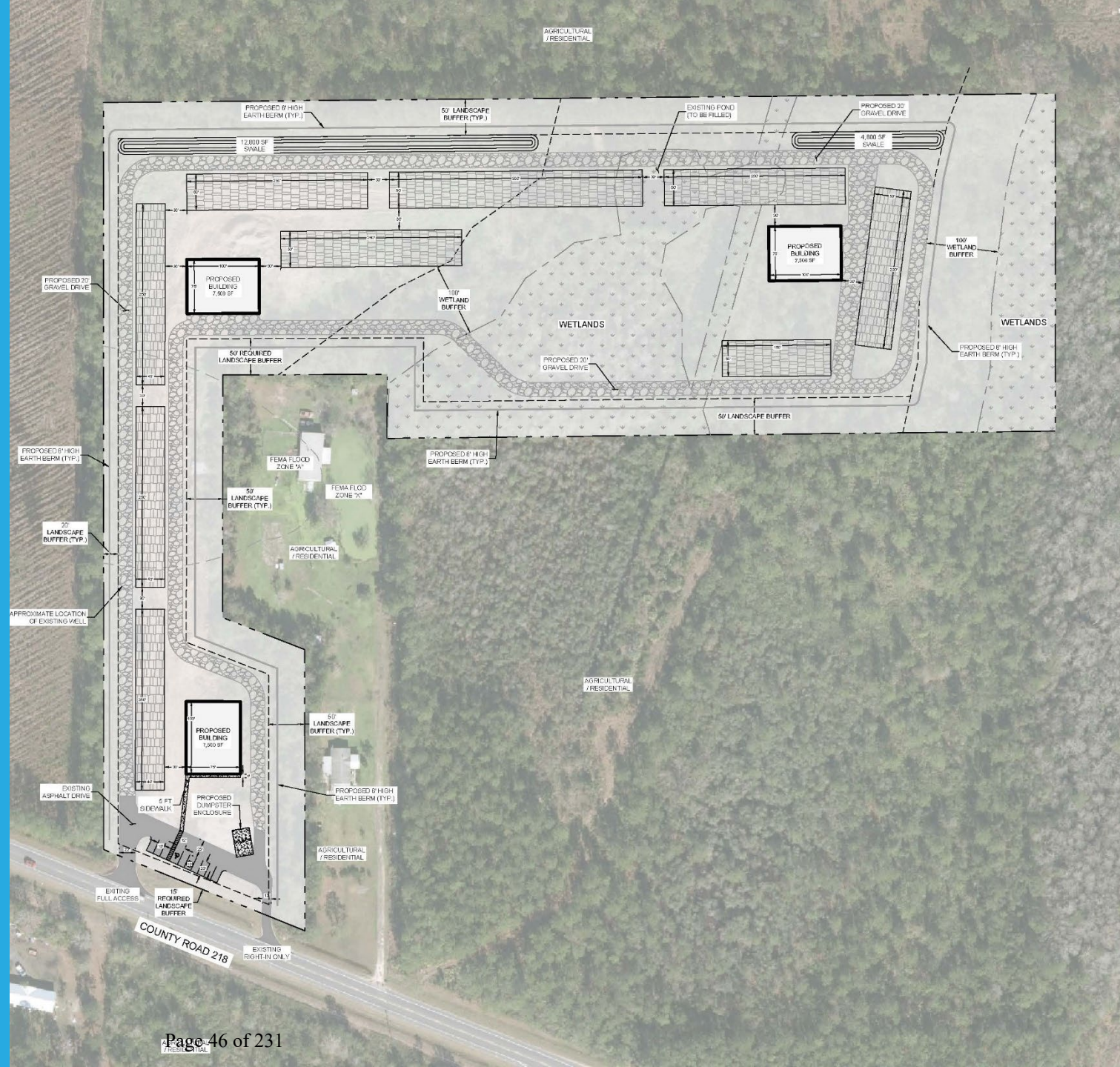
**Code**

- AG Agricultural
- AR Agricultural/Residential
- BA Neighborhood Business District
- IA Light Industrial
- PS-1 Private Services
- PID Planned Industrial Development



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





## Heavy Industrial (IB) Zoning

(5) Any manufacturing, recycling, distribution, warehousing, or associated uses not in conflict with ordinances dealing with incinerators and toxic or hazardous waste.

## Land Clearing Debris Off-Site Disposal Facility

Rocks, soils, tree remains, trees and other vegetative matter that normally results from land clearing or land development operations for a construction project.

Land Clearing Debris does not include yard waste or any other vegetative matter from lawn maintenance, from commercial or residential landscape maintenance, from right-of-way or easement maintenance, from farming or nursery operations, or from any other sources not related directly to a construction project.

# Proposed PID Regulations

## Permitted Uses Proposed:

- All permitted uses found in the Industrial Select (IS) zoning district.
- Land Clearing Debris Off-Site Disposal Facility as a permitted use.  
(It should be noted that this use is a Conditional Use in all other zoning districts.)
- Biomass processing and recovery facilities; value-added timber product manufacturing; thermal conversion facility/waste to energy processing;
- All permitted uses found in the Light Industrial (IA) zoning district.

## Conditional Uses Proposed:

- All Conditional Uses and Accessory Uses/Structures as are allowed in the Light Industrial (IA) zoning district.

# Industrial Select (IS) Zoning

This district is intended for locations which are not feasible for some light or heavy industrial development because of proximity to residential areas. Most of these uses are well suited to the subject parcel given that it is bordered on 3 sides by Agricultural/Residential (AR) zoning.

## Permitted Uses:

- Light industries, with related offices and showrooms, which manufacture, assemble, process, package, store, and distribute small unit products
- Corporate offices which accommodate twenty-five (25) or more employees.
- Commercial radio, television and microwave transmission and reception facilities
- Communication Towers

## Conditional Uses:

- Public assembly
- Residential dwelling

## Light Industrial (IA) Zoning

This district is intended for industrial activities of a light manufacturing and wholesaling nature and therefore not all uses are appropriate for this site.

### Permitted Uses:

- All uses in Industrial Select (IS)
- Bottling beverages; cabinet making; carpentry; cold storage warehouses and precooling plants; engines - gas, gasoline, steam, and oil - sales and service; farm machinery sales and service and storage; fruit packing and preserving; ice plants; leather goods manufacturing, excluding tanning; sharpening and grinding shops; manufacturing and assembly of clothing and garments; scientific, electrical, and optical equipment; souvenirs and novelties; testing laboratories; fabrication of materials used in the building trades; boat or yacht repairing or overhauling; canning factories for fruits and vegetables; furniture manufacture; machine shops; mattress and bedding manufacture and sales; metalizing processes; novelty works; ornamental metal work shops; and similar uses

# Light Industrial (IA) Zoning

## Permitted Uses (continued):

- Textile, hosiery, and weaving mills
- Private utility services
- Marine facilities
- Boatyard (construction and repair facilities and dry storage)
- Marina/Boatyard
- Incinerators as accessory to the principal use
- Commercial radio, television and microwave transmission and reception facilities
- Communication Towers
- Warehouses and associated offices

## Conditional Uses:

- Public assembly
- Residential dwelling
- Auctions
- Recreational Vehicle and Boat Storage

# Planned Industrial Development (PID) Zoning

A PID zoning application may request the following conditional uses in addition to the conditional uses permitted in (IS), (IA) and (IB) Zoning Districts, subject to applicable conditions of Section 3-5 of the Article III.

This list includes “Land Clearing Debris Off-Site Disposal Facility”.

It is therefore inappropriate for this use to be listed as a permitted use in the Written Statement for this PID.

The use should be moved to the list of Conditional Uses.

## Prior Action

On March 16, 2026, the Middleburg / Clay Hill CAC voted 6-0 to recommend approval of COMP 26-0001.

On April 20, 2026, the CAC voted 8-0 to recommend approval of PUD 26-0002.

## Recommendations

### COMP 26-0001

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0001.

### PUD 26-0002

It is staff's recommendation that the Written Statement be amended to limit the permitted uses to either: the recycling use currently operating on the parcel or to those permitted uses listed under the IS zoning district, and to change "Land Clearing Debris Off-Site Disposal Facility" from a Permitted Use to a Conditional Use.

Staff finds that the criteria for the Rezoning have been met and recommend approval of PUD 26-0002 with the changes noted above.



Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, June 2 5:00 PM

TO: Planning Commission

DATE: 5/17/2026

FROM: Dodie Selig, Chief Planner,  
AICP

SUBJECT:

A. COMP 26-0005

This application is a FLUM amendment to change 2.19 acres from Urban Core 10 (UC-10) to Commercial (COM).

B. ZON 26-0007

This application is a Rezoning to change from Agricultural Residential (AR) to Heavy Business District (BB-4).

AGENDA ITEM TYPE:

---

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP 26-0005 - Staff Report	Cover Memo	5/21/2026	Staff_Report_-_COMP_26-0005dsada.pdf
▢ COMP-26-0005_Ordinance	Ordinance	5/22/2026	ordinance_-_COMP_26-0005_finaldsada.pdf
▢ ZON 26-0007_Staff_Report	Cover Memo	5/22/2026	Staff_Report_-_ZON_26-0007rvdsada.pdf
▢ ZON 26-0007_Ordinance	Cover Memo	5/22/2026	ordinance_-_ZON_26-0007_finalrvdsada.pdf



---

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

2

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

5

---

6 **Owner / Applicant Information:**

**Owner:** Lin-Mor-1, LLC  
**Agent:** Courtney Gaver (Rogers Towers, P.A.)

7

---

8 **Property Information**

<b>Parcel ID:</b> 40-04-25-020905-000-00	<b>Parcel Address:</b> College Drive
<b>Current Land Use:</b> Urban Core 10 (UC-10)	<b>Current Zoning:</b> Agricultural Residential (AR)
<b>Proposed Land Use:</b> Commercial (COM)	<b>Total Acres:</b> 2.19 +/- acres
	<b>Acres affected by FLU change:</b> 2.19 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change a single parcel of land from Urban Core 10 (UC-10) to  
13 Commercial (COM). The applicant does not have a specific end use at this time.

14

15 The subject parcel is located on the west side of College Drive, north of 258 College Drive and is currently  
16 undeveloped land.

17

18 A companion Rezoning application from AR to BB-4 follows this comprehensive plan amendment.

19

20

Figure 1 – Location Map

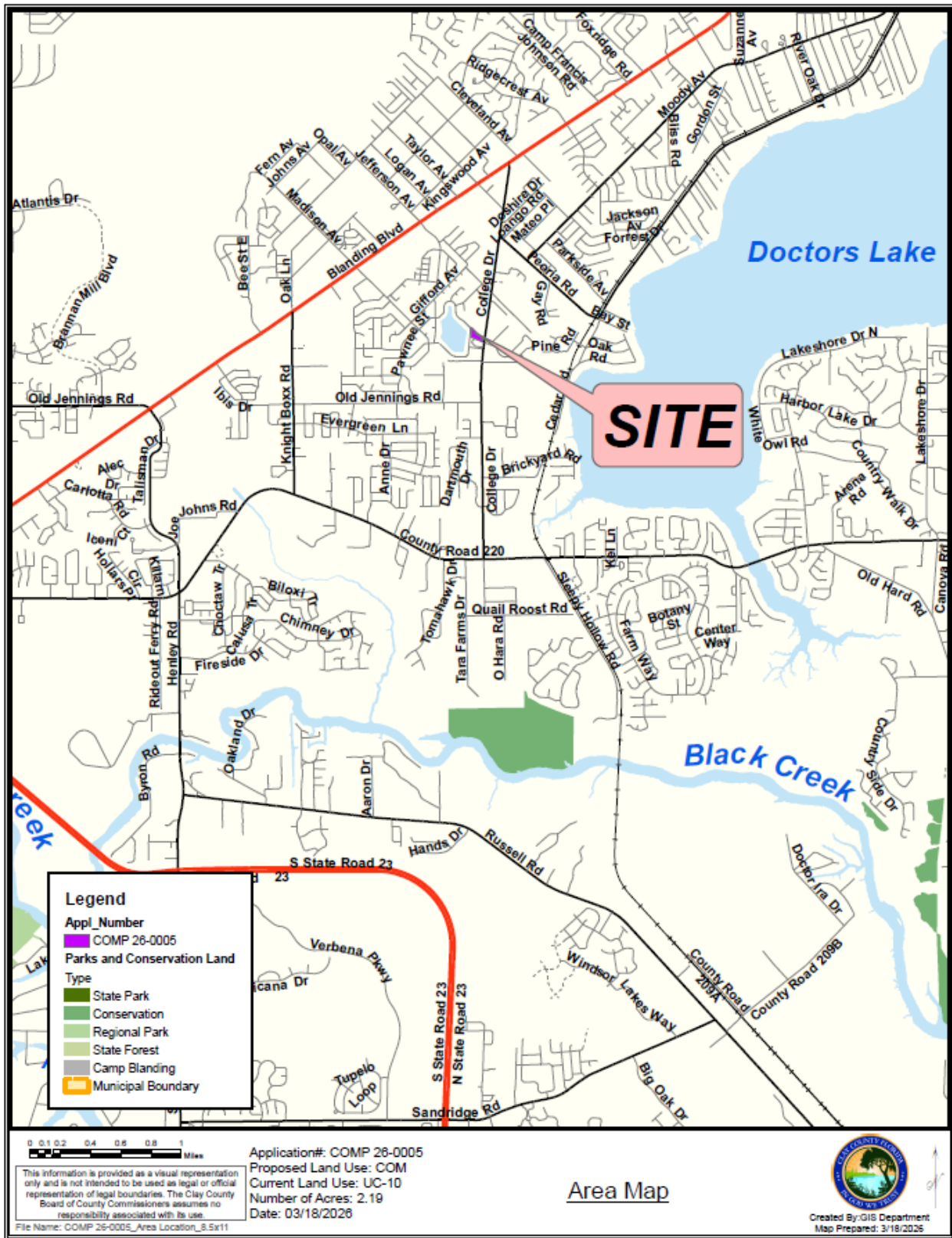


Figure 2 – Parcel Map

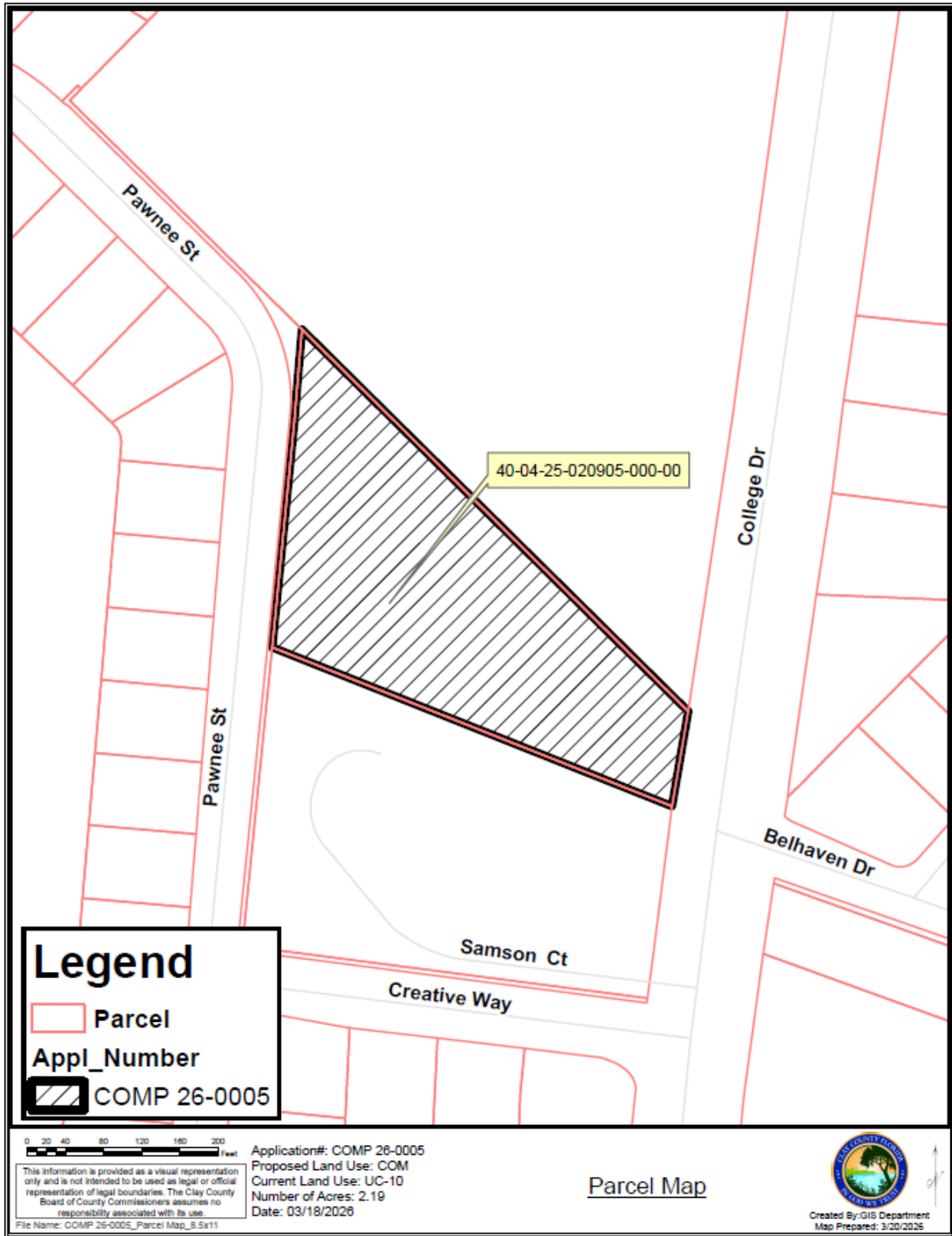


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

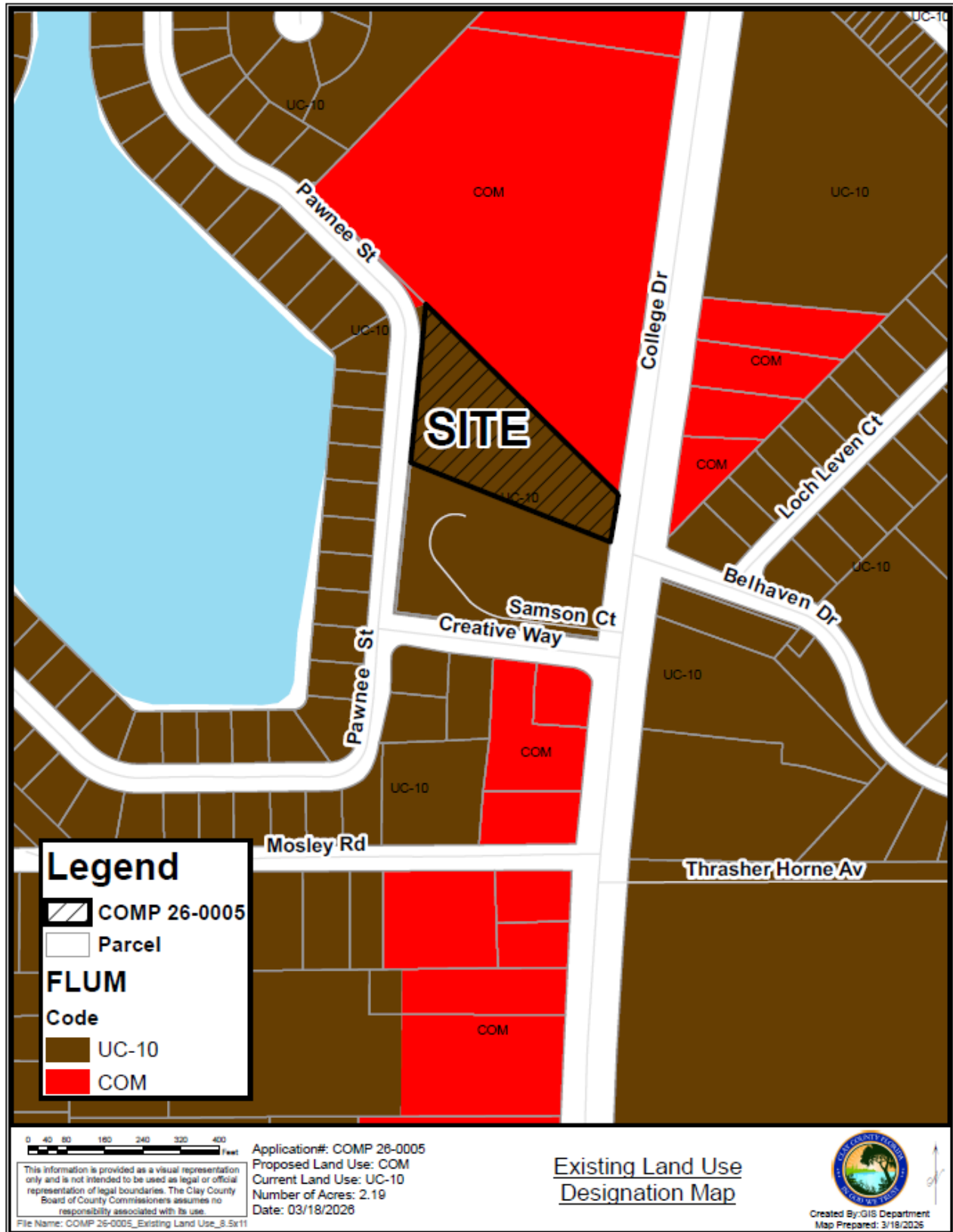


Figure 5 – Proposed Future Land Use Designation Map

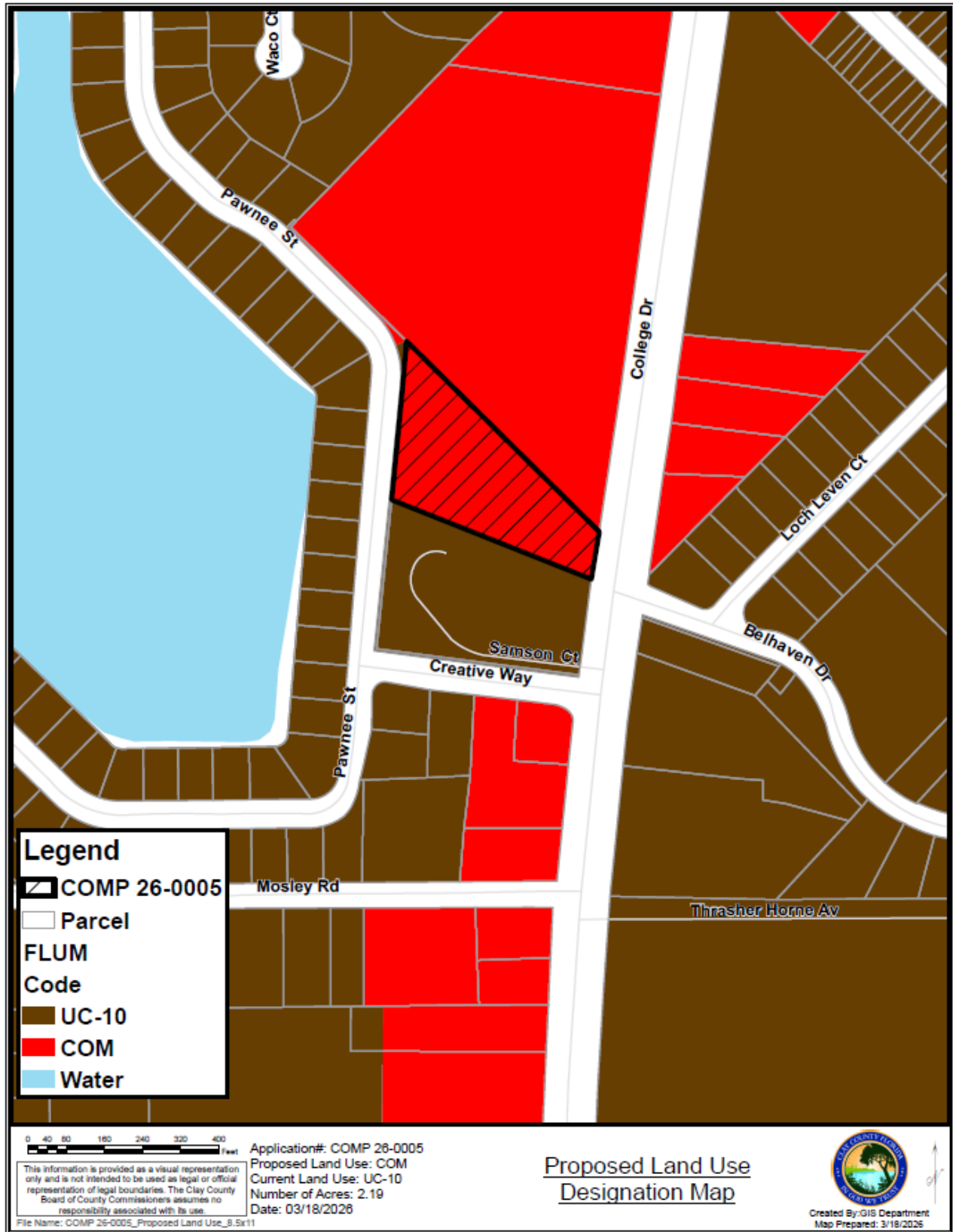
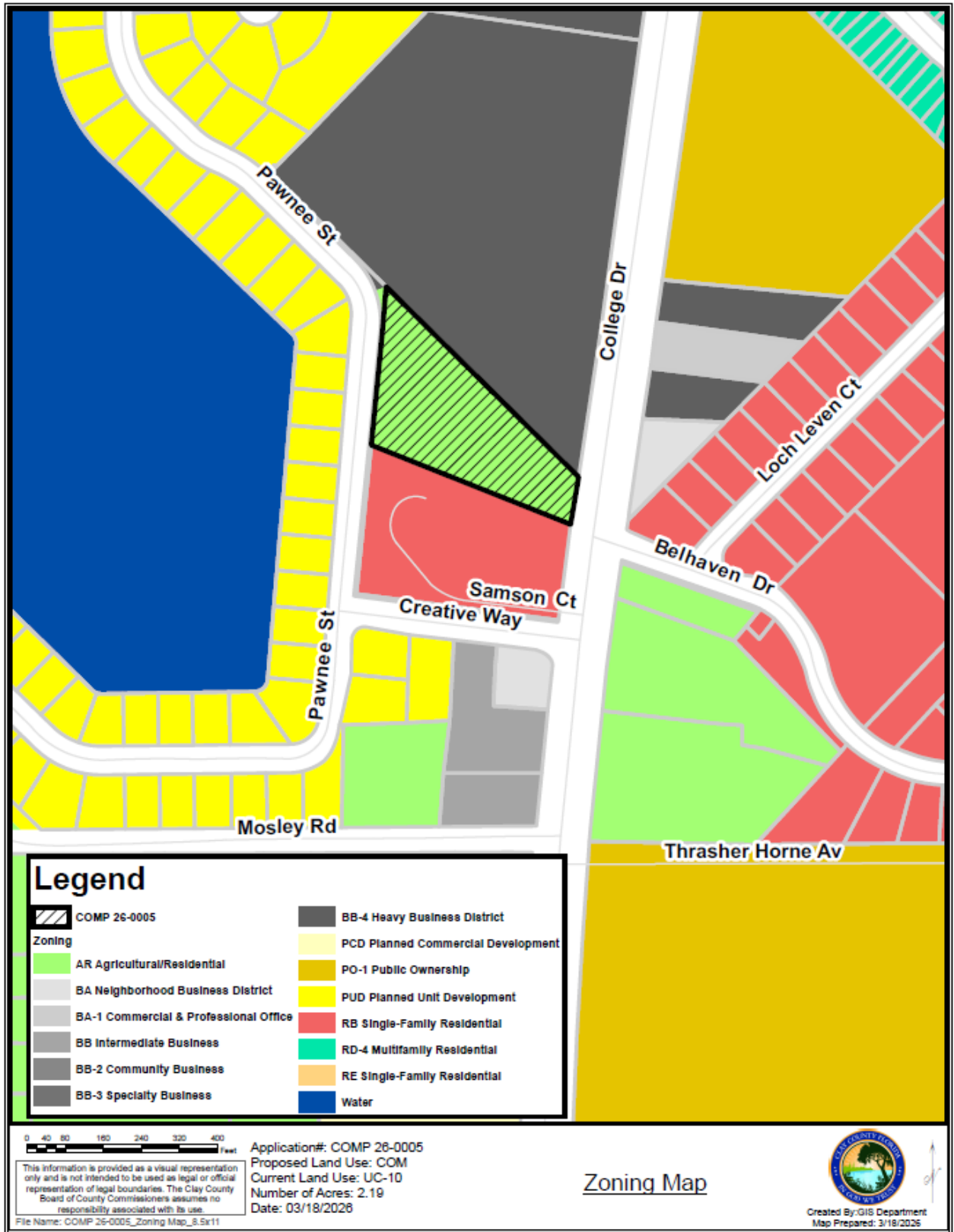


Figure 6 – Zoning Map



33 **Project Impact Summary**

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU Category</u>	<u>Existing Maximum Density / Intensity</u>	<u>Proposed FLU Category</u>	<u>Proposed Maximum Density / Intensity</u>	<u>Net Increase or Decrease in Maximum Density / Intensity</u>
40-04-25-020905-000-00	2.19 acres	Urban Core 10 (UC-10)	2-10 units per net acre	Commercial (COM)	0.40 FAR	Reduction of 20 dwelling units and the addition of 38,158 sq.ft.

34  
 35 The proposed change eliminates the current maximum density of 10 dwelling units on the property and  
 36 allows up to 38,158 sq.ft. of commercial floor area instead.  
 37

38 **Availability of Services**

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

40 Schools:

41 There are no residential uses associated with this land use change.  
 42

43 Recreation:

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

46 Water and Wastewater:

47 Water is available along the east side of College Drive and water and sewer are both available along Pawnee  
 48 Street.  
 49

50 Stormwater/Drainage:

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

53 Solid Waste:

54 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

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

56

57 **Land Suitability:**

58 Soils:

59 See Figure 7.

60 Flood Plain:

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

63 Topography:

64 The subject parcel has very little change in elevation. See Figure 9.

65 Regionally Significant Habitat:

66 There have not been any black bear or eagle sitings in the area of the subject parcel. See Figure 10.

67 Historic Resources:

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

70 Compatibility with Military Installations:

71 The subject property is not located near Camp Blanding.

72

73 **Analysis of Surrounding Uses**

74 The proposed future land use amendment would change a single parcel of land (2.19 acres) from Urban Core  
75 10 (UC-10) to Commercial (COM). This change would be in keeping with the evolving character of the  
76 surrounding districts as shown in the table below:

	<b>Future Land Use</b>	<b>Zoning District</b>
<b>North</b>	Commercial	Heavy Business District (BB-4)
<b>South</b>	Urban Core 10	Single Family Residential District (RB)
<b>East</b>	Commercial & Urban Core 10	Neighborhood Business District (BA), Heavy Business District (BB-4), Single Family Residential District (RB) and Agricultural/Residential (AR)
<b>West</b>	Urban Core 10	Planned Unit Development (PUD)

77

78

Figure 7 – Soil Map

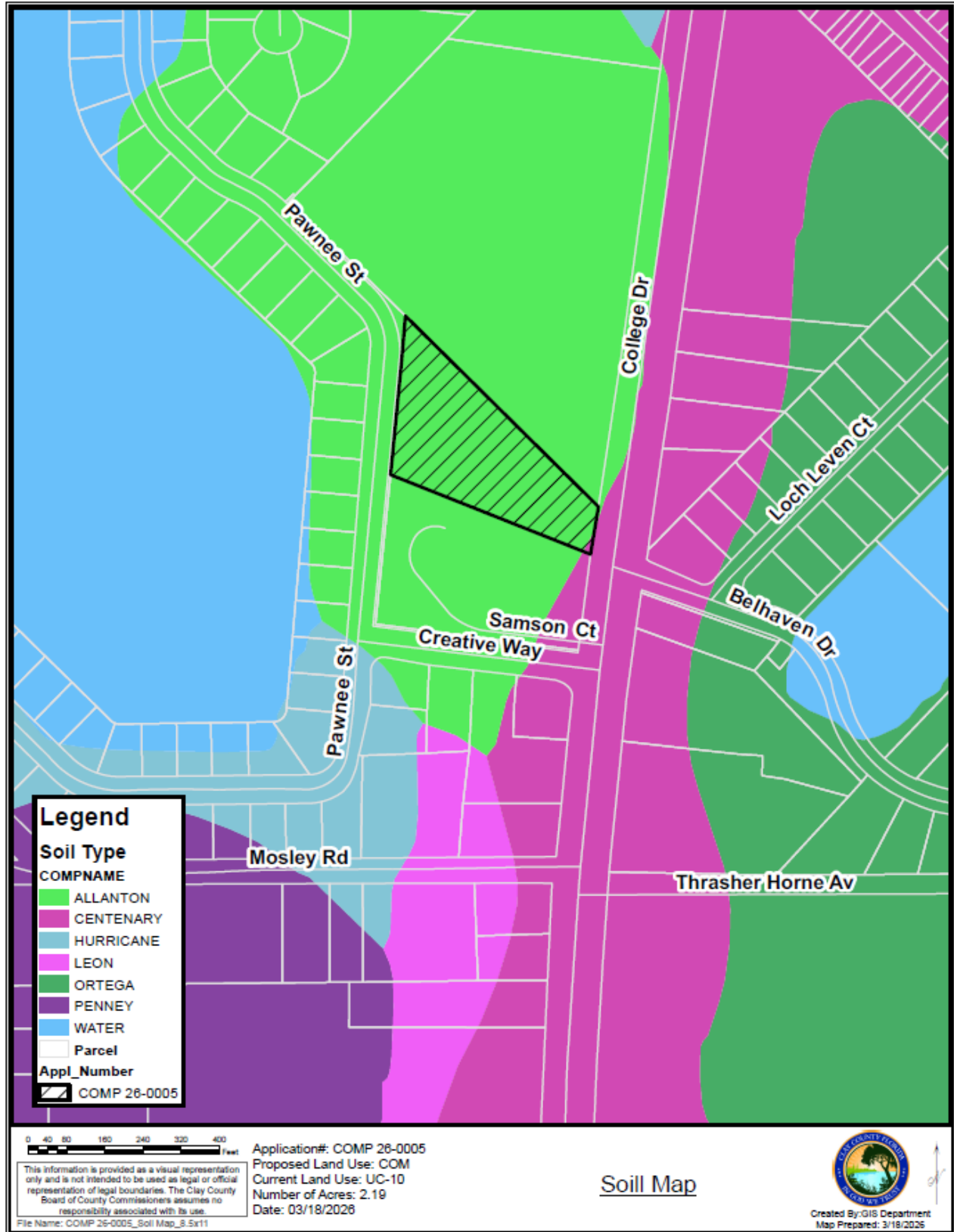


Figure 8 – Flood Zone Map

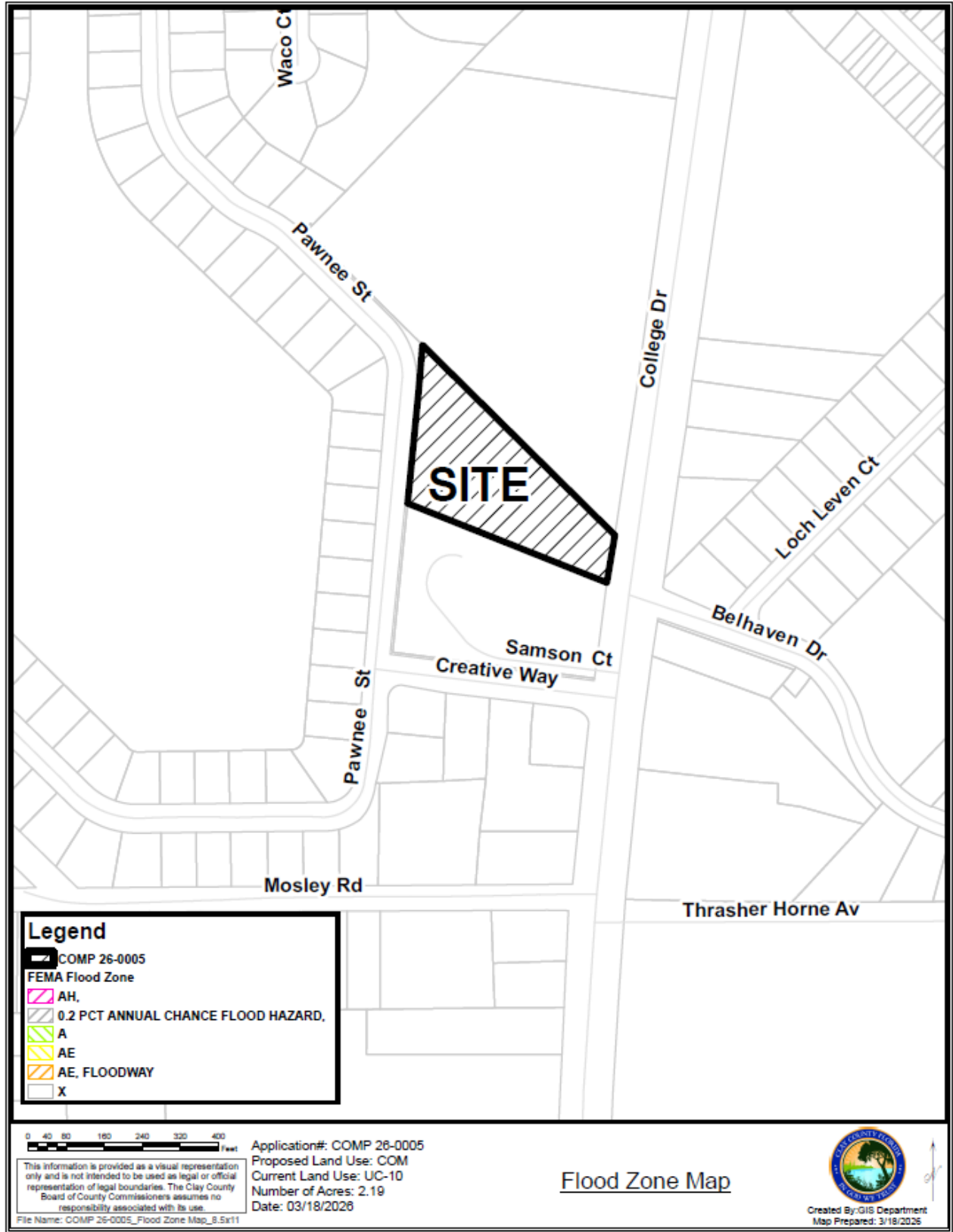


Figure 9 – Topography Map

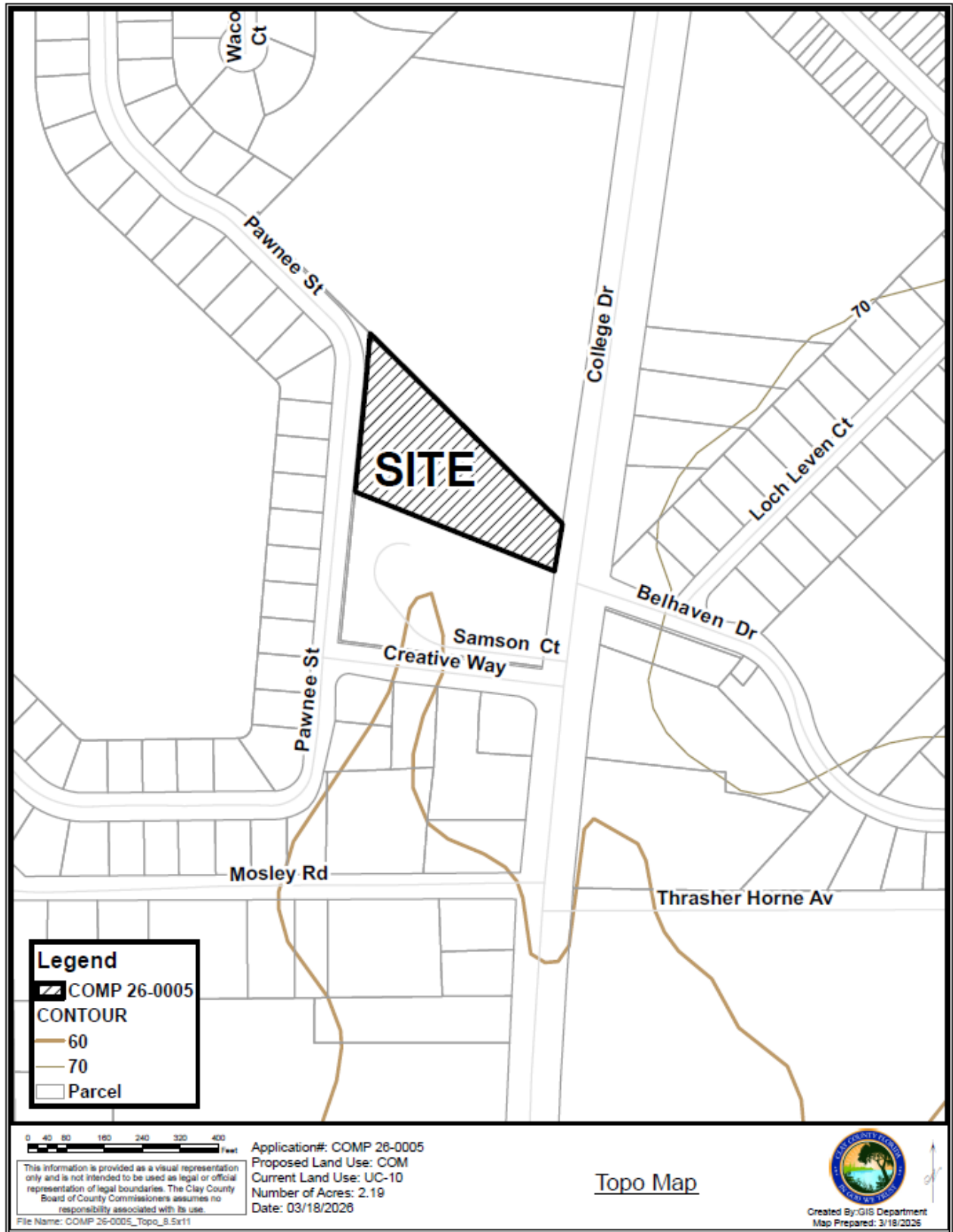


Figure 10 – Habitat Value Map

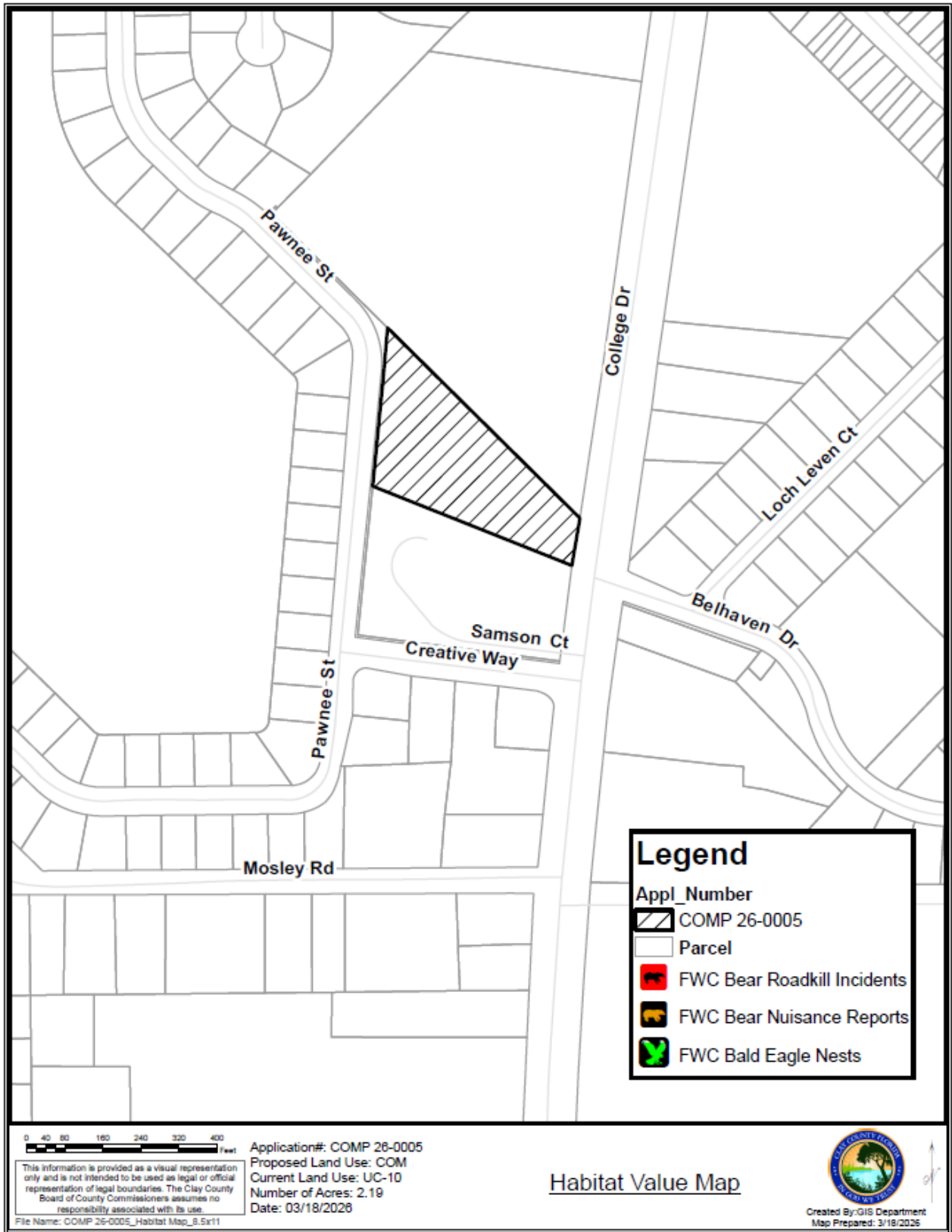
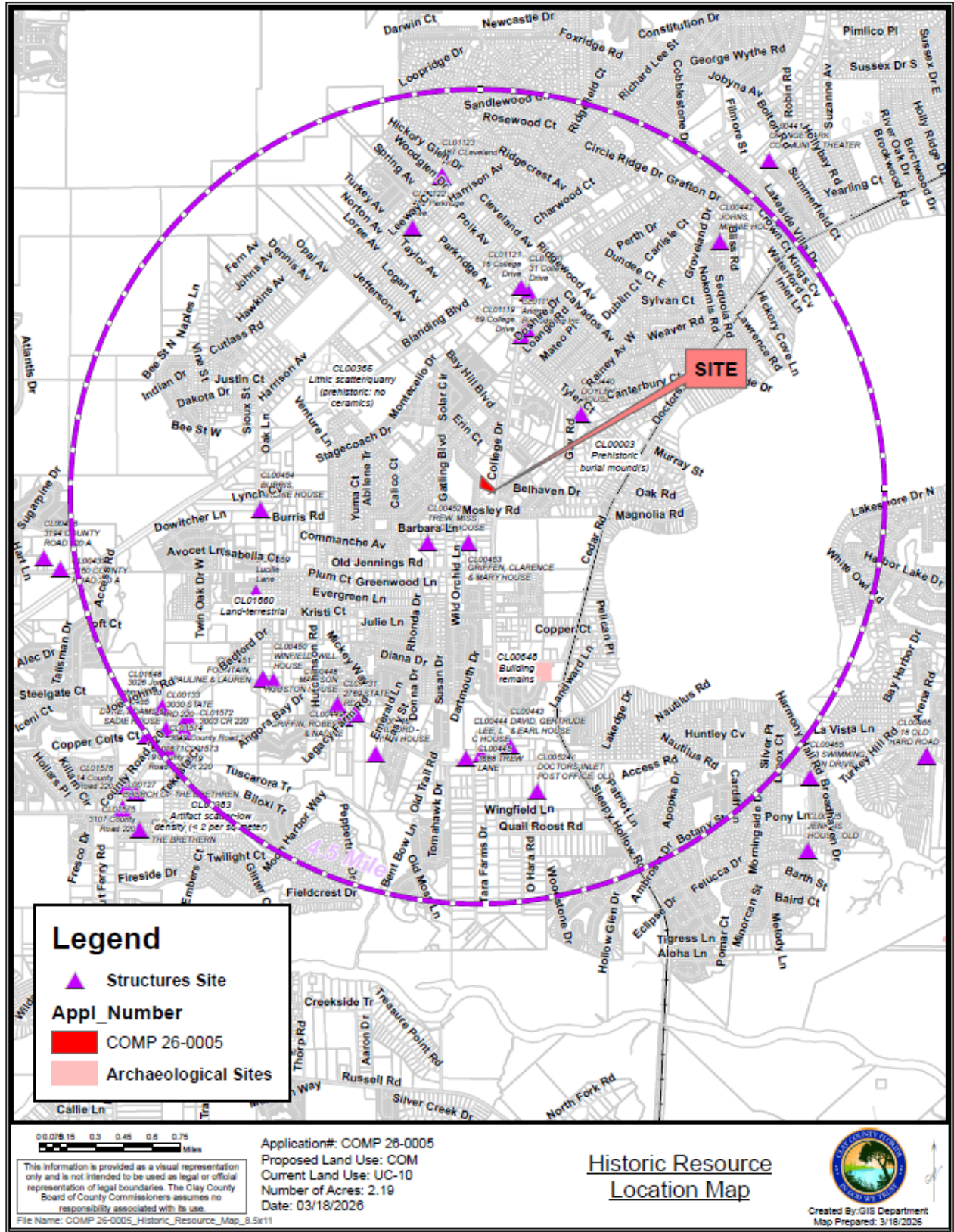


Figure 11 - Historical Resources



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

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

91 FLU Policy 1.4.1.7 Urban Core (10)

92 This designation is intended for land within the core of urban service areas and accessible to  
93 employment centers. Densities in this area shall range from a minimum of two units per net acre and  
94 a maximum of ten units per net acre. This classification includes single-family detached and attached,  
95 cluster and zero lot line dwellings, and multi-family housing.

96 Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten  
97 units per net acres. Densities from seven to ten units per net acre may be approved if the location  
98 meets required points and the development provides central water and sewer system.

99 Review of specific densities shall be directed toward preserving the stability and integrity of  
100 established residential development and toward providing equitable treatment of lands with similar  
101 characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure  
102 a smooth transition in residential structure types and densities.

103 A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation  
104 on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing  
105 for very low-, low-income and moderate-income households. Location shall be based on need and  
106 criteria assessing proximity to the following: employment, mass transit, health care, parks,  
107 commercial services, and central utility services, as detailed in the Housing Element and land  
108 development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed  
109 infill development meeting criteria of a Traditional Neighborhood Development.

110  
111 FLU Policy 1.4.1.9 Commercial (COM)

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

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

119 FLU Policy 1.4.8

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

- 124 1) Infill: The application parcel is located between parcels with an existing designation of  
125 commercial, institutional and/or industrial land use which (1) are located on the same side of the  
126 roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right  
127 of way.
- 128 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation  
129 of commercial land use provided that (1) the resulting development parcel is greater than 10 acres  
130 and (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  
133 major collector and the other of which must be designated as an arterial, major collector or minor  
134 collector. Amendments approved pursuant to these criteria shall be required to proceed as a  
135 Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring  
136 shared access, shared 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

145 Statutory Indicators of the Discouragement of Sprawl:

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

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

165

166 Staff Analysis regarding Sprawl:

167 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
168 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
169 163.3177(6)(a)9.b:

170 Staff Finding: The amendment directs economic growth and associated land development to geographic  
171 areas of the community which are already developed in an urban form, thus redirecting  
172 development from other more sensitive areas which might have an adverse impact on natural  
173 resources and ecosystems.

174 Staff Finding: The proposed amendment maximizes the use of existing public infrastructure and services  
175 already in place along College Drive.

176 Staff Finding: The amendment promotes conservation of water and energy by tying in to existing services.

177 Staff Finding: Future development of this parcel in connection with the owner's existing business on the  
178 adjoining parcels will create a balance of land uses based upon demands of the residential  
179 population for the nonresidential needs of an area.

180

181 **Recommendation**

182 Staff recommend approval of COMP 26-0005.

**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 # 40-04-25-020905-000-00), TOTALING APPROXIMATELY 2.19 ACRES, FROM URBAN CORE (10) (UC-10) 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 26-0005 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 # 40-04-25-020905-000-00), totaling approximately 2.19 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from URBAN CORE (10) (UC-10) 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 June, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

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

ATTEST:

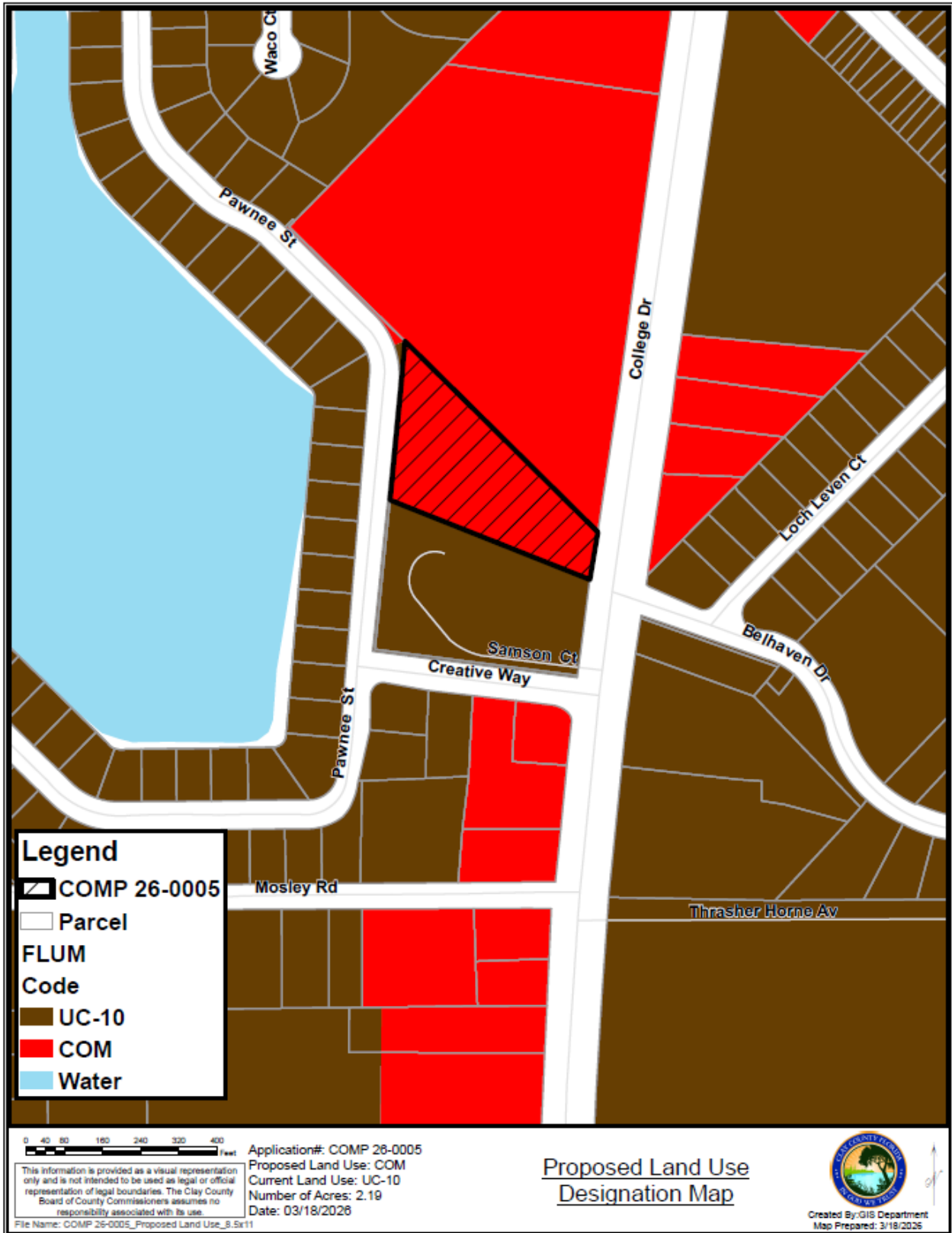
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description - Attachment A-3

A PORTION OF LOTS 10, 11 AND 12, SECTION 25, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO THE MAP RECORDED IN DEED BOOK "Q" PAGE 663 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 11 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #224 (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY) RUN THENCE SOUTH 07°46'30" WEST ALONG THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 79.16 FEET HAVING A RADIUS OF 11545.20 FEET CONCAVE SOUTHEASTERLY SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 07°34'43" WEST, A CHORD DISTANCE OF 79.16 FEET FOR THE POINT OF BEGINNING - CONTINUE ALONG THE ARC OF THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 200.0 FEET HAVING A RADIUS OF 11545.20 FEET, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°53'10" WEST A CHORD DISTANCE OF 200.0 FEET; THENCE NORTH 82°48'28" WEST 422.27 FEET; THENCE NORTH 04°48'02" EAST 311.21 FEET; THENCE SOUTH 68°28'33" EAST 448.13 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"





---

1 **Staff Report and Recommendations for ZON 26-0007**

2

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

5

---

6 **Owner / Applicant Information:**

**Owner:** Lin-Mor-1, LLC  
**Agent:** Courtney Gaver (Rogers Towers, P.A.)

7

---

8 **Property Information**

<b>Parcel ID:</b> 40-04-25-020905-000-00	<b>Parcel Address:</b> College Drive
<b>Current Zoning:</b> Agricultural Residential (AR)	<b>Current Land Use:</b> Urban Core 10 (UC-10)
<b>Proposed Zoning:</b> BB-4	<b>Total Acres:</b> 2.19 +/- acres
	<b>Acres affected by Zoning change:</b> 2.19 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a rezoning to change a single parcel of land (2.19 acres) from Agricultural Residential (AR)  
12 to Heavy Business District (BB-4).

13

14 The subject parcel is located on the west side of College Drive, north of 258 College Drive and is currently  
15 undeveloped land.

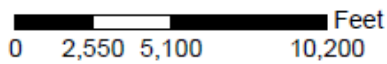
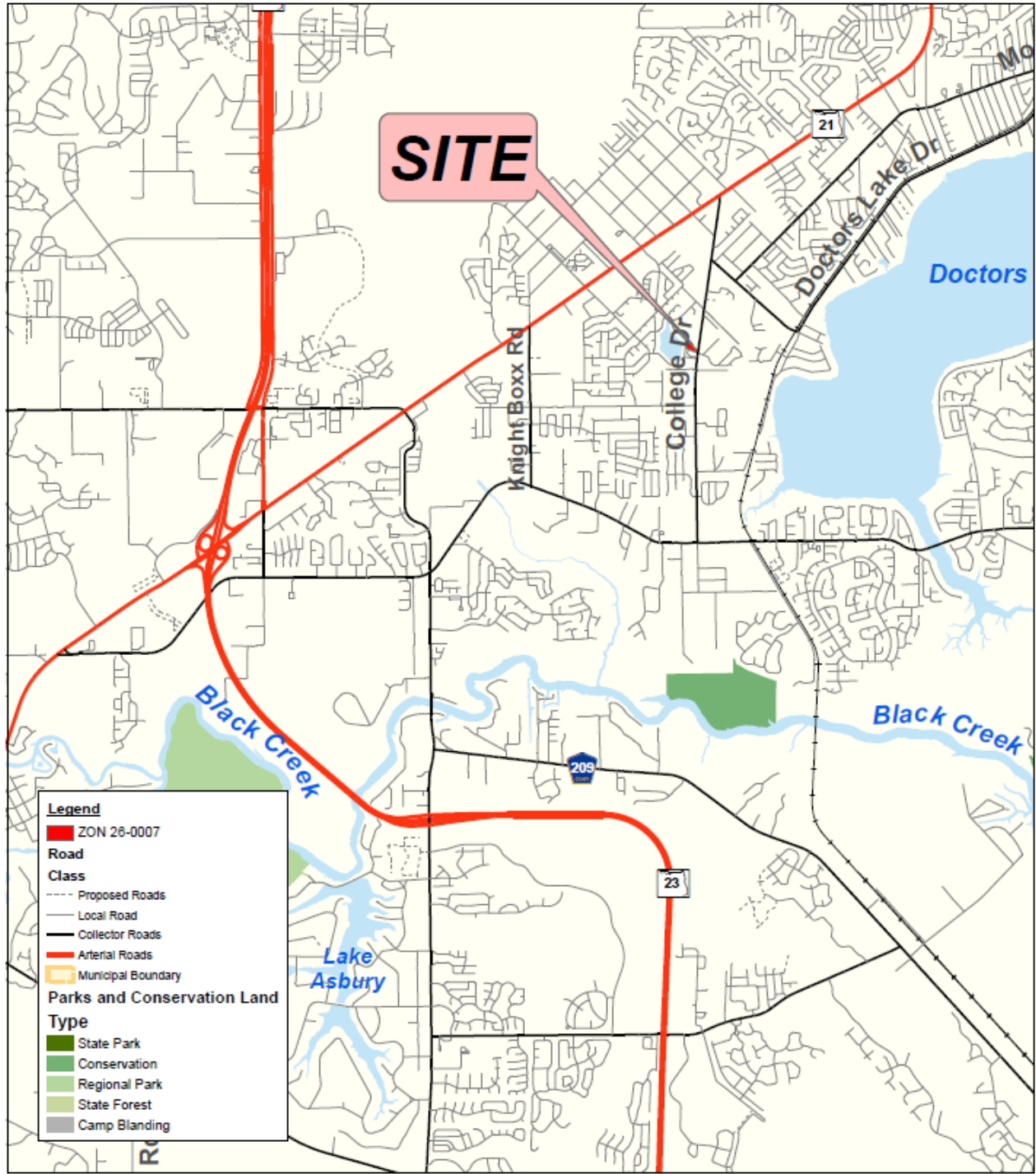
16

17 A companion Comprehensive Plan Amendment application (COMP 26-0005) preceded this application.

18

19

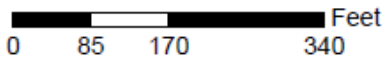
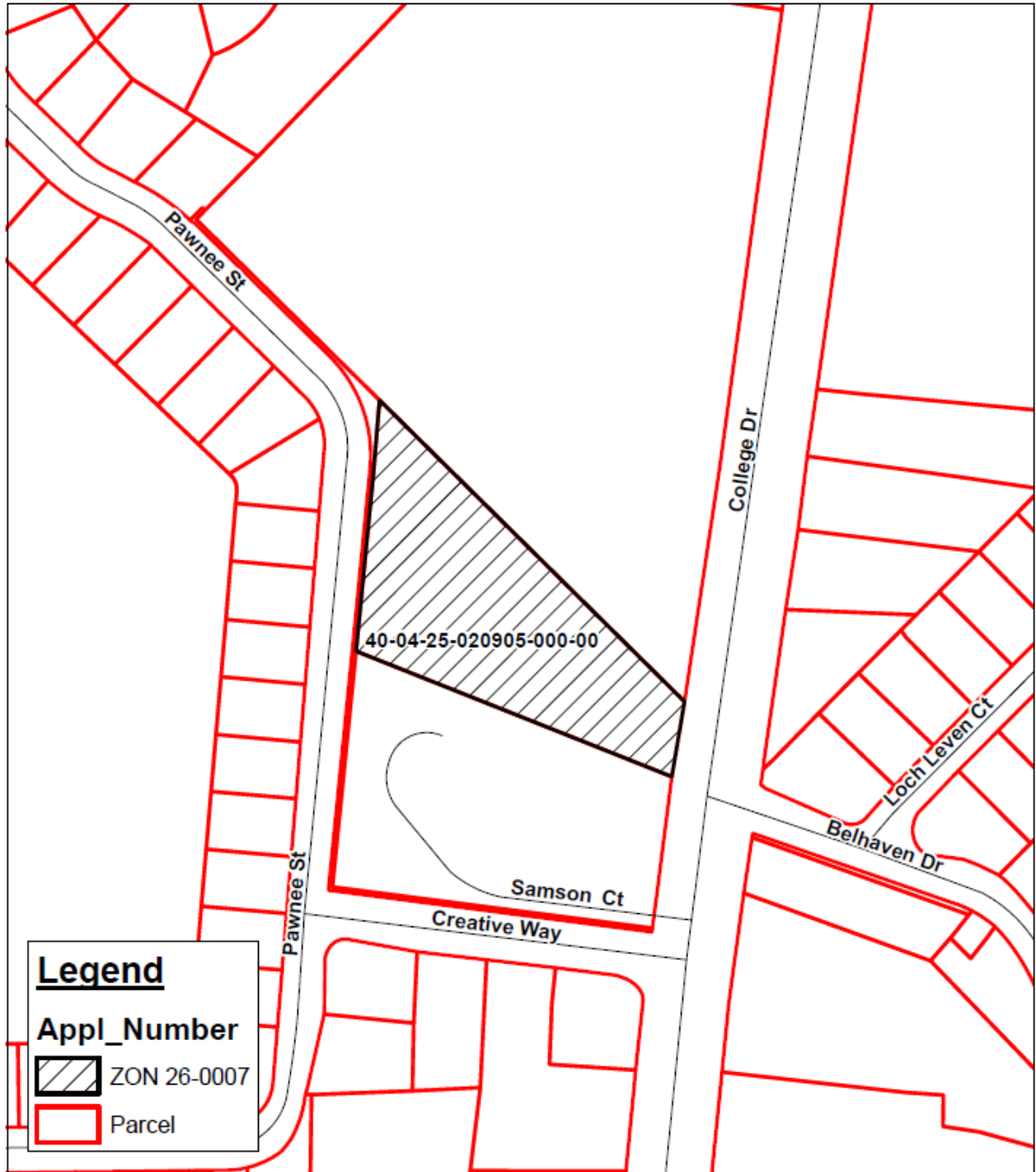
Figure 1 – Location Map



**Location Map**  
**Rezoning: ZON 26-0007**



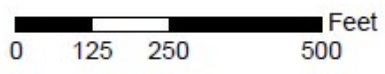
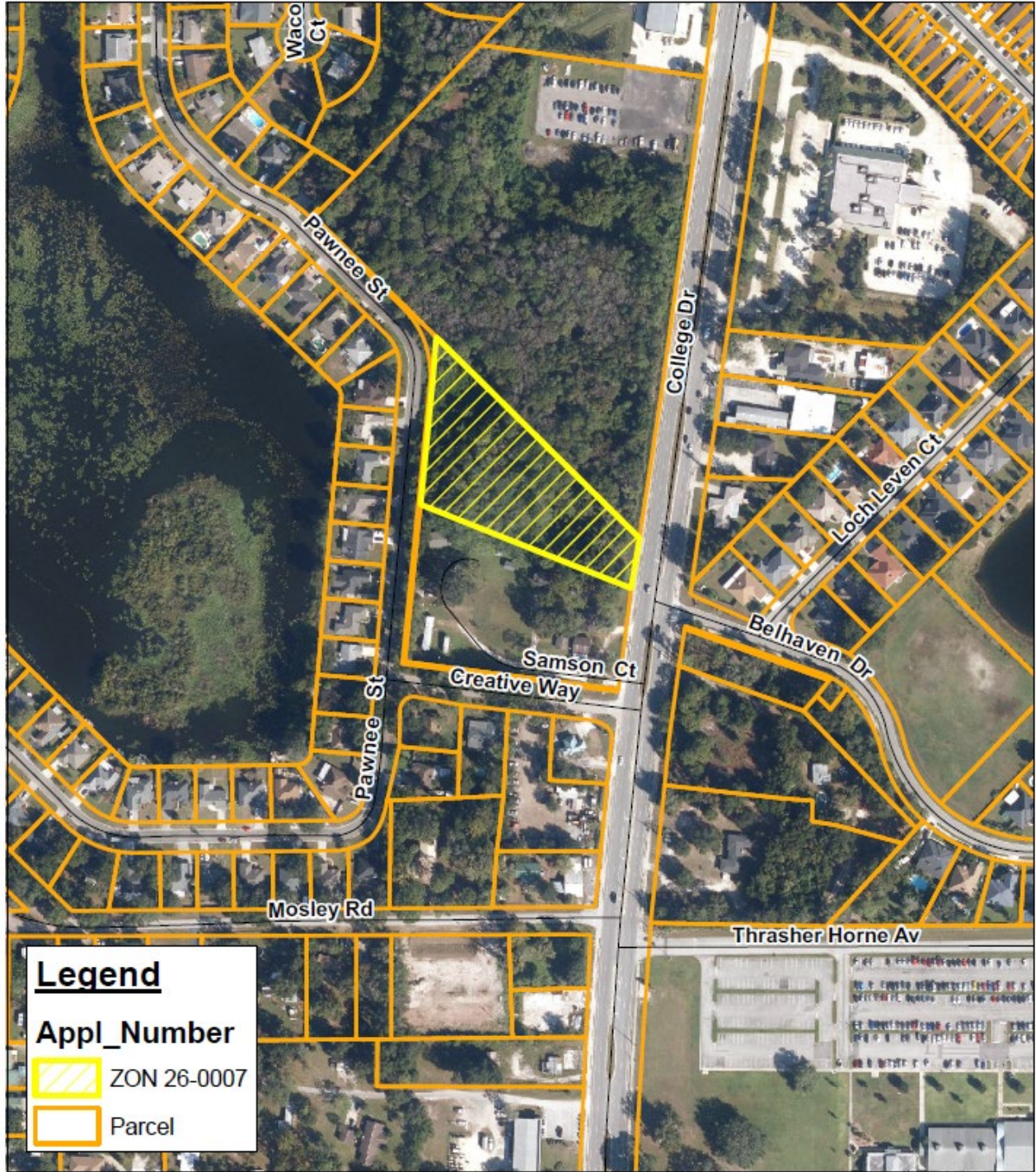
Figure 2 – Parcel Map



Rezoning: ZON 26-0007  
Parcel Map



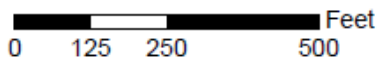
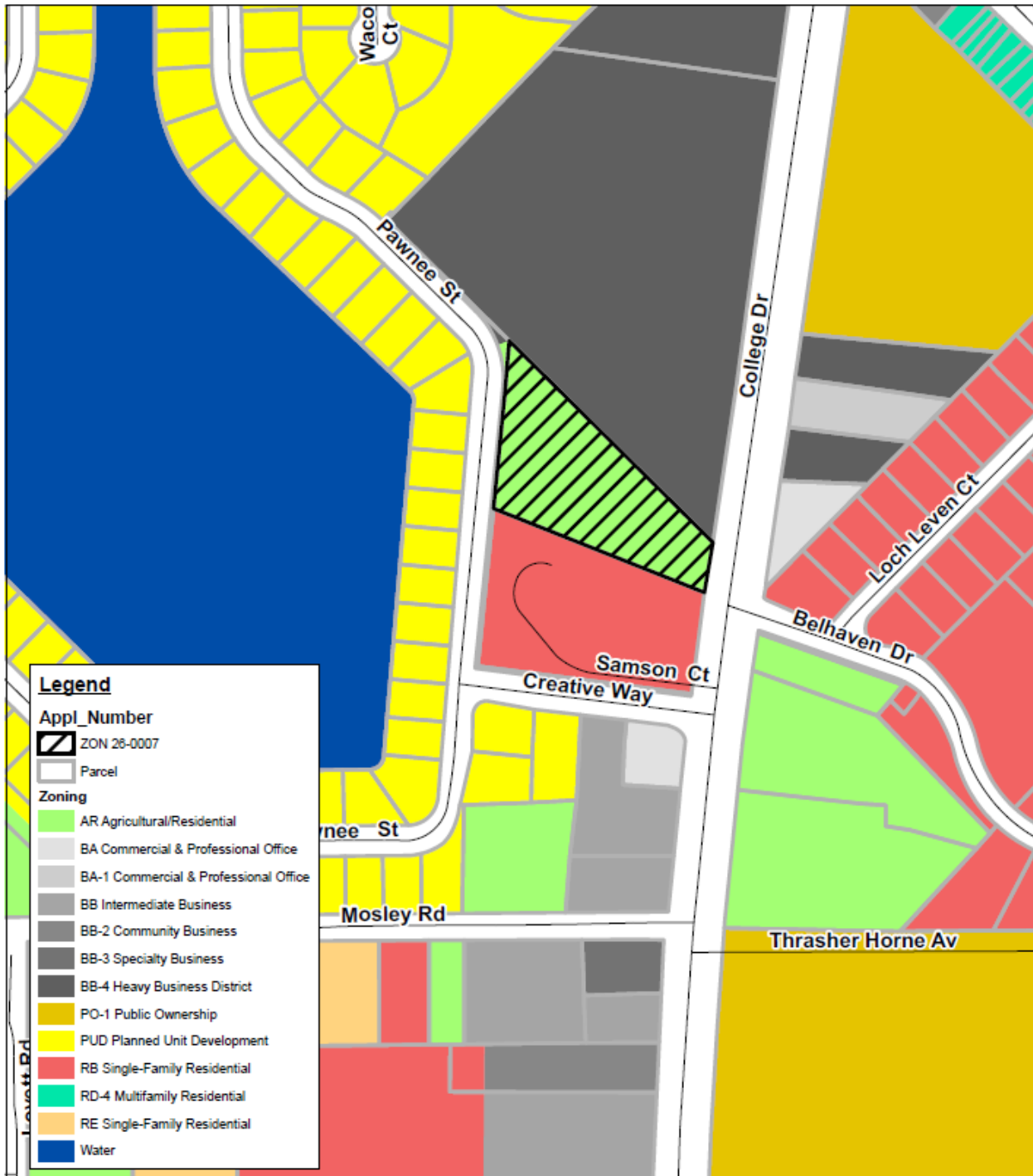
Figure 3 - Aerial Photo



Rezoning: ZON 26-0007  
from AR to BB-4



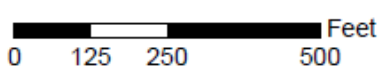
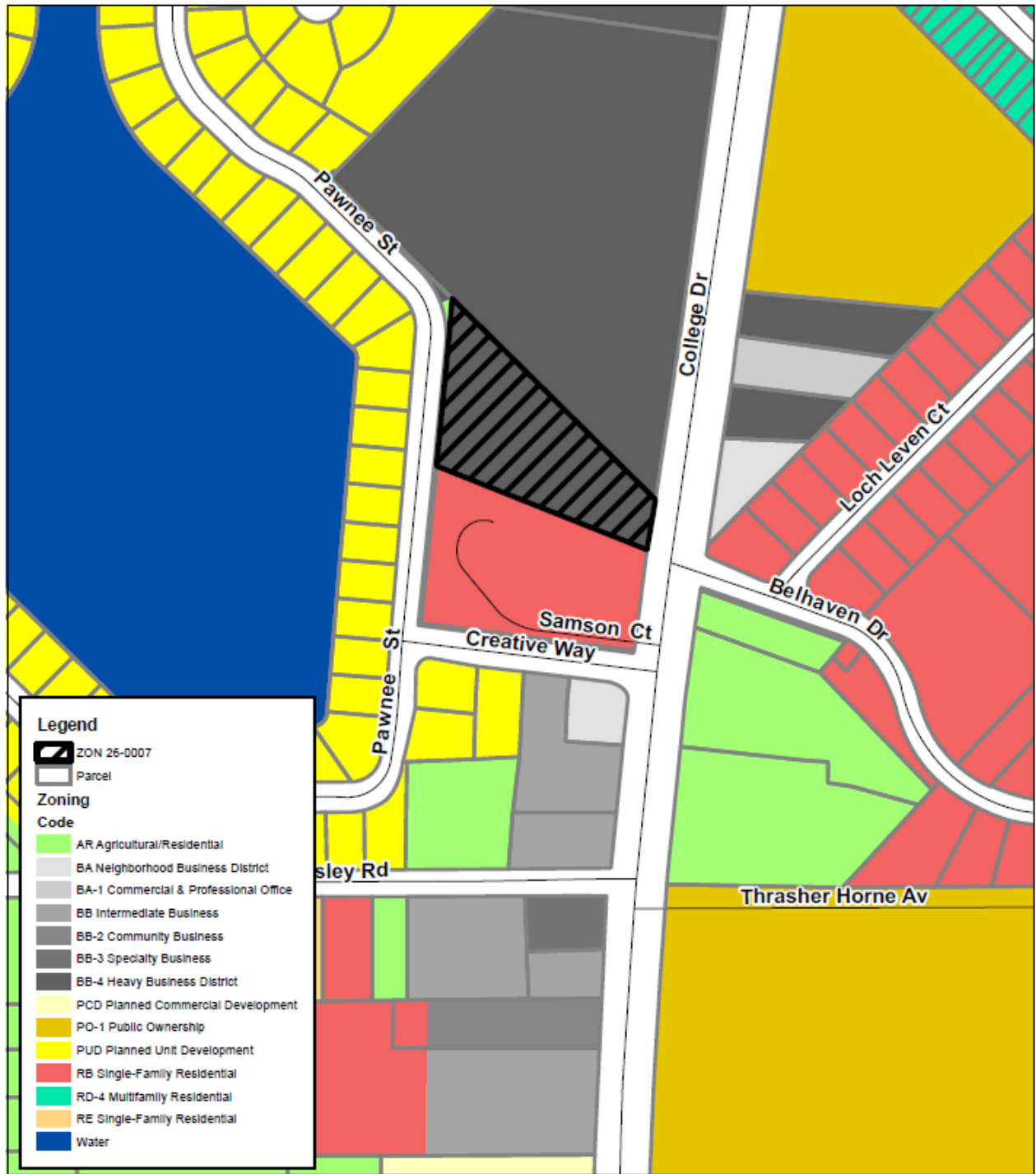
Figure 4 – Existing Zoning Map



**Existing Zoning  
Rezoning: ZON 26-0007  
from AR to BB-4**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: ZON 26-0007  
from AR to BB-4**



31 **Analysis of Surrounding Uses**

32 The proposed rezoning would change a single parcel of land (2.19 acres) from Agricultural Residential (AR)  
33 to Heavy Business District (BB-4). This change would be in keeping with the evolving character of the  
34 surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial	Heavy Business District (BB-4)
South	Urban Core 10	Single Family Residential District (RB)
East	Commercial & Urban Core 10	Neighborhood Business District (BA), Heavy Business District (BB-4), Single Family Residential District (RB) and Agricultural/Residential (AR)
West	Urban Core 10	Planned Unit Development (PUD)

35

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

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

38 FLU Policy 1.4.1.9 Commercial (COM)

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

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

46

47 Analysis of Proposed Rezoning Amendment

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

50  
51 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
52 adjacent and nearby districts;

53 Staff Finding: This rezoning application will not create an isolated or unrelated district. It will match the  
54 existing BB-4 zoning of the two parcels immediately adjacent to the north which are also owned by the owner  
55 of this subject parcel. In addition, there are two parcels on the east side of College Drive across from the  
56 subject parcel which are also zoned BB-4.

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

59 Staff Finding: The district boundaries are illogically drawn in the case of this parcel as the two parcels  
60 immediately to the north of the subject parcel are also owned by the owner of the subject parcel and are zoned  
61 BB-4.

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

64 Staff Finding: The conditions which existed at the time the property was originally zoned are not known,  
65 however it appears that because the parcel has never been developed, the changing nature of College Drive  
66 into a more urban form has created isolated pockets of Agricultural Residential (AR) zoning which are no  
67 longer in keeping with the character of the area.

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

69 Staff Finding: The subject parcel could be developed with single-family homes, however the parcel is owned  
70 by the business to the north which seeks to utilize the land at a future point in time for that business's  
71 operation.

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

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

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

78 Staff Finding: There is no public purpose served by keeping the single family zoning district on the subject  
79 parcel.

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

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

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

85 Staff Finding: The proposed change is not an isolated request which could be satisfied by the purchase of a  
86 different property in another location. This parcel is already owned by the business which is existing on the  
87 parcels immediately to the north.

88

89 **Recommendation**

90 Staff recommends approval of ZON 26-0007.

91

**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 # 40-04-25-020905-000-00), TOTALING APPROXIMATELY 2.19 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO HEAVY BUSINESS DISTRICT (BB-4); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 26-0007 seeks to rezone certain real property totaling approximately 2.19 acres (tax parcel identification # 40-04-25-020905-000-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Agricultural/Residential District (AR) to Heavy Business District (BB-4).

**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 26-0005 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

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

ATTEST:

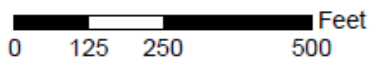
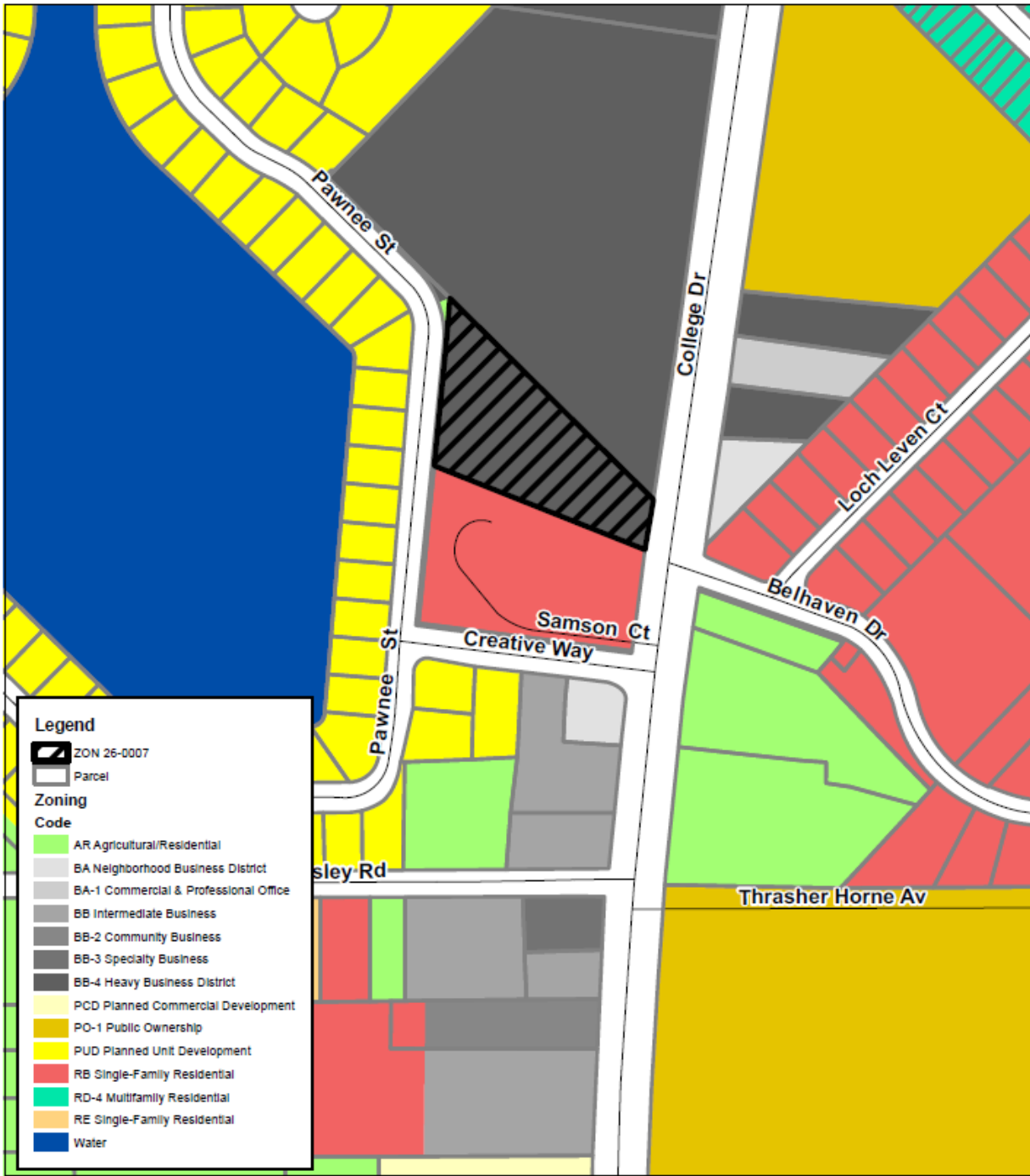
By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Exhibit "A-1"

Legal Description - Attachment A-3

A PORTION OF LOTS 10, 11 AND 12, SECTION 25, RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO THE MAP RECORDED IN DEED BOOK "Q" PAGE 663 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 11 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #224 (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY) RUN THENCE SOUTH 07°46'30" WEST ALONG THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 79.16 FEET HAVING A RADIUS OF 11545.20 FEET CONCAVE SOUTHEASTERLY SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 07°34'43" WEST, A CHORD DISTANCE OF 79.16 FEET FOR THE POINT OF BEGINNING - CONTINUE ALONG THE ARC OF THE WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 200.0 FEET HAVING A RADIUS OF 11545.20 FEET, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°53'10" WEST A CHORD DISTANCE OF 200.0 FEET; THENCE NORTH 82°48'28" WEST 422.27 FEET; THENCE NORTH 04°48'02" EAST 311.21 FEET; THENCE SOUTH 68°28'33" EAST 448.13 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"



**Proposed Zoning  
Rezoning: ZON 26-0007  
from AR to BB-4**





Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, June 2 5:00 PM

TO: Planning Commission

DATE: 5/18/2026

FROM: Dodie Selig, Chief Planner,  
AICP

SUBJECT: This application is a FLUM amendment to reconfigure 27.96 acres from Branan Field Community Center (BF-CC), Branan Field Rural Suburbs (BF-RS), and Branan Field Primary Conservation Network (BF-PCN) to Branan Field Master Planned Community (BF-MPC), Branan Field Primary Conservation Network (BF-PCN) and Branan Field Rural Suburbs (BF-RS).

AGENDA ITEM TYPE:

---

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP_26-0006_Ordinance	Ordinance	5/22/2026	ordinance_-_COMP_26-0006_finaldsada.pdf
▢ COMP 26-0006 - Staff Report	Cover Memo	5/21/2026	COMP_26-0006-PC_Staff_Report_-_Draft_EFdsada.pdf
▢ Concept Site Plan	Backup Material	5/21/2026	Exhibit_F_-_Proposed_Land_Use_v1_(2)dsada.pdf
▢ COMP 26-0006 - public comment	Backup Material	5/21/2026	COMP_26-0006_-_Bravell_Doddsada.pdf

**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 TWO PARCELS OF LAND: PARCEL 1 (TAX PARCEL IDENTIFICATION # 02-05-24-005927-008-00), TOTALING APPROXIMATELY 20.19 ACRES, FROM BRANAN FIELD COMMUNITY CENTER (BF CC) TO BRANAN FIELD PRIMARY CONSERVATION NETWORK (BF PCN) AND BRANAN FIELD MASTER PLANNED COMMUNITY (BF MPC); AND A PORTION OF PARCEL 2 (TAX PARCEL IDENTIFICATION # 02-05-24-005927-002-00), TOTALING APPROXIMATELY 7.77 ACRES, FROM BRANAN FIELD RURAL SUBURBS (BF RS) TO BRANAN FIELD MASTER PLANNED COMMUNITY (BF MPC) AND BRANAN FIELD PRIMARY CONSERVATION NETWORK (BF PCN); 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 26-0006 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 two parcels of land: Parcel 1 (tax parcel identification # 02-05-24-005927-008-00), totaling approximately 20.19 acres, is hereby changed from Branan Field Community Center (BF CC) to Branan Field Primary Conservation Network (BF PCN) and Branan Field Master Planned Community (BF MPC); and a portion of Parcel 2 (tax parcel identification # 02-05-24-005927-002-00), totaling approximately 7.77 acres, is hereby changed from from Branan Field Rural Suburbs (BF RS) to Branan

Field Master Planned Community (BF MPC) and Branan Field Primary Conservation Network (BF PCN). These changes are described in Exhibit “A-1”, and depicted in Exhibit “A-2”

**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 June, 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**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

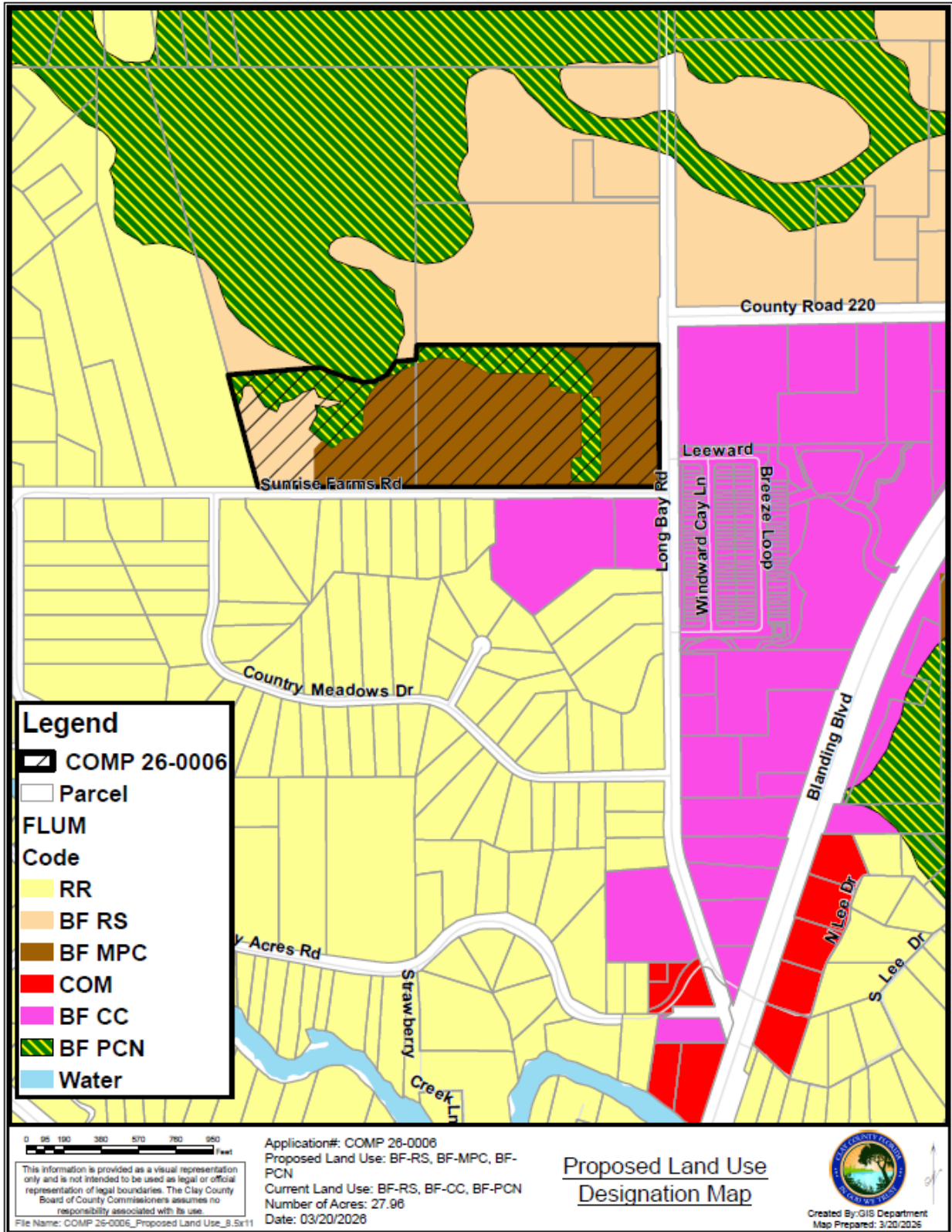
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C—220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 1238.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'53" WEST, ALONG LAST SAID LINE, 802.69 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 13°40'00" WEST, ALONG LAST SAID LINE, 578.88 FEET; THENCE NORTH 85°34'13" EAST, 940.06 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4372, PAGE 408; THENCE SOUTH 00°12'00" EAST, ALONG LAST SAID LINE, 634.61 FEET TO THE POINT OF BEGINNING.

**Legal Description – Attachment A-3**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF LONG BAY ROAD (COUNTY ROAD NO. C-220, A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°57'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUNRISE FARMS ROAD, 1238.47 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 364 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°12'00" WEST, ALONG LAST SAID LINE, 725.73 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°58'12" EAST, ALONG LAST SAID LINE, 1235.50 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-220; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 725.63 FEET TO THE POINT OF BEGINNING.

Exhibit "A-2"





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

2

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

5

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6 **Owner / Applicant Information:**

**Owner:** Nancy Koester, Nancy J Koester Revocable  
Trust and Melvin and Kathleen Fannin  
**Agent:** Scott Ennis (Meritage Homes of FL)

7

---

8 **Property Information**

<b>Parcel ID:</b> 02-05-24-005927-008-00 and 02-05-24-005927-002-00	<b>Parcel Address:</b> 3996 Sunrise Farms Rd.
<b>Current Land Use:</b> BF-CC, BF-RS and BF-PCN	<b>Current Zoning:</b> BF-PUD
<b>Proposed Land Use:</b> BF-MPC, BF-RS and BF-PCN	<b>Total Acres:</b> 72.87 +/- acres
<b>Commission District:</b> 4, Comm. Condon	<b>Acres affected by FLU change:</b> 27.96 +/- acres
	<b>Planning District:</b> OakLeaf Branan-Ridge

9

---

10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change the future land use designations of two parcels as follows:

- 13 • One parcel (02-05-24-005927-008-00) containing 20.19 acres, from Branan Field Community Center  
14 (BF CC) to Branan Field Master Planned Community (BF MPC) and Branan Field Primary  
15 Conservation Network (BF PCN).
- 16 • A portion of another parcel (02-05-24-005927-002-00) containing 7.77 acres, from Branan Field  
17 Rural Suburbs (BF RS) to Branan Field Master Planned Community (BF MPC) and Branan Field  
18 Primary Conservation Network (BF PCN).

19

20 The subject parcels are located at the northwest corner of Long Bay Road and Sunrise Farms Road. The parcel  
21 addressed as 3996 Sunrise Farms Road has a homesite and pasture land. The other parcel is listed by the  
22 Property Appraiser as timber use with no structures.

23

24

Figure 1 – Location Map

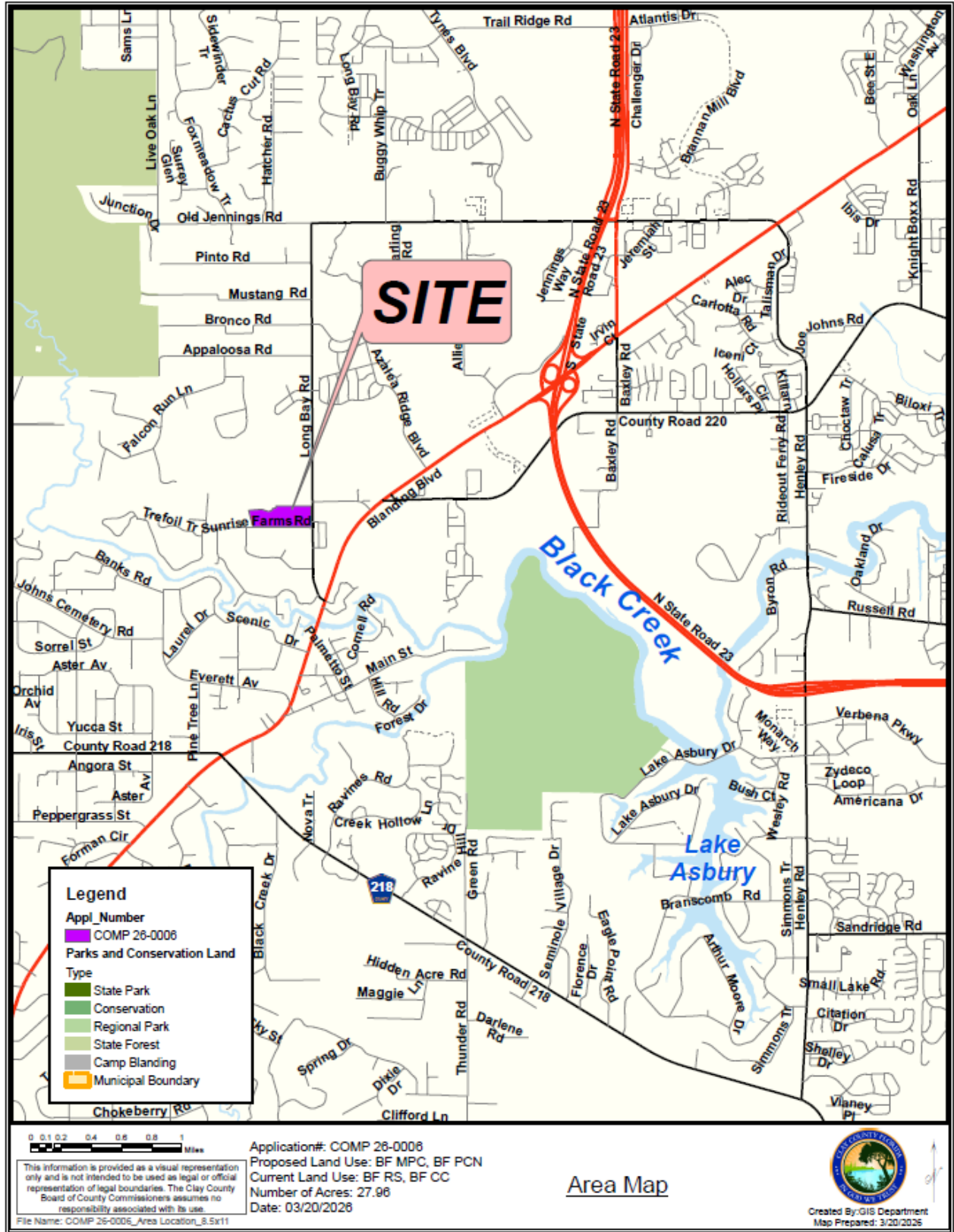


Figure 2 – Parcel Map

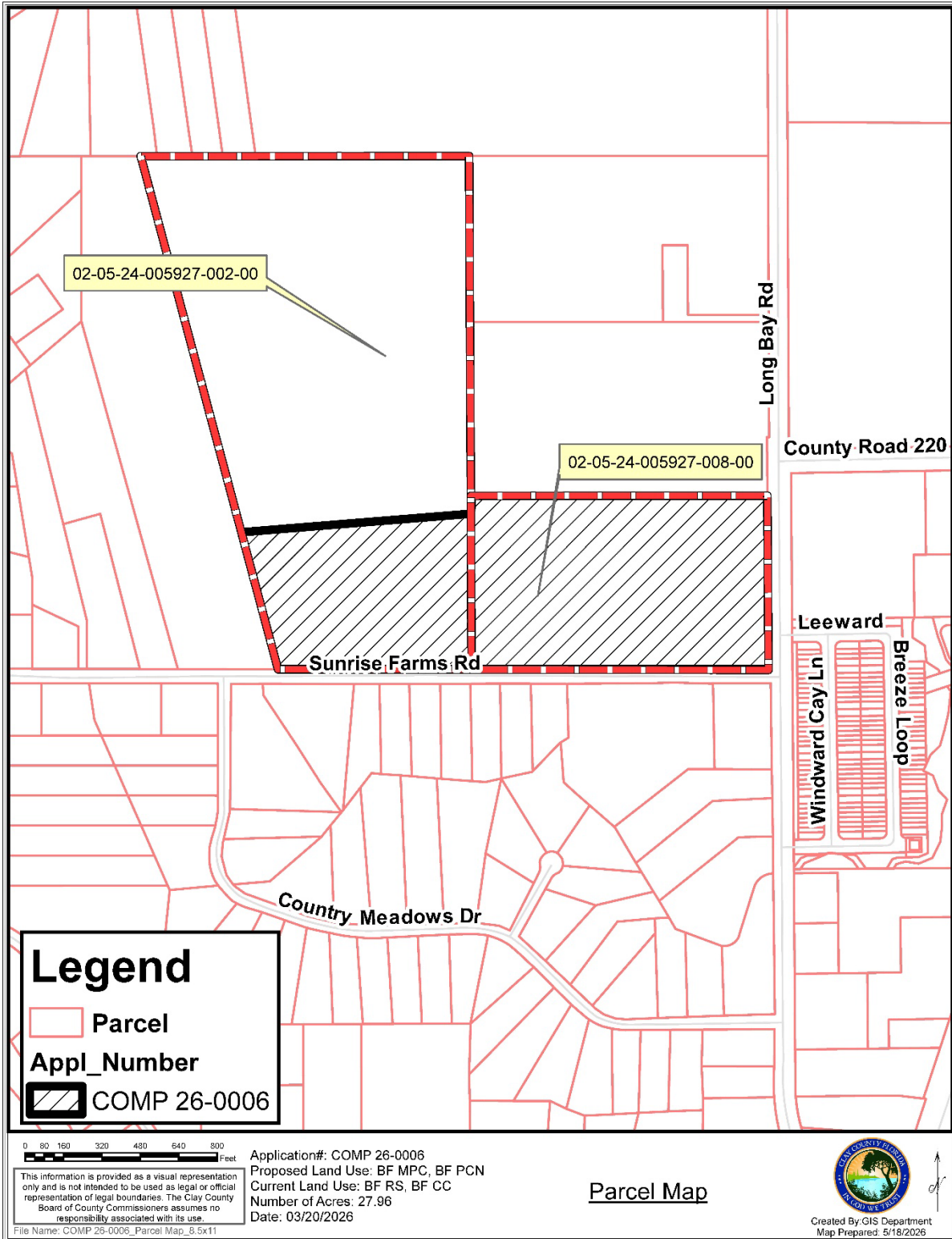


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

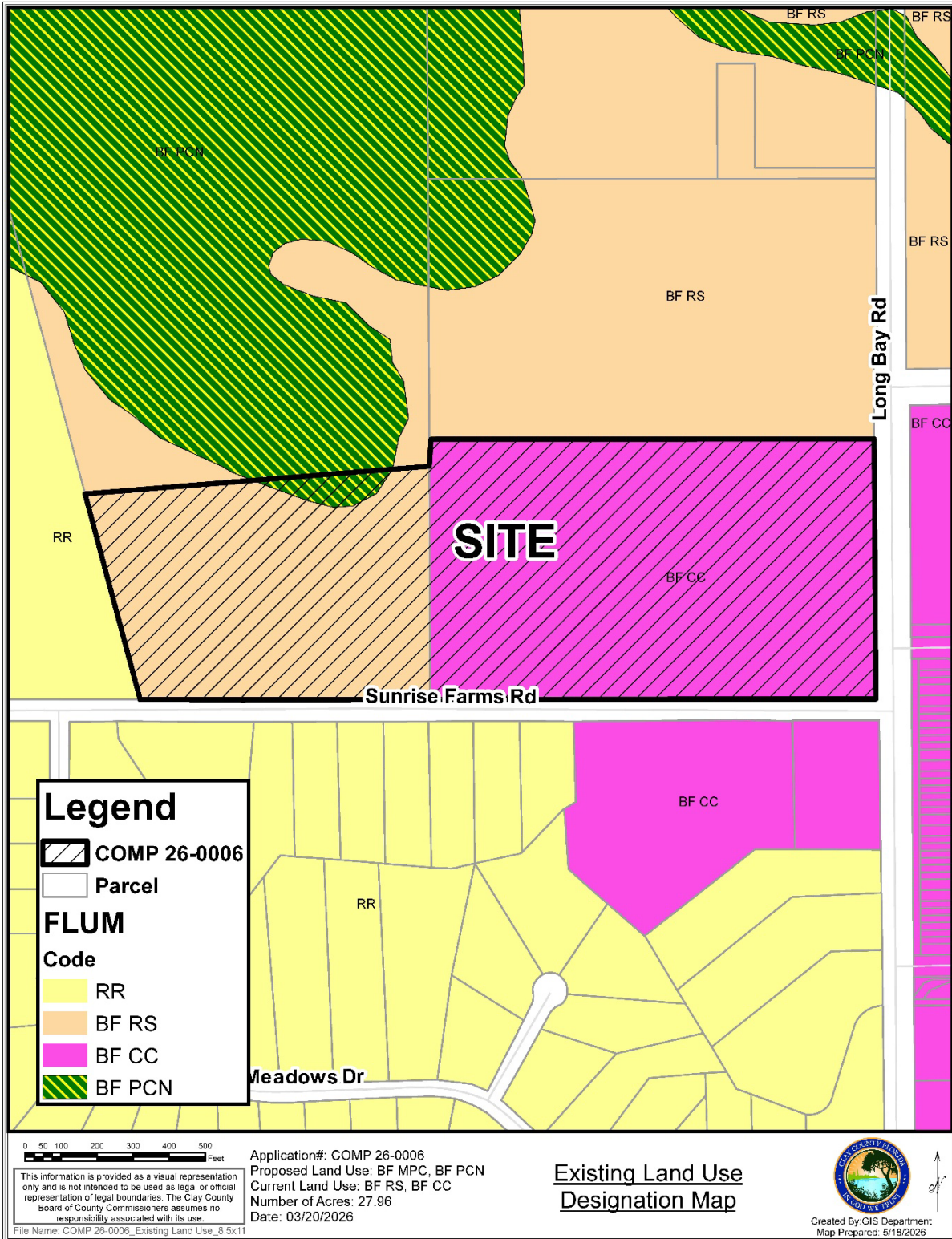


Figure 5 – Proposed Future Land Use Designation Map

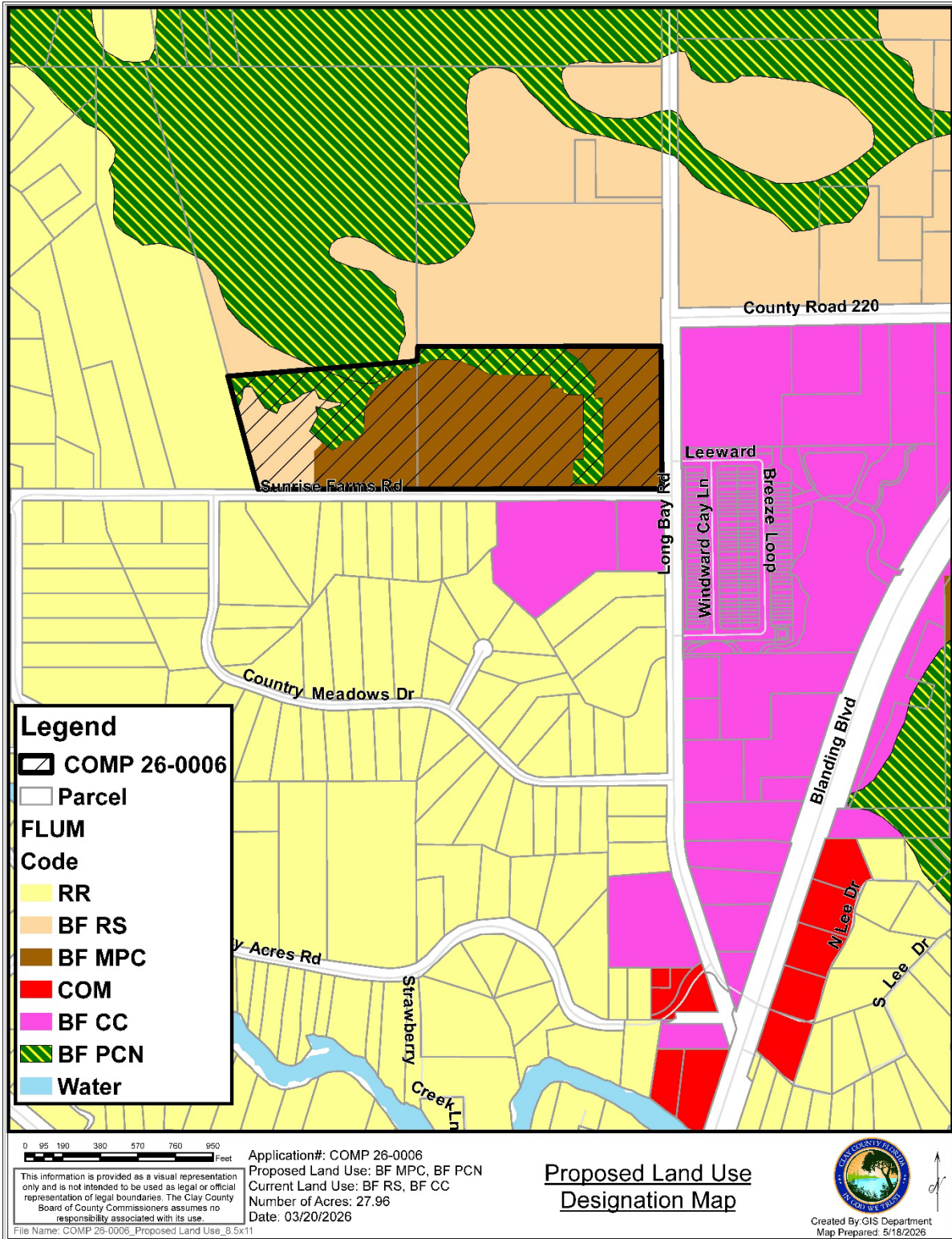
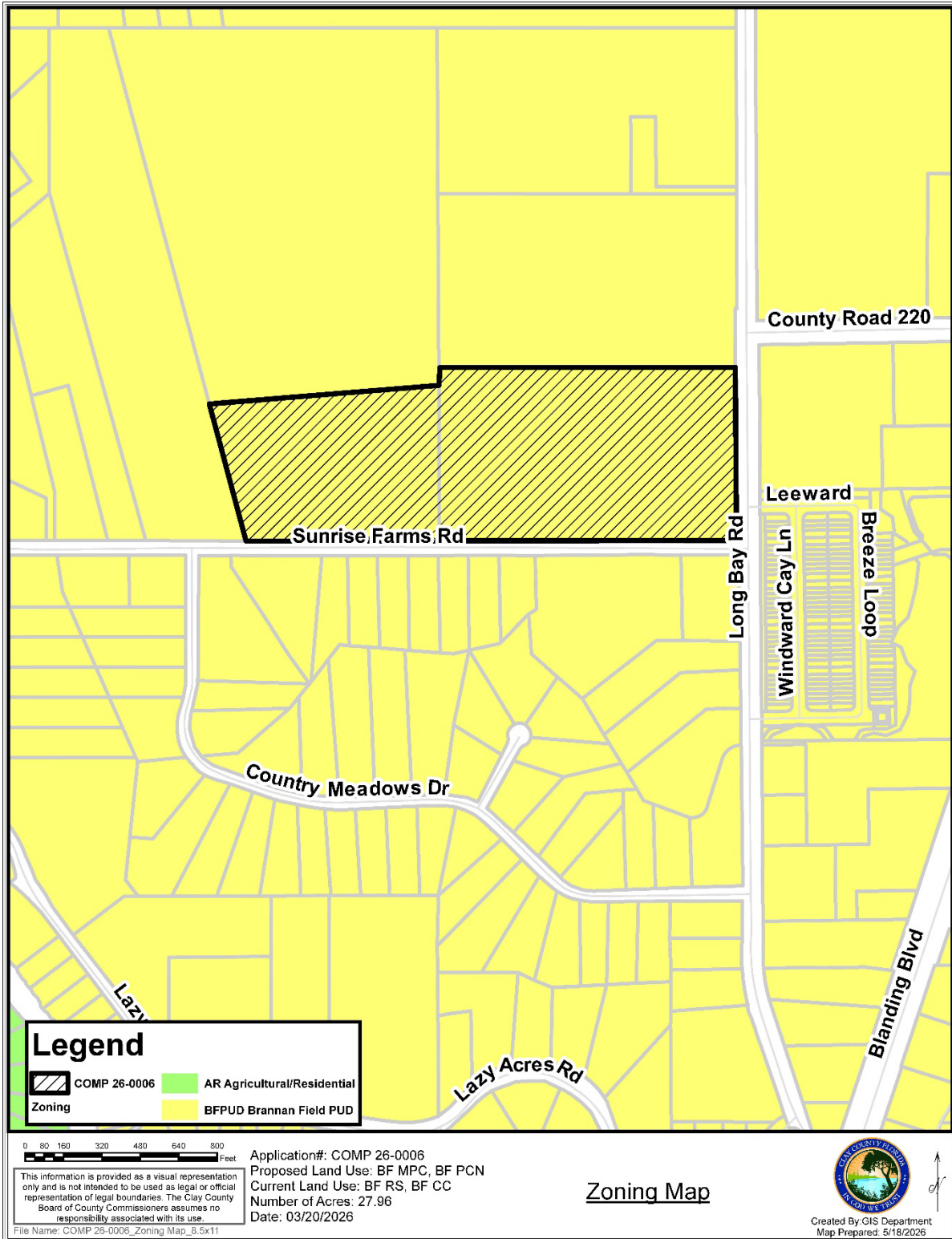


Figure 6 – Zoning Map



37 **Project Impact Summary**

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU Category</u>	<u>Existing Maximum Density / Intensity</u>	<u>Proposed FLU Category</u>	<u>Proposed Maximum Density / Intensity</u>	<u>Net Increase or Decrease in Maximum Density / Intensity</u>
005927-008-00	20.19 acres	BF CC	8-16 dwelling units per acre	16.65 acres BF MPC  3.85 acres BF PCN	6-12 dwelling units per acre (Village Zone)  (none)	Reduction of 121 dwelling units
005927-002-00	12 acres	11.5 acres BF RS  0.5 acres BF PCN	1 dwelling unit per 5 acres or 1 dwelling unit per acre with density bonus  (none)	4.84 acres BF MPC  3.71 acres BF RS  3.45 acres BF PCN	6-12 dwelling units per acre (Village Zone)  1 dwelling unit per 5 acres or 1 dwelling unit per acre with density bonus  (none)	Increase of 50 dwelling units

38  
39 As shown in the table above, the proposed change would reduce the potential maximum dwelling units on  
40 the BF CC parcel from 323 units to 202 units and would increase the potential dwelling units on the BF RS  
41 parcel from 11 units to 61 units.

42  
43 The concept plan submitted with this application shows a total of 126 dwelling units (lots) which meets the  
44 minimum density for BF MPC Village Zone of 6 units per acre. The Village Zone standards allow for a  
45 minimum lot width of 32 feet for single-family detached homes. The concept plan provides 78 lots at 34 feet  
46 in width and 48 lots at 44 feet in width.

47  
48 **Availability of Services**

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

50 Schools:  
51 Provision of school concurrency will be required for any future residential development.

52  
53 Recreation:  
54 Provision of recreational areas will be required for any future residential development.

55  
56 Water and Wastewater:  
57 Water and sewer will need to be provided for the proposed use.

58  
59 Stormwater/Drainage:  
60 Stormwater management for any new construction will need to meet County and Water Management District  
61 standards.

62 Solid Waste:  
63 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

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

65

66 **Land Suitability:**

67 Soils:

68 See Figure 7.

69 Flood Plain:

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

72 Topography:

73 The subject parcel along Long Bay Road is slightly higher than the western parcel on Sunrise Farms Road and  
74 has a low area of wetlands that creates a channel running from the northwest corner to the southeast. See  
75 Figure 9.

76 Regionally Significant Habitat:

77 There have been black bear sightings to the west and southeast of the subject parcel. See Figure 10.

78 Historic Resources:

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

81 Compatibility with Military Installations:

82 The subject property is not located near Camp Blanding.

83

84 **Analysis of Surrounding Uses**

85 The proposed future land use amendment would change the BF CC land use on the first parcel (20.19 acres)  
86 to BF MPC and BF PCN and would change the BF RS land use on the second parcel (7.77 acres) to BF MPC  
87 and BF PCN. The surrounding districts as shown in the table below:

	<b>Future Land Use</b>	<b>Zoning District</b>
<b>North</b>	BF RS and BF PCN	BF PUD
<b>South</b>	BF CC and RR	BF PUD
<b>East</b>	BF CC	BF PUD
<b>West</b>	BF RS and BF PCN	BF PUD

88

89

Figure 7 – Soil Map

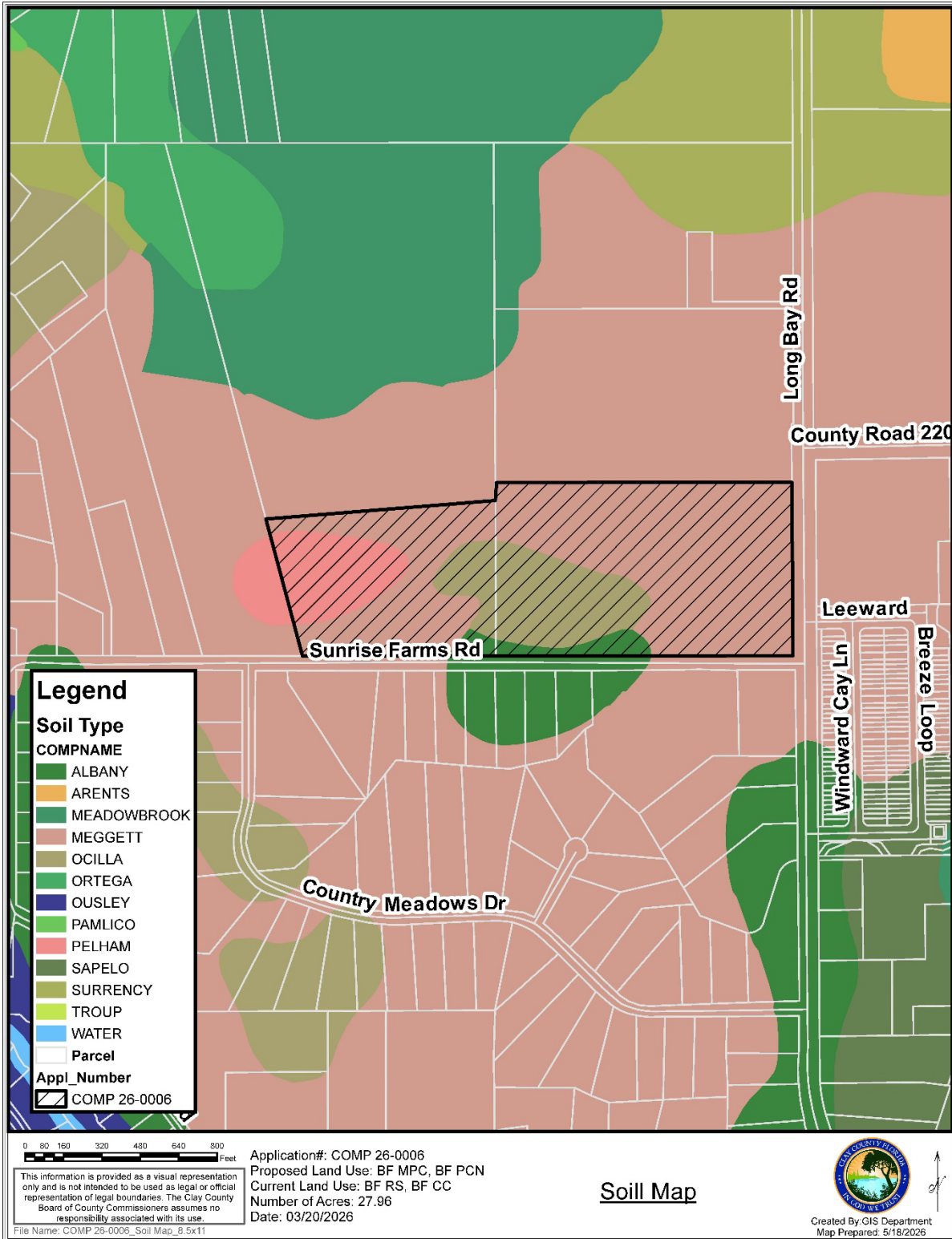


Figure 8 – Flood Zone Map

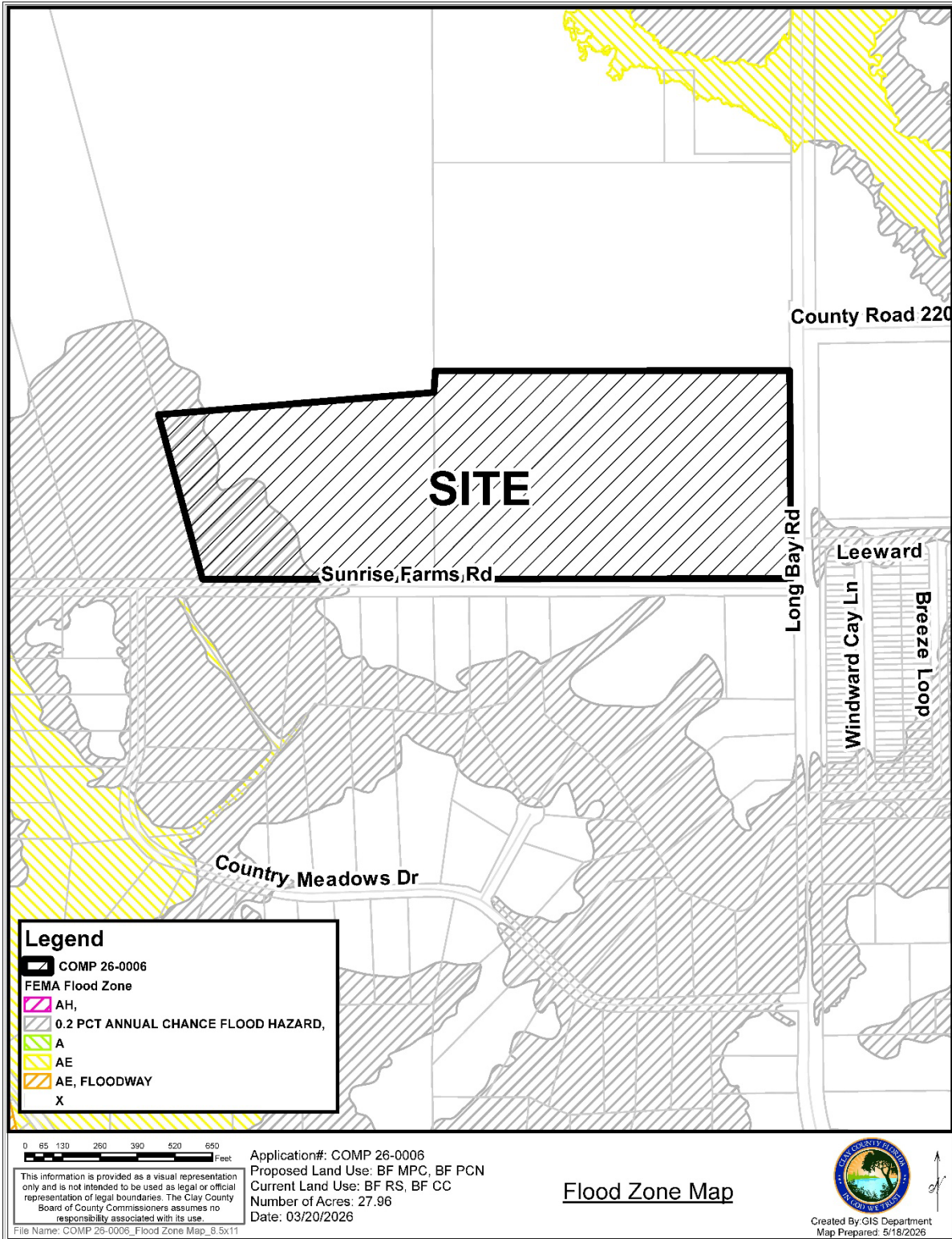


Figure 9 – Topography Map

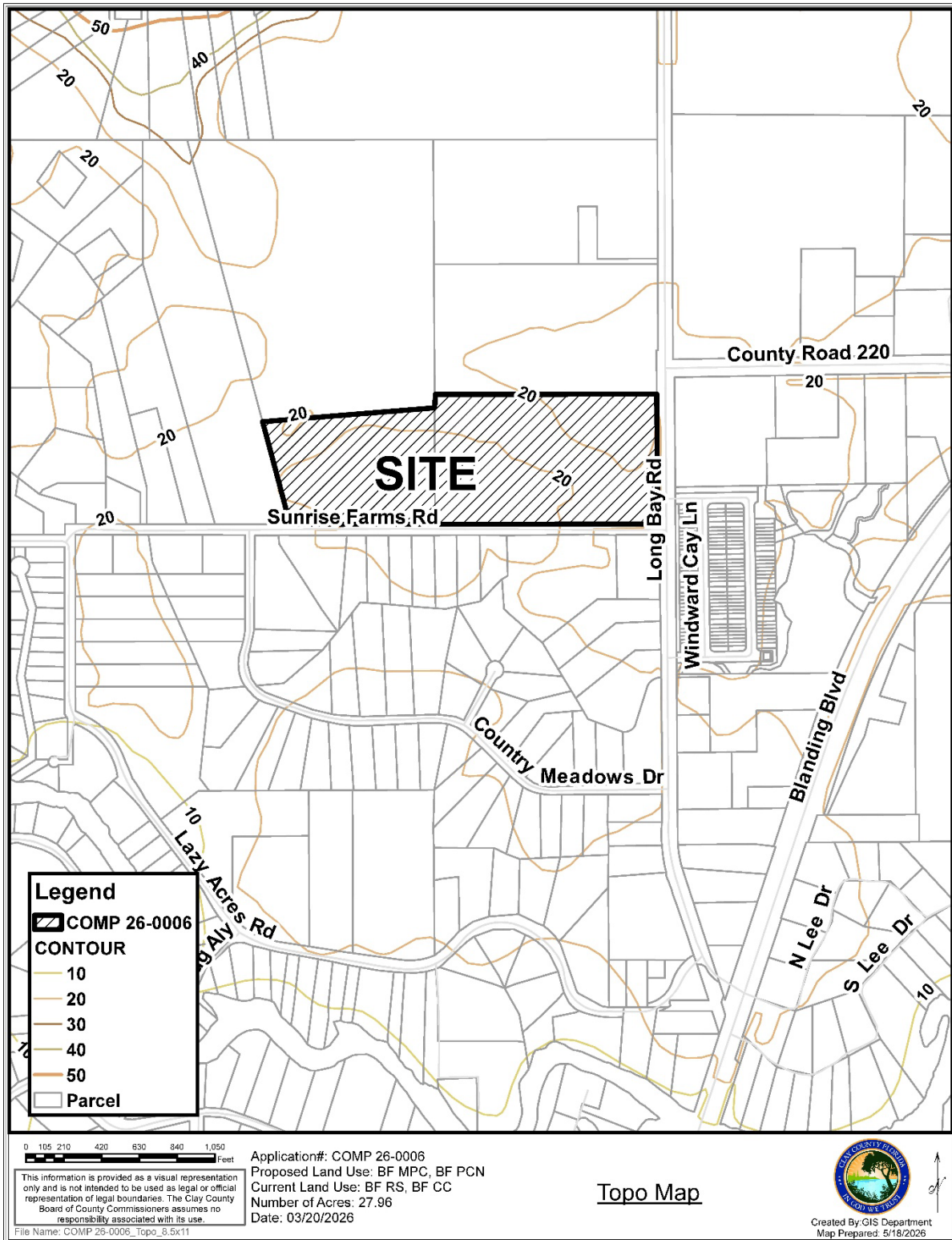


Figure 10 – Habitat Value Map

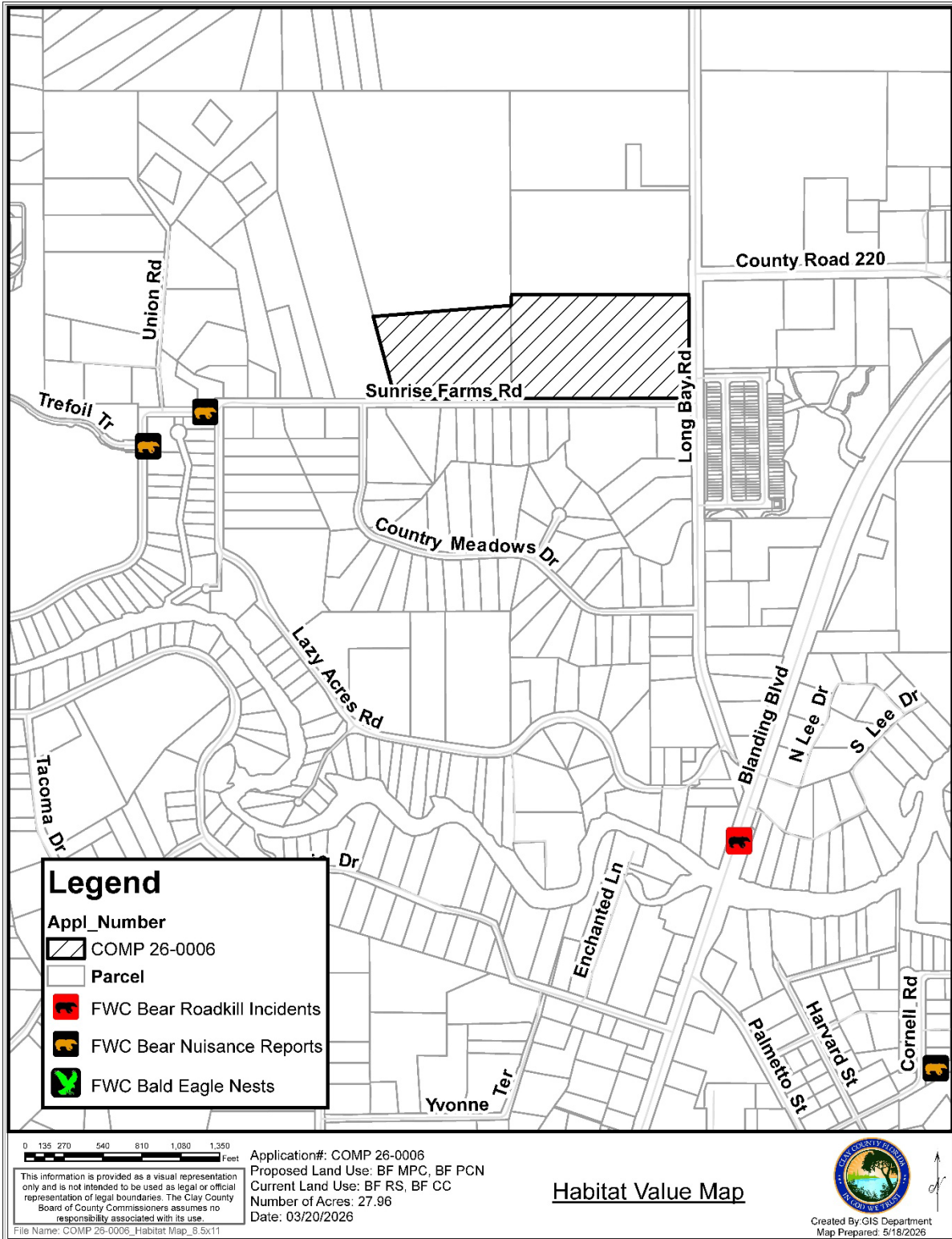
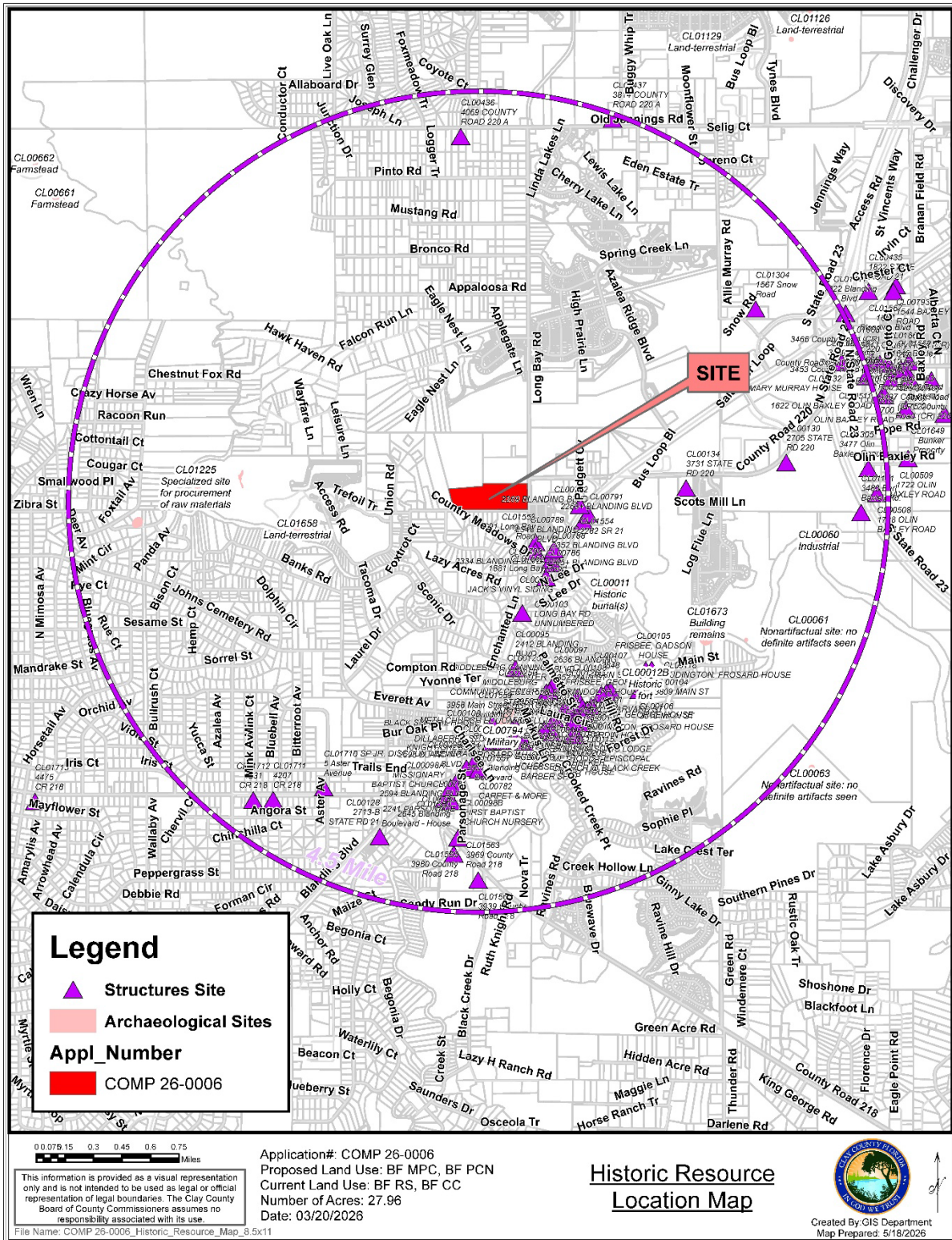


Figure 11 - Historical Resources



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

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

102 **BF FLU POLICY 1.4.3 BF Rural Suburbs (BF RS)**

103 1) Land Use

104 The BF Rural Suburbs (BF RS) land use category is a reflection of the current lifestyle associated with  
105 the Master Plan Area. Existing residents expressed their desire to see a land use form that represented  
106 this rural character as a viable lifestyle alternative. Development within the BF Rural Suburbs is  
107 characterized predominately by large lots served by wells and septic tanks that provide a lifestyle  
108 attractive to a range of income levels and maintains compatibility with the character of existing  
109 development.

110 Permitted uses include single-family residential as well as agricultural uses on properties greater than  
111 two acres in size. Specific Permitted uses will be listed in the Branam Field land development  
112 regulations.

113 2) Density

114 Generally gross density within the BF Rural Suburbs is one dwelling unit per five acres. However  
115 gross density can be as high as one unit per acre, subject to a density bonus program.

116 **BF FLU POLICY 1.4.2 BF Master Planned Community (BF MPC)**

117 1) Land Use

118 The BF Master Planned Community (BF MPC) land use category provides the opportunity for a mix  
119 of uses in one project, but may be developed as a combination of individual projects, the density and  
120 development characteristics to be determined relative to activity centers, neighborhood centers, PCN  
121 and existing development characteristics. The BF MPC is characterized by a mix of residential,  
122 recreation and neighborhood commercial uses within clearly defined neighborhoods. Civic buildings  
123 for education, community meetings, religion and culture serve as landmarks by being centrally  
124 located either in or in close proximity to neighborhood centers. This balanced mix of land uses allows  
125 for increased efficiency and economy by providing home, work, and service places in close proximity  
126 to each other.

127 2) Density

128 The density range in the Master Planned Community is one dwelling unit per three gross acres to 12  
129 dwelling units per gross acre, with an average density of five units per gross acre. To ensure that the  
130 density will not deviate substantially from the planned average, this average may not depart from the  
131 range of 2 to 5 units per gross acre at any time, across the total BF MPC areas. Higher density and  
132 senior housing, when provided, will be placed adjacent to the Neighborhood Centers, Community  
133 Centers, Activity Centers and transit lines to provide travel opportunities for the least mobile

134 residents. The density will be reduced based on distance from Neighborhood Centers, Community  
135 Centers and Activity Centers, placing housing with lower densities near conservation areas.

136 **BF FLU POLICY 1.4.7 BF Community Center (BF CC)**

137 The BF Community Center (BF CC) land use category is characterized by a variety of  
138 community-scaled residential, restaurant, office and retail (including grocery store) facilities  
139 (except for ‘big box’ uses) intended to generally serve a population of 25,000. The BF Community  
140 Centers are 30 to 80 acres in size and located at the intersections of major collector and/or arterial  
141 roads. The BF Community Centers are intended to be a minimum of 800 feet in depth and  
142 grouped so as not to encourage strip development patterns. A maximum of twenty percent of  
143 each BF Community Center may be developed to support multi-family residential use at a density  
144 of eight to 16 units per gross acre.

145 It is the County’s intent to encourage a mix of uses within the BF Community Center to serve the  
146 surrounding residential community. The mixture of uses indicated in the following table are to  
147 be applied to the entire BF Community Center, not individual parcels.

148 Residential development within the Community Center category must conform with the TND  
149 High standards and must also provide alleys or interior courtyards for parking purposes.

150 The quantification of uses within the BF Community Center land use designation shall be  
151 consistent with the following:

152

Land Use	Minimum Required	Maximum Permitted
Office	10%	35%
Commercial/Retail	20%	60%
Residential	10%	25%
Public Parks/Open Space	2%	No Max

153 The maximum floor area ratio (FAR) for each non-residential development within the BF  
154 Community Center shall not exceed 80%, with an average not to exceed 40%.

155 **BF FLU POLICY 1.4.4 BF Primary Conservation Network (BF PCN)**

156 The wetland/conservation areas are lands that will provide for the conservation and protection  
157 of Clay County’s natural resources in order to prevent any degradation to the major natural  
158 resources. The Primary Conservation Network (BF PCN) overlay district includes most creek  
159 and stream banks, major drainage ways, major wetlands, hydric soils, and FEMA designated 100  
160 year floodplains.

161 Natural water bodies and major drainage features within the Master Plan area shall be protected  
162 with the establishment of the BF PCN.

163 The BF PCN depicted on the Master Plan Map will interconnect natural resources throughout  
164 the Master Plan area protecting drainage systems and headwaters of the regional tributaries. This

165 network will serve to separate and buffer adjacent land uses while providing for wildlife habitat  
166 and opportunities for passive recreation. Such passive recreation elements may include  
167 pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to  
168 protect habitat areas, and similar uses for which no adverse effects to the BF PCN would result.  
169 Impacts to the network may include filling for roadway and utility construction for crossings  
170 shown on the adopted plan. Impacts to the network may also include road crossings not shown  
171 on the adopted plan where no other feasible alternatives exist, excavation of stormwater  
172 management systems when accompanied by the dedication of additional land that is generally  
173 equivalent in quality and quantity for conservation, and construction of the passive recreational  
174 facilities identified above. All roadway and utility encroachments not shown on the adopted plan  
175 should be avoided and/or minimized when possible.

176 The boundary of the BF PCN (depicted on the Branan Field Master Plan FLUM Map) shall be a  
177 minimum of 200 feet in width or 25 feet from the jurisdictional wetland line, whichever is greater.

178 Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation  
179 and wetlands within the BF PCN shall be protected by a conservation easement that is dedicated  
180 to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation  
181 Commission, an established land trust, or the County. These lands shall be deeded to one of these  
182 agencies or the homeowners' association, with specific restrictions prohibiting development or  
183 disturbance except for environmental management or by the creation of hiking trails.

184

### 185 Analysis Regarding Urban Sprawl

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

#### 189 **Statutory Indicators of the Discouragement of Sprawl:**

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

- 193 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
194 *community in a manner that does not have an adverse impact on and protects natural resources and*  
195 *ecosystems.*
- 196 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- 197 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*  
198 *uses at densities and intensities that will support a range of housing choices and a multimodal*  
199 *transportation system, including pedestrian, bicycle, and transit, if available.*

- 200 (IV.) *Promotes conservation of water and energy.*
- 201 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*  
202 *farmlands and soils.*
- 203 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 204 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*  
205 *nonresidential needs of an area.*
- 206 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*  
207 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*  
208 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

209

210 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
211 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
212 163.3177(6)(a)9.b:

213 Staff Finding: The proposed amendment directs economic growth and associated land development to  
214 geographic areas of the community in a manner that does not have an adverse impact on and  
215 protects natural resources and ecosystems. The application would increase the BF PCN lands  
216 to protect additional existing wetlands on this property.

217 Staff Finding: Provides for compact development that will support a range of housing choices while also  
218 providing for a transition zone between the higher density of BF CC on the east side of Long  
219 Bay Road and the low density of the existing RR land use on the east side.

220 Staff Finding: The amendment preserves open space and natural lands by increasing the existing BF PCN  
221 over additional wetlands and provides for public open space and recreation needs.

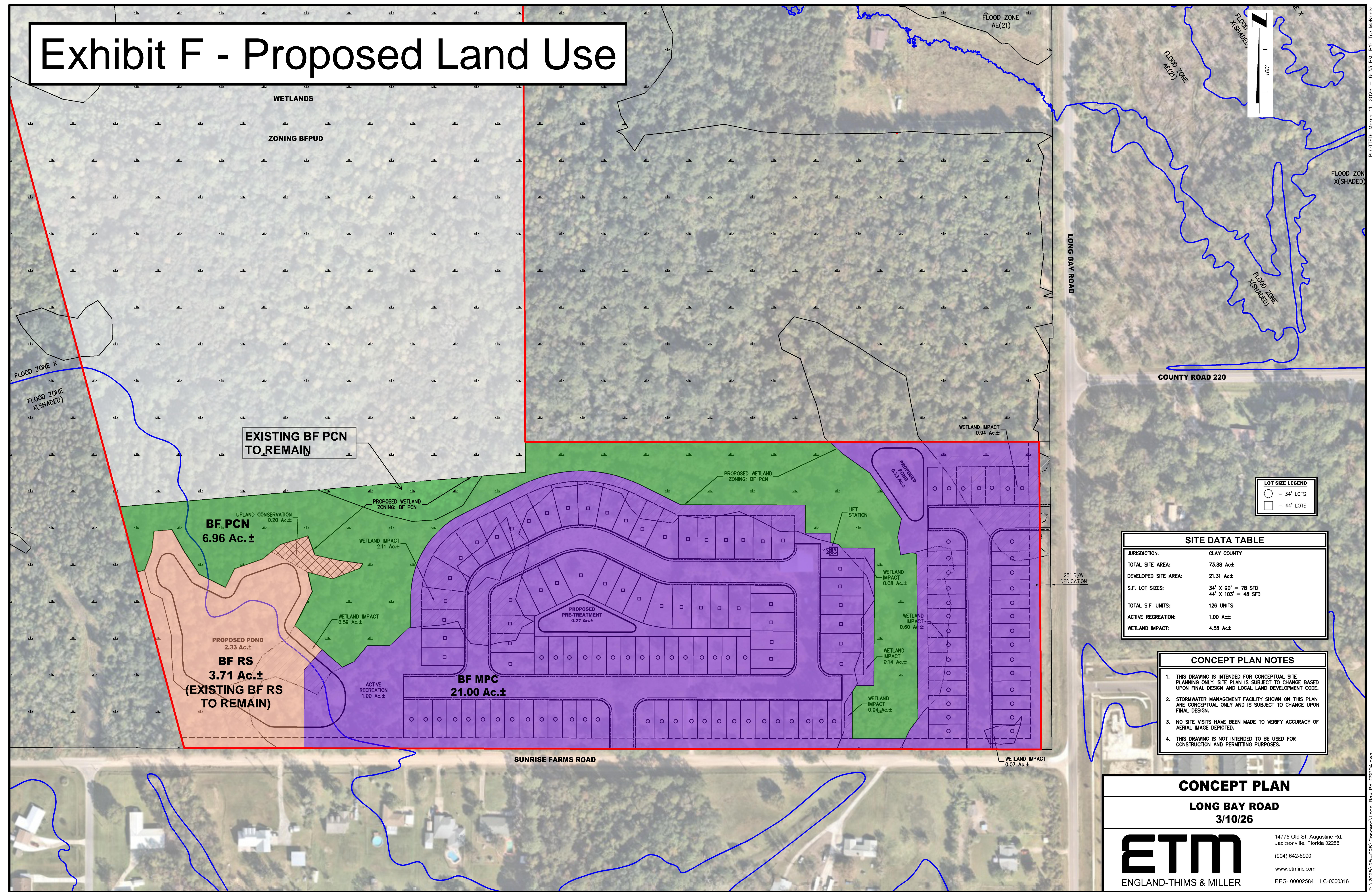
222 Staff Finding: Provides uses and densities of use and urban form that would remediate a potential  
223 development pattern for the 20.19 acre parcel adjacent to Long Bay Road under the existing  
224 BF CC land use.

225

## 226 **Recommendation**

227 Staff recommend approval of COMP 26-0006.

# Exhibit F - Proposed Land Use



**EXISTING BF PCN TO REMAIN**

**BF PCN**  
6.96 Ac.±

**BF RS**  
3.71 Ac.±  
(EXISTING BF RS TO REMAIN)

**BF MPC**  
21.00 Ac.±

SITE DATA TABLE	
JURISDICTION:	CLAY COUNTY
TOTAL SITE AREA:	73.88 Ac.±
DEVELOPED SITE AREA:	21.31 Ac.±
S.F. LOT SIZES:	34' X 90' = 78 SFD 44' X 103' = 48 SFD
TOTAL S.F. UNITS:	126 UNITS
ACTIVE RECREATION:	1.00 Ac.±
WETLAND IMPACT:	4.58 Ac.±

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

**CONCEPT PLAN**  
**LONG BAY ROAD**  
**3/10/26**



**ENGLAND-THIMS & MILLER**

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
(904) 642-8990  
www.etm-inc.com  
REG- 00002584 LC-0000316

PLOT/ED: March 11, 2026 - 6:33 PM, BY: Tre McNeely

**Fwd: Comp 26-0006 opposition to rezoning request**

---

**From** bravelleon@gmail.com <bravelleon@gmail.com>  
**Date** Mon 5/18/2026 11:04 AM  
**To** Dodie C. Selig <Dodie.Selig@claycountygov.com>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

BDIII

Begin forwarded message:

**From:** bravelleon@gmail.com  
**Date:** May 13, 2026 at 3:46:30 PM EDT  
**To:** Commissioners@claycountygov.com  
**Subject: Comp 26-0006 opposition to rezoning request**

I am writing in opposition to the proposed rezoning request concerning the property near my home at 4013 Sunrise Farms Road, Middleburg, Florida 32068.

While I fully respect the property owner's right to develop his land within its current zoning designation, I strongly oppose any effort to rezone the property for a planned community or increased density development. My neighbors and I purchased our properties with the clear understanding that this land would remain under its existing zoning classification. That zoning was established intentionally to preserve the character, spacing, and rural nature of this area.

The applicant knowingly purchased the property with its current zoning restrictions in place. Requesting approval to more than double the permitted density after the fact is unfair to the residents who have invested in this community based on the existing land-use plan. The fact that a developer desires a more intensive use does not justify changing the established character of our area.

Those of us who live here chose Middleburg specifically because it is not a high-density planned community environment. If we wanted that style of development, we would have chosen to live elsewhere. We value the rural character, privacy, and lifestyle this community provides, and we expect those qualities to be protected.

The residents who live here have built our lives in this community, paid taxes here for years, and supported the leadership entrusted to represent our interests. We respectfully ask that you preserve the integrity of the existing zoning and the intent behind it.

Please vote NO on this rezoning request. It does not reflect the wishes of the surrounding residents or the character this community was designed to maintain.

Please respond and let me know your thoughts. Thank you for your attention to this matter.

Bravell Dodd III

Middleburg resident and business owner



Agenda Item  
 PLANNING COMMISSION

Clay County Administration Building  
 Tuesday, June 2 5:00 PM

TO: Planning Commission

DATE: 4/20/2026

FROM: Beth Carson, Director,  
 Planning and Zoning

SUBJECT:

A. COMP 26-0007

This application is a FLUM Amendment to change .50 acres from Commercial (COM) to Urban Core-10 (UC-10)

B. PUD 26-0003

This application is an amendment to remove .50 acres from the Planned Commercial Development District (PCD)

C. ZON 26-0010

This application is a Rezoning to change .50 acres from Planned Commercial Development District (PCD) to Agricultural/Residential District (AR).

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP 26-0007_Ordinance	Ordinance	5/22/2026	COMP_26-0007-_ORD-_finaldsada.pdf
▢ COMP 26-0007_Staff_Report	Cover Memo	5/22/2026	COMP_26-0007-_Staff_Report_dsada.pdf
▢ COMP 26-0007_and_ZON 26-0010_Survey	Backup Material	5/21/2026	Survey_Parcel_B-_0418-2_dsada.pdf
▢ PUD 26-0003_Staff_Report	Cover Memo	5/22/2026	PUD_26-0003_Staff_Reportdsada.pdf
▢ PUD 26-0003_Ordinance	Ordinance	5/22/2026	PUD_26-0003-_ORD-_finaldsada.pdf
▢ PUD 26-0003_Survey	Backup Material	5/22/2026	Survey_Parcel_A_-_0417-1_v1_(1)5-5-26dsada.pdf
PUD 26-			Winter_PCD_Written_Narrative_-

- 0003\_Written\_Narrative Backup Material 5/22/2026 \_Amendeddsada.pdf
- PUD\_26- Backup Material 5/22/2026 2026\_\_05-04\_ADW\_Civil\_14-  
C200dsada.pdf
- 0003\_Site\_Plan
- ZON\_26- Backup Material 5/22/2026 ZON\_26-0010-  
0010\_Staff\_Report StaffReportdsada.pdf
- ZON\_26- Ordinance 5/22/2026 ZON\_26-0010-ORD\_-  
0010\_Ordinance finaldsada.pdf

**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 # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .50 ACRES, FROM COMMERCIAL (COM) TO URBAN CORE (10) (UC-10); 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 26-0007 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 # 35-04-25-008223-010-00), totaling approximately .50 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2”, is hereby changed from COMMERCIAL (COM) to URBAN CORE (10) (UC-10).

**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 June, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

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

ATTEST:

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

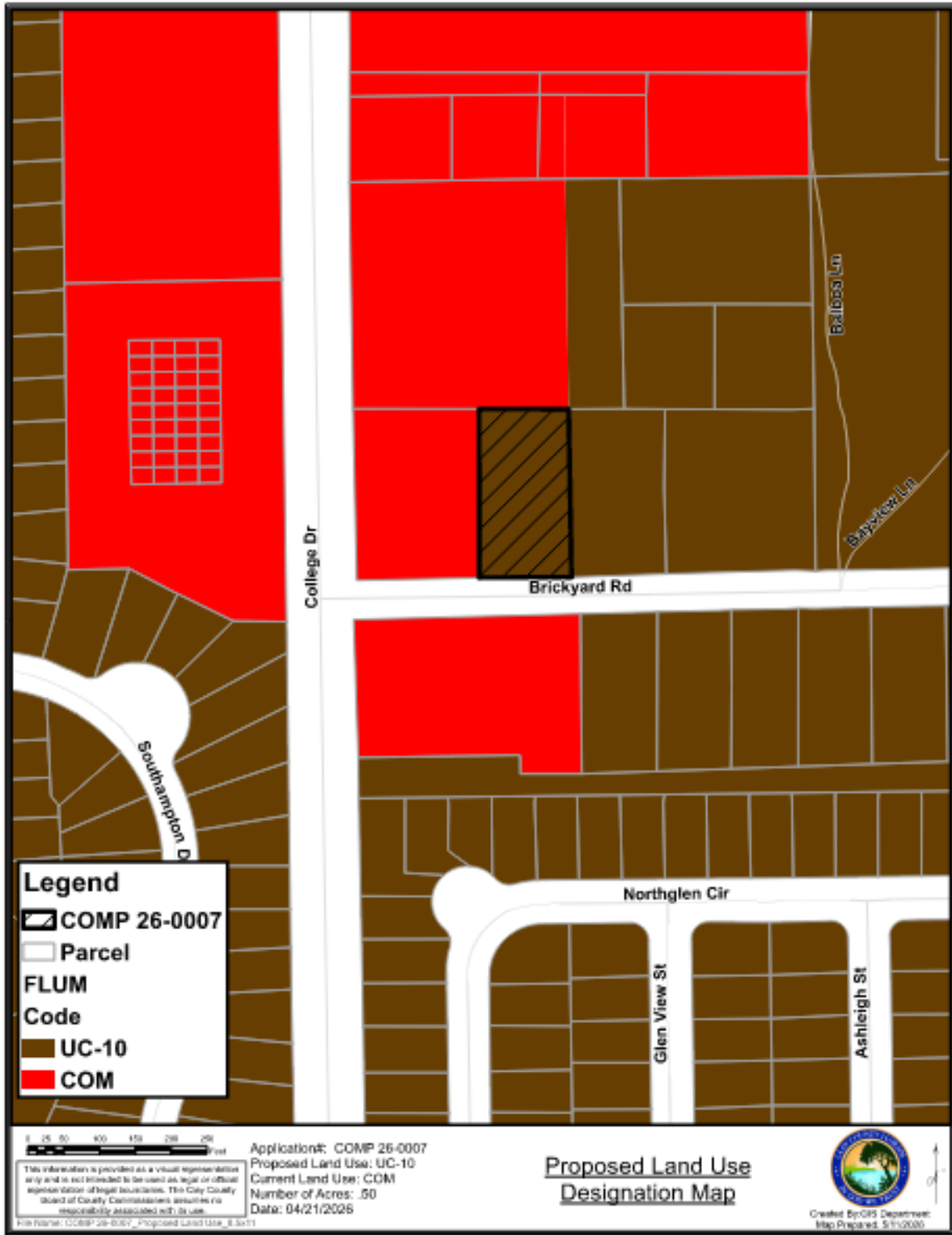
Exhibit "A-1"

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°12'26" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET; THENCE NORTH 89°23'57" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.50 ACRES OR 21,742 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"





---

1 **Staff Report and Recommendations for COMP 26-0007**

2  
3 **Copies of the application are available in the Clay County Planning and Zoning Office**  
4 **3<sup>rd</sup> floor, located at 477 Houston Street Green Cove Springs, FL 32043**  
5

---

6 **Owner / Applicant Information:**

**Owner:** Winter Investments, LLP  
**Agent:** David Winter (Winter Investments, LLC.)

---

7  
8 **Property Information**

<b>Parcel ID:</b> 35-04-25-008223-010-00	<b>Parcel Address:</b> College Dr. & Brickyard Rd.
<b>Current Land Use:</b> Commercial (COM)	<b>Current Zoning:</b> Planned Commercial Development (PCD)
<b>Proposed Land Use:</b> Urban Core-10 (UC-10)	<b>Total Acres:</b> 1.4 +/- acres
	<b>Acres affected by FLU change:</b> .5 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

---

9  
10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change a portion of a single parcel of land from Commercial (COM) to  
13 Urban Core-10 (UC-10). The applicant would like the property to be developed as a single-family residence.  
14 The subject parcel is located on the east side of College Drive at the intersection with Brickyard Rd. The parcel  
15 is undeveloped land.

16  
17 Two rezoning applications have been submitted in conjunction with this requested land use amendment; one  
18 to amend the PCD to remove this land and the second request is to rezone the subject parcel to a residential  
19 zoning district.  
20  
21

Figure 1 – Location Map

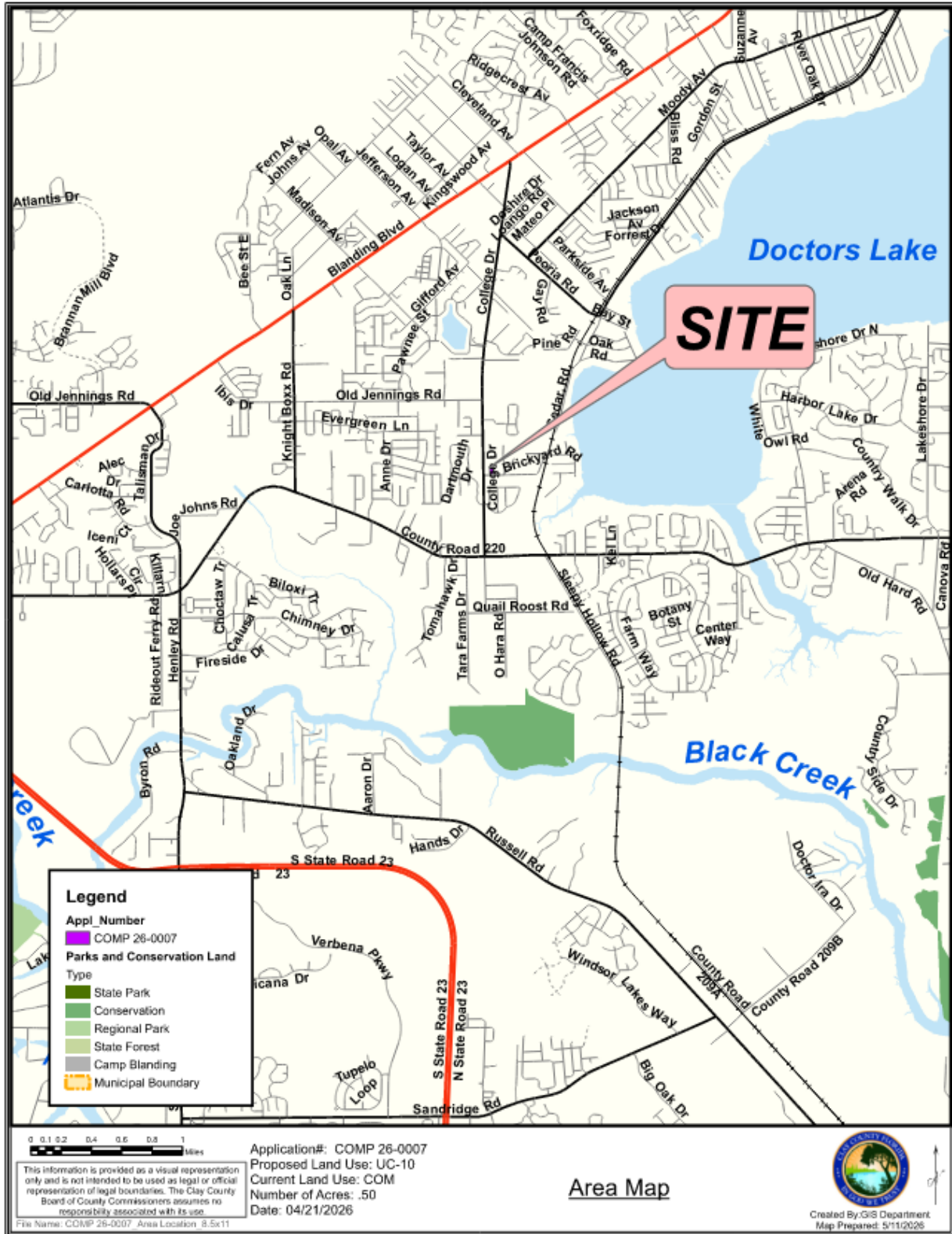
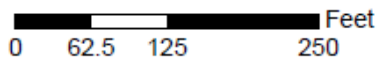


Figure 2 – Parcel Map



**Parcel Location Map  
COMP 26-0007**



Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

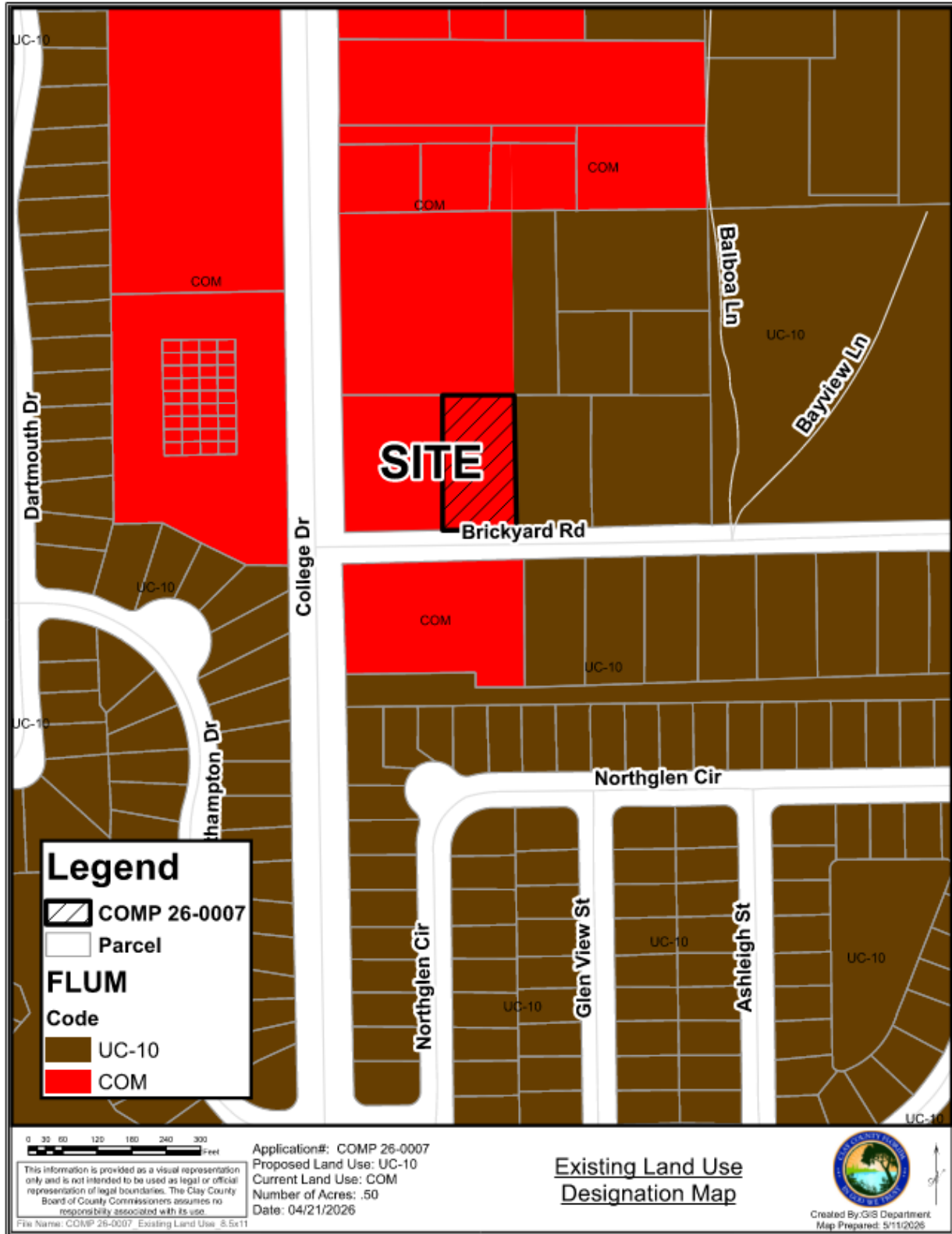


Figure 5 – Proposed Future Land Use Designation Map

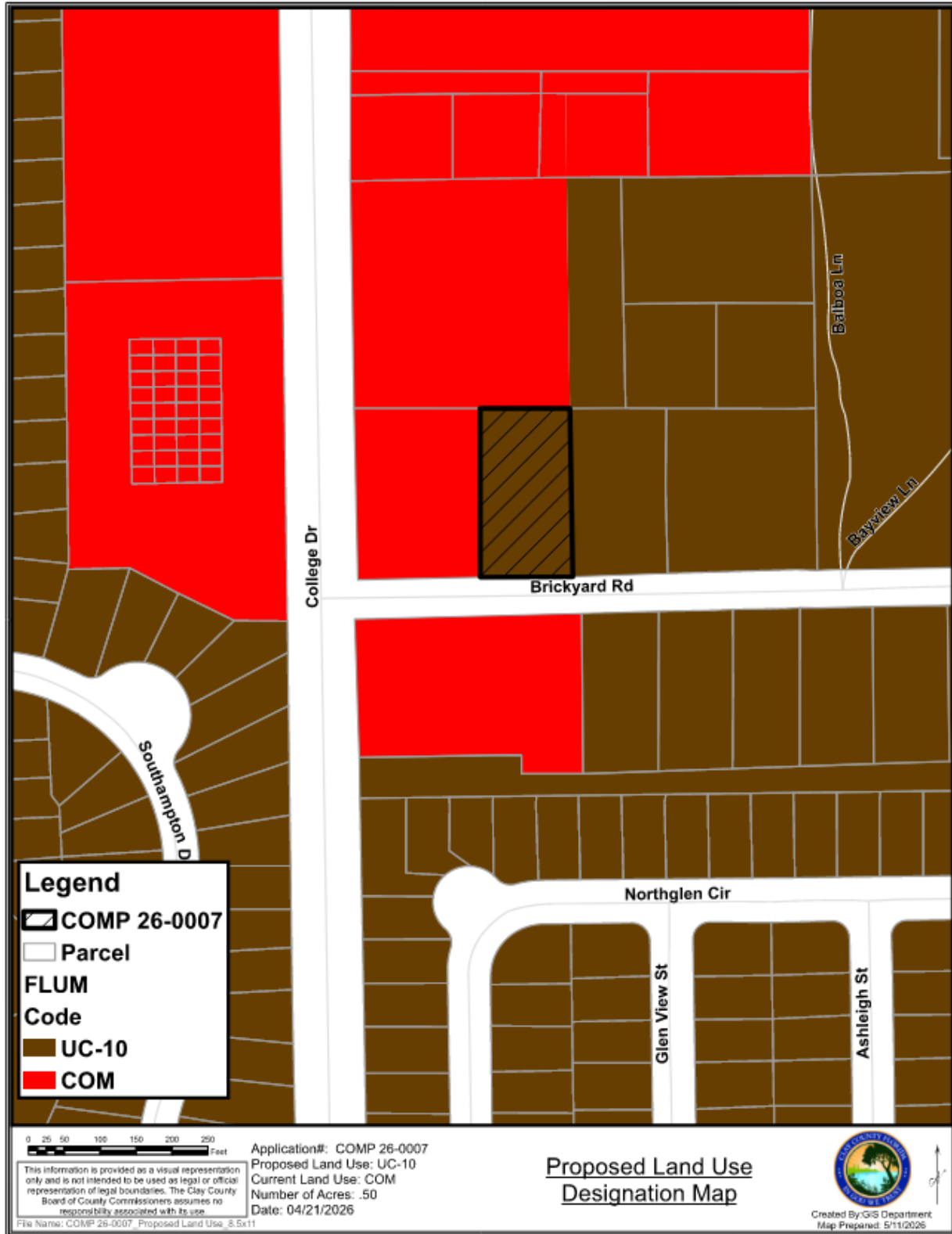
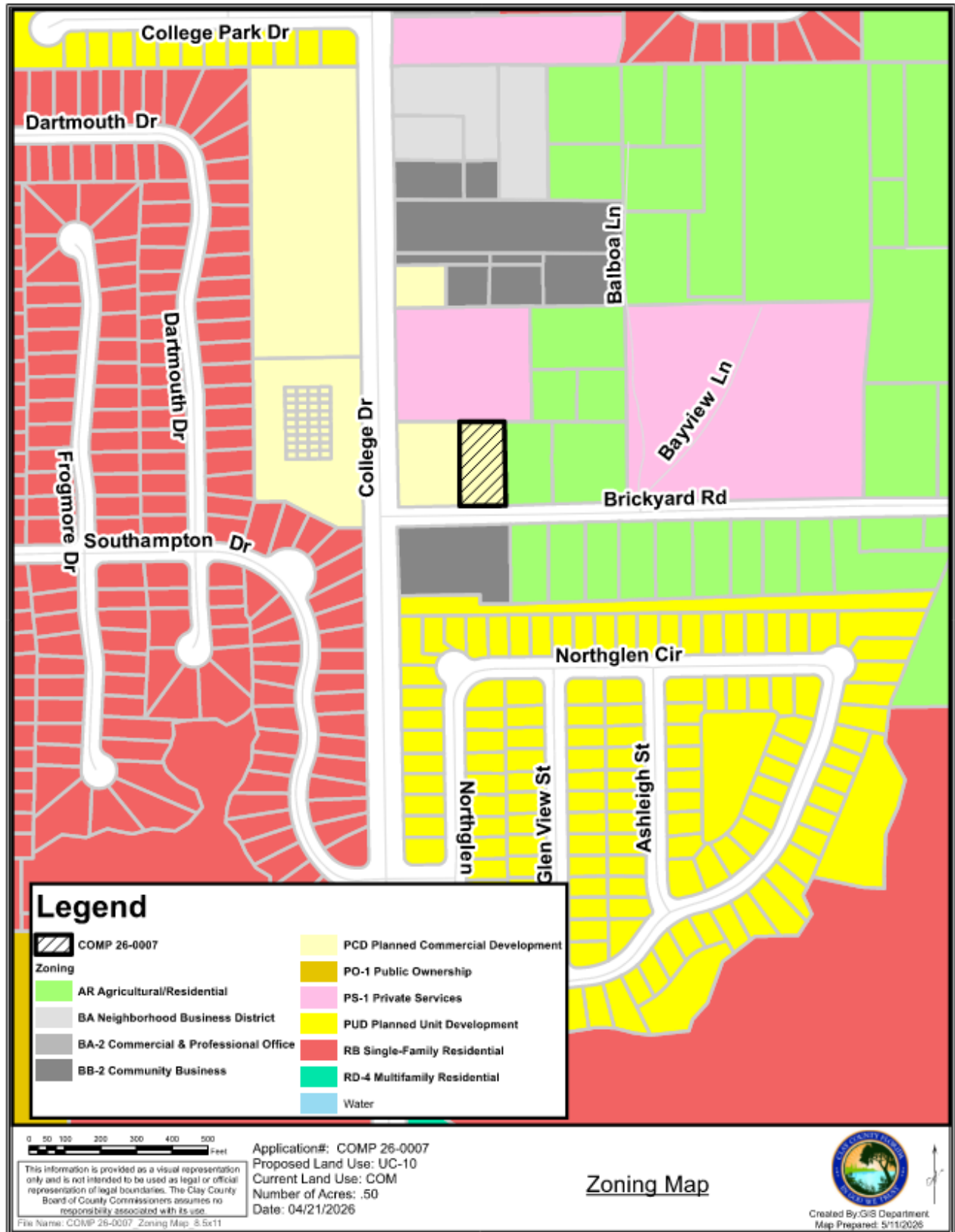


Figure 6 – Zoning Map



34 **Project Impact Summary**

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU Category</u>	<u>Existing Maximum Density / Intensity</u>	<u>Proposed FLU Category</u>	<u>Proposed Maximum Density / Intensity</u>	<u>Net Increase or Decrease in Maximum Density / Intensity</u>
35-04-25-008223-010-00	.5	COM	.4 FAR	UC-10	2 – 10 du per net acre	increase of up to 5 dwelling units

35  
 36 The proposed change eliminates the current maximum intensity of up to 8,712 sq. ft. and would allow up to  
 37 5 dwelling units on the property instead, dependent on the zoning designation. In a companion rezoning  
 38 application, the requested district would allow for one dwelling unit which is consistent with adjacent  
 39 residential.

40  
 41 **Availability of Services**

42 Traffic Facilities:

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

45 Average Rate of Vehicle Trips = 1

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

47 Schools:

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

49  
 50 Recreation:

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

53  
 54 Water and Wastewater:

55 Water and sewer are both available along College Drive for the proposed use.

56  
 57 Stormwater/Drainage:

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

60 Solid Waste:

61 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

62 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*  
 63

64 **Land Suitability:**

65 Soils:

66 See Figure 7.

67 Flood Plain:

68 The parcel is located within Flood Zone X. See Figure 8.

69 Topography:

70 The subject parcel is relatively flat. See Figure 9.

71 Regionally Significant Habitat:

72 There are no black bear sightings in the area. The parcel is located within an area that is surrounded by  
 73 developed parcels. See Figure 10.

74 Historic Resources:

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

76 Compatibility with Military Installations:

77 The subject property is not located near Camp Blanding.  
 78

79 **Analysis of Surrounding Uses**

80 The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel  
 81 of land (.5 acres) from Commercial (COM) to Urban Core-10 (UC-10). This change would be in keeping with  
 82 the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Private Services (PS-1)
South (across Brickyard Road)	Commercial (COM)	Community Business (BB-2)
East	Urban Core (10) (UC-10)	Agricultural/Residential (AR)
West	Commercial (COM)	Planned Commercial Development (PCD)

83

Figure 7 – Soil Map

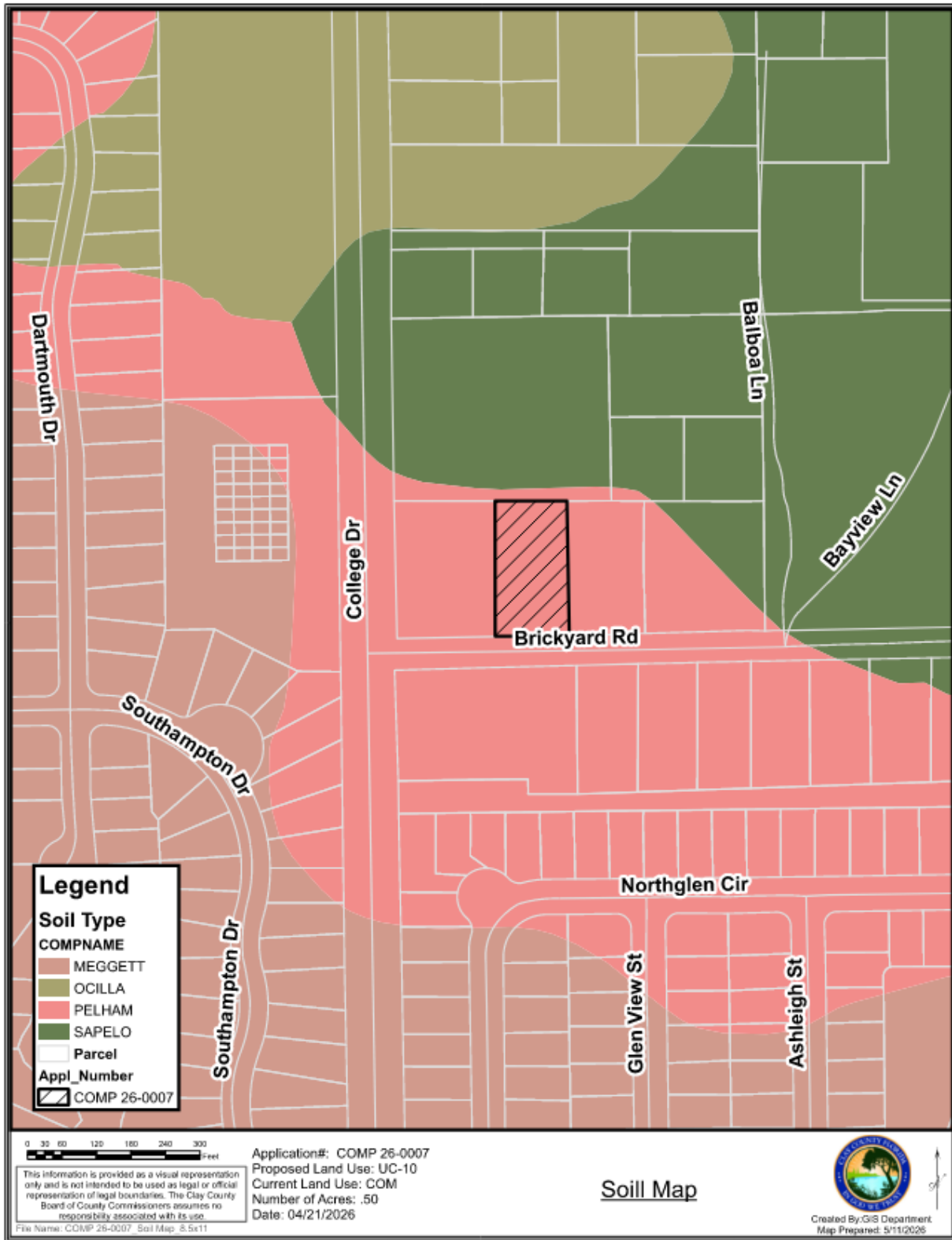


Figure 8 – Flood Zone Map

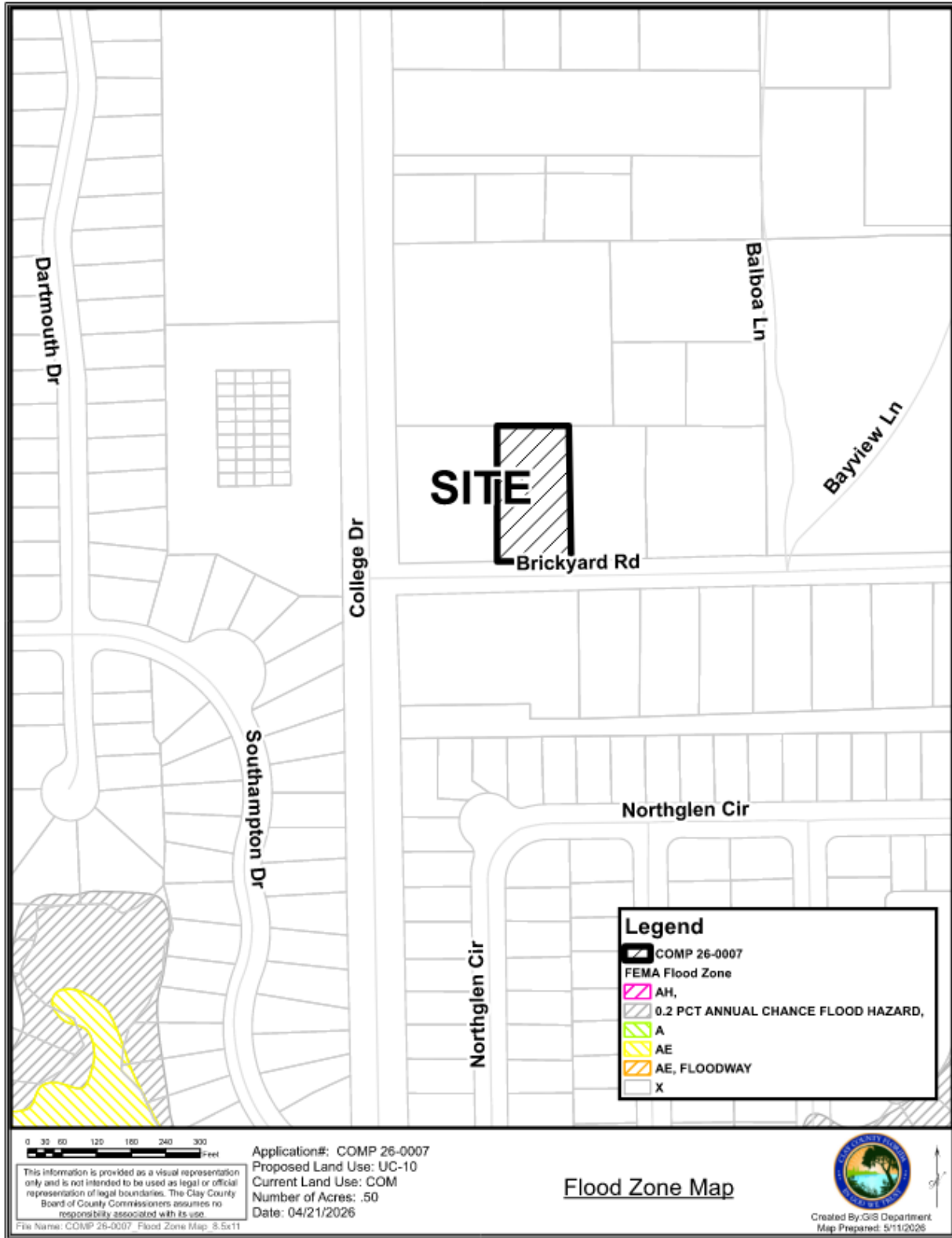


Figure 9 – Topography Map

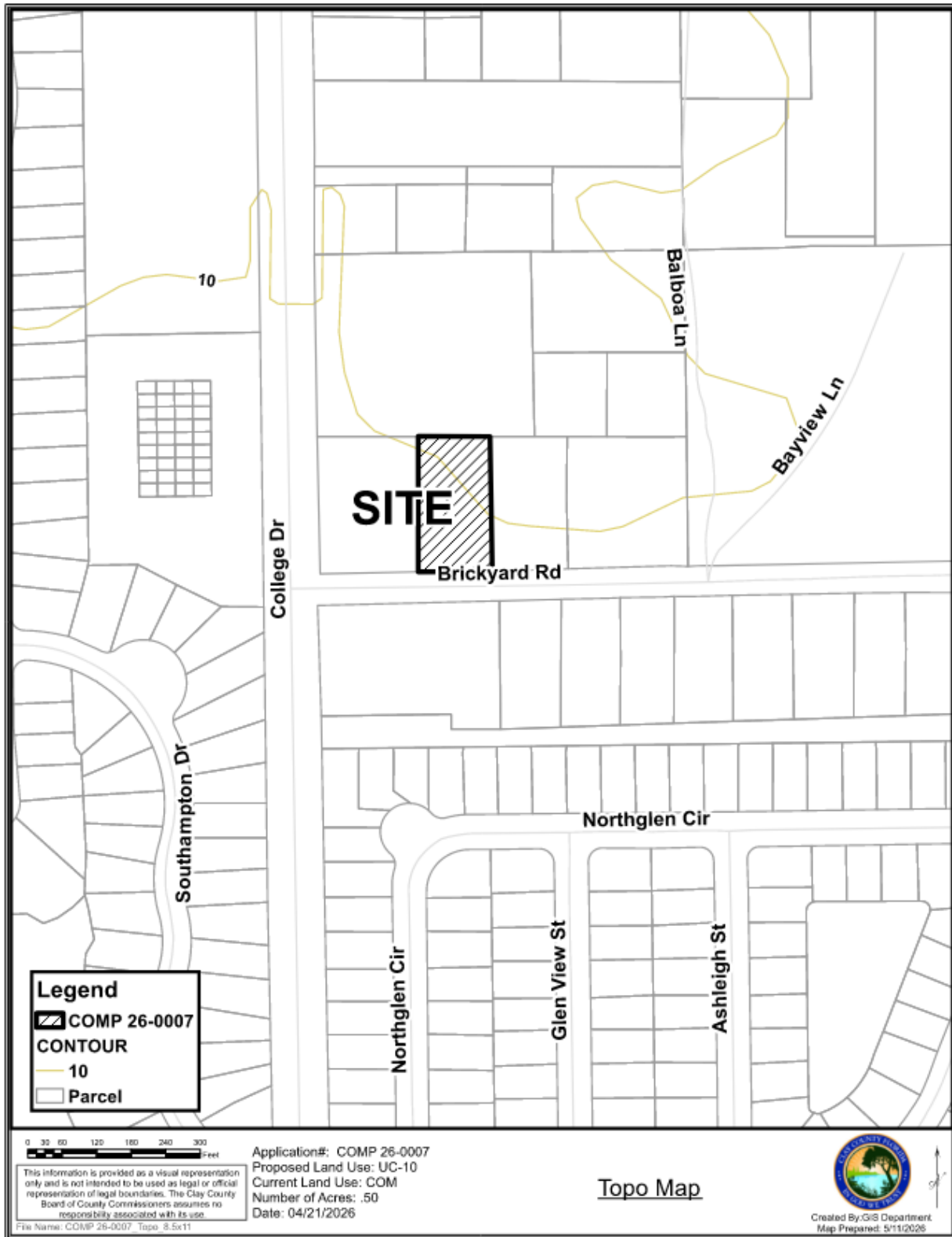


Figure 10 – Habitat Value Map

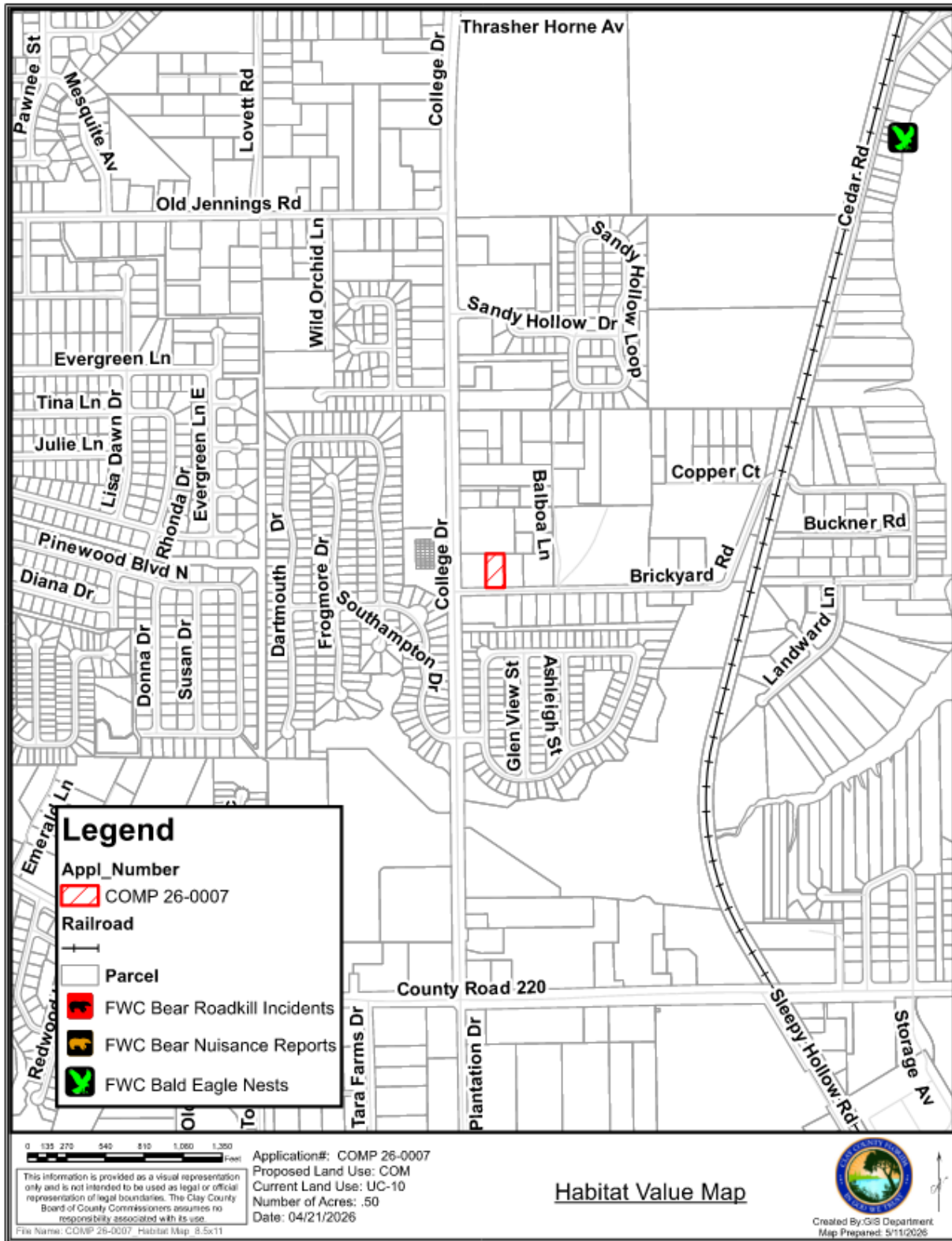
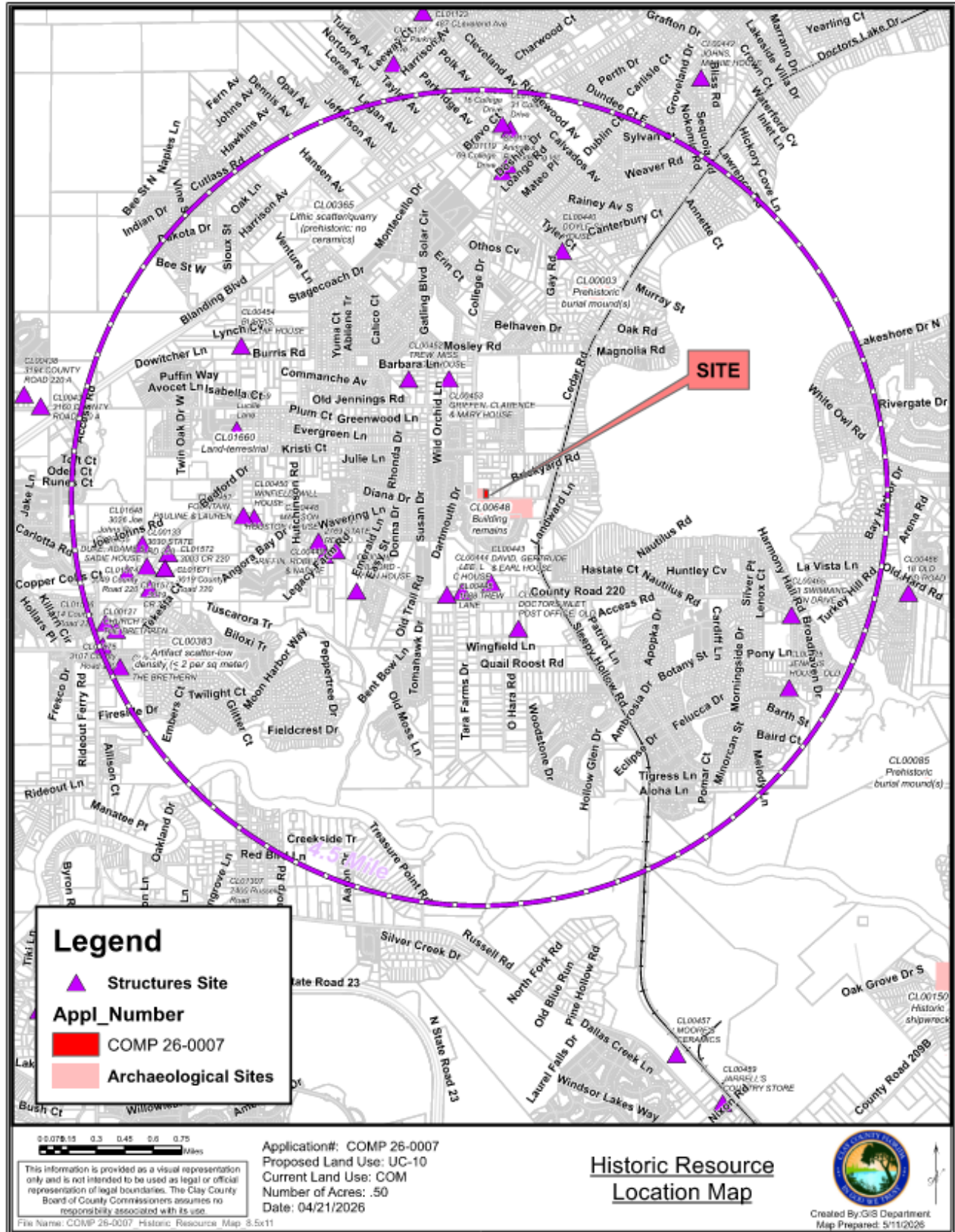


Figure 11 - Historical Resources



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

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

96 FLU Policy 1.4.1 7) Urban Core (10)

97 7) Urban Core (10) - “UC-10” (Urban): This designation is intended for land within the core of  
98 urban service areas and accessible to employment centers. Densities in this area shall range  
99 from a minimum of two units per net acre and a maximum of ten units per net acre. This  
100 classification includes single-family detached and attached, cluster and zero lot line dwellings,  
101 and multi-family housing.

102 Areas within this category may be suitable for a higher intensity use, upward to a maximum  
103 of ten units per net acres. Densities from seven to ten units per net acre may be approved if  
104 the location meets required points and the development provides central water and sewer  
105 system.

106 Review of specific densities shall be directed toward preserving the stability and integrity of  
107 established residential development and toward providing equitable treatment of lands with  
108 similar characteristics. Design techniques of landscaping, screening and buffering shall be  
109 employed to assure a smooth transition in residential structure types and densities.

110 A maximum density of 16 units per net acre may be allowed within the Urban Core (10)  
111 designation on the *Future Land Use Map* for the provision of housing for the elderly or  
112 handicapped and housing for very low-, low-income and moderate-income households.  
113 Location shall be based on need and criteria assessing proximity to the following: employment,  
114 mass transit, health care, parks, commercial services, and central utility services, as detailed in  
115 the Housing Element and land development regulations. A maximum 15 units per net acre  
116 may also be allowed if it is a proposed infill development meeting criteria of a Traditional  
117 Neighborhood Development.

118

119 **Analysis Regarding Urban Sprawl**

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

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

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

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

153

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

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

- 158 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
159 *community in a manner that does not have an adverse impact on and protects natural resources and*  
160 *ecosystems.*
- 161 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

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

174

175 **Staff Analysis regarding Sprawl:**

176 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
177 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
178 163.3177(6)(a)9.b:

179 Staff Finding: Directs 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  
181 resources and ecosystems.

182 Staff Finding: The proposed amendment is an infill development project located adjacent to other  
183 residential of similar density which maximizes the use of existing public infrastructure and  
184 services.

185 Staff Finding: Preserves agricultural areas and activities, including silviculture, and dormant, unique, and  
186 prime farmlands and soils by developing within already impacted lands.

187 Staff Finding: Does not further impact open space and natural lands as it is development within and already  
188 urbanized setting.

189

190 **Recommendation**

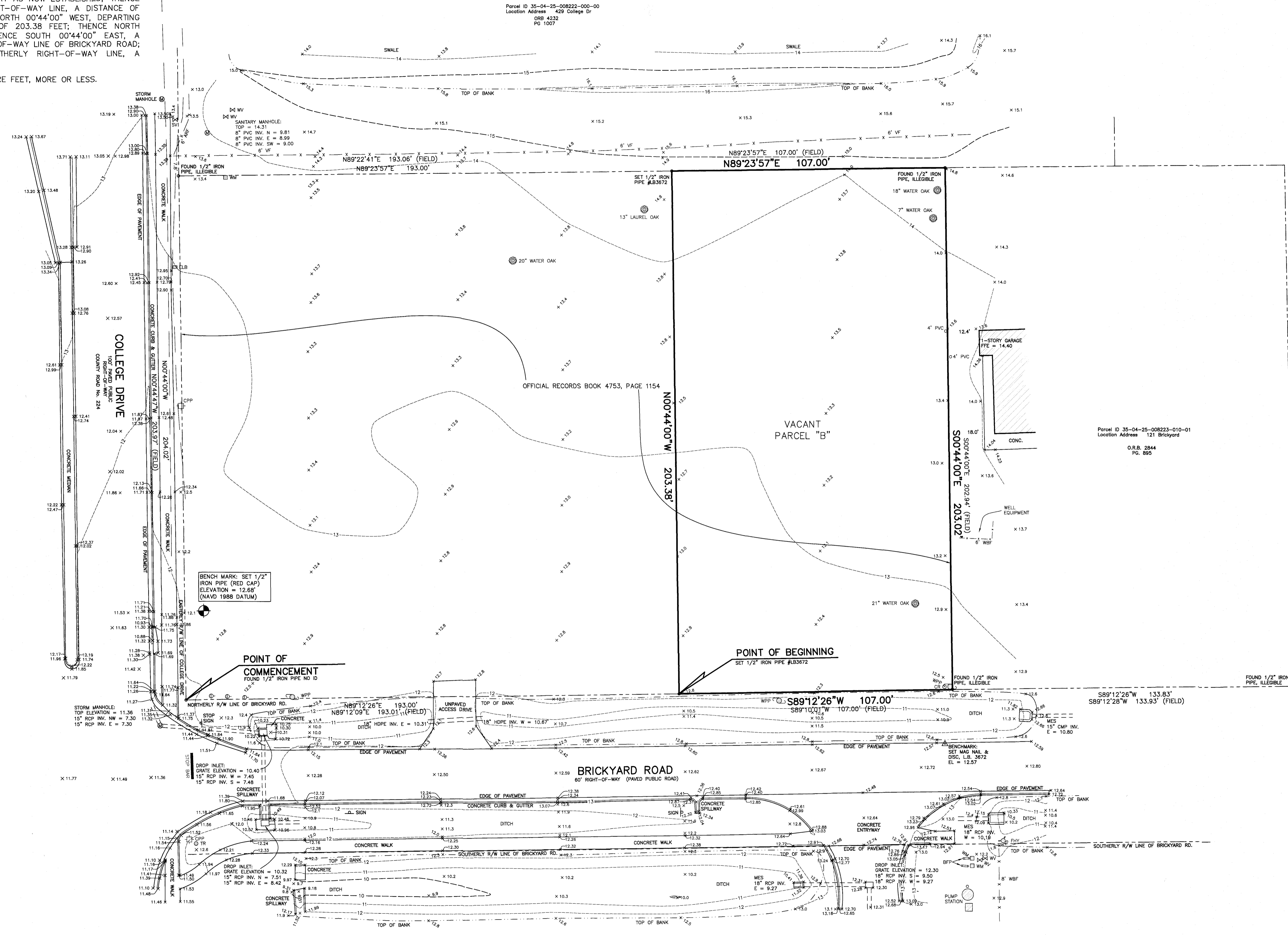
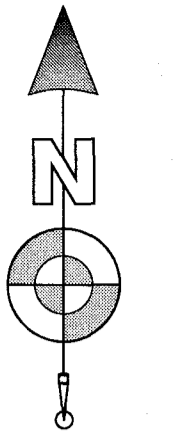
191 Staff recommends approval of COMP 26-0007.

# MAP SHOWING SURVEY OF

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°12'26" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET; THENCE NORTH 89°23'57" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.50 ACRES OR 21,742 SQUARE FEET, MORE OR LESS.



SYMBOL LEGEND	
⊗	FIRE HYDRANT
⊙	LIGHT POLE
⊕	GAS VALVE
⊖	WATER VALVE
⊘	CLEAN OUT
⊙	UTILITY POLE
⊙	GUY ANCHOR
⊙	BOLLARD
⊙	WATER METER
⊙	TELEPHONE RISER
⊙	CABLE RISER
⊙	ELECTRIC BOX
⊙	SIGN
⊙	CONCRETE POWER POLE
⊙	MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
CALC	CALCULATED
(FIELD)	FIELD MEASUREMENT
ALF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
WF	WYTH FENCE
WF	WOOD FENCE
CONC.	CONCRETE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	PAGE
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION
RFE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
HDPE	HIGH DENSITY POLYETHYLENE

**GENERAL SURVEY NOTES**

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154, BEING S00°44'00"E, AS PER DEED. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 GPS RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.

FILE: 2026-0417-2  
 DRAWN BY: WJZ  
 SCALE: 1" = 20'

5. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12019C0160E, REVISED MARCH 16, 2014 FOR CLAY COUNTY, FLORIDA.

6. TREES WERE NOT LOCATED BY A CERTIFIED ARBORIST.

7. LEGAL DESCRIPTION AS SHOWN HEREON WAS WRITTEN AS PART OF THIS SURVEY.

CERTIFIED TO:  
 ADW CONSTRUCTION LLC  
 SOUTHEAST ENGINEERING GROUP

JASON D. BOATWRIGHT  
 Florida Licensed Surveyor and Mapper No. LS 7292

DATE: APRIL 1, 2026  
 SHEET 1 OF 1

**BOATWRIGHT LAND SURVEYORS, INC.**  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



---

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

2  
3 **Copies of the application are available in the Clay County Planning and Zoning Office**  
4 **3<sup>rd</sup> floor, located at 477 Houston Street Green Cove Springs, FL 32043**  
5

---

6 **Owner / Applicant Information:**

**Owner:** Winter Investments, LLC  
**Agent:** David Winter (Winter Investments, LLC)

---

7  
8 **Property Information**

<b>Parcel ID:</b> 35-04-25-008223-010-00	<b>Parcel Address:</b> College Dr. & Brickyard Rd.
<b>Current Zoning:</b> Planned Commercial Development (PCD)	<b>Current Land Use:</b> Commercial (COM)
<b>Proposed Zoning:</b> Planned Commercial Development (PCD)	<b>Total Acres:</b> 1.4 +/- acres
	<b>Acres affected by Zoning change:</b> .5 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

---

9  
10 **Introduction:**

11 This application is an amendment to the current Planned Commercial District (PCD) to remove a .5-acre  
12 portion and to update the proposed development plan. The subject parcel is located on the north side of  
13 Brickyard Road, at the corner with College Dr. The property is currently undeveloped.

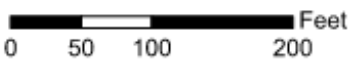
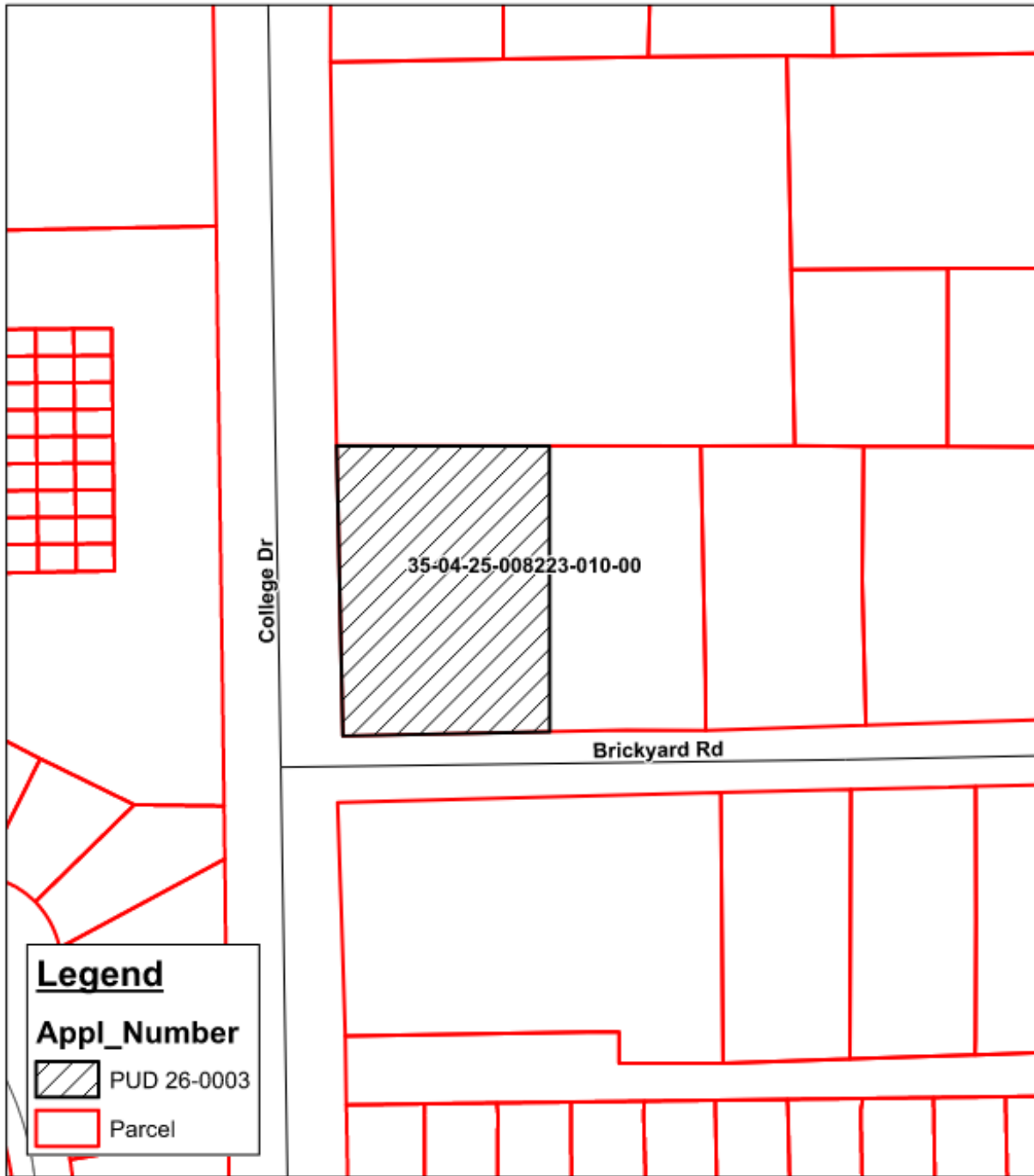
14  
15 Two additional applications have been submitted in conjunction with this requested rezoning; one to amend  
16 the Future Land Use designation for the .5-acre portion being removed from this PCD and a second rezoning  
17 application for residential designation of that same portion.

18  
19

Figure 1 – Location Map



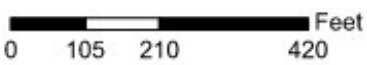
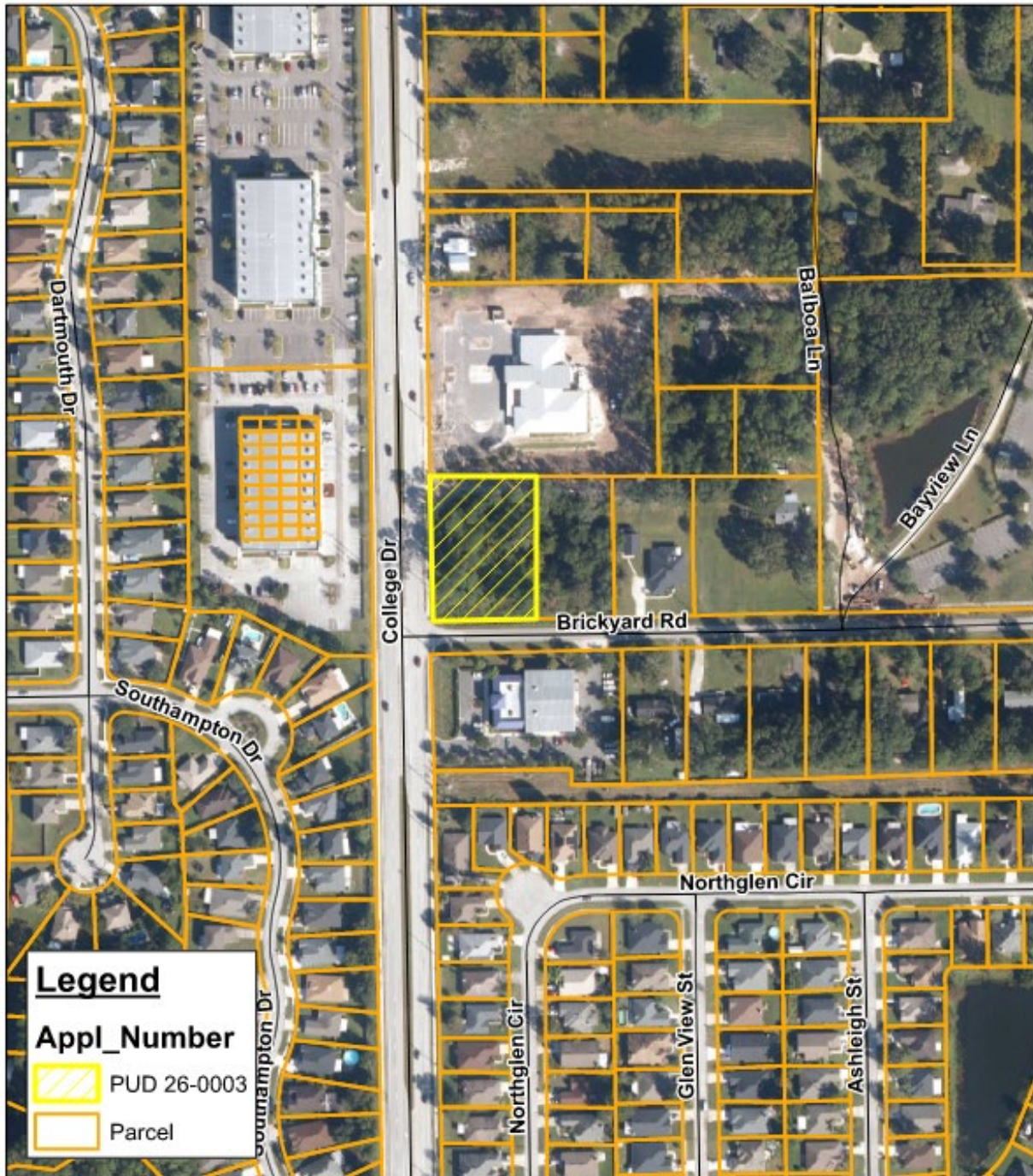
Figure 2 – Parcel Map



**Rezoning: PUD 26-0003  
Parcel Map**



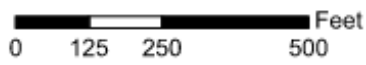
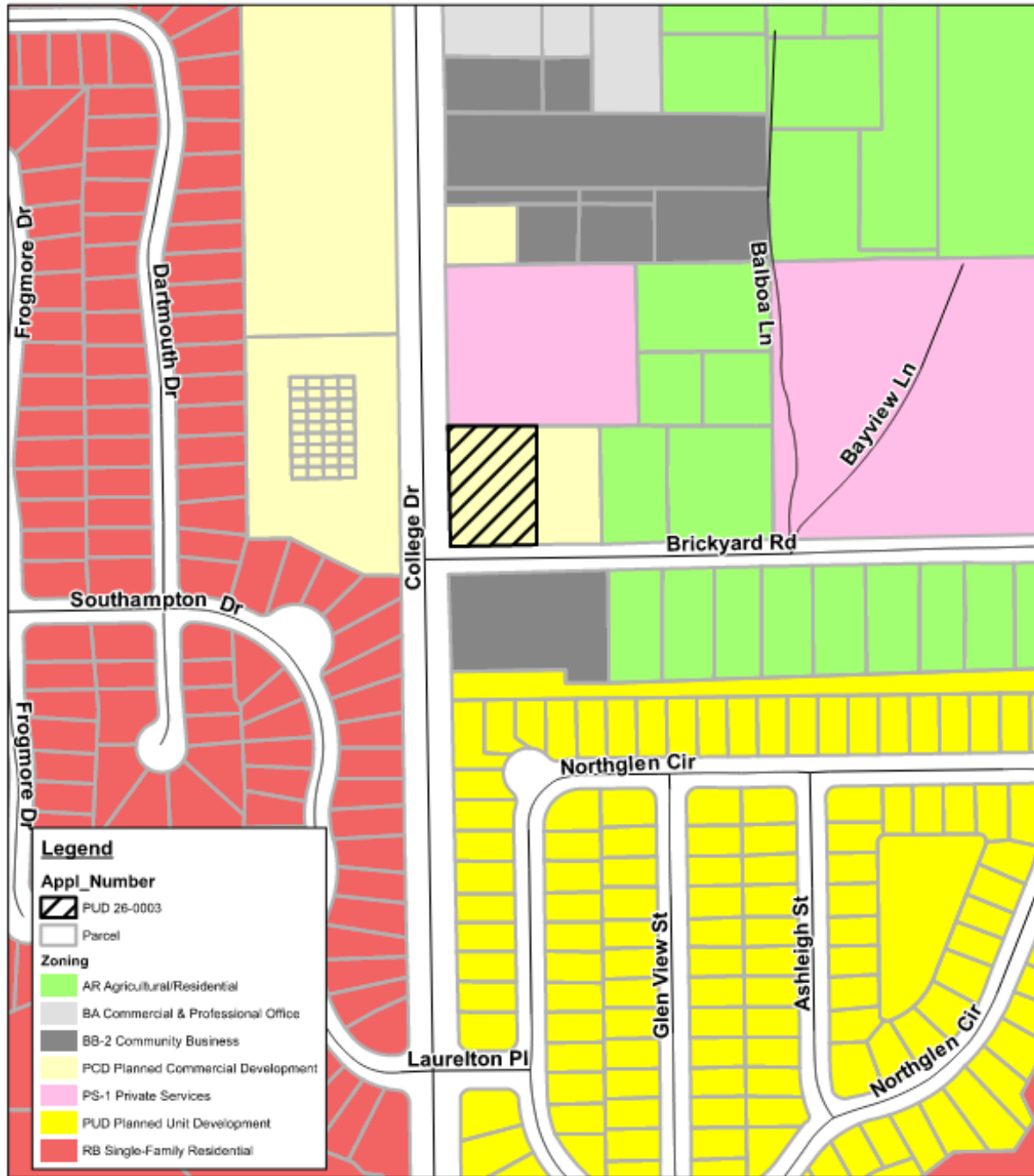
Figure 3 – Aerial Photo



**Rezoning: PUD 26-0003  
from PCD to PCD**



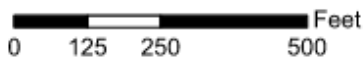
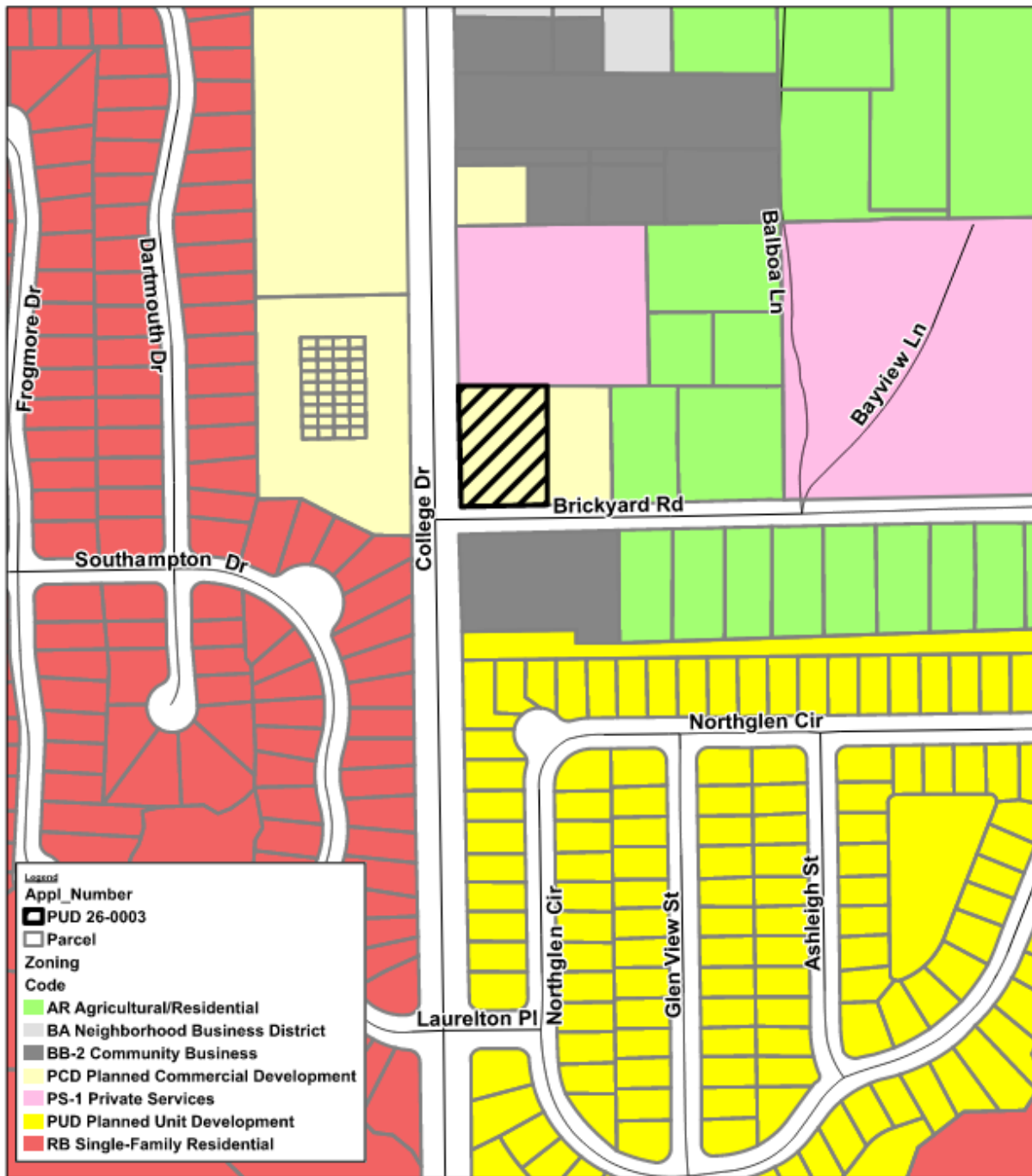
Figure 4 – Existing Zoning Map



**Existing Zoning  
Rezoning: PUD 26-0003  
from PCD to PCD**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: PUD 26-0003  
from PCD to PCD**



33 **Relevant Land Development Code Policy:**

34 The following policy relates to the proposed rezoning request:

35 **Sec. 3-31. PLANNED COMMERCIAL DEVELOPMENT DISTRICT (ZONE PCD)**

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(a) *Intent and purpose.* It is the intent of this district to permit Planned Commercial Developments which are intended to encourage the development of land as planned commercial sites; encourage flexible and creative concepts of site planning; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of conventional commercial zoning districts and to provide a stable environment and use which is compatible with the character of surrounding areas.

(b) *Permitted uses.* Any non-residential use, including commercial or retail uses, offices, clinics and professional uses, and residential dwellings as an accessory use to the permitted non-residential use for the purpose of providing security for the non-residential use, provided that any use proposed for the site must be approved by the Board of County Commissioners at the time of zoning approval. (Amended 8/27/96 - Ord. 96-35)

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

(d) *Planned Commercial Development approval procedure.* Approval for a Planned Commercial Development is obtained through a two-step process. The first step is an approval of the Preliminary Site Plan, including use or uses of the site, and rezoning of the land. The second step consists of Final Site Plan approval along with the Developer's Commitment Agreement.

(e) *Planned Commercial Development zoning and preliminary site plan approval.* The applicant shall submit to the Planning and Zoning Department a request for rezoning to Planned Commercial Development Zoning Classification and a Preliminary Site Plan containing the following exhibits:

- (1) A vicinity map showing the location of the proposed development and the relationship to surrounding streets and driveways.
- (2) A site plan indicating location of all proposed structures, buffer areas, wetlands, parking areas, driveway locations and landscaping concepts.
- (3) Detailed explanation of the proposed use of the property.

The Planning Commission will hold a public hearing on the request and forward their recommendations to the Board of County Commissioners.

The Board of County Commissioners, in approving any Planned Commercial Development rezoning, may impose special conditions or safeguards so as to insure the proposed development

80 will not have an adverse impact on the public interest.

81  
82 (f) *Final site plan approval.* The applicant shall submit, within thirty (30) months from the date of  
83 Preliminary Site Plan approval.

84  
85 (1) A Final Site Plan containing all the required submittals in accordance with Section 20.3-  
86 33(d) of this Article.

87  
88 (2) A completed Developer's Commitment Agreement containing all conditions imposed  
89 during Preliminary Site Plan approval.

90  
91 The Final Site Plan and the Developer's Commitment Agreement will be reviewed by the  
92 Development Review Committee prior to the issuance of any building permit.

93  
94 (g) *Revisions of Planned Commercial Development final site plan.* Any major or substantial change  
95 in the approved PCD, which affects the intent and character of the development or permitted  
96 uses shall be reviewed and approved by the Board of County Commissioners. If the requested  
97 changes are deemed to have a substantial effect on adjacent property owners, the Board of  
98 County Commissioners shall cause a public hearing to be held prior to official action on said  
99 requested change.

100  
101 Minor changes that do not affect the intent or character of the development may be approved by  
102 the Planning and Zoning Director.

103  
104 (h) *Planned Commercial Development Time Limitations.*

105  
106 (1) If substantial construction, as determined by the Planning and Zoning Director has not  
107 begun within four (4) years after approval of the Planned Commercial Development, the  
108 approval of the Planned Commercial Development will lapse.

109  
110 (2) At its discretion and for good cause, the Board of County Commission may extend for  
111 one additional year the period for beginning construction. If the approved Planned  
112 Commercial Development lapses under this provision, the Planning and Zoning Director  
113 shall cause the Planned Commercial Development district to be removed from the  
114 Official Zoning Atlas, mail a notice by registered mail of revocation to the owner, and  
115 reinstate the zoning district which was in effect prior to the approval of the Planned  
116 Commercial Development.

117  
118 (i) *Deviation from the Development Plan.* Any unapproved deviation from the accepted  
119 Development Plan shall institute a breach of agreement between the applicant and the County.  
120 Such deviation may cause the Board of County Commissioners to immediately revoke the  
121 Development Plan until such time as the deviations are corrected or become a part of the accepted  
122 Development Plan.

- 125 (j) *Phase Development.*  
126  
127 (1) A Planned Commercial Development as defined herein may be developed in phases with  
128 the approval of the Board of County Commissioners. In the event the applicant desires  
129 to develop a Planned Commercial Development in phases, the applicant shall submit a  
130 Schedule of Phases in addition to those items required with the application for zoning.  
131 The Schedule of Phases shall contain the following:  
132  
133 (i) The number of phases;  
134  
135 (ii) The date of commencement for each phase;  
136  
137 (iii) The approximate number of acres contained in each phase of development.  
138  
139 (iv) A map indicating with reasonable certainty the location of each phase of  
140 development.  
141  
142 (2) The Final Development Plans for the first phase shall be submitted within 12 months of  
143 the approval of the Planned Unit Development. Final Development Plans for each  
144 subsequent phase shall be submitted not later than six months prior to the date of  
145 commencement of each phase for the approval by the Board of County Commissioners.  
146  
147 (3) Multi-County Planned Commercial Development. The requirement of that substantial  
148 construction begin within two years of approval of the Planned Commercial  
149 Development shall be satisfied by commencing substantial construction in either county.  
150  
151 (4) Developments on Regional Impact. The requirements of this Section shall be  
152 supplemented or superseded by any contrary provisions of a County Development Order  
153 for a Development of Regional Impact (DRI), if the County, DRI developer, Florida  
154 Department of Community Affairs and appropriate Regional Planning Council have  
155 entered a development agreement pursuant to Section 380.032(3) Florida Statutes,  
156 modifying this Section.  
157  
158 (k) *Visual Barrier:* Proposed non-residential development shall be buffered from adjacent land  
159 within the residential land use categories identified in Section 20.3-8 with a ten (10) foot  
160 landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting  
161 thirty (30) feet on center. For all development commenced on or after January 28, 2003, the  
162 provisions of this subsection shall not apply. For developments that commence after this  
163 date, the provisions of Article VI of the Clay County Land Development Code (the Tree  
164 Protection and Landscaping Standards) will apply. (Rev. 02/08/11)  
165  
166 (l) Conditional Uses - The following uses are permitted in the PCD Zoning District, subject to the  
167 conditions provided in Section 20.3-5.  
168  
169 (1) Medical Marijuana Treatment Center Dispensing Facility  
170  
171

172 **Analysis of Proposed Rezoning Amendment**

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

175  
176 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
177 adjacent and nearby districts;

178 Staff Finding: The proposed change will reduce the intensity of the prior rezoning to remove land that  
179 was intended for development as commercial and a museum. The portion being removed is proposed for  
180 single family residential development.

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

183 Staff Finding: The existing district boundaries are not illogically drawn. The depth of commercial  
184 development along College Drive is inconsistent.

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

188 Staff Finding: The conditions since the 2024 rezoning of the parcel have changed and the property owner  
189 no longer wishes to develop the land as previously approved for commercial and a museum.

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

191 Staff Finding: While it could be developed under the current zoning, it is no longer financially feasible for  
192 the property owner to develop under the original plan.

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

195 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan.

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

198 Staff Finding: There is no public purpose served by maintaining the current zoning.

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

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

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

204 Staff Finding: There is a demand for commercial development and the opportunity for job creation.

205 The proposed rezoning would change the subject parcel from Planned Commercial Development (PCD) to  
206 Planned Commercial Development (PCD). This change would be in keeping with the evolving character of  
207 the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Private Services District (PS-1)
South (across Brickyard Road)	Commercial (COM)	Community Business District (BB-2)
East (proposed)	Urban Core (10) (UC-10)	Agricultural/Residential District (AR)
West (across College Drive)	Commercial (COM)	Planned Commercial Development (PCD)

208

209 PCD Written Narrative and Site Plan

210 The written narrative and site plan for the PCD have been revised to remove the .5-acre portion and to  
211 reflect the proposed development of one 3,500 square foot office building.

212 **Recommendation**

213 Staff recommends approval of PUD 26-0003.

214

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .90 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD) 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 26-0003, seeks to rezone certain real property totaling approximately .90 acres (tax parcel identification # 35-04-25-008223-010-00) (the Property), described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Planned Commercial Development District (PCD) 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 June, 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"

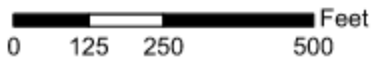
2026-0417-1

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 00°44'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.02 FEET; THENCE NORTH 89°23'57" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.38 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.90 ACRES OR 39,314 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"



**Proposed Zoning  
Rezoning: PUD 26-0003  
from PCD to PCD**



Exhibit "B-1"

Planned Commercial Development Written  
Description College Drive Office

**Owner Contact Information:** **David Winter**  
1633 Farm Way Suite 504  
Middleburg, FL 32068  
Office.adw1@gmail.com  
Phone (904) 591-0171

**Parcel Identification Number:** 35-04-25-008223-010-00

**Existing Land Use:** Commercial

**Proposed Land Use:** Commercial

**Existing Zoning:** Planned Commercial Development (PCD)

**Proposed Zoning:** Planned Commercial Development (PCD) – Amend -

**Surrounding Land Use:** North -  
Commercial South  
- Commercial East  
- Urban Core 10  
West -  
Commercial

**Surrounding Zoning:** North – PS-1 (Private Services)  
South – BB-2 (Community  
Business) East - A R  
(Agricultural/Residential)  
West - PCD (Planned Commercial Development)

Existing Site Description:

Acreage: Approximately 1.44

acres The site is currently vacant.

**Proposed Development:**

Permitted Uses:

The applicant proposes to rezone approximately 0.9 acres of property located at the corner of College Drive and Brickyard Road, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from PCD to PCD - Amended. The PCD rezoning will permit the parcel to be developed for office use.

Office portion of the project will consist of maximum of 3,500 sf of office use which may include contractor’s office or professional and business office uses. Outdoor storage is prohibited.

Development and Design Criteria:

The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

*Setbacks:*

- Minimum building setback from College Drive – 25 feet
- Minimum building setback from Brickyard Road – 15 feet
- Minimum rear setback (property line opposite College Drive) 25 feet
- Minimum side setback (property line opposite Brickyard Road) 15 feet

*Signage:*

Signs shall be permitted on College Drive and Brickyard Road consistent with the Sign Regulations of Clay County, Florida. In addition to permitted signage, an outdoor display, if approved by the Planning and Zoning Director as to size, lighting, location and content.

*Parking:*

Contractors Office – 1 space per 300 sf of office;

*Landscaping:*

Landscaping shall be provided consistent with the required tree and shrub planting of Article VI, Tree Protection & Landscape Standards, of the County Land Development Code, subject to the following:

*Perimeter Buffers:*

- a) North: approx. fifteen (15) feet.
- b) South: approx. ten (10) feet.
- c) East: approx. fifteen (15) feet.
- d) West: approx. ten (10) feet.

*Access:*

The location of the access point shown on the Site Plan is schematic and may be subject to realignment and relocation prior to development. The location and design of the access point

will be subject to the review and approval of the County Chief Engineer.

*Number of Buildings Proposed:*

One (1) proposed buildings not exceeding 3,500 square feet in total.

*Building Height:*

Max height of thirty-five (35) feet

*Lighting:*

Development will comply with the lighting requirements adopted in the Lake Asbury Master Plan Land Development Regulations in effect as of the date of this written description.

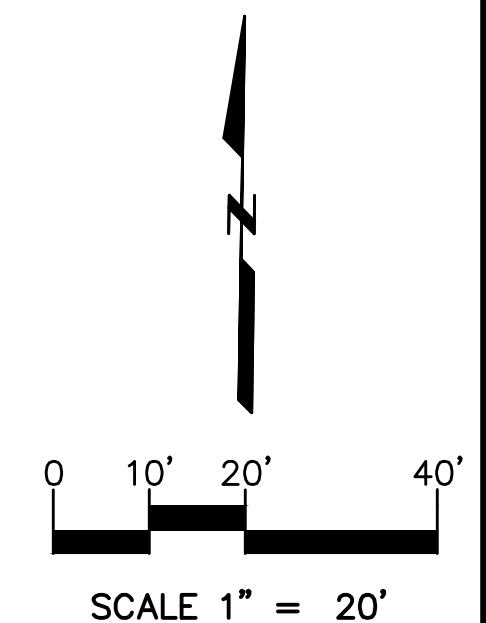
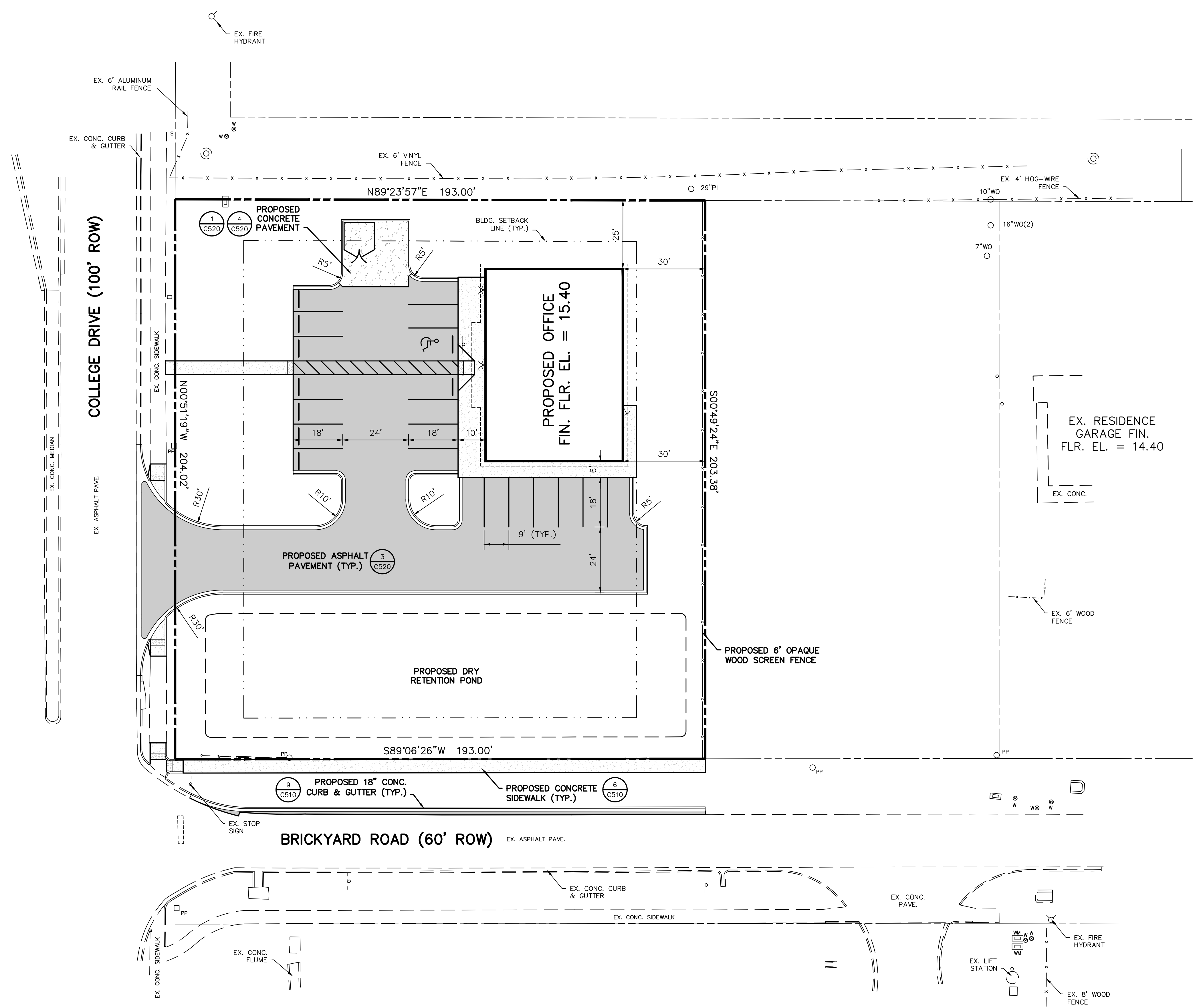
Exhibit "B-2"

**STATISTICAL SUMMARY**

PARCEL ID - 35-04-25-008223-010-00  
 PARCEL AREA - 39,3147 SF (0.90 AC)  
 EXISTING ZONING - PCD  
 PROPOSED CONTRACTOR'S OFFICE - 3,500 SF (9% FAR)  
 PARKING REQUIRED - 1/300 SF OFFICE = 12 SPACES  
 PARKING PROVIDED - 21 SPACES  
 PROPOSED IMPERVIOUS AREA - 15,859 SF (40% ISR)

**ADW CONSTRUCTION**  
**PROPOSED OFFICE AND RETAIL DEVELOPMENT**  
 109 BRICKYARD ROAD, MIDDLEBURG, FL 32068

**SITE GEOMETRY PLAN**



REV.	DATE	BY	DESCRIPTION
0	8-29-23	MJP	CONSTRUCTION ISSUE
1	9-13-23	MJP	REVISED PERMIT ISSUE
2	9-27-23	MJP	REVISED PERMIT ISSUE
3	10-10-23	MJP	PRICING ISSUE
4	11-14-23	MJP	PERMIT ISSUE

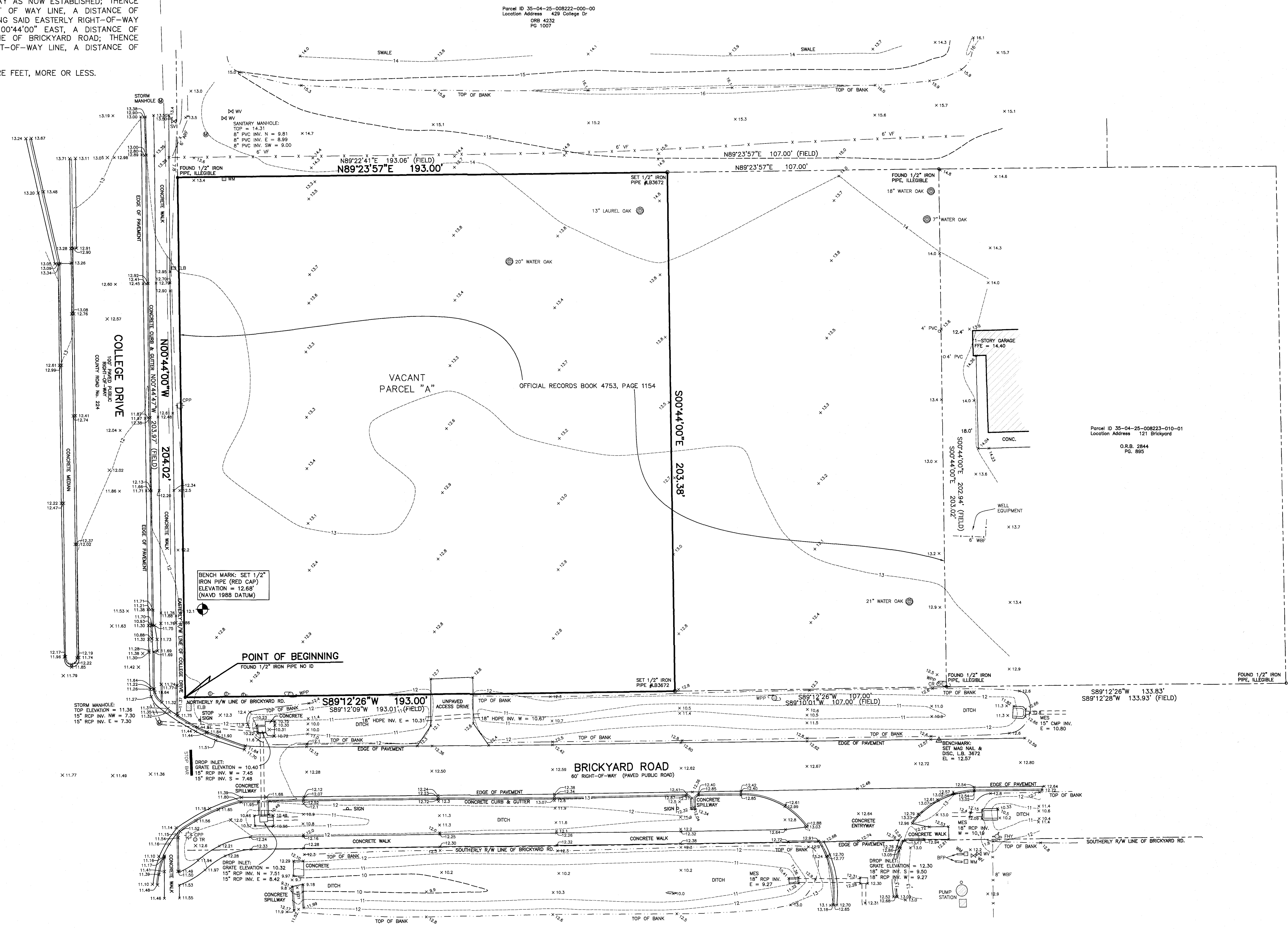
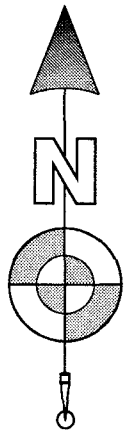
JOB NO. 23ENG021  
 DRAWN: MJP  
 CHECKED: MJP  
 SCALE: 1" = 20'  
**C200**  
 DRAWING NO.

# MAP SHOWING SURVEY OF

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 00°44'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.02 FEET; THENCE NORTH 89°23'57" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.38 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.90 ACRES OR 39,314 SQUARE FEET, MORE OR LESS.



Parcel ID 35-04-25-008223-000-00  
Location Address 429 College Dr  
O.R.B. 4232  
PG. 1007

Parcel ID 35-04-25-008223-010-01  
Location Address 121 Brickyard  
O.R.B. 2844  
PG. 695

SYMBOL LEGEND	ABBREVIATION LEGEND
⊗ FIRE HYDRANT	BFP BACK-FLOW PREVENTER
⊕ LIGHT POLE	CA(C) CALCULATED
⊕ GAS VALVE	(FIELD) FIELD MEASUREMENT
⊕ WATER VALVE	ALF ALUMINUM RAIL FENCE
⊕ CLEAN OUT	CBF CHAIN LINK FENCE
⊕ UTILITY POLE	VP VINYL FENCE
⊕ GUY ANCHOR	WF WOOD FENCE
⊕ BOLLARD	CONC. CONCRETE
⊕ WATER METER	OFFICIAL RECORDS BOOK
⊕ TELEPHONE RISER	PT PLAT BOOK
⊕ CABLE RISER	MEB MITERED END SECTION
⊕ ELECTRIC BOX	CMP CORRUGATED METAL PIPE
⊕ SIGN	PVC POLY(VINYL CHLORIDE) PIPE
⊕ CONCRETE POWER POLE	RCF REINFORCED CONCRETE PIPE
⊕ MANHOLE	EL ELEVATION
	FFE FINISHED FLOOR ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	PCC POINT OF COMPOUND CURVE
	HDPE HIGH DENSITY POLYETHYLENE

**GENERAL SURVEY NOTES**

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154, BEING S00°44'00"E, AS PER DEED.
- BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12I GPS RUNNING TRIMBLE VRS SOFTWARE IN N.A.S.D., 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.

- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12019C0160E, REVISED MARCH 16, 2014 FOR CLAY COUNTY, FLORIDA.
- TREES WERE NOT LOCATED BY A CERTIFIED ARBORIST.
- LEGAL DESCRIPTION AS SHOWN HEREON WAS WRITTEN AS APART OF THIS SURVEY.

CERTIFIED TO:  
ADW CONSTRUCTION LLC  
SOUTHEAST ENGINEERING GROUP

*Jason D. Boatwright*  
**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7262  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2026-0417-1  
DRAWN BY: WW2  
SCALE: 1" = 20'

**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: APRIL 1, 2026  
SHEET 1 OF 1

## Exhibit "B"

### Planned Commercial Development Written Description College Drive Office

**Owner Contact Information:** **David Winter**  
1633 Farm Way Suite 504  
Middleburg, FL 32068  
Office.adw1@gmail.com  
Phone (904) 591-0171

**Parcel Identification Number:** 35-04-25-008223-010-00

**Existing Land Use:** Commercial

**Proposed Land Use:** Commercial

**Existing Zoning:** Planned Commercial Development (PCD)

**Proposed Zoning:** Planned Commercial Development (PCD) – Amend -

**Surrounding Land Use:** North -  
Commercial South  
- Commercial East  
- Urban Core 10  
West -  
Commercial

**Surrounding Zoning:** North – PS-1 (Private Services)  
South – BB-2 (Community  
Business) East - AR  
(Agricultural/Residential)  
West - PCD (Planned Commercial Development)

#### Existing Site Description:

Acreage: Approximately 1.44

acres The site is currently vacant.

#### Proposed Development:

##### Permitted Uses:

The applicant proposes to rezone approximately 0.9 acres of property located at the corner of College Drive and Brickyard Road, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from PCD to PCD - Amended. The PCD rezoning will permit the parcel to be developed for office use.

Office portion of the project will consist of maximum of 3,500 sf of office use which may include contractor’s office or professional and business office uses. Outdoor storage is prohibited.

Development and Design Criteria:

The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

*Setbacks:*

- Minimum building setback from College Drive – 25 feet
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*Signage:*

Signs shall be permitted on College Drive and Brickyard Road consistent with the Sign Regulations of Clay County, Florida. In addition to permitted signage, an outdoor display, if approved by the Planning and Zoning Director as to size, lighting, location and content.

*Parking:*

Contractors Office – 1 space per 300 sf of office;

*Landscaping:*

Landscaping shall be provided consistent with the required tree and shrub planting of Article VI, Tree Protection & Landscape Standards, of the County Land Development Code, subject to the following:

*Perimeter Buffers:*

- a) North: approx. fifteen (15) feet.
- b) South: approx. ten (10) feet.
- c) East: approx. fifteen (15) feet.
- d) West: approx. ten (10) feet.

*Access:*

The location of the access point shown on the Site Plan is schematic and may be subject to realignment and relocation prior to development. The location and design of the access point will be subject to the review and approval of the County Chief Engineer.

*Number of Buildings Proposed:*

One (1) proposed buildings not exceeding 3,500 square feet in total.

*Building Height:*

Max height of thirty-five (35) feet

*Lighting:*

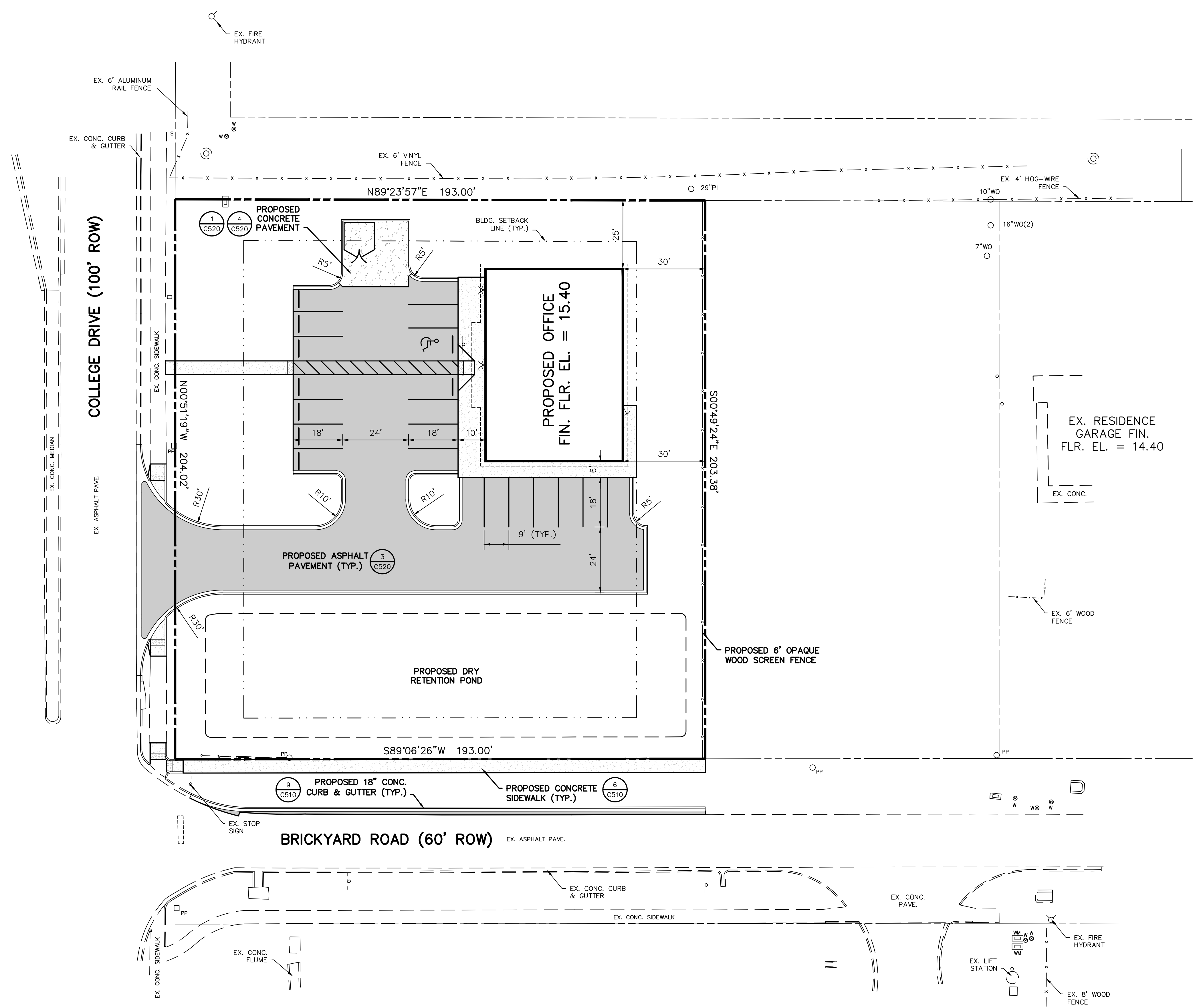
Development will comply with the lighting requirements adopted in the Lake Asbury Master Plan Land Development Regulations in effect as of the date of this written description.

**STATISTICAL SUMMARY**

PARCEL ID - 35-04-25-008223-010-00  
 PARCEL AREA - 39,3147 SF (0.90 AC)  
 EXISTING ZONING - PCD  
 PROPOSED CONTRACTOR'S OFFICE - 3,500 SF (9% FAR)  
 PARKING REQUIRED - 1/300 SF OFFICE = 12 SPACES  
 PARKING PROVIDED - 21 SPACES  
 PROPOSED IMPERVIOUS AREA - 15,859 SF (40% ISR)

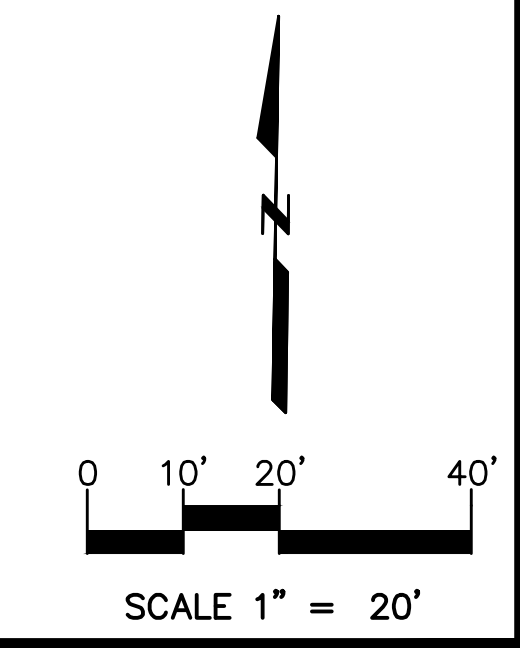
**ADW CONSTRUCTION**  
**PROPOSED OFFICE AND RETAIL DEVELOPMENT**  
 109 BRICKYARD ROAD, MIDDLEBURG, FL 32068

**SITE GEOMETRY PLAN**



REV.	DATE	BY	DESCRIPTION
0	8-29-23	MJP	CONSTRUCTION ISSUE
1	9-13-23	MJP	REVISED PERMIT ISSUE
2	9-20-23	MJP	REVISED PERMIT ISSUE
3	9-20-23	MJP	PRICING ISSUE
4	9-22-23	MJP	PERMIT ISSUE
5	11-16-23	MJP	PERMIT ISSUE

JOB NO. 23ENG021  
 DRAWN: MJP  
 CHECKED: MJP  
 SCALE: 1" = 20'



**C200**  
 DRAWING NO.



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

2  
3 **Copies of the application are available in the Clay County Planning and Zoning Office,**  
4 **3<sup>rd</sup> floor, located at 477 Houston Street Green Cove Springs, FL 32043**  
5

---

6 **Owner / Applicant Information:**

Owner: Winter Investments, LLC  
Agent: David Winter

---

7  
8 **Property Information**

<b>Parcel ID:</b> 35-04-25-008223-010-00	<b>Parcel Address:</b> College Dr. & Brickyard Rd.
<b>Current Zoning:</b> Planned Commercial Development District (PCD)	<b>Current Land Use:</b> Commercial (COM)
<b>Proposed Zoning:</b> Agricultural/Residential District (AR)	<b>Total Acres:</b> 1.4 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Acres affected by Zoning change:</b> .5 +/- acres
	<b>Planning District:</b> OakLeaf Branan-Ridge

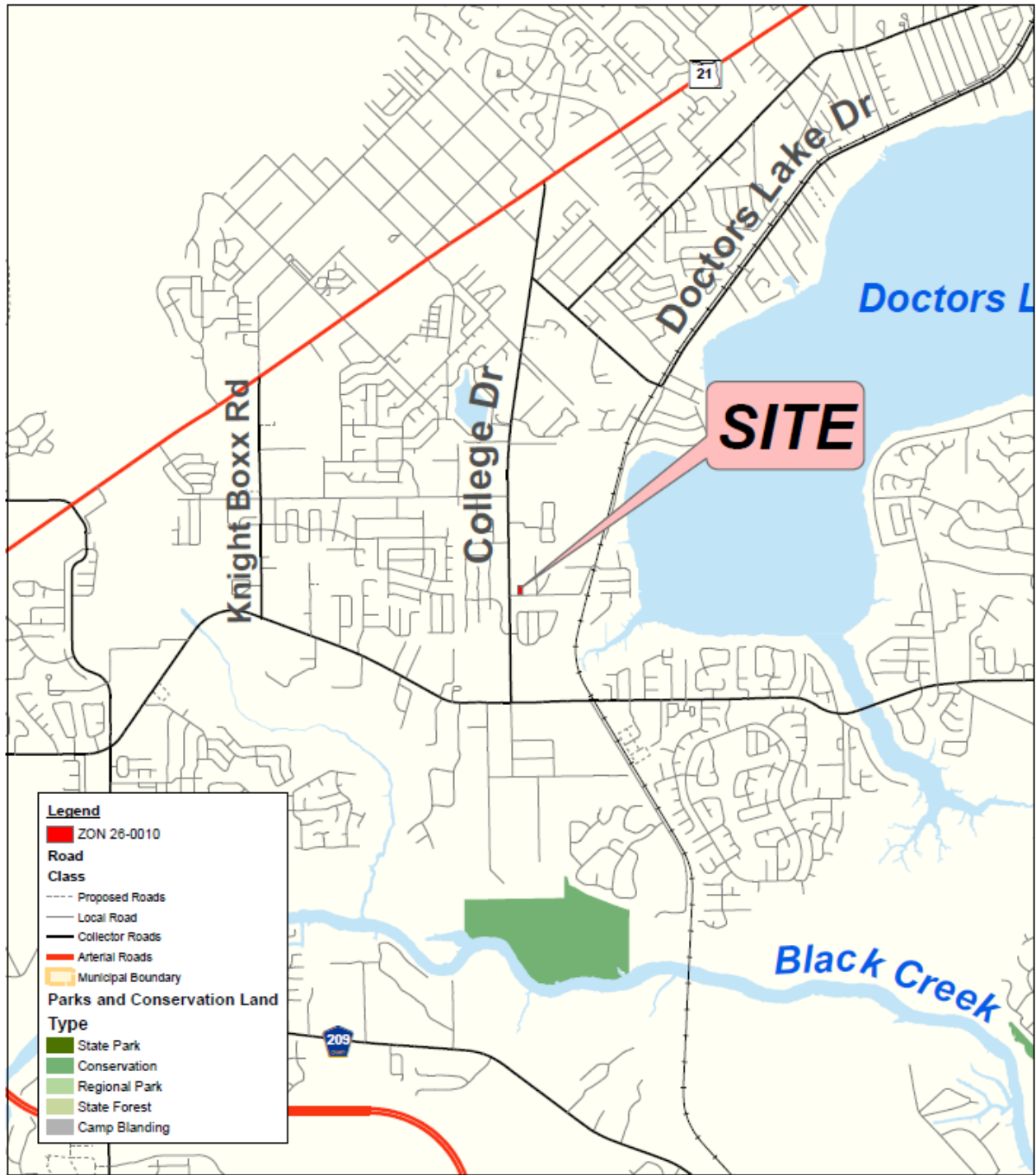
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9  
10 **Introduction:**

11 This application is a rezoning to change a portion of a single parcel of land (.5 acres) from Planned  
12 Commercial Development District (PCD) to Agricultural/Residential District (AR). The subject parcel is  
13 located on the north side of Brickyard Road near the corner of College Drive.

14  
15 A companion Comprehensive Plan Amendment application preceded this application.  
16  
17

Figure 1 – Location Map



0 1,700 3,400 6,800 Feet

Location Map  
Rezoning: ZON 26-0010





Figure 2 – Parcel Map

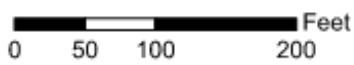


**Legend**

**Appl\_Number**

 ZON 26-0010

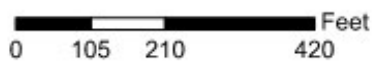
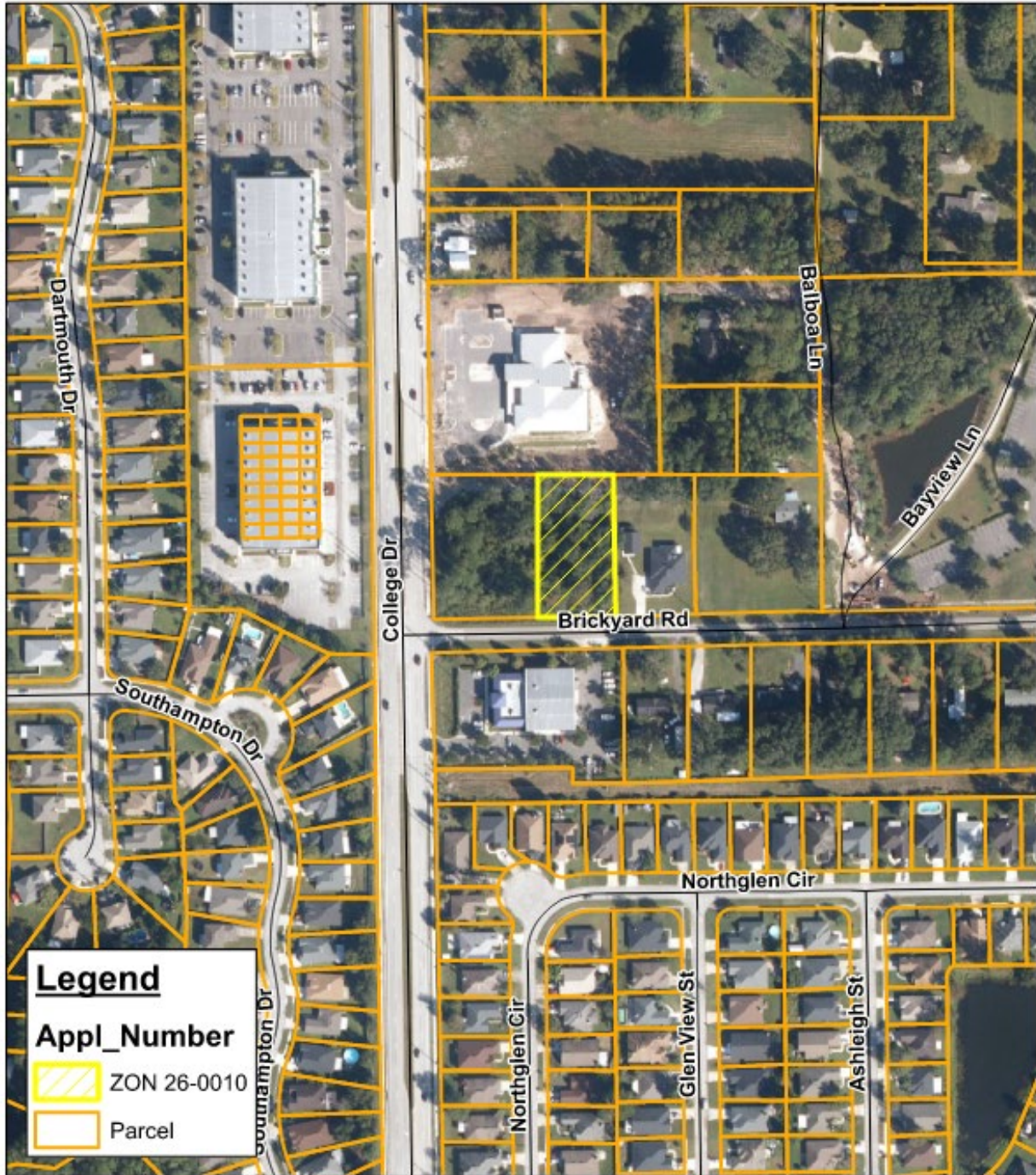
 Parcel



**Rezoning: ZON 26-0010**  
**Parcel Map**



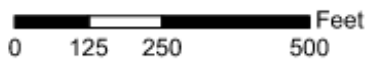
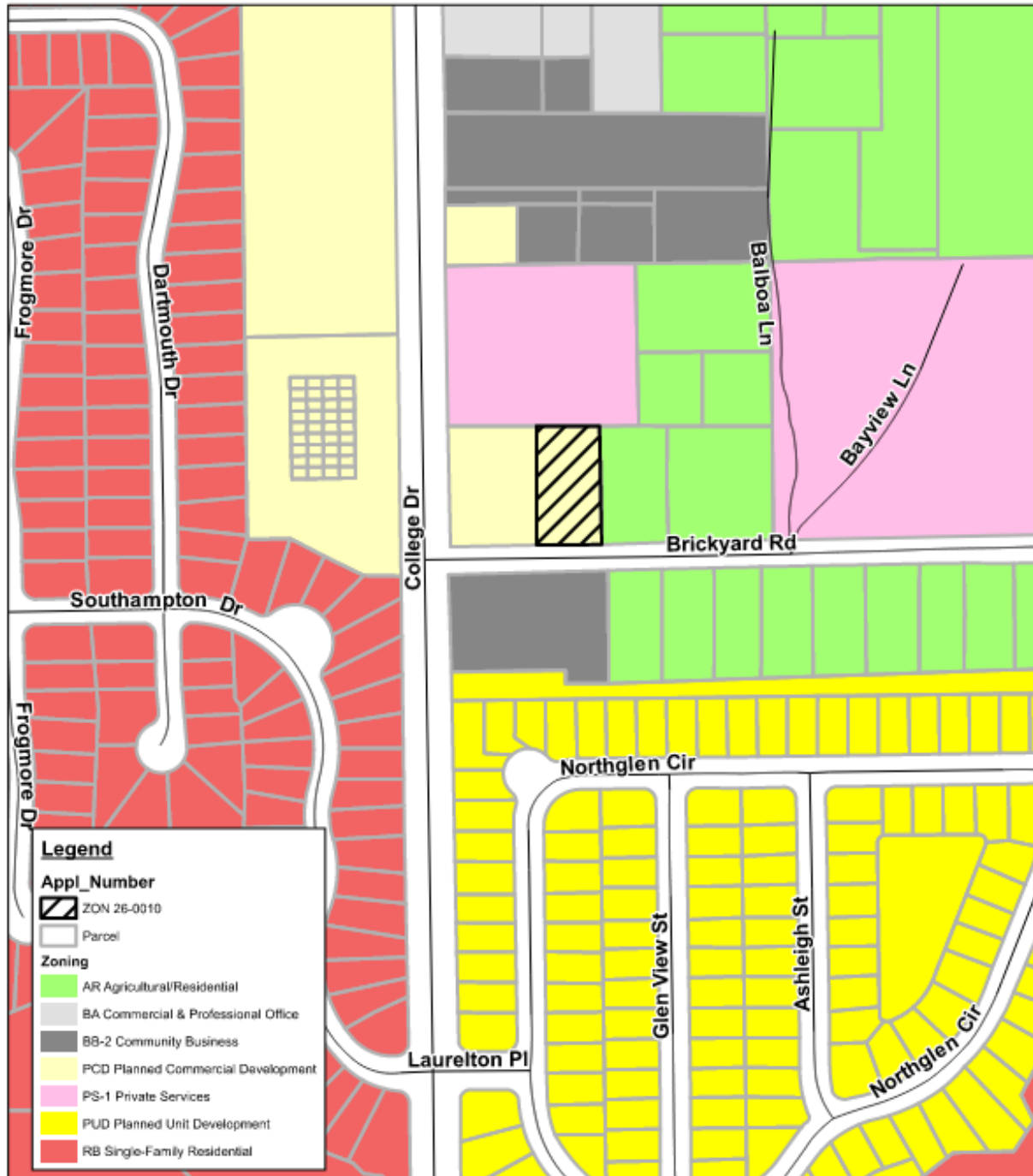
Figure 3 - Aerial Photo



**Rezoning: ZON 26-0010  
from PCD to AR**



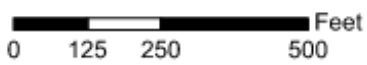
Figure 4 – Existing Zoning Map



**Existing Zoning**  
**Rezoning: ZON 26-0010**  
**from PCD to AR**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: ZON 26-0010  
from PCD to AR**



28 **Analysis of Surrounding Uses**

29 The proposed rezoning would change a .5-acre portion of the total parcel acreage of a single parcel of land  
30 from Planned Commercial Development District (PCD) to Agricultural/Residential District (AR). This  
31 change would be in keeping with the evolving character of the surrounding districts as shown in the table  
32 below:

	Future Land Use	Zoning District
North	Commercial (COM)	Private Services (PS-1)
South (across Brickyard Road)	Commercial (COM)	Community Business (BB-2)
East	Urban Core (10) (UC-10)	Agricultural/Residential (AR)
West	Commercial (COM)	Planned Commercial Development (PCD)

33

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

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

36 7) Urban Core (10) - "UC-10" (Urban): This designation is intended for land within the core of  
37 urban service areas and accessible to employment centers. Densities in this area shall range  
38 from a minimum of two units per net acre and a maximum of ten units per net acre. This  
39 classification includes single-family detached and attached, cluster and zero lot line dwellings,  
40 and multi-family housing.

41 Areas within this category may be suitable for a higher intensity use, upward to a maximum  
42 of ten units per net acres. Densities from seven to ten units per net acre may be approved if  
43 the location meets required points and the development provides central water and sewer  
44 system.

45 Review of specific densities shall be directed toward preserving the stability and integrity of  
46 established residential development and toward providing equitable treatment of lands with  
47 similar characteristics. Design techniques of landscaping, screening and buffering shall be  
48 employed to assure a smooth transition in residential structure types and densities.

49 A maximum density of 16 units per net acre may be allowed within the Urban Core (10)  
50 designation on the *Future Land Use Map* for the provision of housing for the elderly or  
51 handicapped and housing for very low-, low-income and moderate-income households.  
52 Location shall be based on need and criteria assessing proximity to the following: employment,  
53 mass transit, health care, parks, commercial services, and central utility services, as detailed in  
54 the Housing Element and land development regulations. A maximum 15 units per net acre  
55 may also be allowed if it is a proposed infill development meeting criteria of a Traditional  
56 Neighborhood Development.

57

58 **Relevant Land Development Code Policy**

59 The following Policy relates to the proposed Rezoning:

60 **Sec. 3-13. AGRICULTURAL/RESIDENTIAL DISTRICT (ZONE AR)**

61  
62 (a) *Intent.* All land designated as Zone AR is subject to the requirements of this Section as well as  
63 the appropriate density and intensity in Sec. 20.3-10. Such uses have been established to provide  
64 a transition between agricultural and the more urban residential areas; and to create a rural  
65 residential environment wherein natural constraints applicable to development can be  
66 recognized and protected in a manner compatible with the needs of the resident.

67  
68 (b) *Uses Permitted.*

69  
70 (1) Single-family or mobile home dwelling with their customary accessory uses.

71  
72 (2) For lots greater than one (1) acre in size, permitted uses include the non-commercial  
73 keeping and raising of horses, cattle, sheep, goats, swine and other similar animals.  
74 (amended 2/94 - Ord. 94-03)

75  
76 (3) For lots of one (1) acre or less in size, permitted uses include the non-commercial keeping  
77 and raising of horses, cattle, sheep, swine, goats and other similar farm animals;  
78 provided, however, that no more than two (2) horses, cattle, sheep, swine, goats and other  
79 large farm animals six (6) months of age or older shall be permitted to be raised, grazed,  
80 kept or maintained per one-half (1/2) acre of land. No animal pen, stall, stable, or other  
81 similar animal enclosure shall be located nearer than fifty (50) feet to the property.  
82 (amended 2/94 - Ord. 94-03)

83  
84 (4) Agricultural accessory uses that are customary and incidental to principal agricultural  
85 use shall be permitted as follows: (amended 2/95 - Ord. 95-2)

86  
87 (i) Accessory buildings directly incidental to the agricultural pursuits listed above.

88  
89 (ii) Sheds for the storage and repair of the owner's or tenant's farm equipment only,  
90 provided the structure does not exceed three thousand (3,000) square feet of gross  
91 floor area.

92  
93 (iii) Stand for the sale of products which are raised on the premises.

94  
95 (5) General agricultural pursuits of a variety similar, but not limited to, truck gardens,  
96 forestry, crop raising, horticulture, greenhouses, nurseries, groves, apiculture and  
97 pisciculture.

98  
99 (6) The sale of said products and commodities which are raised on the premises. Retail  
100 roadside sales permitted only from conforming structures on private property.

101  
102 (7) Garage sales will be allowed up to a maximum of two garage sales within any calendar  
103 year. The duration of each garage sale shall be a maximum of 72 hours and may be  
104 conducted only within daylight hours. No sign advertising a garage sale may be placed

- 105 on any public right-of-way.  
106  
107 (8) Storage of petroleum products.  
108  
109 (i) Petroleum used for heating and/or cooking not to exceed 500 gallons.  
110  
111 (ii) Gasoline to be used by owner of residence not to exceed 50 gallons.  
112  
113 (9) Satellite dish receivers for individual use.  
114  
115 (10) The parking of commercial vehicles by the owner of the primary residence with a limit  
116 of one (1) per acre and a maximum of two (2) vehicles, may be parked in the rear or side  
117 yard, except refrigerated vehicles and vehicles carrying hazardous materials.  
118  
119 (11) Private boat pier or slip for the use of occupants of principal residential structures of the  
120 lot; provided said pier or slip does not interfere with navigation.  
121  
122 (c) *Conditional Uses.* The following uses are permitted in the AR zoning district subject to the  
123 conditions provided in Section 20.3-5.  
124  
125 (1) Plant nurseries.  
126  
127 (2) Riding academies and riding stables.  
128  
129 (3) Home occupations.  
130  
131 (4) Bird sanctuaries and rehabilitation centers.  
132  
133 (5) Swimming pools.  
134  
135 (6) Commercial kennels.  
136  
137 (7) Radio, television, microwave relay stations or towers and accessory equipment buildings.  
138 (Ord. 95-53 - 11/28/95)  
139  
140 (8) Aviculture (Commercial or Hobbyist).  
141  
142 (9) Temporary structures or buildings.  
143  
144 (10) Mobile homes for medical hardship.  
145  
146 (11) Communication Antennas and Communication Towers, including accessory buildings,  
147 tower support and peripheral anchors as governed by the provisions of Section 20.3-46  
148 of the Clay County Land Development Code. (Amended 11/26/96 - Ord.96- 58).  
149  
150 (12) Public and/or private sewer facilities.  
151  
152 (13) Private drainage ponds or agricultural livestock ponds.  
153

- 154 (14) Borrow Pits (amended 2/95 - Ord.95-2)  
155  
156 (15) Land Application of Domestic Septage (amended 10/95 - Ord. 95-41)  
157  
158 (16) Apiculture (Hobbyist) (Amended 2/25/97 - Ord. 97- 11)  
159  
160 (17) BMX Track (Bicycle Motocross; Non-motorized) Ord. 00-50 – 9/26/00  
161  
162 (18) Bed and Breakfast Inns (Amended 4/01 - Ord. 01-12)  
163  
164 (19) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 –  
165 Ord. 03-40)  
166  
167 (20) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).  
168  
169 (21) Temporary Living Quarters during construction of a residence (amended 11/07 –  
170 Ord.2007-66)  
171  
172 (22) Residential Group Homes of six or fewer individuals. *Rev. 01/12/16*  
173  
174 (23) Accessory Dwelling Units. *Rev. 05/26/09*  
175  
176 (24) Rural Event Centers. *Rev. 02/23/16*  
177  
178 (25) Horse Hotels. *Rev 10/27/20*  
179  
180 (27) Rural Event Venue  
181  
182 (d) *Uses Not Permitted.*  
183  
184 (1) Any use not allowed in (b) or (c) above.  
185  
186 (2) Any use or activity which would create any obnoxious, corrosive, or offensive noise, gas,  
187 odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other  
188 surrounding properties or to the welfare and health of the citizens in the area.  
189  
190 (e) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in  
191 the AR district shall be as follows:  
192  
193 (1) Land with a zoning classification of AR and a land use designation of  
194 Agricultural/Residential.  
195  
196 (i) Residential development not classified as a subdivision pursuant to Ordinance  
197 85-68, as amended.  
198  
199 *Maximum Density* One (1) unit per ten (10) acres  
200 *Minimum Lot Size* Ten (10) acres or 435,600 square feet  
(ii) Subdivision pursuant to Ordinance 85-68, as amended.

201			
202		<i>Maximum Density</i>	
203		With Clustering and Points	One (1) unit per five (5) acres
204		Without Clustering and Points	One (1) unit per ten (10) acres
205			
206		<i>Minimum Lot Size</i>	
207		With Clustering and Points	One (1) acre or 43,560 square feet
208		Without Clustering and Points	Nine (9) acres or 392,040 sq. feet
209			
210	(2)	Land with a zoning classification of AR and a land use designation of Rural Residential.	
211			
212	(i)	Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.	
213			
214			
215		<i>Maximum Density</i>	One (1) unit per five (5) acres
216		<i>Minimum Lot Size</i>	Five (5) acres or 217,800 square feet
217			
218	(ii)	Subdivision pursuant to Ordinance 85-68, as amended.	
219			
220		<i>Maximum Density</i>	
221		With Clustering and Points	One (1) unit per acre
222		Without Clustering and Points	One (1) unit per five (5) acres
223			
224		<i>Minimum Lot Size</i>	
225		With Clustering and Points	21,780 square feet
226		Without Clustering and Points	Four (4) acres or 174,240 sq. feet
227			
228	(3)	Land with a zoning classification of AR and a land use designation of Rural Fringe.	
229			
230	(i)	<i>Maximum Density</i>	.One (1) unit per acre
231		<i>Minimum Density</i>	43,560 square feet
232			
233	(4)	Land within a zoning classification of AR and a land use designation of Urban Fringe.	
234		(amended 2/94 - Ord. 94-03)	
235			
236	(i)	<i>Maximum Density</i>	Two (2) units per acre
237		<i>Maximum Lot Size</i>	21,780 square feet
238	(5)	Land within a zoning classification of AR and a land designation of Urban Core (10).	
239			
240	(i)	<i>Maximum Density</i>	Two (2) units per acre
241		<i>Maximum Lot Size</i>	21,780 square feet
242			
243	(6)	Land with a zoning classification of AR and a land use designation of Agriculture.	
244		(amended 7/02 – Ord. 02-36)	
245			
246	(i)	Residential development not classified as a subdivision pursuant to Ordinance 85-65, as amended.	
247			
248			
249		<i>Maximum Density</i>	One (1) unit per twenty (20) acres

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*Minimum Lot Size*

Twenty (20) acres

(f) *Lot and Building Requirements.* The principal buildings and other lot uses shall be so located as to comply with the following requirements:

- (1) Minimum Lot Width at Building Line 100 feet
- (2) Minimum Lot Depth 100 feet
- (3) Minimum Front Setback 30 feet
- (4) Minimum Rear Setback 35 feet
- (5) Minimum Side Setback 20 feet\*  
\*For waterfront properties along Doctors Lake within the Neilhurst Plat, recorded in Plat Book 2, pages 44 through 46, the minimum side setback shall be 5 feet.
- (6) Minimum Front Yard Setback for Accessory Buildings, Excluding Fences 30 feet
- (7) Minimum Rear Yard and Side Setback for Accessory Buildings 7.5 feet
- (8) Minimum Living Area (amended 2/95 - Ord. 95-2) 750 sq. ft.
- (9) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.
- (10) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot width shall be measured by the chord terminated by the property corners at the ordinary high water line or the mean high water line as applicable. (amended 5/05 – Ord. 05-18)

290 Analysis of Proposed Rezoning Amendment

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

293

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

296 Staff Finding: This rezoning would not create an isolated or unrelated district as the parcels to the east have  
297 the same designation.

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

300 Staff Finding: The proposed district would be consistent with the size requirements for a single parcel.

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

303 Staff Finding: The conditions since the 2024 rezoning of the parcel have changed and the property owner  
304 no longer wishes to develop the land as previously approved for commercial and a museum. The property  
305 owner would like to develop this portion of the parcel as residential.

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

307 Staff Finding: While it could be developed under the current zoning, it is no longer financially feasible for  
308 the property owner to develop under the original plan.

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

311 Staff Finding: The proposed rezoning request is accompanied by a comprehensive plan amendment  
312 request. Rezoning to AR would be compatible with the Comprehensive Plan and would support the intent of  
313 the future land use designation.

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

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

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

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

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

323 Staff Finding: The rezoning will add one additional parcel to the inventory of lots that are .5 acre in size.  
324 Most residential lots being developed currently are significantly smaller.

325 **Recommendation**

326 Staff recommends approval of ZON 26-0010.

327

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRS ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF A PORTION OF A SINGLE PARCEL OF LAND (TAX PARCEL IDENTIFICATION # 35-04-25-008223-010-00), TOTALING APPROXIMATELY .50 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD) TO AGRICULTURAL/RESIDENTIAL DISTRICT (AR); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 26-0010, seeks to rezone certain real property totaling approximately .50 acres (tax parcel identification # 35-04-25-008223-010-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning of the Property is hereby changed from the present zoning classification of Planned Commercial Development District (PCD) to Agricultural/Residential District (AR).

**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 26-0007 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

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

ATTEST:

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

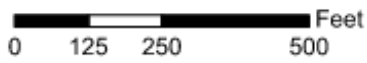
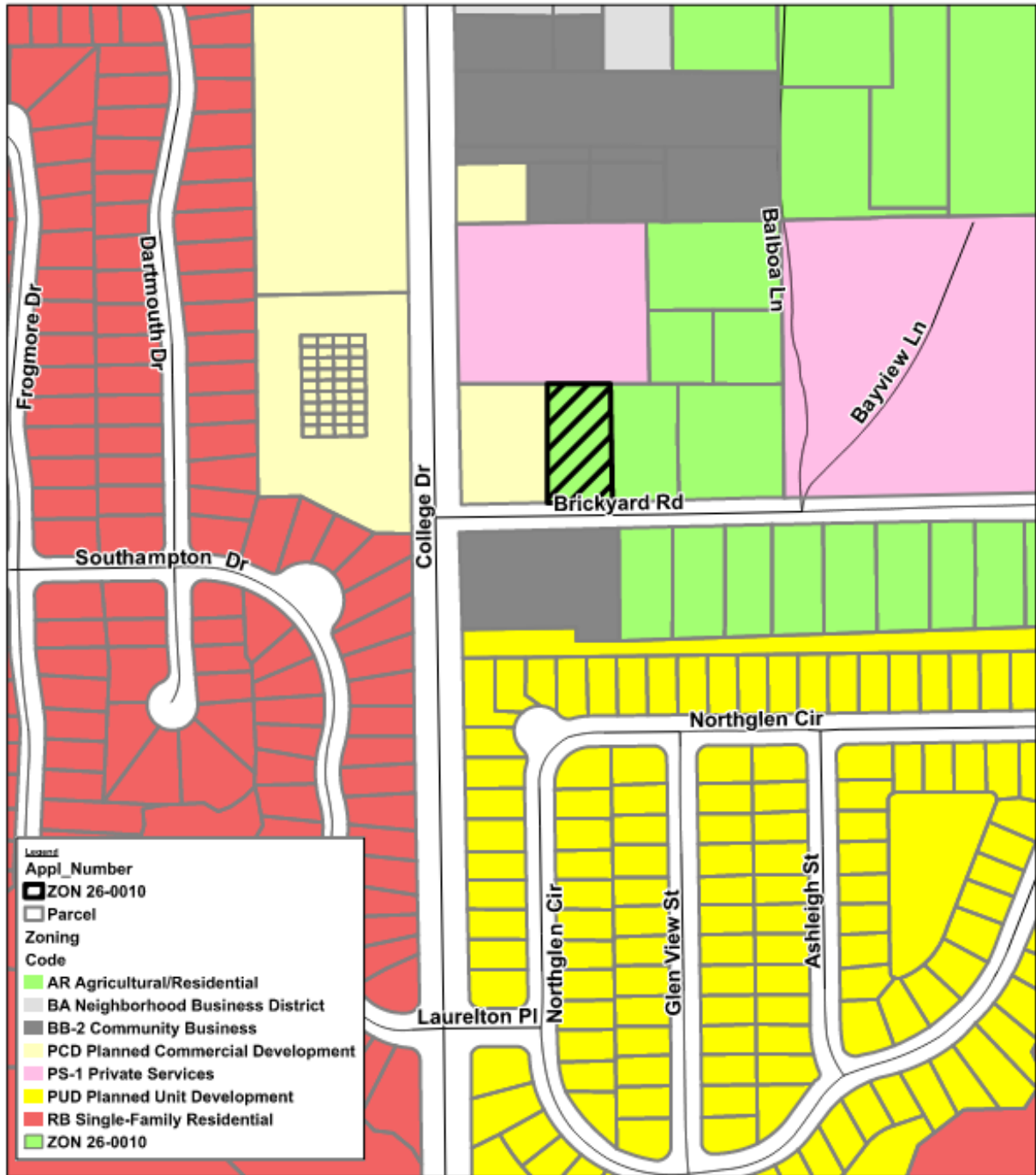
Exhibit "A-1"

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BRICKYARD ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 217, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 224, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°12'26" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET; THENCE NORTH 89°23'57" EAST, A DISTANCE OF 107.00 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD; THENCE SOUTH 89°12'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.50 ACRES OR 21,742 SQUARE FEET, MORE OR LESS.

Exhibit "A-2"



**Proposed Zoning  
Rezoning: ZON 26-0010  
from PCD to AR**





Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, June 2 5:00 PM

TO: Planning Commission

DATE: 5/12/2026

FROM: Beth Carson, Director,  
Planning and Zoning

SUBJECT: This application is a rezoning to change 8.37 acres from Agriculture/Residential District (AR) to Planned Commercial Development District (PCD). A previous request under ZON 26-0004 to rezone to Community Business District (BB-2) was presented in April but at the 4/28/26 Board hearing it was decided the request would be revised to a Planned Commercial Development District (PCD) for consideration on June 9th.

AGENDA ITEM TYPE:

---

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

Hearing Type: First Public Hearing

Initiated By: Applicant

Jason Gabriel, Agent

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ PUD_26-0004_Staff_Report	Cover Memo	5/27/2026	PUD_26-0004_Staff_memodsada.pdf
▢ PUD_26-0004-Ordinance	Ordinance	5/27/2026	PUD_26-0004-_Ord_final_dsada.pdf
▢ PUD_26-0004_Written_Narrative	Backup Material	5/27/2026	PCD_Written_Description_-Knight_Boxx_SR-220_(Dailys)dsada.pdf
▢ PUD_26-0004_Site_Plan	Backup Material	5/27/2026	2026-05-26 - Knightboxx-SR220_CSP04(68140812.1)_dsada.pdf



---

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

2

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

5

---

6 **Owner / Applicant Information:**

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

7

---

8 **Property Information**

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

9

---

10 **Introduction:**

11 This application is a rezoning to change two parcels of land from the present zoning classification of  
12 Agricultural/Residential District (AR) to Planned Commercial Development District (PCD). The subject  
13 parcels currently have a future land use designation of Commercial (COM). A prior application, ZON 26-  
14 0004 requesting rezoning to BB-2, was heard by the Board of County Commissioners at their April 28, 2026,  
15 meeting however, after discussion of the site plan, it was decided that the applicant would submit an  
16 application to rezone the parcels to PCD.

17

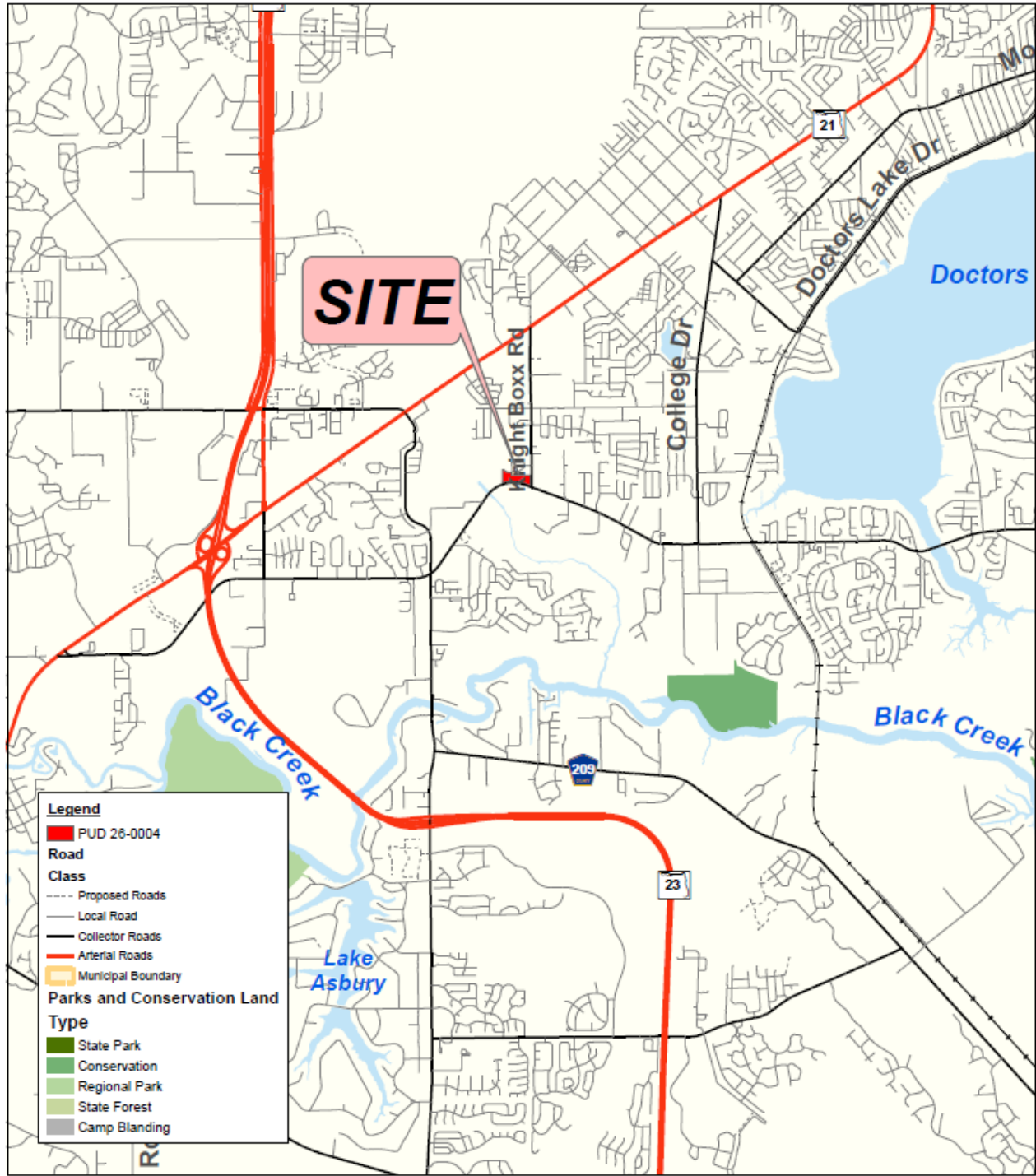
18 Figures 1 and 2 illustrate the location of the subject parcels as being the northwest corner of the intersection  
19 of CR 220 and Knight Boxx Road. The subject parcels are currently undeveloped as shown in the aerial image  
20 in Figure 3.

21

22

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Figure 1 – Location Map

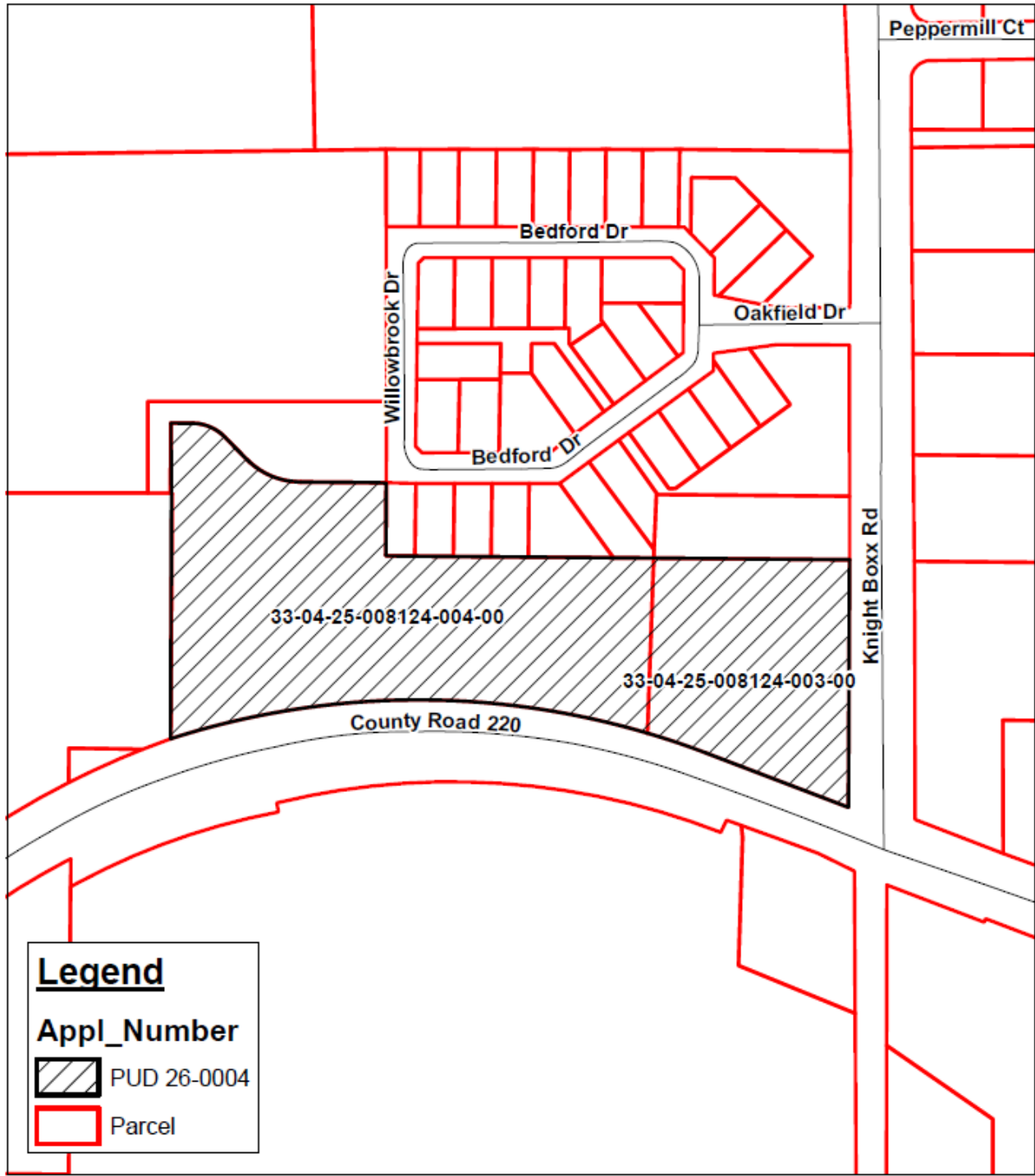


0 2,550 5,100 10,200 Feet

Location Map  
Rezoning: PUD 26-0004





Figure 2 – Parcel Map

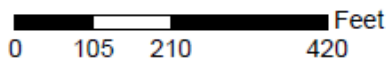


**Legend**

**Appl\_Number**

 PUD 26-0004

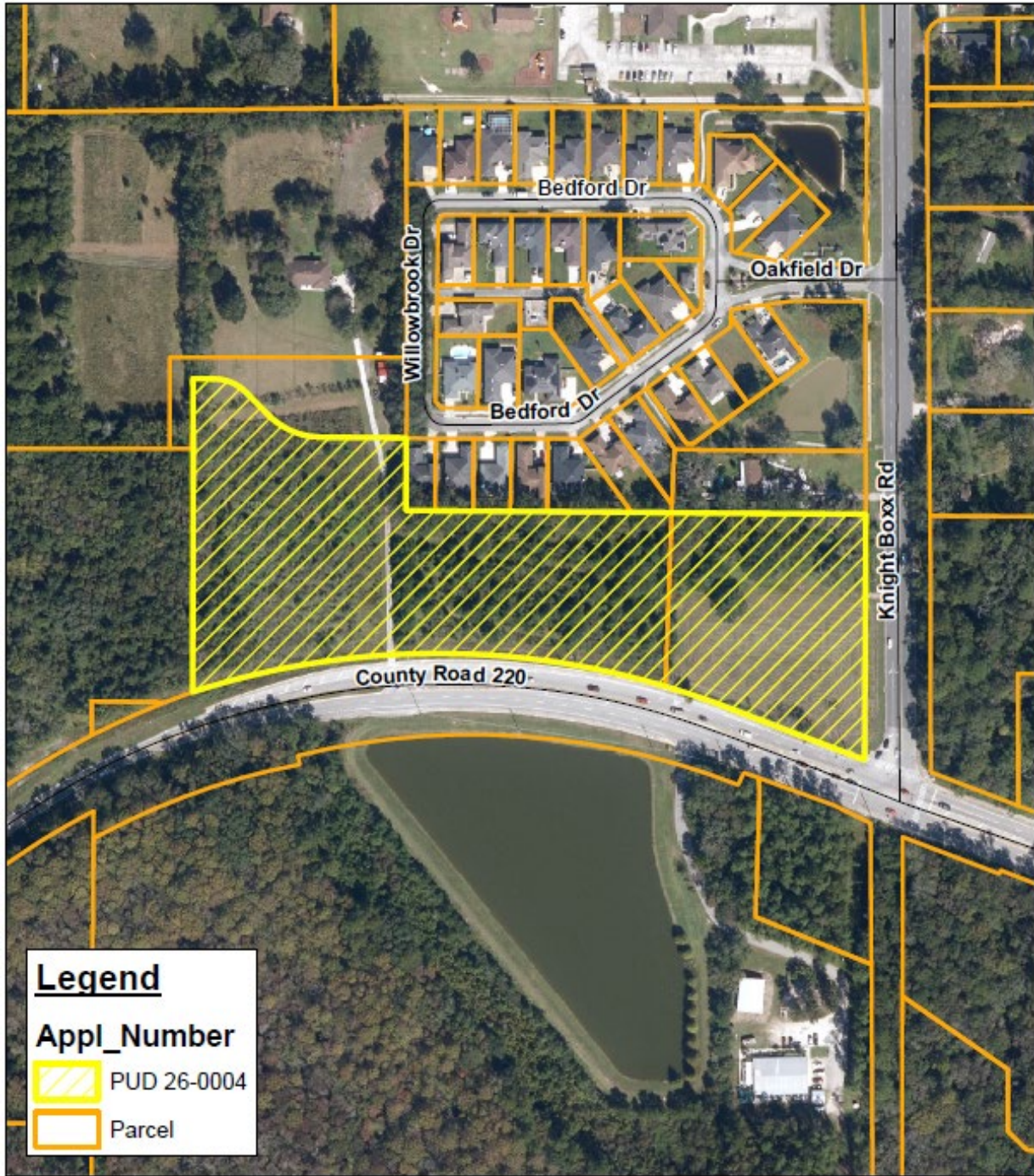
 Parcel



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



Figure 3 - Aerial Photo

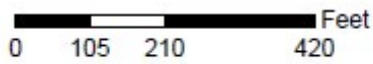


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**Appl\_Number**

 PUD 26-0004

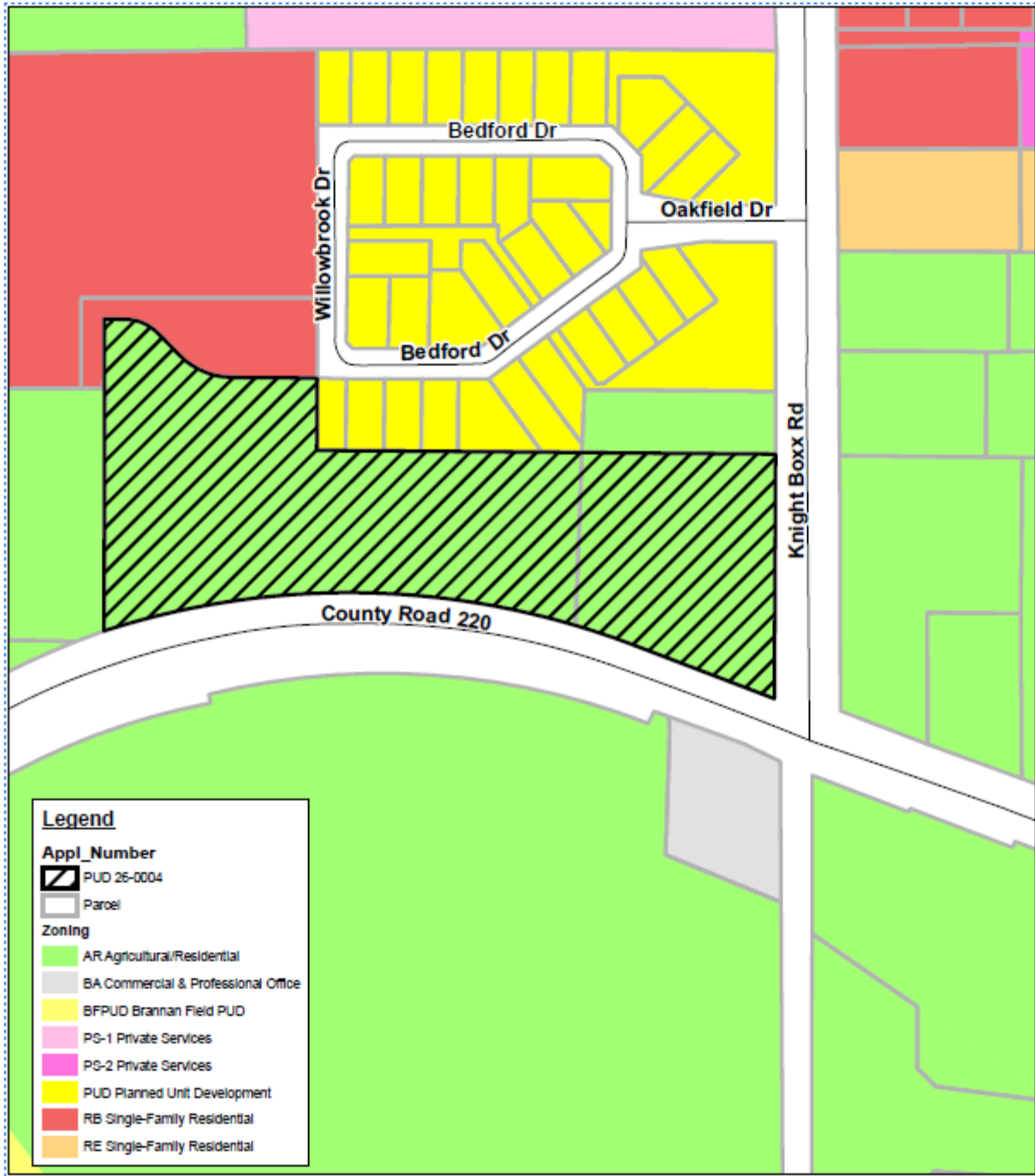
 Parcel



**Rezoning: PUD 26-0004  
from AR to PCD**



Figure 4 – Existing Zoning Map



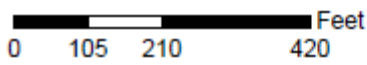
**Legend**

**Appl\_Number**

- PUD 26-0004
- Parcel

**Zoning**

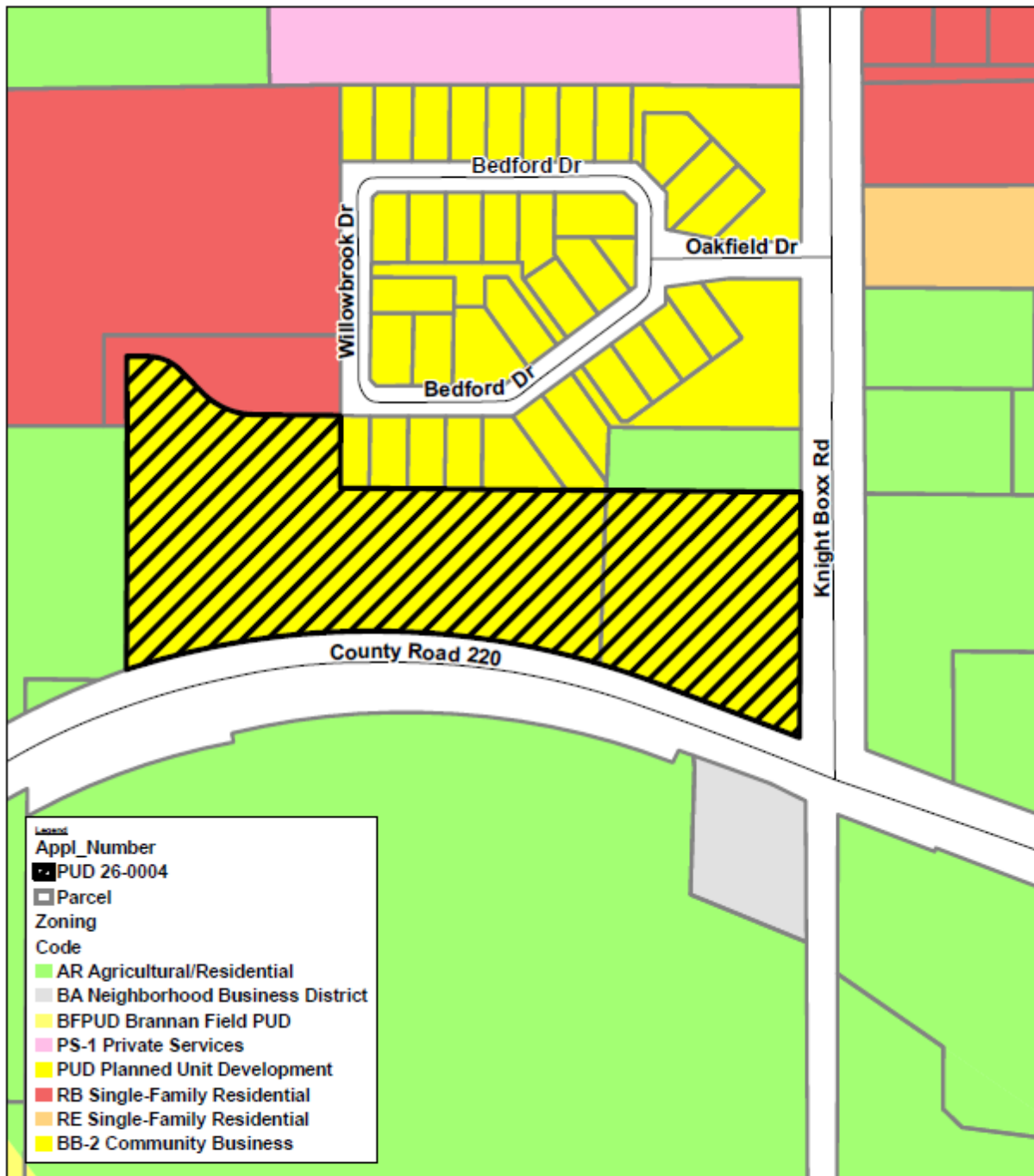
- AR Agricultural/Residential
- BA Commercial & Professional Office
- BFPUD Brannan Field PUD
- PS-1 Private Services
- PS-2 Private Services
- PUD Planned Unit Development
- RB Single-Family Residential
- RE Single-Family Residential



**Existing Zoning  
Rezoning: PUD 26-0004  
from AR to PCD**



Figure 5 – Proposed Zoning Map

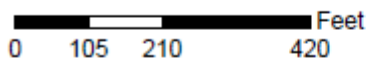


**Legend**

Appl\_Number  
 ■ PUD 26-0004  
 □ Parcel

Zoning Code

- AR Agricultural/Residential
- BA Neighborhood Business District
- BFPUD Brannan Field PUD
- PS-1 Private Services
- PUD Planned Unit Development
- RB Single-Family Residential
- RE Single-Family Residential
- BB-2 Community Business



**Proposed Zoning  
 Rezoning: PUD 26-0004  
 from AR to PCD**



34 **Relevant Land Development Code Policy:**

35 The following policy relates to the proposed rezoning request:

36 **Sec. 3-31. PLANNED COMMERCIAL DEVELOPMENT DISTRICT (ZONE PCD)**

37

38 (a) *Intent and purpose.* It is the intent of this district to permit Planned Commercial Developments  
39 which are intended to encourage the development of land as planned commercial sites;  
40 encourage flexible and creative concepts of site planning; accomplish a more desirable  
41 environment than would be possible through the strict application of the minimum requirements  
42 of conventional commercial zoning districts and to provide a stable environment and use which  
43 is compatible with the character of surrounding areas.

44

45 (b) *Permitted uses.* Any non-residential use, including commercial or retail uses, offices, clinics and  
46 professional uses, and residential dwellings as an accessory use to the permitted non-residential  
47 use for the purpose of providing security for the non-residential use, provided that any use  
48 proposed for the site must be approved by the Board of County Commissioners at the time of  
49 zoning approval. (Amended 8/27/96 - Ord. 96-35)

50

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

57

58 (d) *Planned Commercial Development approval procedure.* Approval for a Planned Commercial  
59 Development is obtained through a two-step process. The first step is an approval of the  
60 Preliminary Site Plan, including use or uses of the site, and rezoning of the land. The second  
61 step consists of Final Site Plan approval along with the Developer's Commitment Agreement.

62

63 (e) *Planned Commercial Development zoning and preliminary site plan approval.* The applicant  
64 shall submit to the Planning and Zoning Department a request for rezoning to Planned  
65 Commercial Development Zoning Classification and a Preliminary Site Plan containing the  
66 following exhibits:

67

68 (1) A vicinity map showing the location of the proposed development and the relationship  
69 to surrounding streets and driveways.

70

71 (2) A site plan indicating location of all proposed structures, buffer areas, wetlands,  
72 parking areas, driveway locations and landscaping concepts.

73

74 (3) Detailed explanation of the proposed use of the property.

75

76 The Planning Commission will hold a public hearing on the request and forward their  
77 recommendations to the Board of County Commissioners.

78

79 The Board of County Commissioners, in approving any Planned Commercial Development  
80 rezoning, may impose special conditions or safeguards so as to insure the proposed development

81 will not have an adverse impact on the public interest.

82  
83 (f) *Final site plan approval.* The applicant shall submit, within thirty (30) months from the date of  
84 Preliminary Site Plan approval.

85  
86 (1) A Final Site Plan containing all the required submittals in accordance with Section 20.3-  
87 33(d) of this Article.

88  
89 (2) A completed Developer's Commitment Agreement containing all conditions imposed  
90 during Preliminary Site Plan approval.

91  
92 The Final Site Plan and the Developer's Commitment Agreement will be reviewed by the  
93 Development Review Committee prior to the issuance of any building permit.

94  
95 (g) *Revisions of Planned Commercial Development final site plan.* Any major or substantial change  
96 in the approved PCD, which affects the intent and character of the development or permitted  
97 uses shall be reviewed and approved by the Board of County Commissioners. If the requested  
98 changes are deemed to have a substantial effect on adjacent property owners, the Board of  
99 County Commissioners shall cause a public hearing to be held prior to official action on said  
100 requested change.

101  
102 Minor changes that do not affect the intent or character of the development may be approved by  
103 the Planning and Zoning Director.

104  
105 (h) *Planned Commercial Development Time Limitations.*

106  
107 (1) If substantial construction, as determined by the Planning and Zoning Director has not  
108 begun within four (4) years after approval of the Planned Commercial Development, the  
109 approval of the Planned Commercial Development will lapse.

110  
111 (2) At its discretion and for good cause, the Board of County Commission may extend for  
112 one additional year the period for beginning construction. If the approved Planned  
113 Commercial Development lapses under this provision, the Planning and Zoning Director  
114 shall cause the Planned Commercial Development district to be removed from the  
115 Official Zoning Atlas, mail a notice by registered mail of revocation to the owner, and  
116 reinstate the zoning district which was in effect prior to the approval of the Planned  
117 Commercial Development.

118  
119 (i) *Deviation from the Development Plan.* Any unapproved deviation from the accepted  
120 Development Plan shall institute a breach of agreement between the applicant and the County.  
121 Such deviation may cause the Board of County Commissioners to immediately revoke the  
122 Development Plan until such time as the deviations are corrected or become a part of the accepted  
123 Development Plan.

- 126 (j) *Phase Development.*  
 127  
 128 (1) A Planned Commercial Development as defined herein may be developed in phases with  
 129 the approval of the Board of County Commissioners. In the event the applicant desires  
 130 to develop a Planned Commercial Development in phases, the applicant shall submit a  
 131 Schedule of Phases in addition to those items required with the application for zoning.  
 132 The Schedule of Phases shall contain the following:  
 133  
 134 (i) The number of phases;  
 135  
 136 (ii) The date of commencement for each phase;  
 137  
 138 (iii) The approximate number of acres contained in each phase of development.  
 139  
 140 (iv) A map indicating with reasonable certainty the location of each phase of  
 141 development.  
 142  
 143 (2) The Final Development Plans for the first phase shall be submitted within 12 months of  
 144 the approval of the Planned Unit Development. Final Development Plans for each  
 145 subsequent phase shall be submitted not later than six months prior to the date of  
 146 commencement of each phase for the approval by the Board of County Commissioners.  
 147  
 148 (3) Multi-County Planned Commercial Development. The requirement of that substantial  
 149 construction begin within two years of approval of the Planned Commercial  
 150 Development shall be satisfied by commencing substantial construction in either county.  
 151  
 152 (4) Developments on Regional Impact. The requirements of this Section shall be  
 153 supplemented or superseded by any contrary provisions of a County Development Order  
 154 for a Development of Regional Impact (DRI), if the County, DRI developer, Florida  
 155 Department of Community Affairs and appropriate Regional Planning Council have  
 156 entered a development agreement pursuant to Section 380.032(3) Florida Statutes,  
 157 modifying this Section.  
 158  
 159 (k) *Visual Barrier:* Proposed non-residential development shall be buffered from adjacent land  
 160 within the residential land use categories identified in Section 20.3-8 with a ten (10) foot  
 161 landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting  
 162 thirty (30) feet on center. For all development commenced on or after January 28, 2003, the  
 163 provisions of this subsection shall not apply. For developments that commence after this  
 164 date, the provisions of Article VI of the Clay County Land Development Code (the Tree  
 165 Protection and Landscaping Standards) will apply. (Rev. 02/08/11)  
 166  
 167 (l) Conditional Uses - The following uses are permitted in the PCD Zoning District, subject to the  
 168 conditions provided in Section 20.3-5.  
 169  
 170 (1) Medical Marijuana Treatment Center Dispensing Facility  
 171  
 172

173 Analysis of Proposed Rezoning Amendment

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

176  
177 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
178 adjacent and nearby districts;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

208 Staff Finding: The rezoning of the subject parcels would permit limited commercial intensity in a location  
209 that would meet the needs of the immediate residential.

210 The proposed rezoning would change the two parcels totaling (8.37 acres) from Agricultural Residential (AR)  
211 to Community Business District (BB-2). This change would be consistent with the future land use designation  
212 of Commercial that was approved through an amendment in 2003. The surrounding land use and zoning  
213 districts are as shown in the table below:

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

214

215 **PCD Site Plan**

216 The site plan for the PCD includes an 8,228 square foot convenience store with patio for outdoor dining, a  
217 carwash and twenty-four fueling stations. A proposed stormwater pond is shown on the parcel along with an  
218 additional area shown as open space/proposed pond area. Access to the parcel will be from both Knight Boxx  
219 Road and CR 220. An 8’ masonry wall/sound barrier has been shown on the site plan extending from the  
220 western side of the car wash to the eastern property line. The balance of the buffer between the pond and the  
221 adjacent residential will meet the requirements for a Perimeter Buffer “B” as required in Article VI.

222 **PCD Written Statement**

223 The written statement provides substantial guidance for the PCD including permitted and prohibited uses,  
224 lighting standards intended to minimize light trespass to the adjacent residential and landscape buffer  
225 standards which are consistent with County policy but also provide the addition of an 8’ masonry wall for a  
226 sound barrier extending from the car wash to the eastern property line.

227 **Recommendation**

228 Staff recommends approval of PUD 26-0004.

229

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PURSUANT TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS AMENDED, PROVIDING FOR THE REZONING OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 33-04-25-008124-003-00 AND 33-04-25-008124-004-00), TOTALING APPROXIMATELY 8.37 ACRES, FROM THEIR PRESENT ZONING CLASSIFICATION OF AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO 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 26-0004 seeks to rezone certain real property totaling approximately 8.37 acres (tax parcel identification #s 33-04-25-008124-003-00 and 33-04-25-008124-004-00) (the Property) described in Exhibit “A-1”, and depicted in Exhibit “A-2”.

**Section 2.** The Board of County Commissioners approves the rezoning request. The zoning classification of the Property is hereby changed from Agricultural/Residential District (AR) 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 June, 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 - A**

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

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

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

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

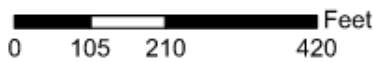
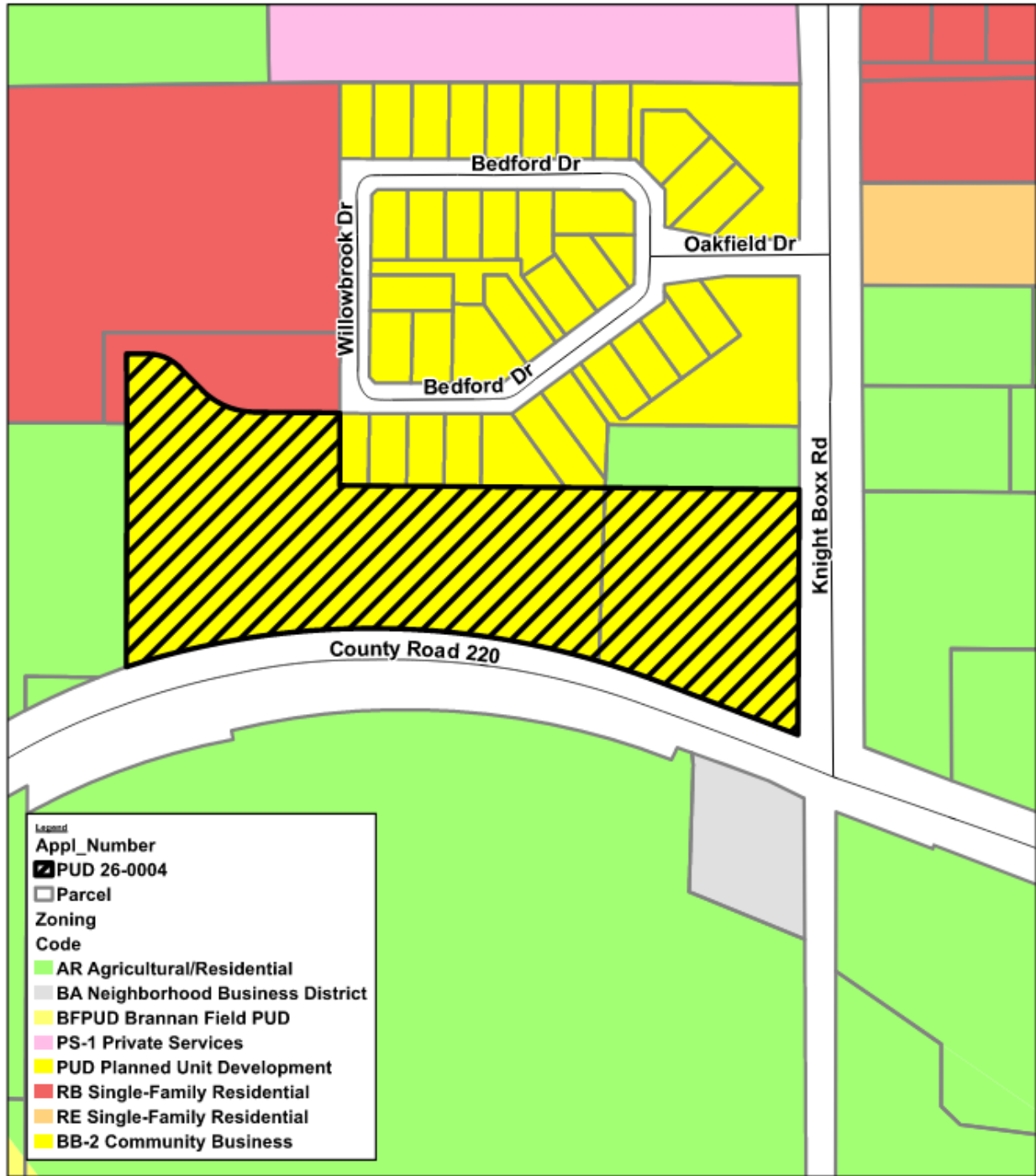
Parcel No.: 33-04-25-008124-004-00

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

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

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

Exhibit "A-2"



**Proposed Zoning  
Rezoning: PUD 26-0004  
from AR to PCD**



Exhibit "B-1"

**CLAY COUNTY, FLORIDA**  
UNINCORPORATED AREA

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**PCD WRITTEN DESCRIPTION**

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**Daily’s Convenience Store & Commercial PCD  
Planned Commercial Development District**

240 Knight Boxx Road, Middleburg, Florida

**Application No. ZON 26-0004**

<b>Owner:</b>	First Coast Energy LLP
<b>Agent / Applicant Representative:</b>	Jason Gabriel, Esq. Burr & Forman LLP 50 N. Laura Street, Suite 3000 Jacksonville, FL 32202
<b>Parcel ID(s):</b>	33-04-25-008124-003-00 (2.54 acres) 33-04-25-008124-004-00 (5.826 acres)
<b>Site Address:</b>	240 Knight Boxx Road, Middleburg, Florida
<b>General Location:</b>	At the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida
<b>Acreage:</b>	±8.37 Acres
<b>Commission District:</b>	District 5 (Commissioner Burke)
<b>Planning District:</b>	OakLeaf Branan-Ridge
<b>Current Zoning:</b>	AR – Agricultural Residential District
<b>Proposed Zoning:</b>	PCD – Planned Commercial Development District
<b>Future Land Use:</b>	Commercial
<b>Application Type:</b>	Rezoning – PCD (new application which replaces the original BB-2 rezoning request under ZON 26-0004)

Prepared: May 2026

## I. SUMMARY DESCRIPTION OF THE PROPERTY

<b>Application No.:</b>	Previously under ZON 26-0004
<b>Parcel ID(s):</b>	33-04-25-008124-003-00 (2.54 acres) 33-04-25-008124-004-00 (5.826 acres)
<b>Site Address:</b>	240 Knight Boxx Road, Middleburg, Florida
<b>General Location:</b>	At the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida
<b>Owner of Record:</b>	First Coast Energy LLP
<b>Applicant’s Agent:</b>	Jason Gabriel, Esq., Burr & Forman LLP
<b>Current Land Use Designation:</b>	Commercial
<b>Proposed Land Use Designation:</b>	Commercial (no change required)
<b>Current Zoning District:</b>	AR – Agricultural Residential District
<b>Proposed Zoning District:</b>	PCD – Planned Commercial Development District
<b>Total Site Area:</b>	±8.37 Acres
<b>Commission District:</b>	District 5 (Commissioner Burke)
<b>Planning District:</b>	OakLeaf Branan-Ridge

## II. SUMMARY AND PURPOSE OF THE PCD – COMPREHENSIVE PLAN CONSISTENCY

First Coast Energy LLP (the “Applicant”), the owner of record and parent company of Daily’s, proposes to rezone approximately 8.37 acres of vacant land located at 240 Knight Boxx Road, Middleburg, Clay County, Florida (the “Property”), from AR (Agricultural Residential District) to PCD – Planned Commercial District. The Property is more particularly described in the legal description attached hereto as Exhibit “A.” The Applicant is represented by Jason Gabriel, Esq. of Burr & Forman LLP.

The Property is located off County Road 220, south of Old Jennings Road, at the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida, in the Middleburg area. It is currently vacant land with a Future Land Use designation of Commercial.

This PCD Written Description is submitted in lieu of the conventional rezoning to BB-2 (Community Business District) that was originally requested under Application ZON 26-0004. The Applicant elects the PCD zoning classification to secure a project-specific, customized set of development standards tailored to a proposed Daily’s Convenience Store with six (6) islands containing two (2) pumps each, providing twenty-four (24) fueling positions, a car wash, and associated commercial uses, while maintaining development standards that are substantively consistent with — and no less restrictive

than — the Clay County BB-2 Community Business District standards set forth in Section 3-26.1 of the Clay County Land Development Code (LDC).

The proposed PCD is consistent with the Commercial Future Land Use designation applicable to the Property, as well as the Goals, Objectives, and Policies of the Clay County Comprehensive Plan. The daily convenience and motor fuel use contemplated by this PCD is a permitted use under the BB-2 zoning district (convenience store with a car wash, and the sale of gasoline — Sec. 3-26.1(b)(2)) and is therefore fully consistent with the applicable Commercial land use designation. No Comprehensive Plan amendment is required.

The PCD approach provides Clay County with a transparent, enforceable, and site-specific framework that incorporates best practices in site design, landscaping, lighting, and operational controls for motor fuel facilities and car wash operations, thereby promoting compatibility with surrounding uses and protecting the public health, safety, and general welfare of the Middleburg community.

### III. DESCRIPTION OF DEVELOPMENT

---

The development of the Property will be consistent with and in accordance with the terms of the BB-2 Community Business District (Sec. 3-26.1 of the Clay County LDC) with the following project-specific standards, additions, modifications, and exceptions as set forth herein. Where this Written Description is silent, the standards of the BB-2 District and all other applicable provisions of the Clay County LDC shall govern.

#### A. PCD Conceptual Site Plan

A PCD Conceptual Site Plan is attached hereto as Exhibit “B” (the “Site Plan”). The Site Plan depicts the general layout of the proposed development, including the primary building location, motor fuel canopy area, car wash structure, vehicular circulation, access points, parking areas, stormwater management, and landscape buffer locations. The configuration shown on the Site Plan is conceptual. Revisions to the Site Plan, including internal circulation, stormwater facility location and design, and other development features, may be required as the project proceeds through final engineering and DRC site plan review, subject to the review and approval of the Development Review Committee (DRC) in accordance with Sec. 3-26.1(a) of the Clay County LDC.

This Site Plan contains the following features that have been incorporated at the request of the Board of County Commission and that shall be included in the development of the Property: (i) a minimum 25 foot wide vegetative buffer along the entirety of the northern edge of the Property as set forth in the Site Plan; and (ii) an eight (8) foot high masonry wall/sound barrier that begins near the carwash and extends along the northern boundary to the eastern portion of the Property, to be constructed within the 25 foot wide vegetative buffer, as set forth in the Site Plan.

#### B. Permitted Uses and Structures

The following uses and structures shall be permitted within the PCD:

## **1. Primary Permitted Uses**

- Commercial uses including all commercial sales and services associated with a convenience store with the sale of gasoline (inclusive of the retail sale and service of convenience store goods, food, beverages, tobacco products, automotive supplies, and similar convenience store merchandise).
- All uses permitted in Sec. 3-24(c), Land Development Code.
- Retail sales of beer and wine at establishments commonly known as convenience stores, pursuant to Florida Department of Business Regulations (Division of Alcoholic Beverages and Tobacco) for off-premises consumption.
- Motor Fuel Sales – dispensing of gasoline and diesel fuel through self-service fuel pumps located under a fuel canopy structure, configured with six (6) islands containing two (2) pumps each, providing twenty-four (24) fueling positions.
- Car Wash Facilities – automated or tunnel-style car wash facility, including associated vacuum stations, equipment rooms, and customer waiting/staging areas.
- Lottery ticket sales and ATM/financial kiosks as accessory uses within the convenience store.
- Food service and/or quick-service prepared food sales within the convenience store building (no separate drive-through for food service unless otherwise approved through DRC site plan review).
- Grocery store; drug store; fruit and vegetables (inside building); hardware store; retail meat markets.
- Outdoor customer seating / patio (no amplified music outdoors).

## **2. Associated and Accessory Commercial Uses**

- Retail stores offering general merchandise, personal services, or similar neighborhood-serving commercial uses, consistent with uses permitted in the BB-2 district under Sec. 3-26(b)(1).
- Office uses ancillary to the primary commercial operation.
- Outdoor display of seasonal merchandise (e.g., propane exchange, ice, firewood) immediately adjacent to the principal building entrance.
- Motor vehicle-related accessory sales (e.g., windshield fluid, motor oil, automotive accessories) limited to interior sales within the convenience store building.
- Storage and utility structures accessory to the principal uses.
- Stormwater management facilities, drainage improvements, and infrastructure as required by applicable regulatory agencies.
- Essential services including water, sewer, gas, telephone, cable, electric, and telecommunications, meeting the applicable standards of the Clay County LDC.
- Signage in accordance with Section V of this Written Description.

## **3. Uses Not Permitted**

The following uses are expressly prohibited within this PCD:

- Adult entertainment establishments and sexually oriented businesses.

- Mini-warehouses or self-storage facilities.
- Land Clearing Debris Disposal Facilities.
- Motor vehicle sales, rental, or repair (except minor automotive accessory sales conducted entirely inside the convenience store building).
- Any use which creates obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration, or light detrimental to surrounding properties or the health and welfare of area residents.
- Any use not specifically permitted or reasonably accessory to a use permitted above.

### C. Lot and Building Development Standards

The principal building(s), accessory structures, fuel canopy, car wash structure, and all other uses within the PCD shall comply with the following minimum development standards, which are substantively consistent with the BB-2 District standards of Sec. 3-26.1(e). This is in addition to the required items set forth in Section III.A above:

Development Standard	PCD Requirement
<b>Minimum Front Yard Setback</b>	25 feet from front property line (consistent with Sec. 3-26.1(e)(3) and Sec. 19, Subsection 4, Ord. 82-45, as amended)
<b>Minimum Side Yard Setback – Adjacent to Business District</b>	15 feet minimum; may be reduced to the side lot line if building is constructed in conformance with applicable Building Code requirements
<b>Minimum Side Yard Setback – Adjacent to Residential or Agricultural District</b>	25 feet from side property line
<b>Minimum Rear Yard Setback</b>	20 feet from rear property line; 25 feet when adjacent to single-family or multi-family residential uses
<b>Setback from Ordinary High Water Line / Mean High Water Line</b>	50 feet minimum; 100 feet for Aquatic Preserves or Outstanding Florida Waters
<b>Fuel Canopy Setback</b>	Canopy columns shall meet the minimum front, side, and rear setbacks applicable to principal structures as set forth above; canopy roof overhang shall maintain a minimum setback of 10 feet from all property lines
<b>Car Wash Structure Setback</b>	Subject to the same minimum setbacks as the principal building as set forth above
<b>Maximum FAR (Floor Area Ratio)</b>	40% (consistent with Sec. 3-26.1(e)(7))
<b>Maximum Building Height</b>	35 feet, not to exceed 2 stories for the principal convenience store building; fuel canopy height not to exceed 20 feet measured from finished grade to the underside of the canopy roof
<b>Minimum Distance from Refuse/Materials to Residential/Agricultural District Line</b>	30 feet (consistent with Sec. 3-26.1(e)(5))

Development Standard	PCD Requirement
<b>Refuse Containers</b>	Containerized and fully screened/enclosed so as not to be readily visible from public rights-of-way or adjacent properties

## D. Motor Fuel Sales and Car Wash – Specific Operational Standards

In addition to the development standards set forth in Section III.C above, the following operational and design standards shall apply to the motor fuel sales and car wash components of this PCD:

### 1. Motor Fuel Sales / Fuel Canopy

- Motor fuel pumps and the fuel canopy shall be located at a minimum distance from all property lines as set forth in Section III.C above.
- Fuel pump islands shall be oriented so that vehicle queuing does not block or impede access driveways, internal circulation aisles, or parking areas.
- Underground storage tanks (USTs) shall be installed and maintained in accordance with all applicable Florida Department of Environmental Protection (FDEP) rules and regulations, and all applicable federal Environmental Protection Agency (EPA) requirements.
- Canopy lighting shall be full-cutoff or fully-shielded fixtures directed downward to minimize light spillage to adjacent properties and rights-of-way, consistent with Section III.F below.
- Fuel canopy fascia signage shall be incorporated into the overall PCD sign plan and shall comply with the signage standards set forth in Section V of this Written Description.
- Emergency shutoff controls shall be provided in a readily accessible location and shall comply with applicable fire codes and FDEP requirements.

### 2. Car Wash

- The car wash shall be a fully enclosed, automated or tunnel-type structure. Open-air car wash bays are not permitted.
- The car wash structure shall be located and oriented to direct vehicle stacking lanes away from adjacent public rights-of-way to the maximum extent practicable.
- Car wash equipment, mechanical systems, and dryers shall comply with all applicable noise standards and shall not create sound audible off-site at a level exceeding applicable County noise regulations.
- No outside amplification of sound shall be permitted which can be heard off-site, consistent with Sec. 3-26.1(e)(8).
- All runoff shall be captured, recycled, or treated in accordance with applicable FDEP and St. Johns River Water Management District (SJRWMD) requirements prior to discharge.
- Vacuum stations, if provided, shall be located within the interior of the site, screened from adjacent residential uses where applicable, and operated in compliance with applicable noise standards.

## E. Off-Street Parking and Loading

- Off-street parking shall be provided as set forth in the Site Plan, and otherwise, in accordance with Section 8-12 of the Clay County LDC, as applicable to the uses within the PCD.
- Parking areas shall be paved with asphalt, concrete, or an equivalent approved surface, and shall comply with applicable stormwater management requirements.
- Accessible parking spaces shall be provided in accordance with the Americans with Disabilities Act (ADA) and the Florida Accessibility Code for Building Construction.
- Loading areas shall be provided for deliveries to the convenience store and shall be located so as not to obstruct internal circulation or access drives.

## F. Lighting

- All exterior artificial lighting, including under-canopy lighting at the fuel pump area, parking lot lighting, building-mounted lighting, and security lighting, shall use full-cutoff or dark-sky-compliant fixtures that direct light downward and prevent off-site glare.
- Lighting shall be directed away from all adjacent residential and agricultural districts, consistent with Sec. 3-26.1(e)(6) of the Clay County LDC.
- The maximum illumination at any property line adjacent to a residentially zoned parcel shall not exceed 0.5 foot-candles, as measured at the property line.
- Fuel canopy lighting shall achieve adequate illumination levels for safety and security while avoiding excessive brightness or sky glow inconsistent with surrounding land uses.
- A photometric plan shall be submitted for DRC review as part of the site plan application.

## G. Landscaping, Tree Preservation, and Visual Buffers

- Landscaping and tree preservation shall be as provided in the Site Plan, and otherwise, in accordance with Article VI of the Clay County Land Development Code (Tree Protection and Landscaping Standards), as applicable.
- Where the PUD property is adjacent to lands within a residential land use category, perimeter buffers shall be provided in accordance with the Article VI Perimeter Buffer Standards of the Clay County LDC. Where commercial development is adjacent to residential uses (“B” type buffer), the required buffer shall include: a minimum twenty (20) foot wide landscaped buffer area; a minimum six (6) foot high visual barrier (which may consist of a fence, shrubs, wall, berm, or any combination thereof); and evergreen tree planting at a spacing of thirty (30) feet on center. As depicted on the Site Plan, the northern edge of the Property adjacent to residential uses shall be buffered by a minimum twenty-five (25) foot wide buffer with an eight (8) foot masonry wall, which exceeds the minimum Article VI requirements.
- No materials, garbage containers, or refuse shall be located nearer than thirty (30) feet to any adjacent residential or agricultural zoning district, consistent with Sec. 3-26.1(e)(5).
- Landscape islands shall be incorporated into the parking lot design in accordance with applicable LDC requirements.
- The car wash and fuel canopy shall be incorporated into the overall landscape plan to minimize visual impacts from public rights-of-way.

## H. Access, Traffic Circulation, and Transportation

- Access to the Property shall be as shown on Site Plan from the referenced County Roads (Knight Boxx Road and CR-220), and shall be subject to approval by the Clay County Public Works Department and, if applicable, the Florida Department of Transportation (FDOT).
- The number and location of access points shall minimize conflicts between motor fuel customers, car wash vehicles, and general parking lot traffic, and shall be subject to DRC review and approval.
- Internal circulation shall provide clear and separated ingress and egress pathways, with designated vehicle stacking lanes for the car wash that do not conflict with other on-site traffic movements.
- Sidewalks shall be as provided in the Site Plan.

## I. Utilities and Environmental

- The Property shall be served by central water and sanitary sewer in accordance with applicable Clay County utility requirements and FDEP standards.
- Stormwater management shall be designed and constructed in conformance with the requirements of the Clay County LDC, the SJRWMD Environmental Resource Permit (ERP) program, and any other applicable regulatory requirements.
- All underground storage tanks and fuel management systems shall comply with FDEP Chapter 62-761 and 62-762, F.A.C., and applicable federal EPA regulations.
- Best management practices (BMPs) for motor fuel facilities and car wash operations, including spill containment and secondary containment measures, shall be incorporated into the site design in accordance with applicable regulatory requirements.

## IV. SITE PLAN REVIEW

---

Prior to the issuance of any building permit for any structure or use within this PCD, a site plan shall be submitted to the Clay County Development Review Committee (DRC) for review and approval, consistent with the requirements of Sec. 3-26.1(a) of the Clay County LDC and all applicable provisions of the Clay County Land Development Code.

The site plan submittal shall include, at a minimum:

1. Detailed site plan depicting: building footprints and dimensions; fuel canopy location, dimensions, and column locations; car wash structure location and dimensions; parking layout and counts; drive aisles and vehicular circulation; stacking lanes for car wash; access driveways; refuse enclosure location; and all setbacks from property lines.
2. Landscape plan consistent with the Site Plan and to the extent applicable, Article VI of the Clay County LDC and the buffer standards set forth in Section III.G of this Written Description.
3. Photometric (lighting) plan demonstrating compliance with Section III.F of this Written Description.
4. Sign plan consistent with Section V of this Written Description.
5. Stormwater management plan for review by Clay County Public Works and/or SJRWMD.
6. Utility plan indicating connection to central water and sewer.
7. Traffic information, if required by Clay County or FDOT.

8. Underground storage tank registration and FDEP permit documentation, if available at time of DRC submittal.

## V. SIGNAGE

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All signage within the PCD shall comply with the Clay County LDC sign regulations applicable to commercial uses, unless modified herein. The following specific standards shall apply:

- One (1) ground/monument sign shall be permitted at each street frontage access point, subject to the height, area, and setback limitations of the applicable Clay County sign regulations for commercial zoning districts.
- The fuel canopy fascia may incorporate brand identification signage (Daily's brand name, logo, and/or motor fuel pricing) on the canopy fascia panels, provided the total canopy fascia sign area does not exceed the limits established by the applicable Clay County sign code for the site.
- Building wall signage shall be permitted on the convenience store building in accordance with the applicable Clay County sign regulations.
- Price signs for motor fuel shall comply with applicable Florida Statutes and Clay County sign regulations.
- Directional signs for vehicle circulation (e.g., "Enter," "Exit," "Car Wash Entrance") shall be permitted and shall not count toward the maximum sign area, subject to a maximum height of 4 feet and maximum sign face area of 6 square feet per sign.
- Temporary signs, banners, or pennants shall be displayed in accordance with the Clay County LDC.

## VI. GENERAL CONDITIONS AND MISCELLANEOUS PROVISIONS

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### A. LDC Compliance

Except as expressly modified by this Written Description, all applicable provisions of the Clay County Land Development Code, the Clay County Code of Ordinances, and applicable state and federal regulations shall govern the development and operation of uses within this PCD.

### B. Sound / Noise

No outside amplification of sound shall be permitted which can be heard off-site, consistent with Sec. 3-26.1(e)(8) of the Clay County LDC. Car wash dryer equipment, vacuum stations, and any outdoor audio systems shall comply with applicable County noise ordinances.

### C. Uses Not Permitted

Any use not expressly listed as permitted in Section III.B of this Written Description is not permitted within this PCD. Any proposed unlisted use shall be subject to the unlisted use determination process set forth in the Clay County LDC.

#### **D. Amendments**

Substantive amendments to this PCD Written Description shall require Board of County Commissioner approval through the rezoning process. Minor amendments, adjustments to site plan details, and other non-substantive modifications may be approved by the DRC or Clay County Planning Director in accordance with the Clay County LDC.

#### **E. Exhibits**

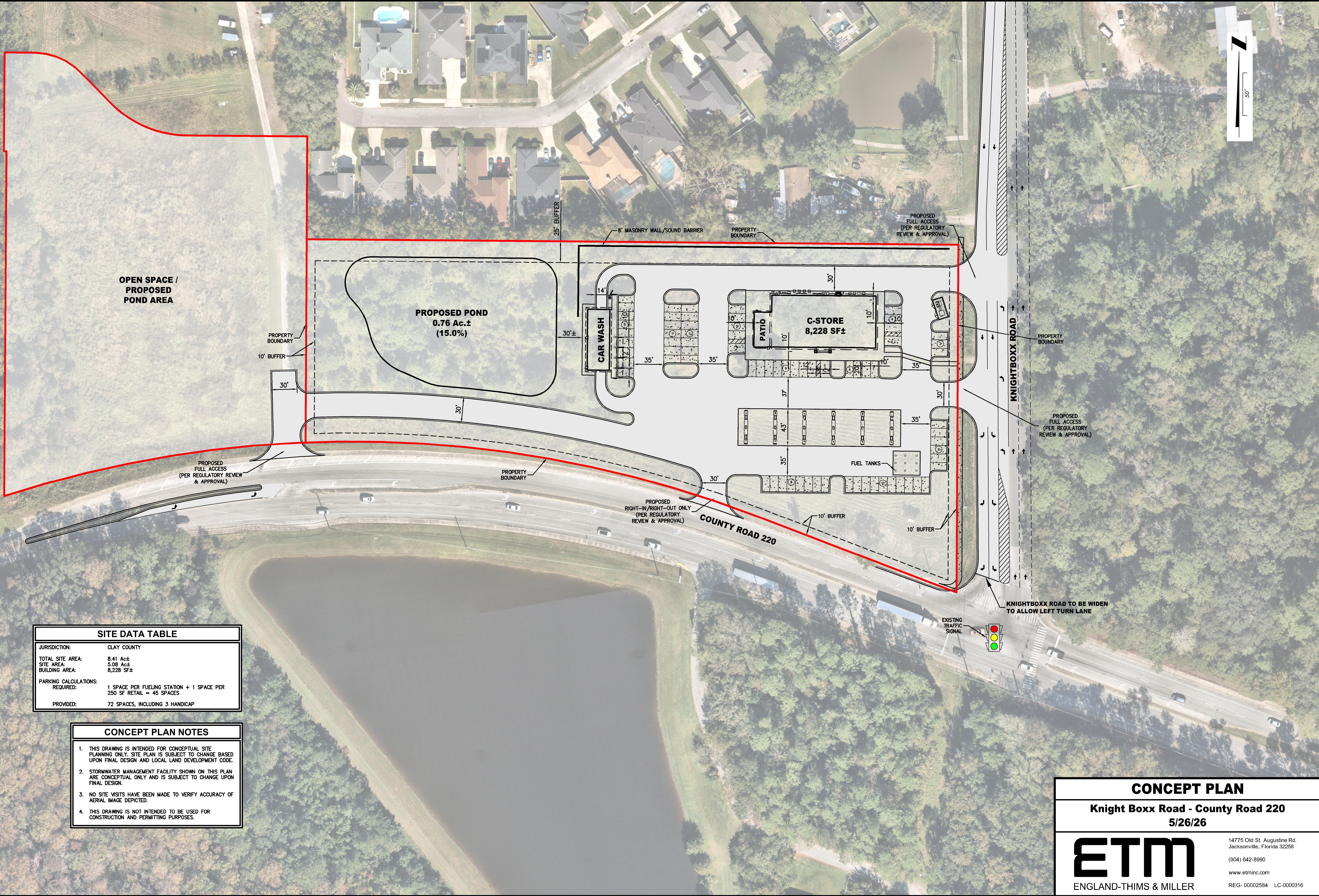
The following exhibits are incorporated into and made a part of this PCD Written Description:

- Exhibit “A” – Legal Description of the Property
- Exhibit “B” – PCD Site Plan

#### **F. PCD Time Limitations**

The time limitations set forth in Sec. 3-33(f) shall not apply to this specific PCD Zoning District. Accordingly, this PCD shall not have any time limitation or expiration of, or to, the uses or rights set forth herein.

Exhibit "B-2"



**OPEN SPACE /  
PROPOSED  
POND AREA**

**PROPOSED POND  
0.76 Ac.±  
(15.0%)**

**CAR WASH**

**C-STORE  
8,228 SF±**

**PATIO**

**FUEL TANKS**

**COUNTY ROAD 220**

**KNIGHTBOXX ROAD**

**KNIGHTBOXX ROAD TO BE WIDEN  
TO ALLOW LEFT TURN LANE**

**SITE DATA TABLE**

JURISDICTION:	CLAY COUNTY
TOTAL SITE AREA:	8.41 Ac±
SITE AREA:	5.08 Ac±
BUILDING AREA:	8,228 SF±
PARKING CALCULATIONS: REQUIRED:	1 SPACE PER FUELING STATION + 1 SPACE PER 250 SF RETAIL = 45 SPACES
PROVIDED:	72 SPACES, INCLUDING 3 HANDICAP

**CONCEPT PLAN NOTES**

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

**CONCEPT PLAN**

**Knight Boxx Road - County Road 220**  
5/26/26



14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
(904) 642-8990  
www.etm-inc.com  
REG- 00002584 LC-0000316

**CLAY COUNTY, FLORIDA**  
UNINCORPORATED AREA

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**PCD WRITTEN DESCRIPTION**

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**Daily's Convenience Store & Commercial PCD  
Planned Commercial Development District**

240 Knight Boxx Road, Middleburg, Florida

**Application No. ZON 26-0004**

<b>Owner:</b>	First Coast Energy LLP
<b>Agent / Applicant Representative:</b>	Jason Gabriel, Esq. Burr & Forman LLP 50 N. Laura Street, Suite 3000 Jacksonville, FL 32202
<b>Parcel ID(s):</b>	33-04-25-008124-003-00 (2.54 acres) 33-04-25-008124-004-00 (5.826 acres)
<b>Site Address:</b>	240 Knight Boxx Road, Middleburg, Florida
<b>General Location:</b>	At the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida
<b>Acreage:</b>	±8.37 Acres
<b>Commission District:</b>	District 5 (Commissioner Burke)
<b>Planning District:</b>	OakLeaf Branan-Ridge
<b>Current Zoning:</b>	AR – Agricultural Residential District
<b>Proposed Zoning:</b>	PCD – Planned Commercial Development District
<b>Future Land Use:</b>	Commercial
<b>Application Type:</b>	Rezoning – PCD (new application which replaces the original BB-2 rezoning request under ZON 26-0004)

Prepared: May 2026

## I. SUMMARY DESCRIPTION OF THE PROPERTY

<b>Application No.:</b>	Previously under ZON 26-0004
<b>Parcel ID(s):</b>	33-04-25-008124-003-00 (2.54 acres) 33-04-25-008124-004-00 (5.826 acres)
<b>Site Address:</b>	240 Knight Boxx Road, Middleburg, Florida
<b>General Location:</b>	At the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida
<b>Owner of Record:</b>	First Coast Energy LLP
<b>Applicant’s Agent:</b>	Jason Gabriel, Esq., Burr & Forman LLP
<b>Current Land Use Designation:</b>	Commercial
<b>Proposed Land Use Designation:</b>	Commercial (no change required)
<b>Current Zoning District:</b>	AR – Agricultural Residential District
<b>Proposed Zoning District:</b>	PCD – Planned Commercial Development District
<b>Total Site Area:</b>	±8.37 Acres
<b>Commission District:</b>	District 5 (Commissioner Burke)
<b>Planning District:</b>	OakLeaf Branan-Ridge

## II. SUMMARY AND PURPOSE OF THE PCD – COMPREHENSIVE PLAN CONSISTENCY

First Coast Energy LLP (the “Applicant”), the owner of record and parent company of Daily’s, proposes to rezone approximately 8.37 acres of vacant land located at 240 Knight Boxx Road, Middleburg, Clay County, Florida (the “Property”), from AR (Agricultural Residential District) to PCD – Planned Commercial District. The Property is more particularly described in the legal description attached hereto as Exhibit “A.” The Applicant is represented by Jason Gabriel, Esq. of Burr & Forman LLP.

The Property is located off County Road 220, south of Old Jennings Road, at the intersection of County Road 220 and Knight Boxx Road, Clay County, Florida, in the Middleburg area. It is currently vacant land with a Future Land Use designation of Commercial.

This PCD Written Description is submitted in lieu of the conventional rezoning to BB-2 (Community Business District) that was originally requested under Application ZON 26-0004. The Applicant elects the PCD zoning classification to secure a project-specific, customized set of development standards tailored to a proposed Daily’s Convenience Store with six (6) islands containing two (2) pumps each, providing twenty-four (24) fueling positions, a car wash, and associated commercial uses, while maintaining development standards that are substantively consistent with — and no less restrictive

than — the Clay County BB-2 Community Business District standards set forth in Section 3-26.1 of the Clay County Land Development Code (LDC).

The proposed PCD is consistent with the Commercial Future Land Use designation applicable to the Property, as well as the Goals, Objectives, and Policies of the Clay County Comprehensive Plan. The daily convenience and motor fuel use contemplated by this PCD is a permitted use under the BB-2 zoning district (convenience store with a car wash, and the sale of gasoline — Sec. 3-26.1(b)(2)) and is therefore fully consistent with the applicable Commercial land use designation. No Comprehensive Plan amendment is required.

The PCD approach provides Clay County with a transparent, enforceable, and site-specific framework that incorporates best practices in site design, landscaping, lighting, and operational controls for motor fuel facilities and car wash operations, thereby promoting compatibility with surrounding uses and protecting the public health, safety, and general welfare of the Middleburg community.

### **III. DESCRIPTION OF DEVELOPMENT**

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The development of the Property will be consistent with and in accordance with the terms of the BB-2 Community Business District (Sec. 3-26.1 of the Clay County LDC) with the following project-specific standards, additions, modifications, and exceptions as set forth herein. Where this Written Description is silent, the standards of the BB-2 District and all other applicable provisions of the Clay County LDC shall govern.

#### **A. PCD Conceptual Site Plan**

A PCD Conceptual Site Plan is attached hereto as Exhibit “B” (the “Site Plan”). The Site Plan depicts the general layout of the proposed development, including the primary building location, motor fuel canopy area, car wash structure, vehicular circulation, access points, parking areas, stormwater management, and landscape buffer locations. The configuration shown on the Site Plan is conceptual. Revisions to the Site Plan, including internal circulation, stormwater facility location and design, and other development features, may be required as the project proceeds through final engineering and DRC site plan review, subject to the review and approval of the Development Review Committee (DRC) in accordance with Sec. 3-26.1(a) of the Clay County LDC.

This Site Plan contains the following features that have been incorporated at the request of the Board of County Commission and that shall be included in the development of the Property: (i) a minimum 25 foot wide vegetative buffer along the entirety of the northern edge of the Property as set forth in the Site Plan; and (ii) an eight (8) foot high masonry wall/sound barrier that begins near the carwash and extends along the northern boundary to the eastern portion of the Property, to be constructed within the 25 foot wide vegetative buffer, as set forth in the Site Plan.

#### **B. Permitted Uses and Structures**

The following uses and structures shall be permitted within the PCD:

### **1. Primary Permitted Uses**

- Commercial uses including all commercial sales and services associated with a convenience store with the sale of gasoline (inclusive of the retail sale and service of convenience store goods, food, beverages, tobacco products, automotive supplies, and similar convenience store merchandise).
- All uses permitted in Sec. 3-24(c), Land Development Code.
- Retail sales of beer and wine at establishments commonly known as convenience stores, pursuant to Florida Department of Business Regulations (Division of Alcoholic Beverages and Tobacco) for off-premises consumption.
- Motor Fuel Sales – dispensing of gasoline and diesel fuel through self-service fuel pumps located under a fuel canopy structure, configured with six (6) islands containing two (2) pumps each, providing twenty-four (24) fueling positions.
- Car Wash Facilities – automated or tunnel-style car wash facility, including associated vacuum stations, equipment rooms, and customer waiting/staging areas.
- Lottery ticket sales and ATM/financial kiosks as accessory uses within the convenience store.
- Food service and/or quick-service prepared food sales within the convenience store building (no separate drive-through for food service unless otherwise approved through DRC site plan review).
- Grocery store; drug store; fruit and vegetables (inside building); hardware store; retail meat markets.
- Outdoor customer seating / patio (no amplified music outdoors).

### **2. Associated and Accessory Commercial Uses**

- Retail stores offering general merchandise, personal services, or similar neighborhood-serving commercial uses, consistent with uses permitted in the BB-2 district under Sec. 3-26(b)(1).
- Office uses ancillary to the primary commercial operation.
- Outdoor display of seasonal merchandise (e.g., propane exchange, ice, firewood) immediately adjacent to the principal building entrance.
- Motor vehicle-related accessory sales (e.g., windshield fluid, motor oil, automotive accessories) limited to interior sales within the convenience store building.
- Storage and utility structures accessory to the principal uses.
- Stormwater management facilities, drainage improvements, and infrastructure as required by applicable regulatory agencies.
- Essential services including water, sewer, gas, telephone, cable, electric, and telecommunications, meeting the applicable standards of the Clay County LDC.
- Signage in accordance with Section V of this Written Description.

### **3. Uses Not Permitted**

The following uses are expressly prohibited within this PCD:

- Adult entertainment establishments and sexually oriented businesses.

- Mini-warehouses or self-storage facilities.
- Land Clearing Debris Disposal Facilities.
- Motor vehicle sales, rental, or repair (except minor automotive accessory sales conducted entirely inside the convenience store building).
- Any use which creates obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration, or light detrimental to surrounding properties or the health and welfare of area residents.
- Any use not specifically permitted or reasonably accessory to a use permitted above.

### C. Lot and Building Development Standards

The principal building(s), accessory structures, fuel canopy, car wash structure, and all other uses within the PCD shall comply with the following minimum development standards, which are substantively consistent with the BB-2 District standards of Sec. 3-26.1(e). This is in addition to the required items set forth in Section III.A above:

Development Standard	PCD Requirement
<b>Minimum Front Yard Setback</b>	25 feet from front property line (consistent with Sec. 3-26.1(e)(3) and Sec. 19, Subsection 4, Ord. 82-45, as amended)
<b>Minimum Side Yard Setback – Adjacent to Business District</b>	15 feet minimum; may be reduced to the side lot line if building is constructed in conformance with applicable Building Code requirements
<b>Minimum Side Yard Setback – Adjacent to Residential or Agricultural District</b>	25 feet from side property line
<b>Minimum Rear Yard Setback</b>	20 feet from rear property line; 25 feet when adjacent to single-family or multi-family residential uses
<b>Setback from Ordinary High Water Line / Mean High Water Line</b>	50 feet minimum; 100 feet for Aquatic Preserves or Outstanding Florida Waters
<b>Fuel Canopy Setback</b>	Canopy columns shall meet the minimum front, side, and rear setbacks applicable to principal structures as set forth above; canopy roof overhang shall maintain a minimum setback of 10 feet from all property lines
<b>Car Wash Structure Setback</b>	Subject to the same minimum setbacks as the principal building as set forth above
<b>Maximum FAR (Floor Area Ratio)</b>	40% (consistent with Sec. 3-26.1(e)(7))
<b>Maximum Building Height</b>	35 feet, not to exceed 2 stories for the principal convenience store building; fuel canopy height not to exceed 20 feet measured from finished grade to the underside of the canopy roof
<b>Minimum Distance from Refuse/Materials to Residential/Agricultural District Line</b>	30 feet (consistent with Sec. 3-26.1(e)(5))

Development Standard	PCD Requirement
<b>Refuse Containers</b>	Containerized and fully screened/enclosed so as not to be readily visible from public rights-of-way or adjacent properties

## D. Motor Fuel Sales and Car Wash – Specific Operational Standards

In addition to the development standards set forth in Section III.C above, the following operational and design standards shall apply to the motor fuel sales and car wash components of this PCD:

### 1. Motor Fuel Sales / Fuel Canopy

- Motor fuel pumps and the fuel canopy shall be located at a minimum distance from all property lines as set forth in Section III.C above.
- Fuel pump islands shall be oriented so that vehicle queuing does not block or impede access driveways, internal circulation aisles, or parking areas.
- Underground storage tanks (USTs) shall be installed and maintained in accordance with all applicable Florida Department of Environmental Protection (FDEP) rules and regulations, and all applicable federal Environmental Protection Agency (EPA) requirements.
- Canopy lighting shall be full-cutoff or fully-shielded fixtures directed downward to minimize light spillage to adjacent properties and rights-of-way, consistent with Section III.F below.
- Fuel canopy fascia signage shall be incorporated into the overall PCD sign plan and shall comply with the signage standards set forth in Section V of this Written Description.
- Emergency shutoff controls shall be provided in a readily accessible location and shall comply with applicable fire codes and FDEP requirements.

### 2. Car Wash

- The car wash shall be a fully enclosed, automated or tunnel-type structure. Open-air car wash bays are not permitted.
- The car wash structure shall be located and oriented to direct vehicle stacking lanes away from adjacent public rights-of-way to the maximum extent practicable.
- Car wash equipment, mechanical systems, and dryers shall comply with all applicable noise standards and shall not create sound audible off-site at a level exceeding applicable County noise regulations.
- No outside amplification of sound shall be permitted which can be heard off-site, consistent with Sec. 3-26.1(e)(8).
- All runoff shall be captured, recycled, or treated in accordance with applicable FDEP and St. Johns River Water Management District (SJRWMD) requirements prior to discharge.
- Vacuum stations, if provided, shall be located within the interior of the site, screened from adjacent residential uses where applicable, and operated in compliance with applicable noise standards.

## E. Off-Street Parking and Loading

- Off-street parking shall be provided as set forth in the Site Plan, and otherwise, in accordance with Section 8-12 of the Clay County LDC, as applicable to the uses within the PCD.
- Parking areas shall be paved with asphalt, concrete, or an equivalent approved surface, and shall comply with applicable stormwater management requirements.
- Accessible parking spaces shall be provided in accordance with the Americans with Disabilities Act (ADA) and the Florida Accessibility Code for Building Construction.
- Loading areas shall be provided for deliveries to the convenience store and shall be located so as not to obstruct internal circulation or access drives.

## F. Lighting

- All exterior artificial lighting, including under-canopy lighting at the fuel pump area, parking lot lighting, building-mounted lighting, and security lighting, shall use full-cutoff or dark-sky-compliant fixtures that direct light downward and prevent off-site glare.
- Lighting shall be directed away from all adjacent residential and agricultural districts, consistent with Sec. 3-26.1(e)(6) of the Clay County LDC.
- The maximum illumination at any property line adjacent to a residentially zoned parcel shall not exceed 0.5 foot-candles, as measured at the property line.
- Fuel canopy lighting shall achieve adequate illumination levels for safety and security while avoiding excessive brightness or sky glow inconsistent with surrounding land uses.
- A photometric plan shall be submitted for DRC review as part of the site plan application.

## G. Landscaping, Tree Preservation, and Visual Buffers

- Landscaping and tree preservation shall be as provided in the Site Plan, and otherwise, in accordance with Article VI of the Clay County Land Development Code (Tree Protection and Landscaping Standards), as applicable.
- Where the PUD property is adjacent to lands within a residential land use category, perimeter buffers shall be provided in accordance with the Article VI Perimeter Buffer Standards of the Clay County LDC. Where commercial development is adjacent to residential uses (“B” type buffer), the required buffer shall include: a minimum twenty (20) foot wide landscaped buffer area; a minimum six (6) foot high visual barrier (which may consist of a fence, shrubs, wall, berm, or any combination thereof); and evergreen tree planting at a spacing of thirty (30) feet on center. As depicted on the Site Plan, the northern edge of the Property adjacent to residential uses shall be buffered by a minimum twenty-five (25) foot wide buffer with an eight (8) foot masonry wall, which exceeds the minimum Article VI requirements.
- No materials, garbage containers, or refuse shall be located nearer than thirty (30) feet to any adjacent residential or agricultural zoning district, consistent with Sec. 3-26.1(e)(5).
- Landscape islands shall be incorporated into the parking lot design in accordance with applicable LDC requirements.
- The car wash and fuel canopy shall be incorporated into the overall landscape plan to minimize visual impacts from public rights-of-way.

## H. Access, Traffic Circulation, and Transportation

- Access to the Property shall be as shown on Site Plan from the referenced County Roads (Knight Boxx Road and CR-220), and shall be subject to approval by the Clay County Public Works Department and, if applicable, the Florida Department of Transportation (FDOT).
- The number and location of access points shall minimize conflicts between motor fuel customers, car wash vehicles, and general parking lot traffic, and shall be subject to DRC review and approval.
- Internal circulation shall provide clear and separated ingress and egress pathways, with designated vehicle stacking lanes for the car wash that do not conflict with other on-site traffic movements.
- Sidewalks shall be as provided in the Site Plan.

## I. Utilities and Environmental

- The Property shall be served by central water and sanitary sewer in accordance with applicable Clay County utility requirements and FDEP standards.
- Stormwater management shall be designed and constructed in conformance with the requirements of the Clay County LDC, the SJRWMD Environmental Resource Permit (ERP) program, and any other applicable regulatory requirements.
- All underground storage tanks and fuel management systems shall comply with FDEP Chapter 62-761 and 62-762, F.A.C., and applicable federal EPA regulations.
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## IV. SITE PLAN REVIEW

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Prior to the issuance of any building permit for any structure or use within this PCD, a site plan shall be submitted to the Clay County Development Review Committee (DRC) for review and approval, consistent with the requirements of Sec. 3-26.1(a) of the Clay County LDC and all applicable provisions of the Clay County Land Development Code.

The site plan submittal shall include, at a minimum:

1. Detailed site plan depicting: building footprints and dimensions; fuel canopy location, dimensions, and column locations; car wash structure location and dimensions; parking layout and counts; drive aisles and vehicular circulation; stacking lanes for car wash; access driveways; refuse enclosure location; and all setbacks from property lines.
2. Landscape plan consistent with the Site Plan and to the extent applicable, Article VI of the Clay County LDC and the buffer standards set forth in Section III.G of this Written Description.
3. Photometric (lighting) plan demonstrating compliance with Section III.F of this Written Description.
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6. Utility plan indicating connection to central water and sewer.
7. Traffic information, if required by Clay County or FDOT.

8. Underground storage tank registration and FDEP permit documentation, if available at time of DRC submittal.

## V. SIGNAGE

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All signage within the PCD shall comply with the Clay County LDC sign regulations applicable to commercial uses, unless modified herein. The following specific standards shall apply:

- One (1) ground/monument sign shall be permitted at each street frontage access point, subject to the height, area, and setback limitations of the applicable Clay County sign regulations for commercial zoning districts.
- The fuel canopy fascia may incorporate brand identification signage (Daily's brand name, logo, and/or motor fuel pricing) on the canopy fascia panels, provided the total canopy fascia sign area does not exceed the limits established by the applicable Clay County sign code for the site.
- Building wall signage shall be permitted on the convenience store building in accordance with the applicable Clay County sign regulations.
- Price signs for motor fuel shall comply with applicable Florida Statutes and Clay County sign regulations.
- Directional signs for vehicle circulation (e.g., "Enter," "Exit," "Car Wash Entrance") shall be permitted and shall not count toward the maximum sign area, subject to a maximum height of 4 feet and maximum sign face area of 6 square feet per sign.
- Temporary signs, banners, or pennants shall be displayed in accordance with the Clay County LDC.

## VI. GENERAL CONDITIONS AND MISCELLANEOUS PROVISIONS

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### A. LDC Compliance

Except as expressly modified by this Written Description, all applicable provisions of the Clay County Land Development Code, the Clay County Code of Ordinances, and applicable state and federal regulations shall govern the development and operation of uses within this PCD.

### B. Sound / Noise

No outside amplification of sound shall be permitted which can be heard off-site, consistent with Sec. 3-26.1(e)(8) of the Clay County LDC. Car wash dryer equipment, vacuum stations, and any outdoor audio systems shall comply with applicable County noise ordinances.

### C. Uses Not Permitted

Any use not expressly listed as permitted in Section III.B of this Written Description is not permitted within this PCD. Any proposed unlisted use shall be subject to the unlisted use determination process set forth in the Clay County LDC.

#### **D. Amendments**

Substantive amendments to this PCD Written Description shall require Board of County Commissioner approval through the rezoning process. Minor amendments, adjustments to site plan details, and other non-substantive modifications may be approved by the DRC or Clay County Planning Director in accordance with the Clay County LDC.

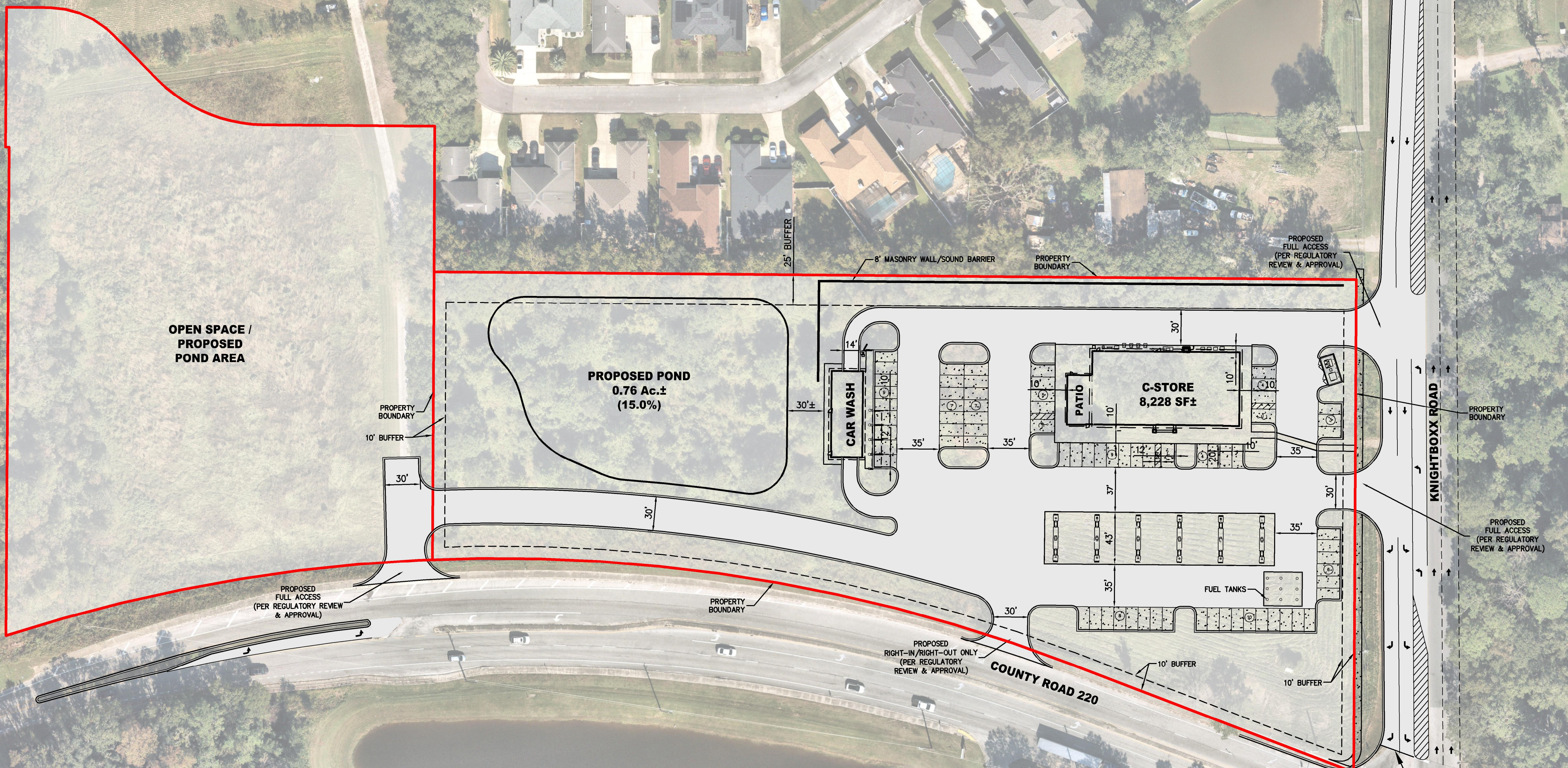
#### **E. Exhibits**

The following exhibits are incorporated into and made a part of this PCD Written Description:

- Exhibit “A” – Legal Description of the Property
- Exhibit “B” – PCD Site Plan

#### **F. PCD Time Limitations**

The time limitations set forth in Sec. 3-33(f) shall not apply to this specific PCD Zoning District. Accordingly, this PCD shall not have any time limitation or expiration of, or to, the uses or rights set forth herein.



SITE DATA TABLE	
JURISDICTION:	CLAY COUNTY
TOTAL SITE AREA:	8.41 Ac±
SITE AREA:	5.08 Ac±
BUILDING AREA:	8,228 SF±
PARKING CALCULATIONS REQUIRED:	1 SPACE PER FUELING STATION + 1 SPACE PER 250 SF RETAIL = 45 SPACES
PROVIDED:	72 SPACES, INCLUDING 3 HANDICAP

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

**CONCEPT PLAN**

**Knight Boxx Road - County Road 220**

**5/26/26**

ETM

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258

(904) 642-8990

www.etminc.com

REG- 00002584 LC-0000316

ENGLAND-THIMS & MILLER



Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, June 2 5:00 PM

TO: Planning Commission

DATE: 5/21/2026

FROM: Beth Carson, Director of  
Planning & Zoning

SUBJECT: Comprehensive Plan Text Amendment to add Branan Field Institutional Future  
Land Use.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The Branan Field Future Land Use Map contains three (3) parcels designated BF Institutional. However, the BF Institutional land use category is not included as a land use category in the Comprehensive Plan or the Branan Filed Master Plan. The proposed amendments would add BF Institutional to the list of land uses in Policy BF FLU 1.4.1 and would provide a new policy BF FLU 1.4.11 which describes the characteristics of the BF Institutional land use category.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ COMP_26-0012_Staff_Report	Cover Memo	5/22/2026	Staff_Report_-_COMP_26-0012rvdsada.pdf
▢ COMP_26-0012_Ordinance	Ordinance	5/22/2026	Ordinance_-_COMP_26-0012_revdsada.pdf
▢ Existing BF Institutional Sites	Backup Material	5/21/2026	Existing_BF_Inst_Sites_dsada.pdf



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## Staff Report and Recommendations for COMP 26-0012

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### Introduction:

This is a Staff initiated text amendment to the Comprehensive Plan to add Institutional land use to the Branan Field Master Plan.

### Summary of the Proposed Comprehensive Plan Amendment:

The proposed amendment will add BF Institutional land use category to the Branan Field Future Land Use Element of the County Comprehensive Plan. The changes proposed are as follows:

#### **BF FLU POLICY 1.4.1**

In order to implement the urban form identified by the Branan Field Master Plan, the Master Plan shall include the following land use categories: BF Activity Center (BF AC), BF Community Center (BF CC), BF Master Planned Community (BF MPC), BF Rural Suburb (BF RS), BF Rural Activity Center (BF RAC), BF Community Park (BF CP), Primary Conservation Network (BF PCN), BF Mixed Use (BF MU), ~~and~~ BF Rural Neighborhood Center (BF RNC) and BF Institutional (BF INST). The location and mix of development shall be consistent with the Master Plan Land Use Map.

#### **BF FLU Policy 1.4.11**

#### **BF Institutional (BF INST)**

The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).

The maximum floor area ratio for development within BF Institutional shall not exceed 50%. Development shall be further governed by standards adopted in the Branan Field Master Plan.

36 **Analysis of Proposed Amendment**

37 The Branran Field Future Land Use Map contains three (3) parcels designated BF Institutional.  
38 However, the BF Institutional land use category is not included as a land use category in the  
39 Comprehensive Plan or the Branran Filed Master Plan. The proposed amendments would add BF  
40 Institutional to the list of land uses in Policy BF FLU 1.4.1 and would provide a new policy BF FLU  
41 1.4.11 which describes the characteristics of the BF Institutional land use category.

42

43 **Recommendation**

44 Staff recommends approval of COMP 26-0012.

45

ORDINANCE NO. 2026-\_\_\_

**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 EXHIBIT L, THE BRANAN FIELD MASTER PLAN, TO ADD BF FLU POLICY 1.4.11, TO CREATE BRANAN FIELD INSTITUTIONAL (BF INST) AS A LAND USE, AND TO ADD BRANAN FIELD INSTITUTIONAL (BF INST) TO THE LIST OF LAND USE CATEGORIES IN BF FLU POLICY 1.4.1; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto; and,

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

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

**Section 1.** Clay County Ordinance No. 2025-10, as amended, is amended as provided in Sections 2 and 3 hereof.

**Section 2.** The Branan Field Master Plan (Exhibit L) of the adopted Clay County 2045 Comprehensive Plan is hereby amended to add the following:

**BF FLU Policy 1.4.11**  
**BF Institutional (BF INST)**

The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).

The maximum floor area ratio for development within BF Institutional shall not exceed 50%. Development shall be further governed by standards adopted in the Branan Field Master Plan.

**Section 3.** Branan Field FLU Policy 1.4.1 within the Branan Field Master Plan (Exhibit L) of the adopted Clay County 2045 Comprehensive Plan is hereby amended as follows:

In order to implement the urban form identified by the Branan Field Master Plan, the Master Plan shall include the following land use categories: BF Activity Center (BF AC), BF Community Center (BF CC), BF Master Planned Community (BF MPC), BF Rural Suburb (BF RS), BF Rural Activity Center (BF RAC), BF Community Park (BF CP), Primary Conservation Network (BF PCN), BF Mixed Use (BF MU), ~~and BF Rural Neighborhood Center (BF RNC)~~ and BF Institutional (BF INST). The location and mix of development shall be consistent with the Master Plan Land Use Map.

**Section 4.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 5.** The Planning and Zoning staff are authorized and directed within 10 days of the date of adoption of this Ordinance to transmit the proposed amendment package to the Florida Department of Commerce, and to other reviewing agencies, as specified in Section 163.3184, Florida Statutes.

**Section 6.** In accordance with Section 163.3184, Florida Statutes, if the Plan amendment provided by this Ordinance is not timely challenged, then the effective date of said Plan shall be the 31<sup>st</sup> day after the date the Department of Commerce notifies the County that the Plan amendment is complete. If the Plan amendment is timely challenged, however, said effective date shall be the date a final order is entered by the Department of Commerce or the Administrative Commission determining the amendment to be in compliance. No development orders, development permits or land uses dependent on this Plan amendment may be issued or commence before they have become effective.

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

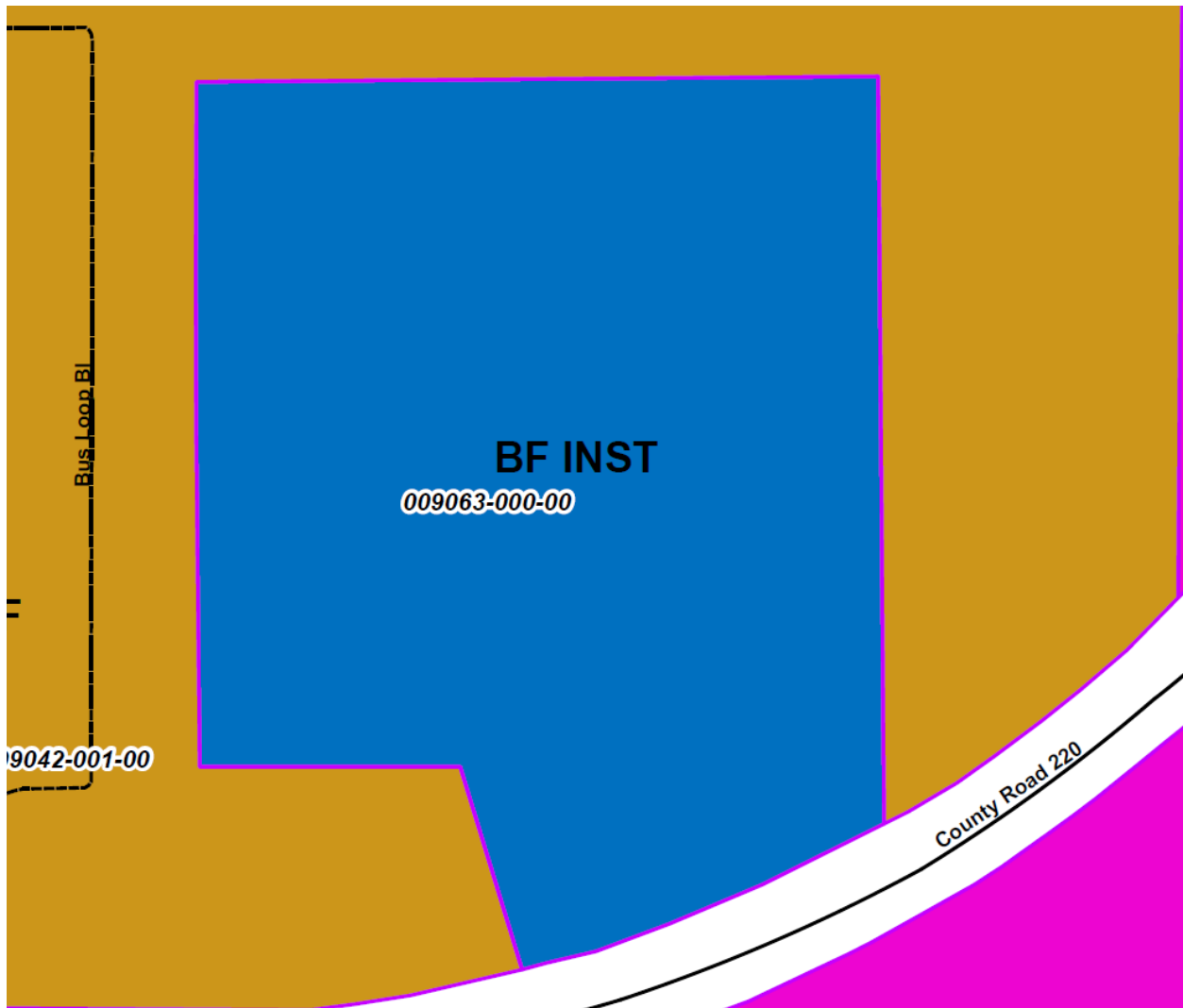
BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

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

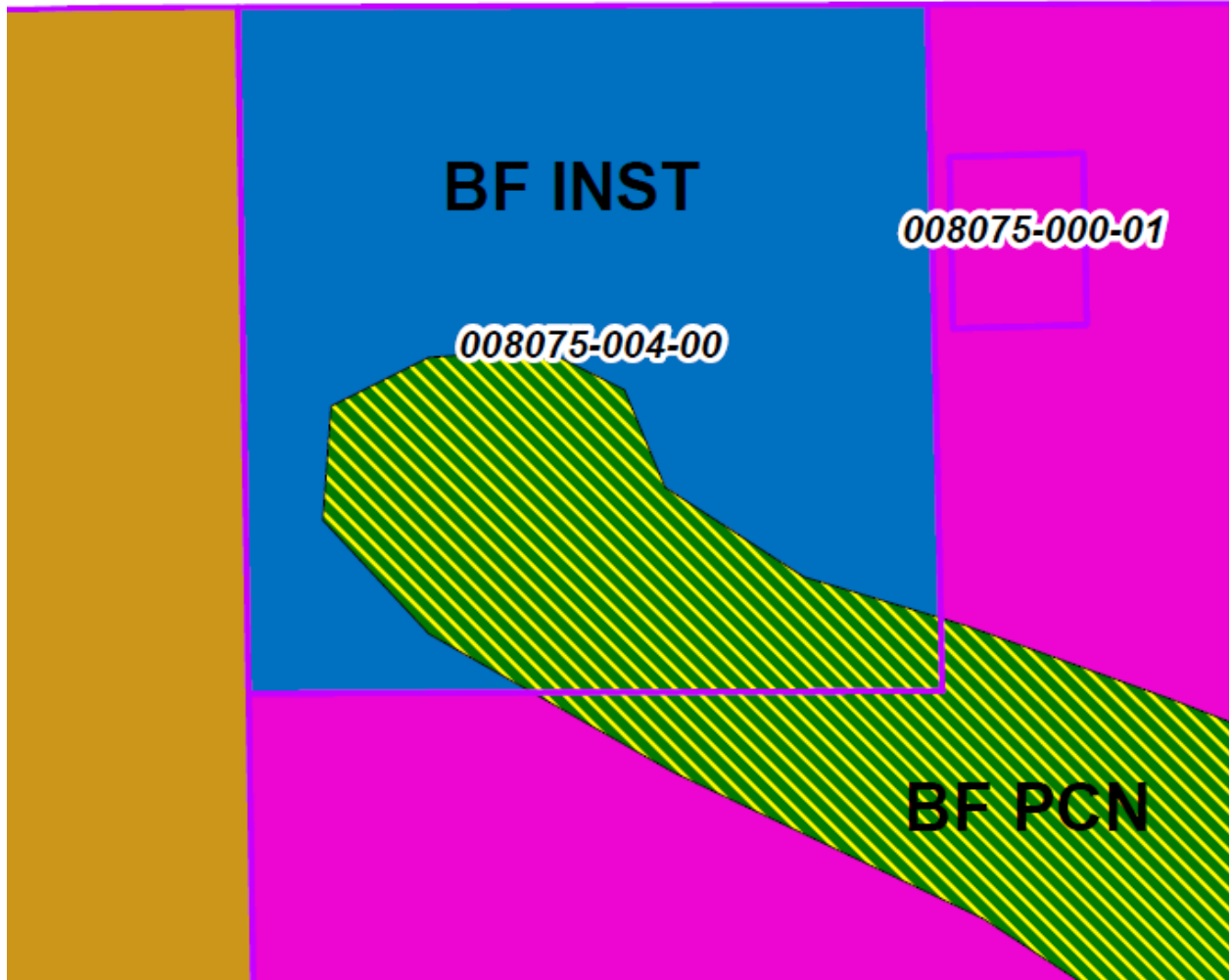
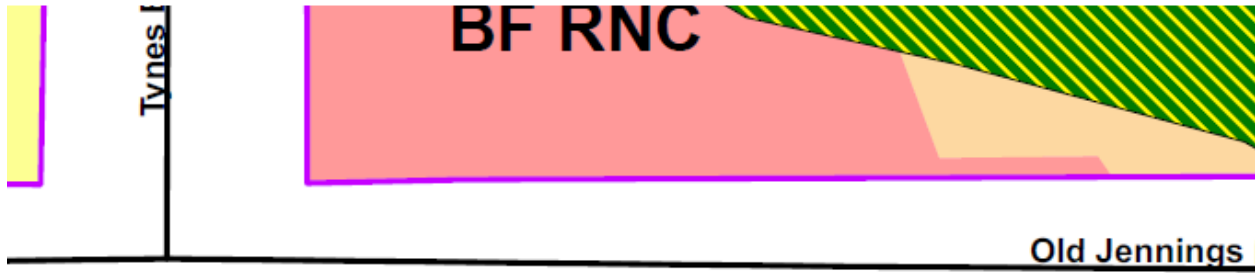
ATTEST:

By: \_\_\_\_\_  
Tara Green, Clerk of the Circuit Court  
and Comptroller  
Ex Officio Clerk to the Board

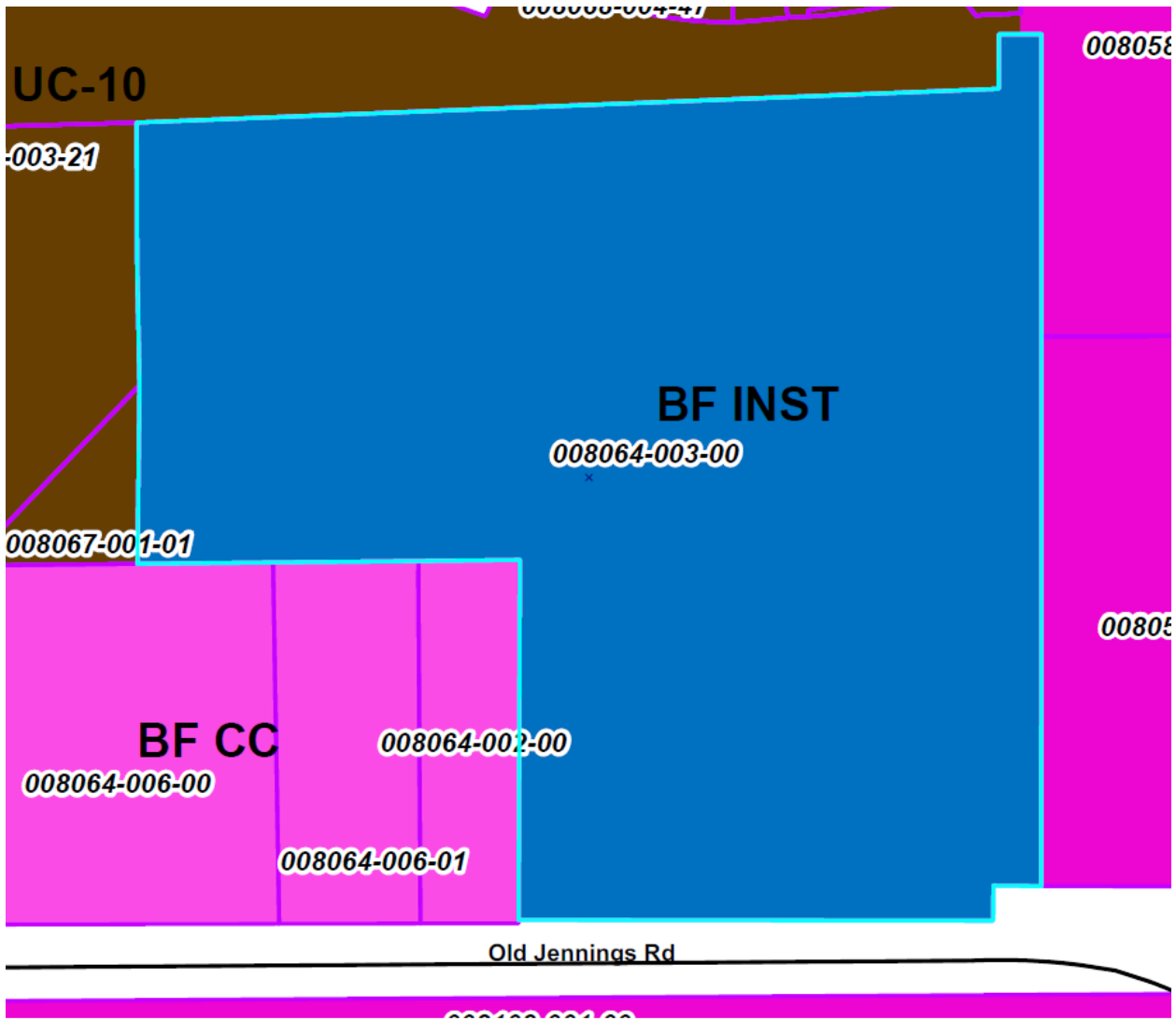
EXISTING DESIGNATED BF INSTITUTIONAL PARCELS



State Of Florida (State Trooper Site)



Clay County Utility Authority



Clay County Utility Authority



Agenda Item  
PLANNING COMMISSION

Clay County Administration Building  
Tuesday, June 2 5:00 PM

TO: Planning Commission

DATE:

FROM:

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 May 5, 2026 Planning Commission Meeting. The applicant will provide further details regarding the status of the revised application materials.

AGENDA ITEM TYPE:

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