



## PLANNING COMMISSION MEETING

July 7, 2026

5:00 PM

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

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Pledge of Allegiance

Call to Order

1. **Approval of Minutes**

Planning Commission Meeting Minutes June 2, 2026.

**Public Comment**

**Public Hearings**

1. Public Hearing to consider COMP 26-0002. (District 5, Comm. Burke) (D. Selig)  
This item is being readvertised for the August 4th Planning Commission Meeting.

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

2. Public Hearing to consider COMP 26-0011 and ZON 26-0011. (District 4, Comm. Burke) (D. Selig)

A. COMP 26-0011

This application is a Comprehensive Plan Amendment to change 6.76 acres from Lake Asbury Village Center (LA-VC), Lake Asbury Master Planned Community and Lake Asbury Greenway (LA-GW), to Lake Asbury Village Center (LA-VC), Lake Asbury Master Planned Community and Lake Asbury Greenway (LA-GW).

B. ZON 26-0011

This application is a rezoning to change 5.34 acres from Lake Asbury Village Center (LA-VC) and Public Ownership (PO-1) to Lake Asbury Village Center (LA-VC) and Public Ownership (PO-1).

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 June 2, 2026 Planning Commission Meeting. The applicant will provide further details regarding the status of the revised application materials

4. Public Hearing to consider transmittal of COMP 26-0010. (District 5, Burke) (B. Carson)

This application is a text amendment to the Capital Improvements Element of the 2045 Comprehensive Plan to remove policy CIE 1.3.6. The applicant has provided a transportation study as required by the policy.

5. Public Hearing to consider transmittal of COMP 26-0009 (District 5, Burke) (B.

Carson)

This application is a FLUM amendment to change approximately 1,264 acres from Agriculture (AG) and Commercial (COM) to Planned Community (PC). The property is proposed to be added to the Governors Park DRI and PUD.

**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, July 7 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 June 2, 2026.	Backup Material	6/18/2026	Planning_Commission_Meeting_Minutes_June_2__2026.ADA_aw.pdf
Attachment "A" COMP-26-0005 ZON-26-007	Backup Material	6/18/2026	Attachment_A_COMP-26-0005_ZON-26-007.ADA_aw.pdf
Attachment "B" COMP-26-0005 ZON-26-0007 Applicant	Backup Material	6/18/2026	Attachment_B_COMP-26-0005_ZON-26-0007_Applicant.ADA_aw.pdf
Attachment "C" COMP-26-0006	Backup Material	6/18/2026	Attachment_C_COMP-26-0006.ADA_aw.pdf
Attachment "D" COMP-26-006 Applicant	Backup Material	6/18/2026	Attachment_D_COMP-26-006_Applicant.ADA_aw.pdf
Attachment "E" COMP-26-0007 PUD-26-0003 ZON-26-0010	Backup Material	6/18/2026	Attachment_E_COMP-26-0007_PUD-26-0003_ZON-26-0010.ADA_aw.pdf
Attachment	Backup		

- "F" PUD-26-0004 Backup Material 6/18/2026 Attachment\_F\_PUD-26-0004.ADA\_aw.pdf
- "G" COMP-26-0012 Attachment Backup Material 6/18/2026 Attachment\_G\_COMP-26-0012.ADA\_aw.pdf



## PLANNING COMMISSION MEETING MINUTES

June 2, 2026

5:00 PM

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

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### Pledge of Allegiance

Chairman Pete Davis led the Pledge of Allegiance.

### Call to Order

**Present:** Commissioner Pete Davis, Chairman  
Commissioner Howard "Bo" Norton, Vice-Chairman  
Commissioner Ralph Puckhaber  
Commissioner Mary Bridgman  
Commissioner Joe Anzalone  
Commissioner Bill Garrison

**Absent:** Commissioner Michael Bourré  
School Board Representative Paul Bement  
Camp Blanding Representative Sam Tozer

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

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

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

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

Planning Commission Meeting Minutes May 5, 2026.

Commissioner Mary Bridgman made a motion for approval of the May 5, 2026, Planning Commission Meeting minutes, seconded by Vice-Chairman Howard "Bo" Norton,, which carried 6-0.

### **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/June 2, 2026, beginning at 4:12 and ending at 12:35. 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 Road, Green Cove Springs, Florida, addressed the Commission to touch on concerns regarding proposed development near his home.

Thomas Conlin, 2832 Derringer Court, Orange Park, Florida, addressed the Commission in opposition to development in his neighborhood - COMP-26-0007.

Hearing no other comments, Chairman Pete Davis closed public comment at 5:12 pm

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

**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).

*Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026, beginning at 12:38 and ending at 2:26:00](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026, beginning at 12:38 and ending at 2:26:00). Below is a summary of the discussion and vote for this agenda item.*

Dodie Selig, Chief Planner, presented a PowerPoint presentation to provide details for the public hearing on COMP-26-0005 and ZON-26-0007, as indicated above. See Attachment A.

Courtney Gaver of Rogers-Towers, the applicant's agent, addressed the Commission to provide an additional PowerPoint to give more details regarding the requested change. See Attachment B.

The Commission, agent, and staff discussed ownership of the surrounding parcels and buffering/setback requirements.

Chairman Pete Davis opened the floor for the public hearing at 5:21 pm.

Selena Selby, an Orange Park resident, addressed the Commission in opposition to the requested change.

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

Commissioner Ralph Puckhaber made a motion for approval of COMP-26-0005, seconded by Commissioner Bill Garrison. Following further discussion by the Commission, the motion carried 6-0.

Commissioner Ralph Puckhaber made a motion for approval of ZON-26-0007, seconded by Commissioner Bill Garrison. Following comments regarding the College Drive Initiative, the motion carried 6-0.

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 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).

*Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/June%202026), beginning at 35:40 and ending at 2:08:08. Below is a summary of the discussion and 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-26-0006, as indicated above. See Attachment C.

The Commission and staff discussed the surrounding parcels, conservation land, the CAC's request for a reduction, the total proposed units, the current allowable land use, and zoning.

Scott Ennis of Meritage Homes, the applicant's agent, addressed the Commission to provide additional details regarding the requested change. See Attachment D.

More questions and discussions were had between the Commission and the agent to clarify the requested change.

Steven Van Bloem, Chairman of the Oakleaf-Springs CAC, addressed the Commission to provide information on the vote made by the advisory committee regarding COMP-26-0006.

Following Mr. Ennis addressing the comments made regarding lot size and driveway dimensions, Chairman Pete Davis opened the floor for the public hearing at 6:12 pm.

David Hough, 3810 Calvary Court, Middleburg, Florida, addressed the Commission to express concerns regarding the requested change.

Steven Van Bloem, 812 Cameron Oaks Drive, Middleburg, Florida, addressed the Commission to express concerns regarding the developer.

Jeremy Graves, 4066 Sunrise Farms, Middleburg, Florida, waived the right to speak and submitted a public comment card in opposition to the requested change.

Jessica Fields, 1950 Leisure Lane, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Jennifer Graves, 4066 Sunrise Farms, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Robert Drake Shirley, 4176 Lazy Acres Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Gloria Crawford, of the Villages of Long Bay in Middleburg, Florida, addressed the Commission in opposition to the requested change.

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

Brittany Sellers, 3627 Havenwood Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Joseph Tomellini, 3937 Sunrise Farms Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Amber Crosby, 4381 Saddlehorn Trail, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Linda Doktor, 4009 Country Meadow Drive, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Emily Umpleby, 4171 Fishing Creek Lane, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Will Antweiler, 4072 Sunrise Farms Road, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Lexis Potter, 4176 Lazy Acres Road, 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 6:48 pm.

Mr. Ennis and the Commission discussed and commented on concerns raised during the public hearing.

Following all discussions, Commissioner Bill Garrison made a motion for approval of COMP-26-0006, seconded by Commissioner Mary Bridgman. The vote was tied, with Commissioners Ralph Puckhaber, Bo Norton, and Chairman Pete Davis in opposition; there is no recommendation to the BoCC.

**Chairman Pete Davis called for a recess at 7:10 pm and reconvened at 7:14 pm.**

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).

*Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/June%202,%202026), beginning at 2:08:46 and ending at 2:18:15. Below is a summary of the discussion and vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, presented a PowerPoint presentation to provide details for the public hearing on COMP-26-0007, PUD-26-0003, and ZON-26-0010, as indicated above. See Attachment E.

The Commission and staff discussed the buffering requirements.

David Winter of Winter Investments, LLC, addressed the Commission to provide additional details regarding the requested change.

Following a brief discussion to clarify the buffer and parcel size, Chairman Pete Davis opened the floor for the public hearing at 7:22 pm.

Hearing no comments, Chairman Pete Davis closed the public hearing at 7:22 pm.

Commissioner Ralph Puckhaber made a motion for approval of COMP-26-0007, seconded by Commissioner Joe Anzalone, which carried 6-0.

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

Commissioner Bo Norton made a motion for approval of ZON-26-0010, seconded by Commissioner Joe Anzalone, which carried 6-0.

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.

*Item Four (4) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/June%202,2026), beginning at 2:18:19 and ending at 2:45:14. Below is a summary of the discussion and 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-26-0004, as indicated above. See Attachment F.

Jason Gabriel, Burr and Forman, applicant's agent, addressed the Commission to provide more details and information regarding the requested change and responded to questions by the Commission.

The Commission and agent had conversation to clarify the barrier wall and the pond sites.

Chairman Pete Davis opened the floor for the public hearing at 7:37 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission to express concerns regarding the requested change. There were clarifying remarks from staff to address concerns raised by Ms. Cormier regarding the written narrative and expiration date for the PUD.

Steven Van Bloem, 812 Cameron Oaks Drive, Middleburg, Florida, addressed the Commission in favor of the requested change.

Denise Robertson, 3738 Bedford Drive, Middleburg, Florida, addressed the Commission to express her gratitude for the communication from all involved parties and to request clarification on certain language.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 7:45 pm.

Mr. Gabriel addressed concerns raised during the public hearing.

Following discussion to clarify language, Commissioner Bo Norton made a motion for approval of PUD-26-0004, seconded by Commissioner Ralph Puckhaber, which carried 6-0.

5. Public Hearing to Consider COMP 26-0012 (B. Carson)  
Comprehensive Plan Text Amendment to add Branam Field Institutional Future Land Use.

*Item Five (5) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/June%202026), beginning at 2:45:17 and ending at 2:54:51. Below is a summary of the discussion and 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-26-0012, as indicated above. See Attachment G.

The Commission and staff had a discussion to clarify the requested change and the surrounding parcels.

Chairman Pete Davis opened the floor for the public hearing at 7:56 pm.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Commission to express gratitude for all they and staff do.

Hearing no other comments, Chairman Pete Davis closed the public hearing at 7:57 pm.

Commissioner Ralph Puckhaber made a motion for approval of COMP-26-0012, seconded by Commissioner Mary Bridgman. Following comments addressing concerns about the requested change, the motion carried 6-0.

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.

*Item Six (6) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/June%202026), beginning at 30:04 and ending at 35:35. Below is a summary of the discussion and vote for this agenda item.*

Beth Carson, Director of Planning and Zoning, noted that the applicant's agent is present to provide an update on the status of the application.

Kelly Hartwig, 3420 Wall Road, Green Cove Springs, Florida, and the applicant's agent, addressed the Commission to provide information on the requested change and to request that the item be continued.

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

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

Hearing no other comments, Chairman Pete Davis closed the public hearing at 5:36 pm.

Commissioner Bo Norton made a motion to approve the requested continuance until the July 7, 2026, Planning Commission Meeting, seconded by Commissioner Joe Anzalone, which carried 6-0.

**Presentations**

There were no other presentations.

**Old Business/New Business**

*Old/New Business can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/June 2, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/June%202,2026), beginning at 2:54:53 and ending at 2:55:49. Below is a summary of the discussion.*

Chairman Pete Davis reminded the Commission to submit their financial information before the deadline - July 1, 2026, mentioned an email received regarding the proposed property tax issue, and stay safe during the celebration, Happy 250th America.

**Public Comment**

Chairman Pete Davis opened the floor for public comment at 8:02 pm.

Hearing no comments, Chairman Pete Davis closed public comment at 8:02 pm.

**Adjournment**

Hearing no further business, Chairman Davis adjourned the meeting at 8:02 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk

**Attachment**  
**“A”**  
**COMP-26-0005**  
**ZON-26-0007**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 26-0005

Rezoning Application:

ZON 26-0007

Board of County Commissioners  
June 23, 2026



# Application Information

Applicant: Courtney Gaver (Rogers Towers, P.A.)

Location: West side of College Drive, opposite Belhaven Drive

Planning District: OakLeaf Branan-Ridge

Commission District: 1, Commissioner Sgromolo

Parcel: 40-04-25-020905-000-00

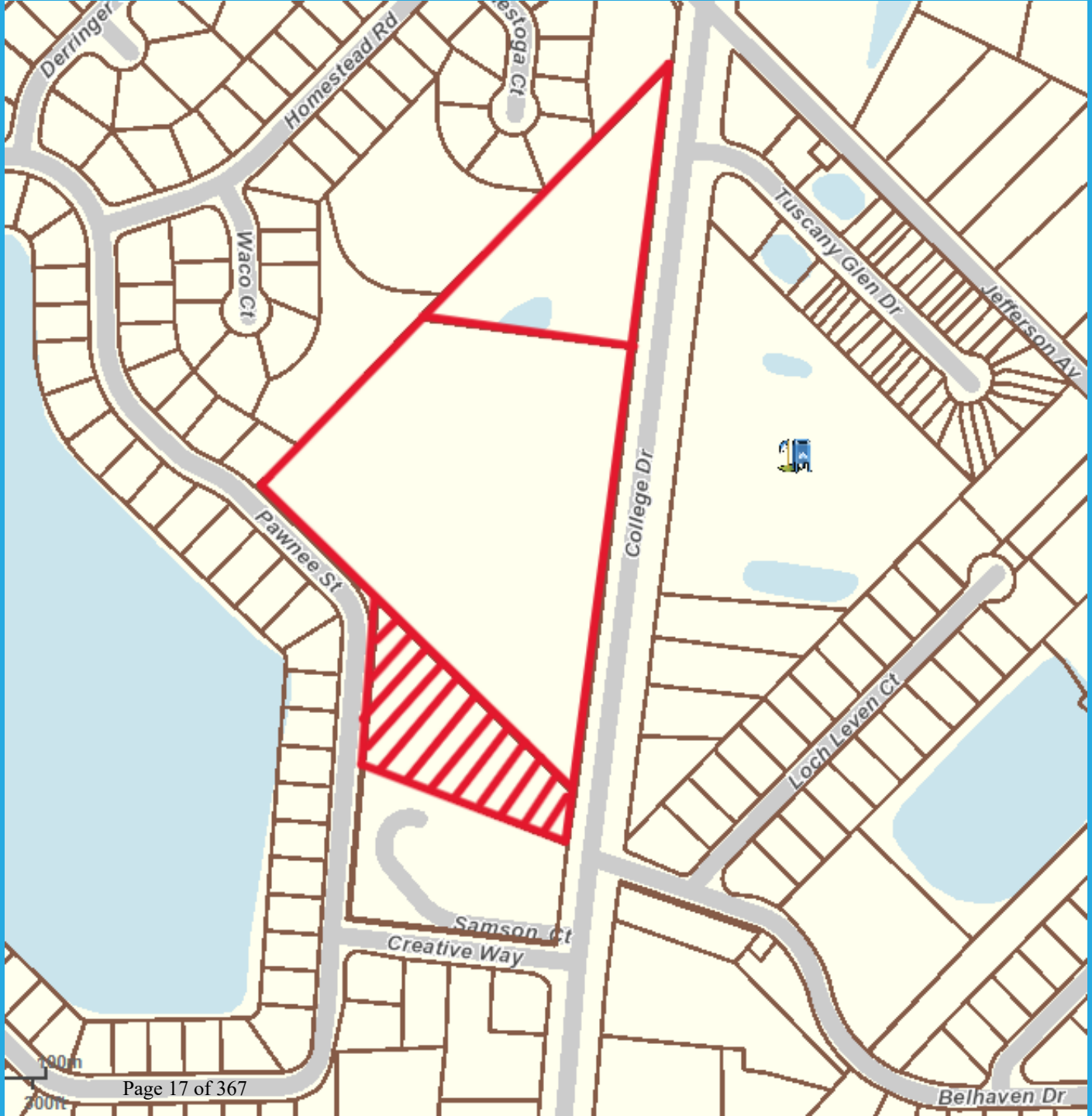
- COMP 26-0005 would change the Future Land Use (FLU) designation from Urban Core 10 (UC-10) to Commercial (COM).
- ZON 26-0007 would change the zoning from Agricultural/Residential (AR) to Heavy Business District (BB-4).

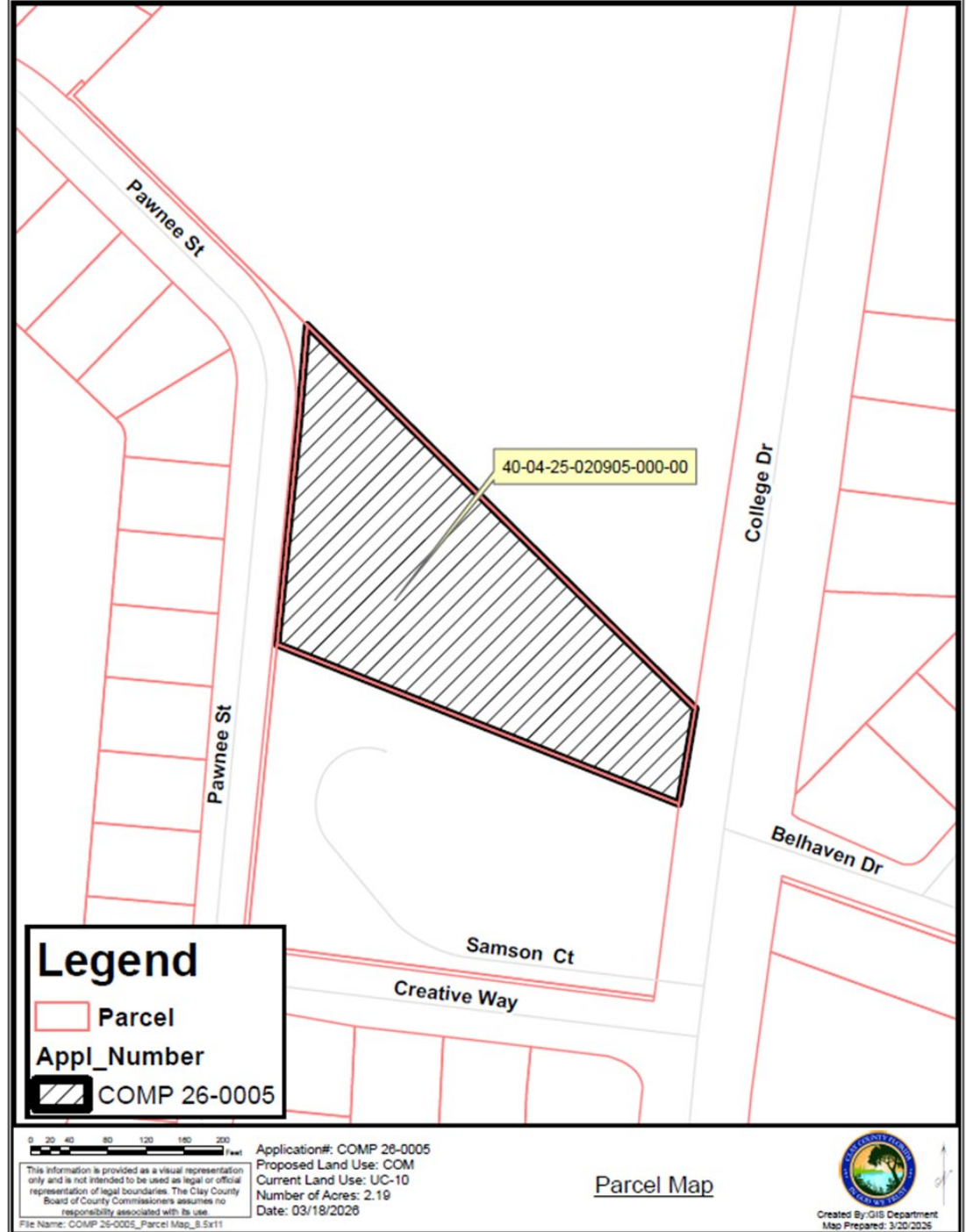
Name	Address1	City	State	ZipCode
AH4R Properties LLC	23975 Park Sorrento, Ste 300	Calabasas	CA	91302-4012
ARLIA FILIPPO	9516 AVENUE M	BROOKLYN	NY	11236
ARNOLD TERRY D & SUSAN J	578 HIBERNIA OAKS DR	FLEMING ISLAND	FL	32003
BASKETTE RENTALS LLC	2050 Alpha Ct	Orange Park	FL	32073-5101
BENEFIELD GRAY BUILDERS INC	1468 Plainfield Ave	Orange Park	FL	32073-3923
Berkshire Community HOA	PO Box 65995	Orange Park	FL	32065-0017
BRADY JAMES JOSEPH JR &	1393 PAWNEE STREET	ORANGE PARK	FL	32065
Carr Brenda M	1426 Pawnee St	Orange Park	FL	32065-7522
DiGiovanni Leonardo N	129 Beaver Ridge Ave	North Las Vegas	NV	89031-7985
Escobar Blanca Isabel	1401 Pawnee St	Orange Park	FL	32065-7521
Estate of Deborah Diana Critto	1382 Pawnee St	Orange Park	FL	32065-7578
Everett Marion L EL/E	1746 Loch Leven Ct	Orange Park	FL	32065-7667
GARRETT CARTER & LINDA	2603 CREATIVE WAY	ORANGE PARK	FL	32065-868
HILLMAN PAUL W & CONCETTA	1425 PAWNEE ST	ORANGE PARK	FL	32065-752
Johns Billy L Jr	267 College Dr	Orange Park	FL	32065-7656
Kibler Ryan	1417 Pawnee St	Orange Park	FL	32065-7521
King James Adam	2664 Loopridge Dr	Orange Park	FL	32065-6278
La Loma Trucking LLC	721 Tara Farms Dr	Middleburg	FL	32068-6846
Larmac Development Corp	PO Box 1381	Orange Park	FL	32067-1381
Lin-Mor-1 LLC	200 College Dr	Orange Park	FL	32065-7638
Luong Vui T	265 College Dr	Orange Park	FL	32065-7656
Melendez Diego	1421 Pawnee St	Orange Park	FL	32065-7521
Newton's Properties LLC	3030 Creekside Trl	Green Cove Springs	FL	32043-8230
Pickett Gary	1395 Pawnee St	Orange Park	FL	32065-7579
Progress Residential Borrower	PO Box 4090	Scottsdale	AZ	85261-4090
SELBY RICHARD A & MISTI D	1409 PAWNEE ST	ORANGE PARK	FL	32065-752
Smith Tasha	1415 Pawnee St	Orange Park	FL	32065-7521
SNACK & GAS INC	5488 River Trail Rd S	Jacksonville	FL	32277-1117
Stanchion Inc	249 College Dr	Orange Park	FL	32065-7605
Tanglewood Neighbors Assoc.	PO BOX 30337	DOCTORS INLET	FL	32030-033
TANNER LINDA D &	1768 REDWOOD LN	MIDDLEBURG	FL	32068-681
Thies Jason Paul	1387 Pawnee St	Orange Park	FL	32065-7579
VARGAS RAMON & ANN	1750 LOCH LEVEN CT	ORANGE PARK	FL	32065-766

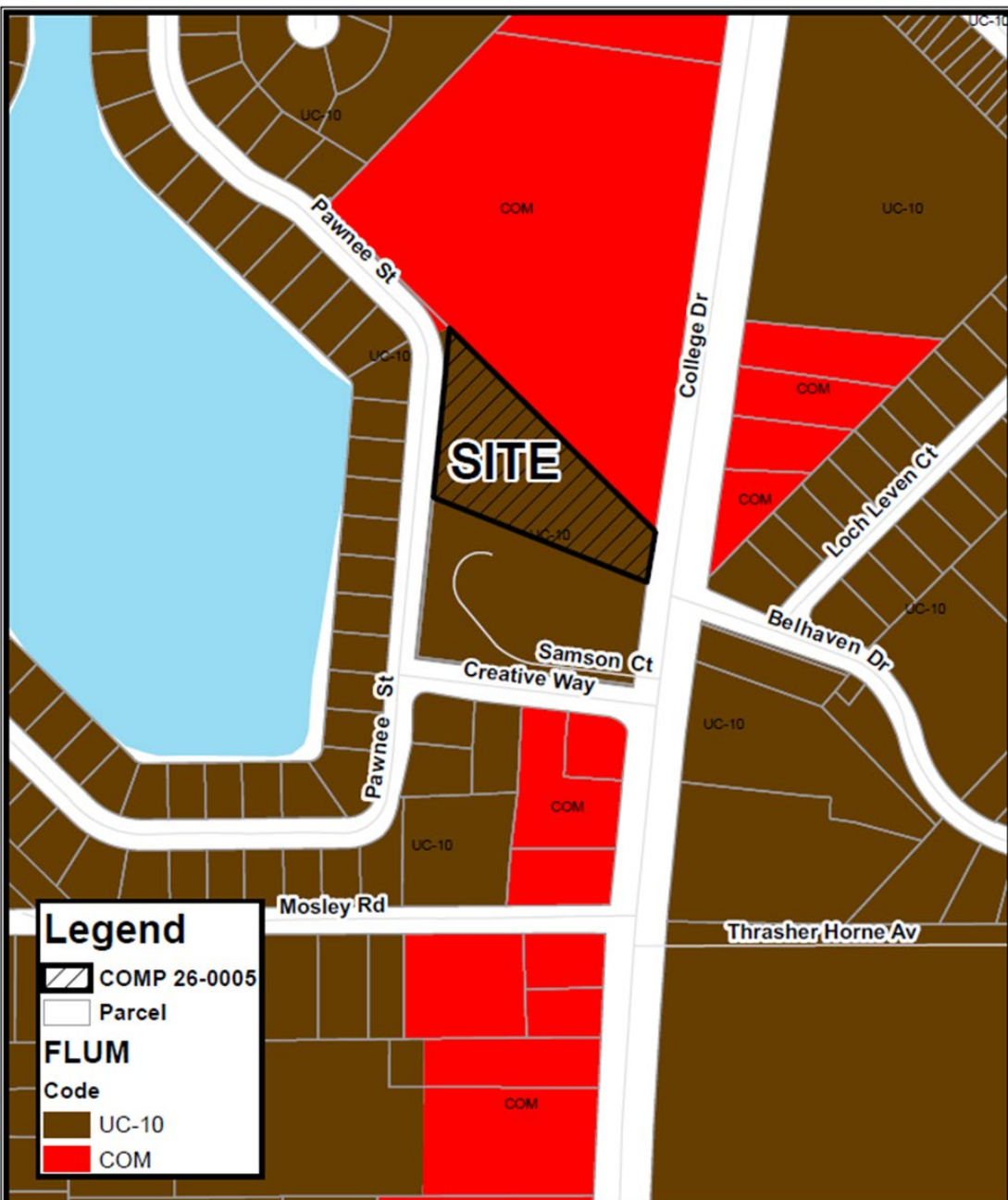


**350' Parcel Notifications Map  
COMP 26-0005**



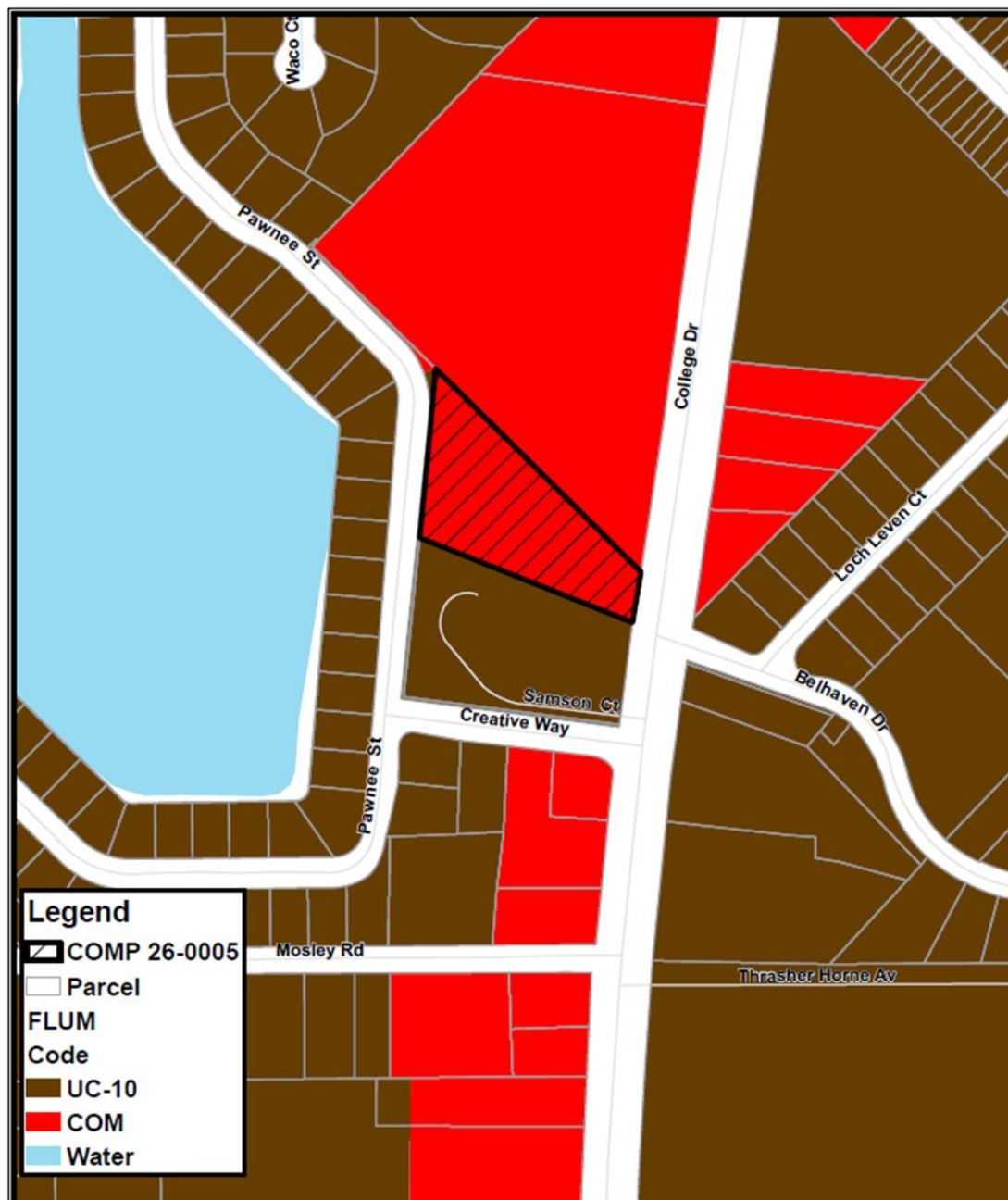






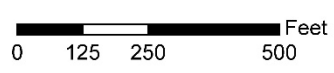
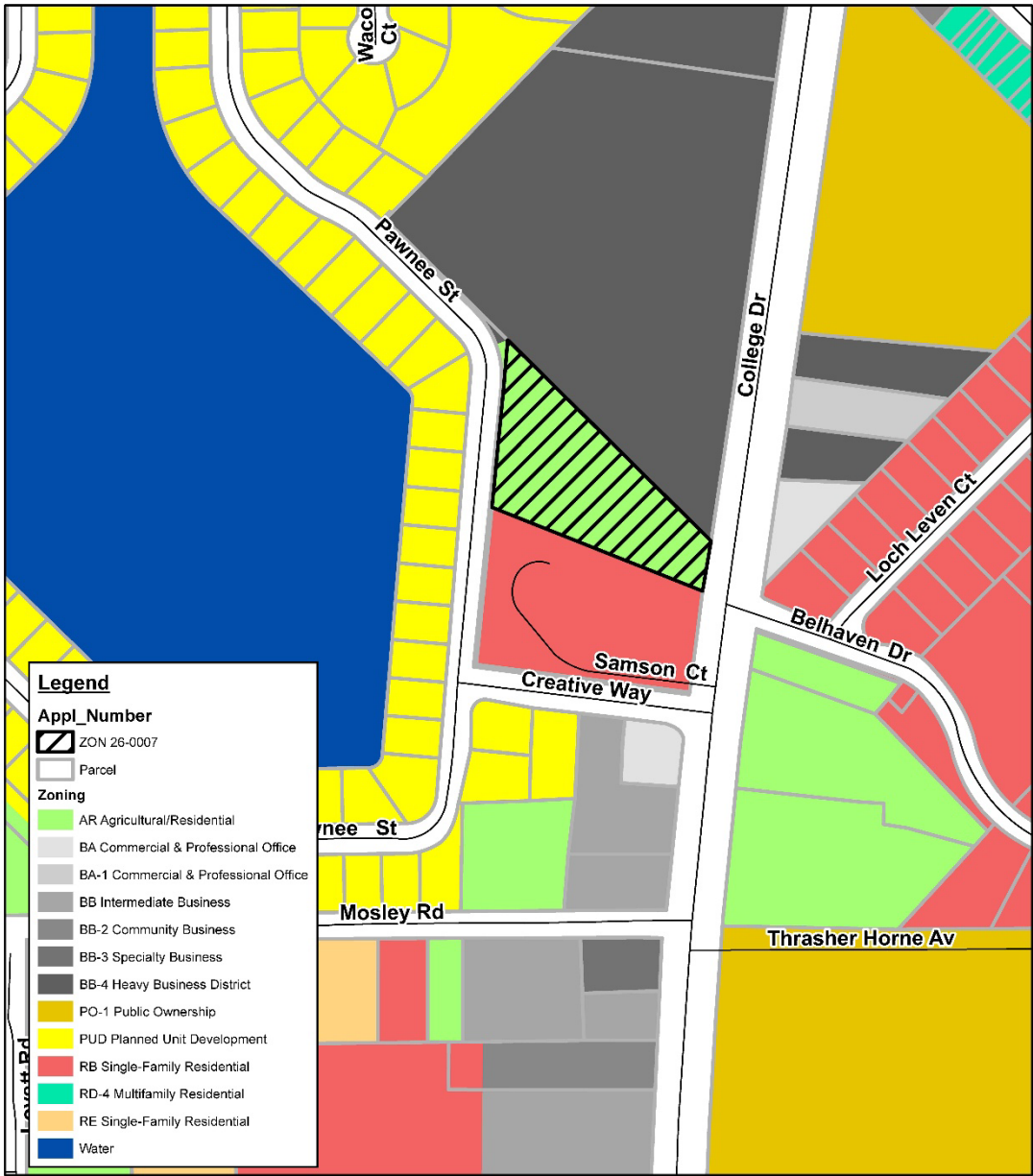
**Legend**

COMP 26-0005  
 Parcel  
**FLUM**  
 Code  
 UC-10  
 COM

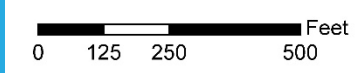
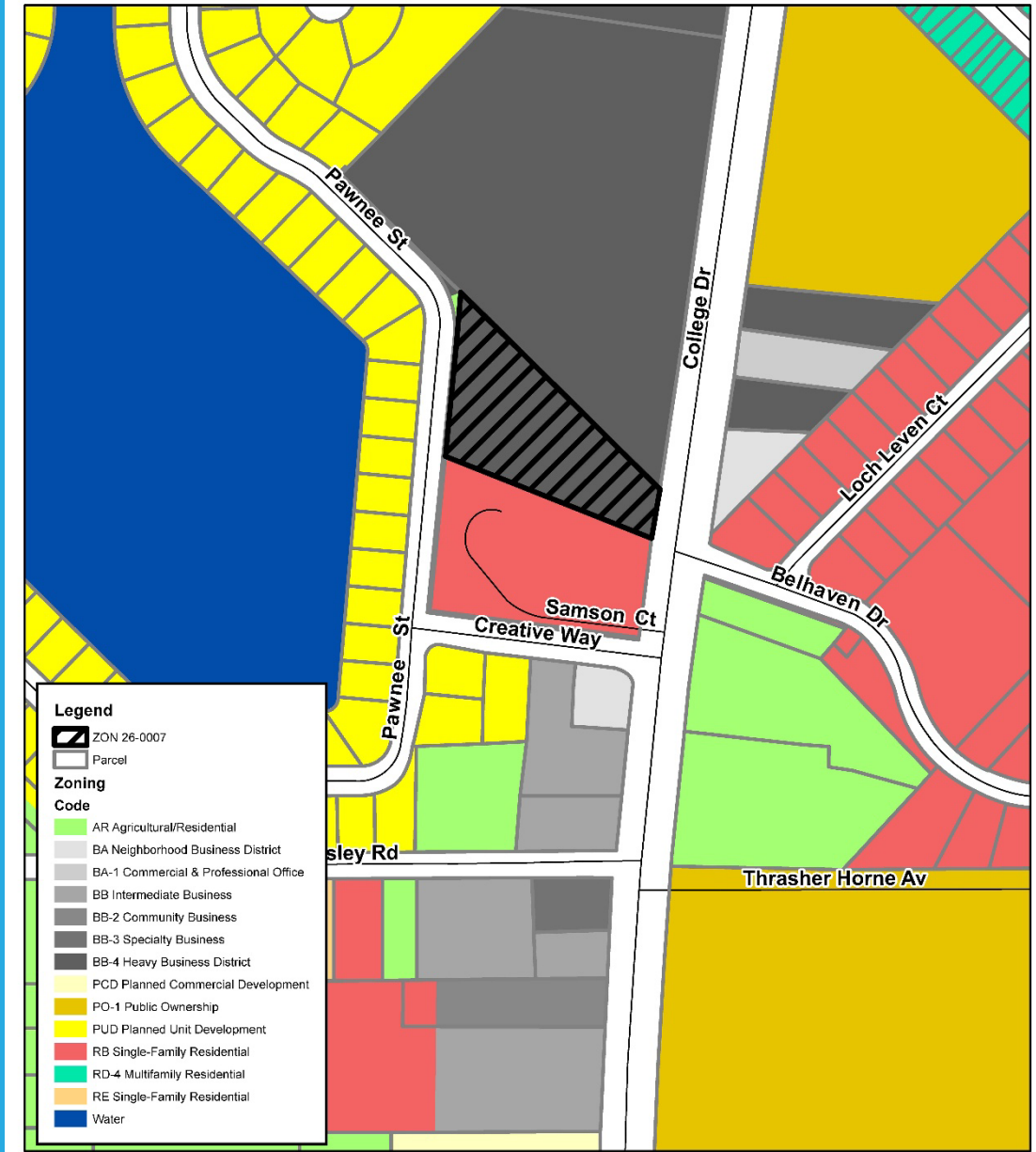


**Legend**

COMP 26-0005  
 Parcel  
**FLUM**  
 Code  
 UC-10  
 COM  
 Water



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



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



## Prior Action

This item was scheduled to be heard by the OakLeaf Branan-Ridge CAC on May 4, 2026, however there was no quorum present, therefore the meeting did not take place.

## Recommendations

### COMP 26-0005

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0005.

### ZON 26-0007

Staff finds that the criteria for the Rezoning application have been met and recommends approval of ZON 26-0007.

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

### Uses Permitted:

- 1) Single-family or mobile home dwelling with their customary accessory uses.
- 2) For lots greater than one (1) acre in size, permitted uses include the non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals.

### Land within a zoning classification of AR and a land designation of Urban Core (10):

Maximum Density of Two (2) units per acre

## Sec. 3-26.3. HEAVY BUSINESS DISTRICT (ZONE BB-4)

### Uses Permitted:

Automobile body shops and motor vehicle custom body work; tire sales and service; carpet and rug outlet; wholesale sales rooms and storage rooms; commercial parking lots; boat and motor sales and service; lawnmower and outboard rentals, sales and service; feed and hay processing and sales; fertilizer stores; well-drilling and pump service; flea market of a temporary nature associated with charitable, educational or religious organizations; wholesale bakeries; lumber yards and building material sales; wholesale business and warehouses; shops performing custom work in: electrical, plumbing, sheet metal, heating, ventilating and air conditioning; pest control services and supplies; assembly and fabrication of goods using components manufactured elsewhere and brought to site; landscaping and lawn service; wholesale plant nursery.

**Attachment**  
**“B”**  
**COMP-26-0005**  
**ZON-26-0007**  
**Applicant**

# LIN-MOR-1, LLC

COMP 26-0005 | ZON 26-0007

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## FLUM Amendment

Urban Core-10 (UC-10) → Commercial (COM)

## Rezoning

Agricultural Residential (AR) → Heavy Business District (BB-4)

**Applicant:** Lin-Mor-1, LLC (Eric & Teresa Linton)

District 1 – Commissioner Sgromolo

ROGERS | TOWERS

## Lin-Mor-1, LLC

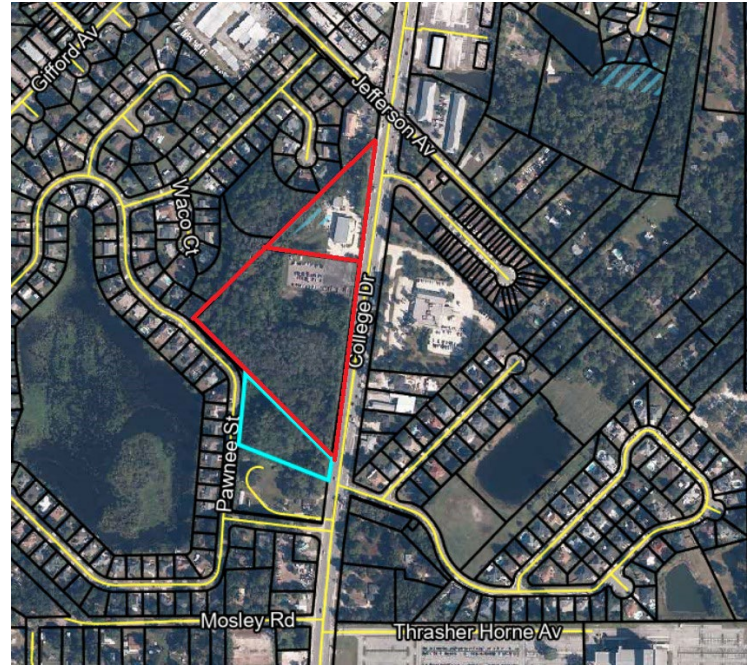
**Owner:** Eric & Teresa Linton

Lin-Mor-1, LLC is the applicant entity seeking the land use and zoning changes for this 2.19-acre parcel. This parcel lies just south of the existing T&M Electric property (11.9 acres) and is under common ownership.

## T&M Electric of Clay County

Began operating from this site in January 2006 (20+ years)

T&M Electric is a full-service electrical contracting business serving Clay County and the surrounding region.



*Aerial — Subject Parcels Outlined (Red/Cyan)*



*Subject Property — Looking North Along College Drive*



*T&M Electric of Clay County — Existing Business at 200 College Drive (Google Street View)*

# FUTURE LAND USE MAP (FLUM) / ZONING MAP



FLUM — Proposed COM Designation



Zoning Map — Subject Property Outlined in Red (Proposed: BB-4)

# SUMMARY & REQUEST

---

Lin-Mor-1, LLC respectfully requests that the Planning Commission recommend approval of companion applications COMP 26-0005 and ZON 26-0007 to:

- Amend the Future Land Use Map designation of 2.19 acres from Urban Core-10 (UC-10) to Commercial (COM); and
- Rezone 2.19 acres from Agricultural Residential (AR) to Heavy Business District (BB-4).

These changes will allow T&M Electric of Clay County, a 20-year established local business in this area, the full use of its property and future expansion into the southerly parcel. The total assembled site of 14.09 acres will support future expansion and accessory outdoor storage consistent with the existing electrical contracting operations to the north.

**Attachment**  
**“C”**  
**COMP-26-0006**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:  
COMP 26-0006

Board of County Commissioners  
June 23, 2026



# Application Information

Applicant: Scott Ennis (Meritage Homes of FL)

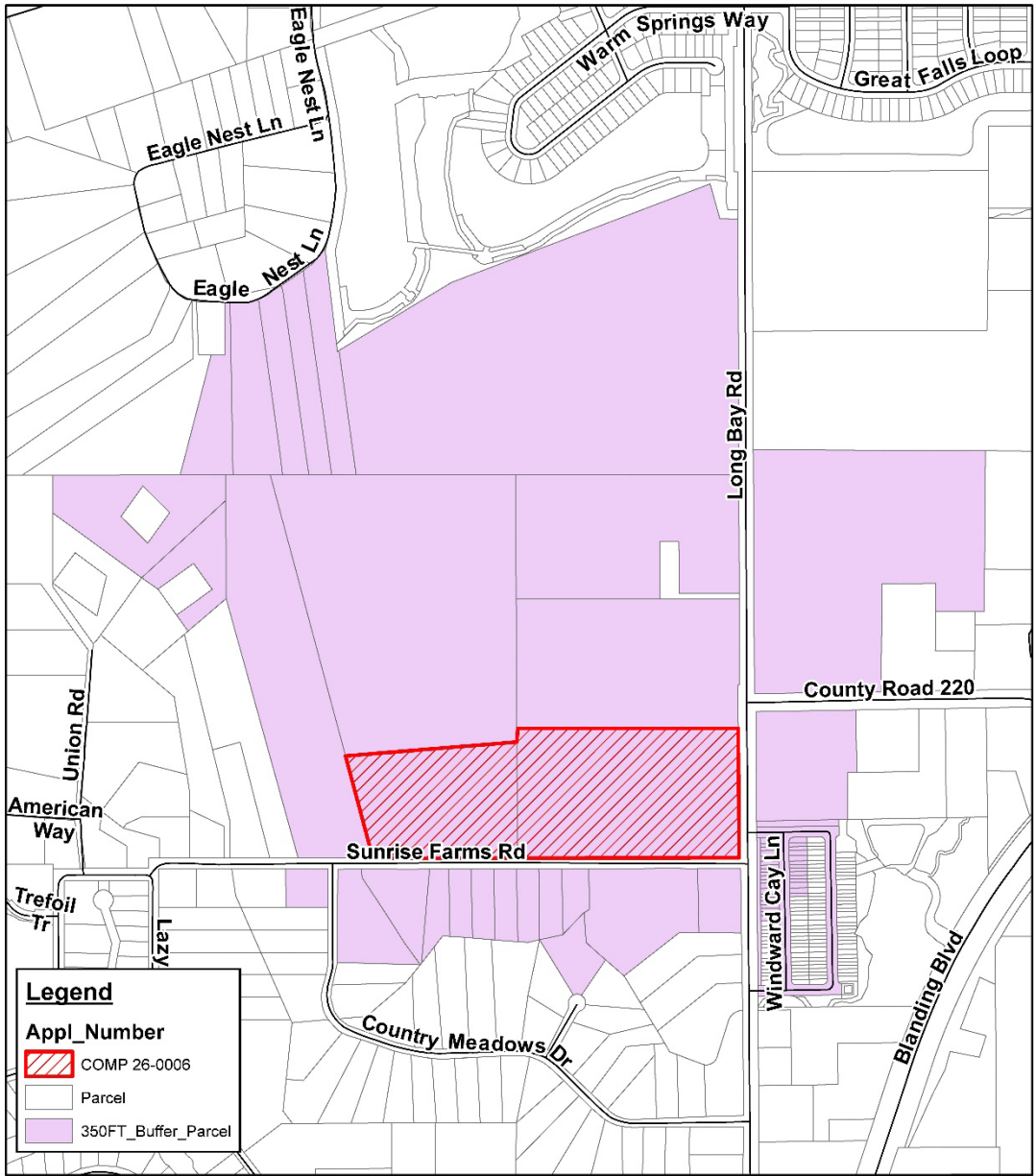
Location: NW corner of Long Bay Road and Sunrise Farms Road

Planning District: OakLeaf Branan-Ridge

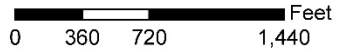
Commission District: 4, Commissioner Condon

Parcels: 02-05-24-005927-008-00 and 02-05-24-005927-002-00

COMP 26-0005 would change the Future Land Use (FLU) designation of a total of 27.96 acres on 2 parcels from BF CC and BF RS to BF MPC and BF PCN.



350' Parcel Notifications Map  
COMP 26-0006



0 Long Bay Road LLC	4014 Dana Shores Dr	Tampa
7AM Farms LLC	8582 Via Giardino	Boca Raton
Blandon Natalia Galindo Et AL	180 Ruskin Dr	Saint Johns
Bloodworth Daveryon Lamont	2177 Windward Cay Ln	Middleburg
Boatright Allen James	2214 Windward Cay Ln	Middleburg
Braddock Della Suzette EL/E	2198 Windward Cay Ln	Middleburg
Brown Megan Ashleigh	2239 Windward Cay Ln	Middleburg
Caba Socorro	2225 Windward Cay Ln	Middleburg
Chaudhari Sushma Kirtikumar	2234 Windward Cay Ln	Middleburg
Clark Jeremiah Nathaniel	2205 Windward Cay Ln	Middleburg
Colon Alma Iris	2209 Windward Cay Ln	Middleburg
Colvin Deanna A	1634 Eagle Nest Ln	Middleburg
Crane Carlene Penny	2173 Windward Cay Ln	Middleburg
CRIPPS JOHN L JR &	4025 SUNRISE FARMS RD	MIDDLEBURG
Crumrine Martin Michael Truste	1070 Oakland Hills Ave	Middleburg
Cruz Michael Victor	2189 Windward Cay Ln	Middleburg
Curry Tammy Lynn	1622 Eagle Nest Ln	Middleburg
DALZELL MARY A EL/E	2050 Union Rd	Middleburg
Daymon Kyle Allen Et Al	1763 Long Bay Rd	Middleburg
Deleon Jacyra	1187 Hatcher Rd	Middleburg
Devore Cody Andrew	2185 Windward Cay Ln	Middleburg
DIONNE DAVID &	4084 COUNTRY MEADOWS DR	MIDDLEBURG
Dodd Bravell III	4013 Sunrise Farms Rd	Middleburg
Elizabeth A Colvin Trust 09/07	1636 Eagle Nest Ln	Middleburg
Fannin Melvin G Jr	309 Pablo Rd	Ponte Vedra Beach
Fields Kollin Michael	2230 Windward Cay Ln	Middleburg
GOODBREAD RAY LEE & MICHELLE A	4029 SUNRISE FARMS RD	MIDDLEBURG
Hassan Majed B Et Al	9857 Old Saint Augustine Rd, S	Jacksonville
Kahmer Ralph	1626 Eagle Nest Ln	Middleburg
Koester Nancy J	2631 Bluewave Dr	Middleburg

Kress Melody M	1852 Long Bay Rd	Middleburg
Long Bay Townhomes Owners' Ass	2252 Windward Cay Ln	Middleburg
Luna Katalina Anaia	2213 Windward Cay Ln	Middleburg
MCCRANDALL STEPHEN J & MARY H	4019 SUNRISE FARMS RD	MIDDLEBURG
MNF III W1 LLC	6836 Carnegie Blvd, Ste 320	Charlotte
Perez Daniel	2249 Windward Cay Ln	Middleburg
POWERS MICHAEL A & STACY N	4033 SUNRISE FARMS RD	MIDDLEBURG
Rezabala Cobo Felix Andres	2222 Windward Cay Ln	Middleburg
Rivera Otero Jose Juan	2218 Windward Cay Ln	Middleburg
Ruff Diane Alethea	2226 Windward Cay Ln	Middleburg
Sandhill Mitigation LLC	8825 Perimeter Park Blvd, Ste	Jacksonville
Sastre Meydi Gisselle	2217 Windward Cay Ln	Middleburg
Shah Parag Manoj	5137 Wakefield Dr	Irving
Slate Non-NC/Non-WA Property O	7411 Fullerton St, Ste 220	Jacksonville
Spicone Rosalba	2201 Windward Cay Ln	Middleburg
Spivey Lyleciea Shacole	2242 Windward Cay Ln	Middleburg
Stern Keith K	4205 Honeysuckle Cir	Middleburg
Thakore Mukund Pravin	2720 Adrian St	San Diego
Thomas Brooke Nicole	1876 Country Meadows Ln	Middleburg
Thomas Erin Ayana	2202 Windward Cay Ln	Middleburg
Thompson Roy Eugene Jr	2193 Windward Cay Ln	Middleburg
Tomellini Joseph John	3973 Sunrise Farms Rd	Middleburg
Toney-Benson Tian Lee	2245 Windward Cay Ln	Middleburg
Trew Richard A	1445 47th Way SE	Keystone Heights
Wall Robert	1632 Eagle Nest Ln	Middleburg
Watkins Laniece	2210 Windward Cay Ln	Middleburg
Whisner Walter Wendell Jr	4089 Country Meadows Dr	Middleburg



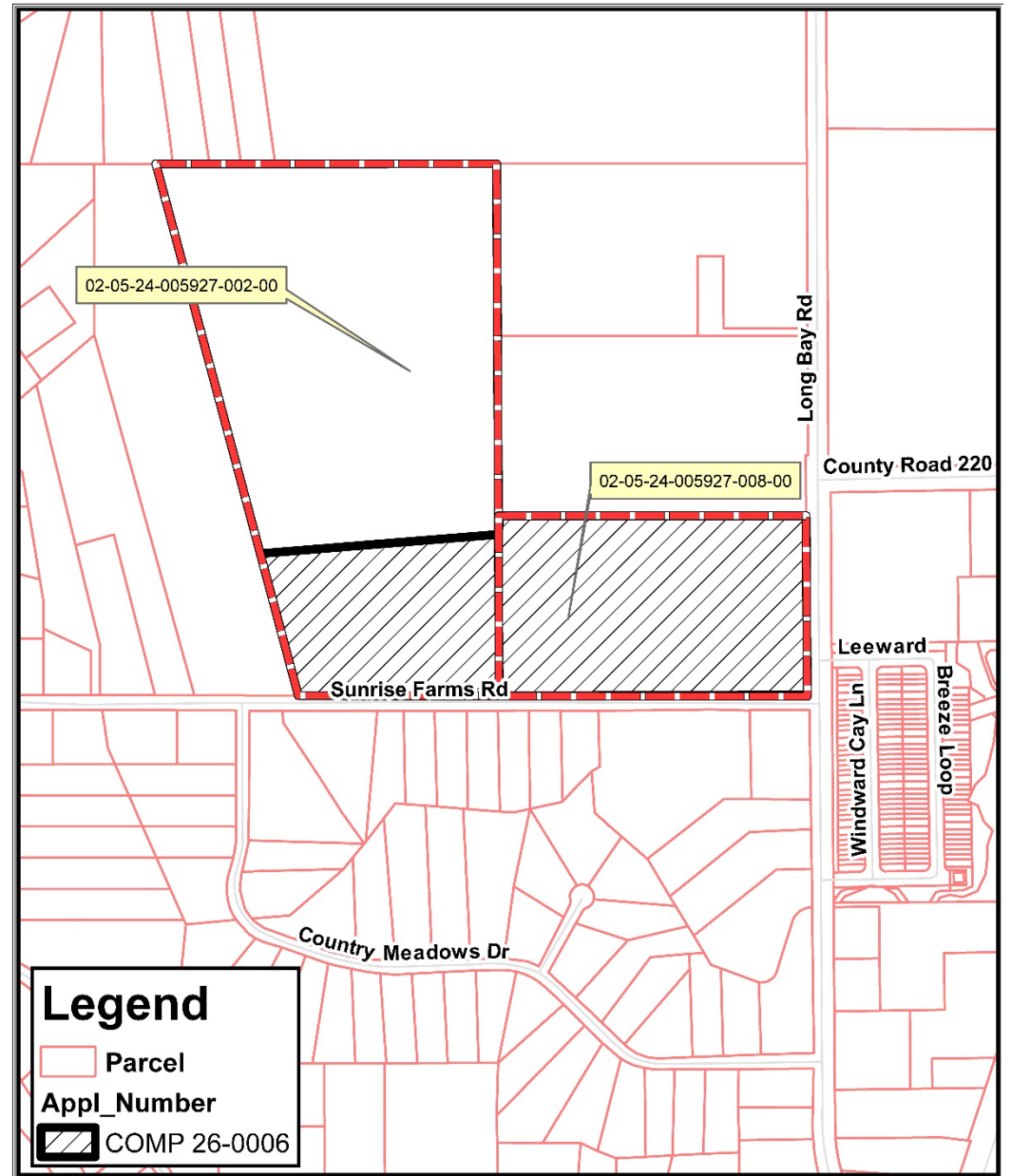
0 105 210 420 630 840 1050 Feet

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 26-0006\_Aerial\_8.5x11

Application#: COMP 26-0006  
 Proposed Land Use: BF MPC, BF PCN  
 Current Land Use: BF RS, BF CC  
 Number of Acres: 27.96  
 Date: 03/20/2026

Aerial Map



0 80 160 320 480 640 800 Feet

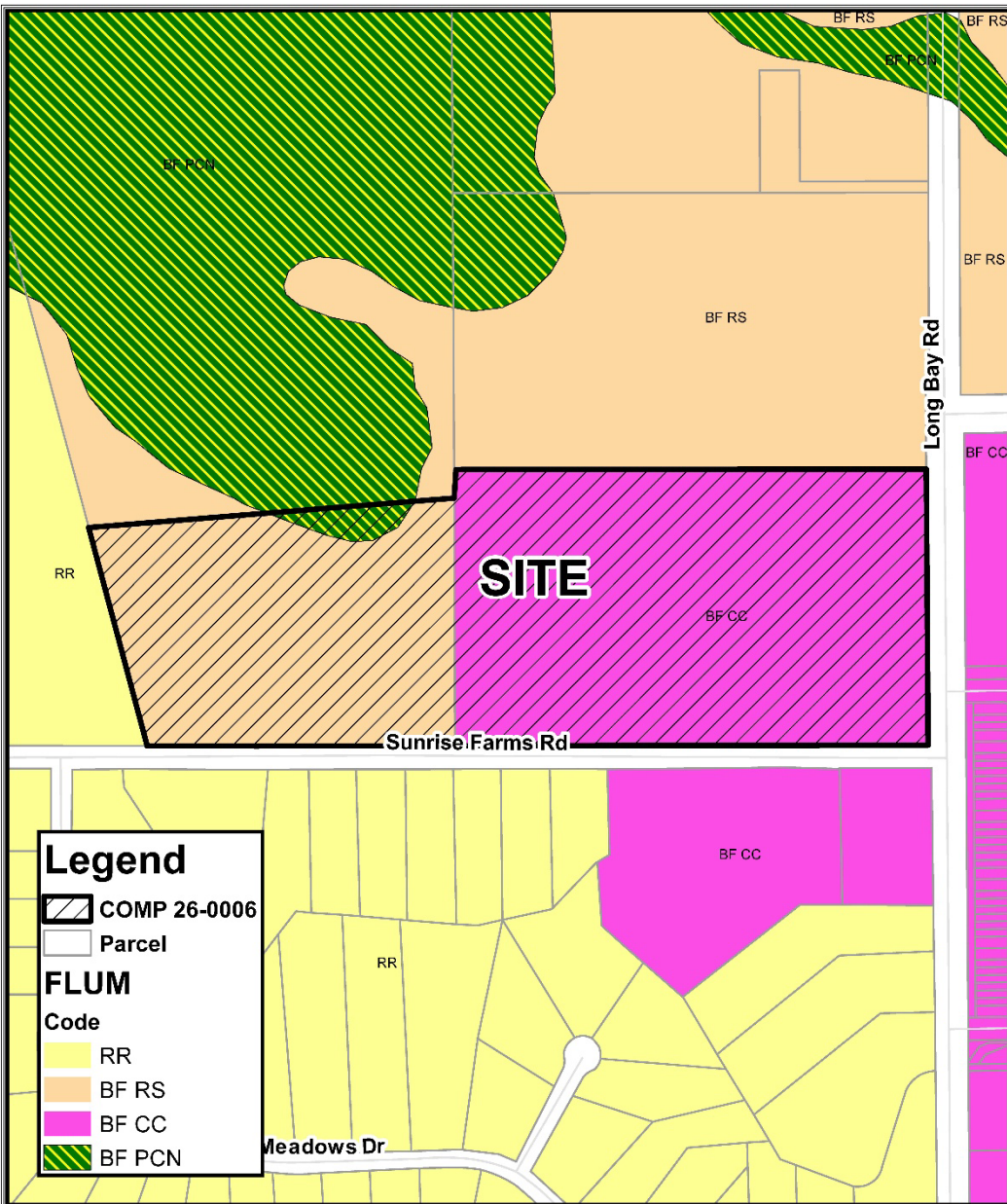
This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: COMP 26-0006\_Parcel Map\_8.5x11

Application#: COMP 26-0006  
 Proposed Land Use: BF MPC, BF PCN  
 Current Land Use: BF RS, BF CC  
 Number of Acres: 27.96  
 Date: 03/20/2026

Parcel Map





**Legend**

COMP 26-0006

Parcel

**FLUM Code**

RR

BF RS

BF CC

BF PCN

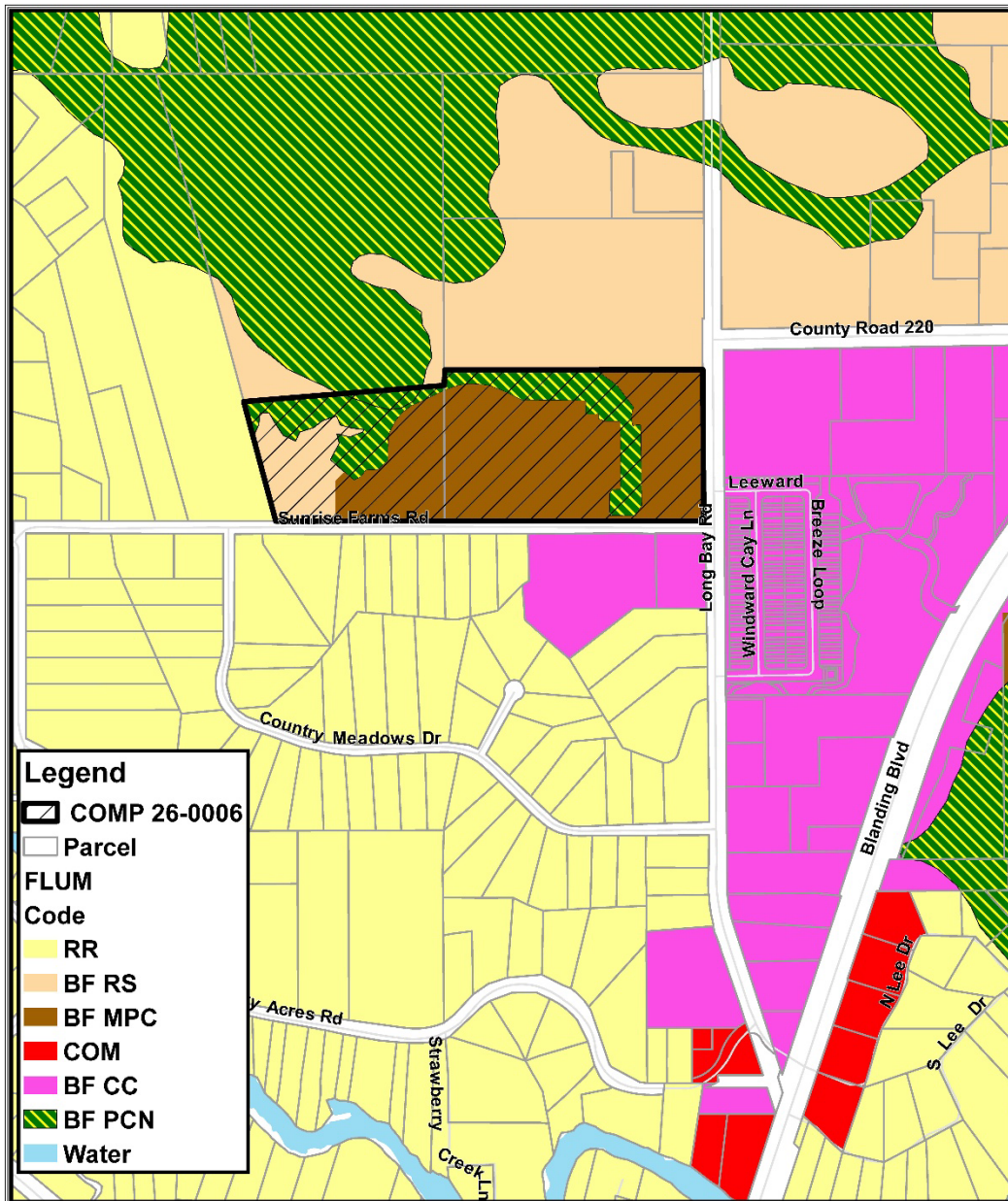
Application#: COMP 26-0006  
 Proposed Land Use: BF MPC, BF PCN  
 Current Land Use: BF RS, BF CC  
 Number of Acres: 27.96  
 Date: 03/20/2026

**Existing Land Use Designation Map**



Created By GIS Department  
 Map Prepared: 5/18/2026

File Name: COMP 26-0006\_Existing Land Use\_8.5x11



**Legend**

COMP 26-0006

Parcel

**FLUM Code**

RR

BF RS

BF MPC

COM

BF CC

BF PCN

Water

Application#: COMP 26-0006  
 Proposed Land Use: BF MPC, BF PCN  
 Current Land Use: BF RS, BF CC  
 Number of Acres: 27.96  
 Date: 03/20/2026

**Proposed Land Use Designation Map**



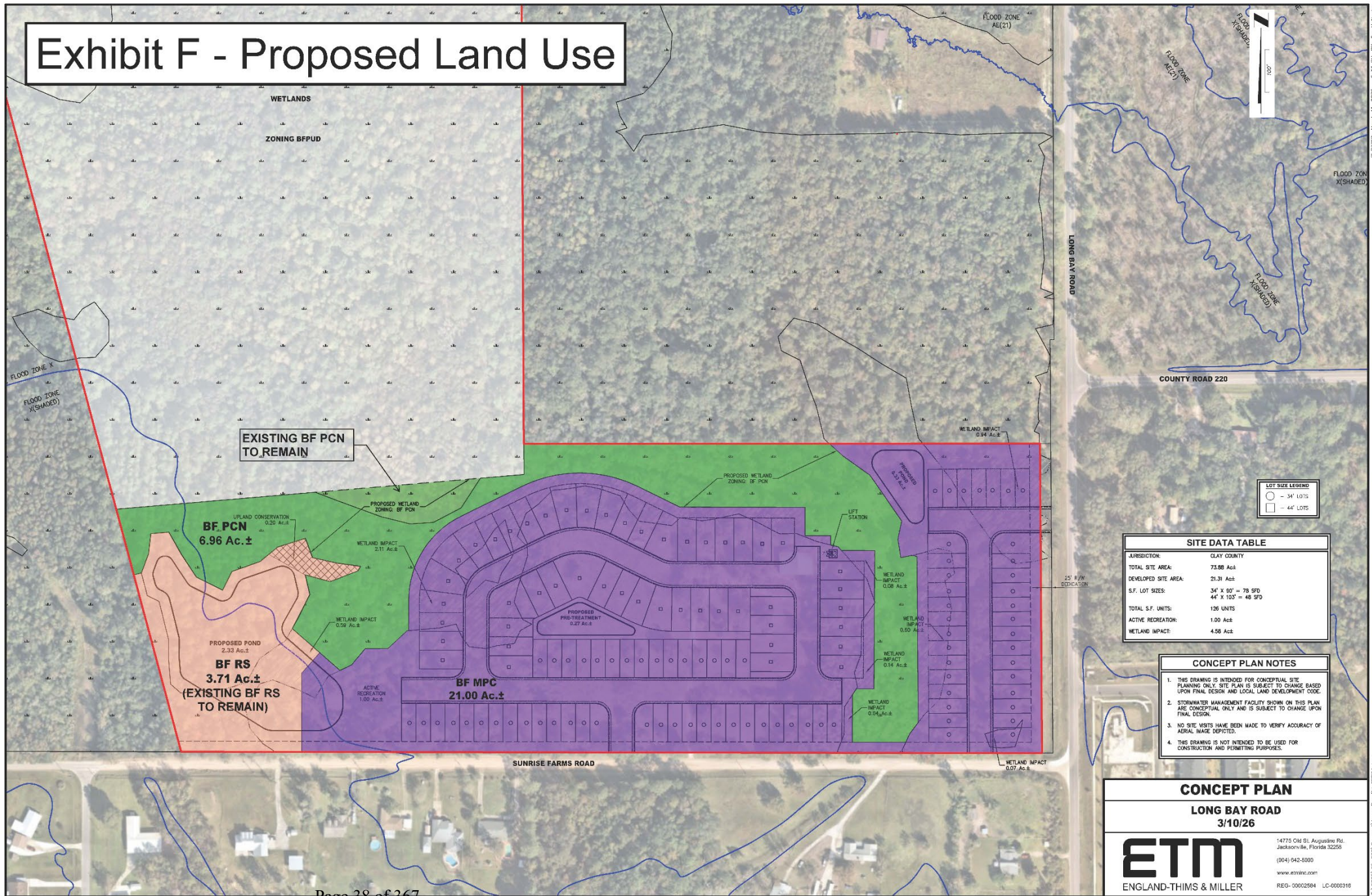
Created By GIS Department  
 Map Prepared: 5/18/2026

File Name: COMP 26-0006\_Proposed Land Use\_8.5x11



Parcel #	Size	From	To
02-05-24-005927-008-00	20.19 acres	Branan Field Community Center (BF CC)	Branan Field Master Planned Community (BF MPC) and Branan Field Primary Conservation Network (BF PCN)
02-05-24-005927-002-00	7.77 acres	Branan Field Rural Suburbs (BF RS)	Branan Field Master Planned Community (BF MPC) and Branan Field Primary Conservation Network (BF PCN)

# 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.±

**LOT SIZE LEGEND**  
○ - 34' LOTS  
□ - 44' LOTS

SITE DATA TABLE	
JURISDICTION:	CLAY COUNTY
TOTAL SITE AREA:	73.88 Ac.±
DEVELOPED SITE AREA:	21.31 Ac.±
S.F. LOT SIZES:	34' x 80' = 78 SFD 44' x 103' = 48 SFD
TOTAL S.F. UNITS:	126 UNITS
ACTIVE RECREATION:	1.00 Ac.±
WETLAND IMPACT:	4.56 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) 642-5500  
www.etm-inc.com  
REG-0002564 LC-0000310

P:\011212\_March 11, 2026 - 6:53 PM.DWG - The McKinney  
T:\022025\04-Long Bay\Concept\Long Bay - CSP04.dwg

Current max density:

On the BF CC parcel = 323 units

On the BF RS parcel = 12 units

Max density with change:

On the BF CC parcel = 202 units

On the BF RS parcel = 61 units

Actual number of units

proposed:

126 units

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU</u>	<u>Existing Max Density</u>	<u>Proposed FLU</u>	<u>Proposed Max Density</u>	<u>Net Change in Max Density</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

## Prior Action

The OakLeaf Branan-Ridge CAC heard this item on June 1, 2026, and voted 4-2 to recommend approval with the suggestion that the density be reduced below what was proposed.

## Recommendations

### COMP 26-0006

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0006.

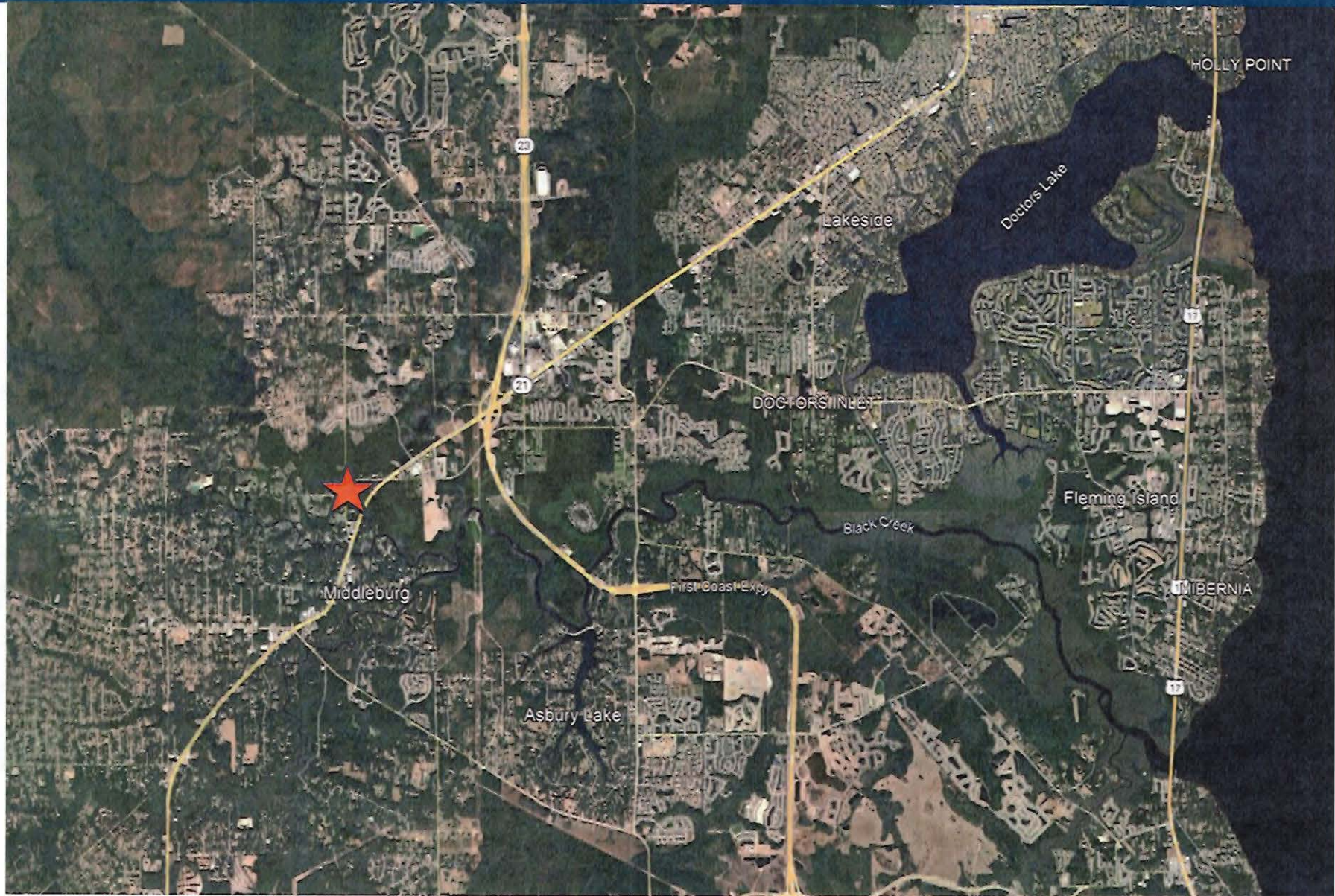
**Attachment**  
**“D”**  
**COMP-26-0006**  
**Applicant**

# LONG BAY ROAD

Conservation, Community, and Homeowner Value



# VICINITY MAP



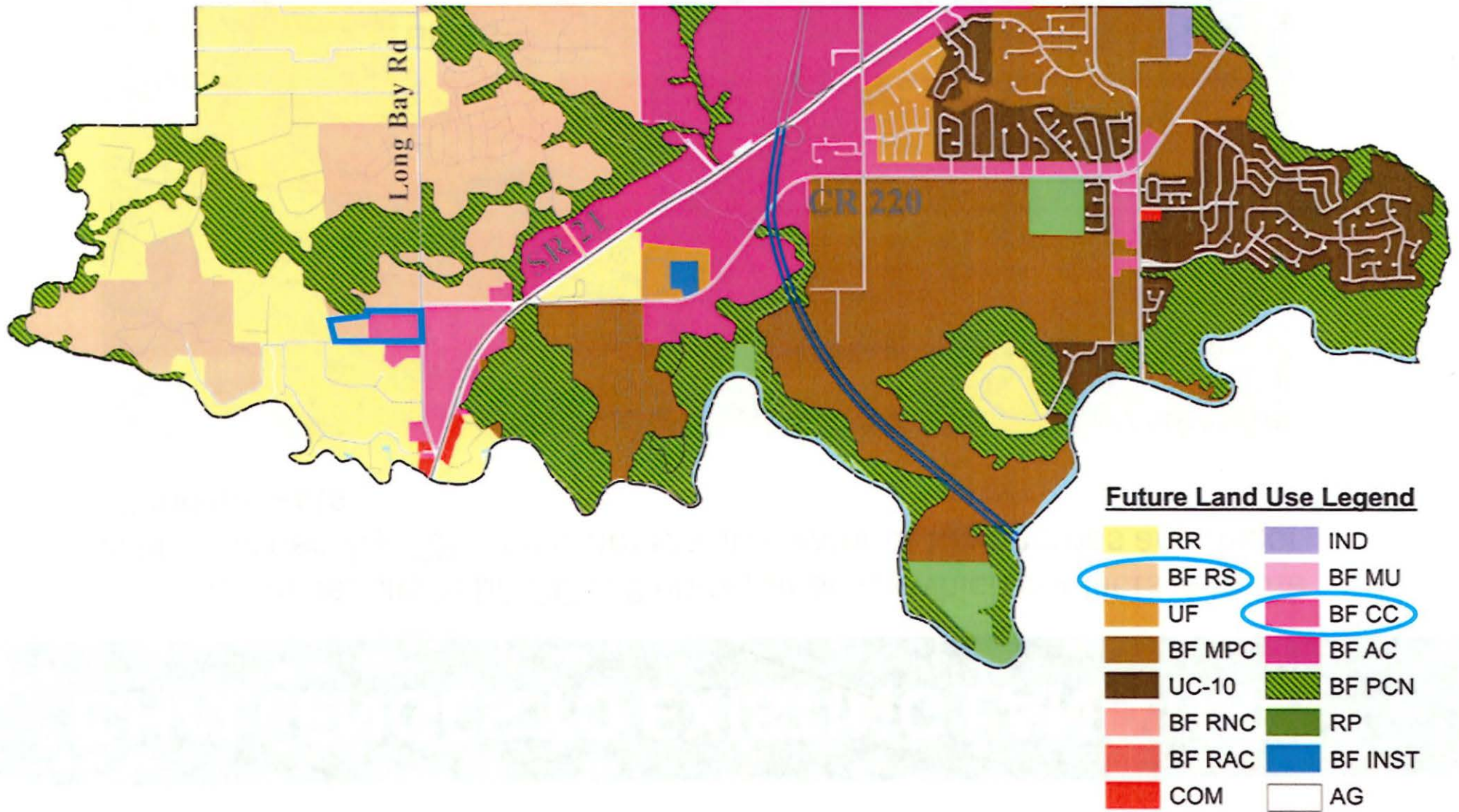
# LOCATION MAP



# SURROUNDING ACTIVITY

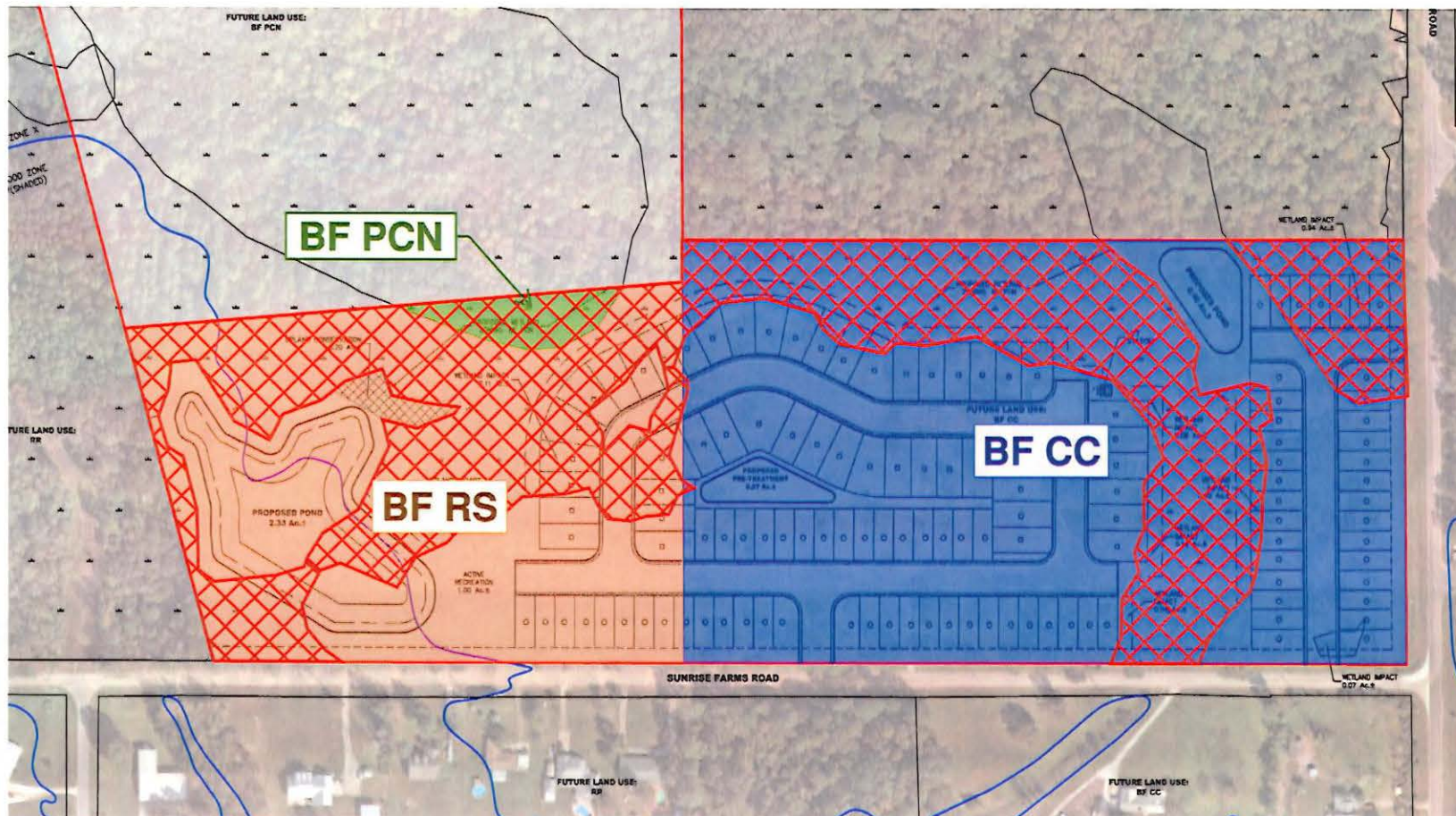


# EXISTING LAND USE



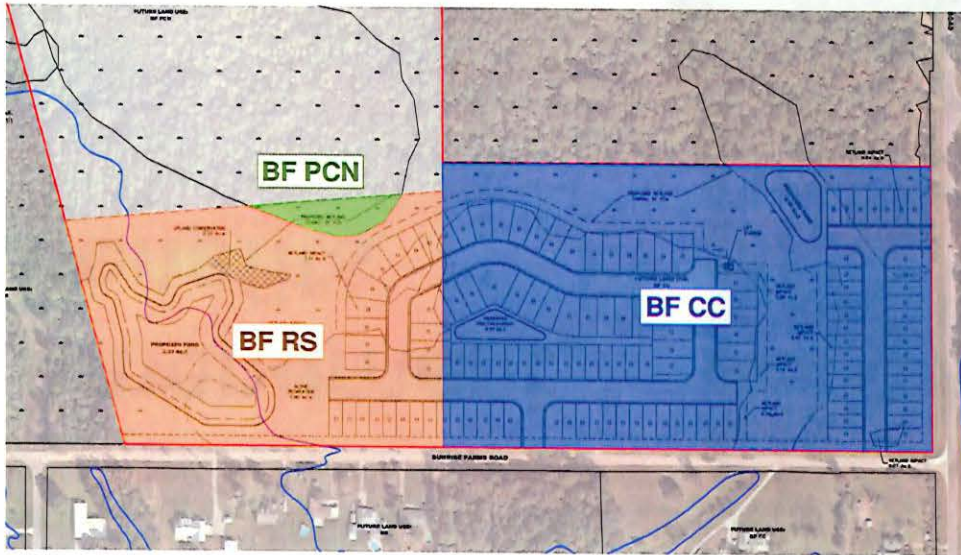
# CHALLENGES TO EXISTING LAND USE

The minimum density in BF CC is 8 units per acres which conflicts with the neighboring density (RR) and is not feasible without townhomes and major wetland impacts.

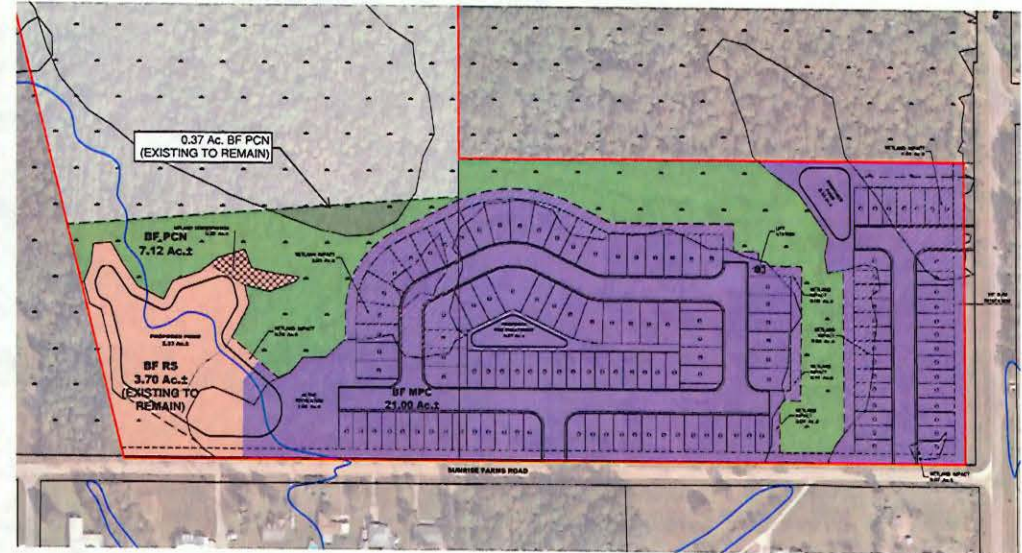


# SOLUTION: REDUCE DENSITY TO INCREASE LOT SIZE

## Existing



## Proposed



### EXISTING

	BF PCN	BF RS	BF CC	
Max Density	0	0.20	16	units / acre
Area	0.37	11.63	20.19	acres
Max Units	0	2	323	units

Max Units = 325  
 Max Density = 10.23 units/acre

### PROPOSED

	BF PCN	BF RS	BF MPC	
Max Density	0	0.2	12	units / acre
Area	7.49	3.70	21.00	acres
Max Units	0	1	252	units

Max Units = 253  
 Max Density = 7.85 units/acre

The project is requesting 126 units  
 6 units/acre

- The existing minimum lot width (BF CC) is 15' wide townhomes.
- The proposed concept is 34' wide and 44' wide single-family lots.

# Amendment Benefits



# AMENDMENT BENEFITS

- **Wetland impacts halved**
  - 4.4 acres impacted vs 8.4 acres of impacted
  - 7.12 acres of wetlands put in conservation
- **Complimentary to neighboring densities**
  - Single family detached homes with lot size variety (34' and 44') instead of townhomes (15' wide)
  - Lower minimum density
  - Lower combined max density
- **Paving Sunrise Farms Road**
- **Better value for new homeowners**
  - Single family detached homes provide more value to new homeowners than townhomes which require higher HOA fees but have less space, less parking, less windows, and less privacy.

# SCHOOL AND TRAFFIC CAPACITY

- **CONCURRENCY REVIEW**

- A Concurrency Reservation Certificate is required before any construction begins.
- Clay County and Clay County District Schools review future school and traffic capacity and any increase in demand resultant from the new community as a part of the concurrency review process.
- The County will determine the cost of remediating impacts to maintain appropriate levels of service, which will then be paid to ensure the development does not overburden the schools and roads.

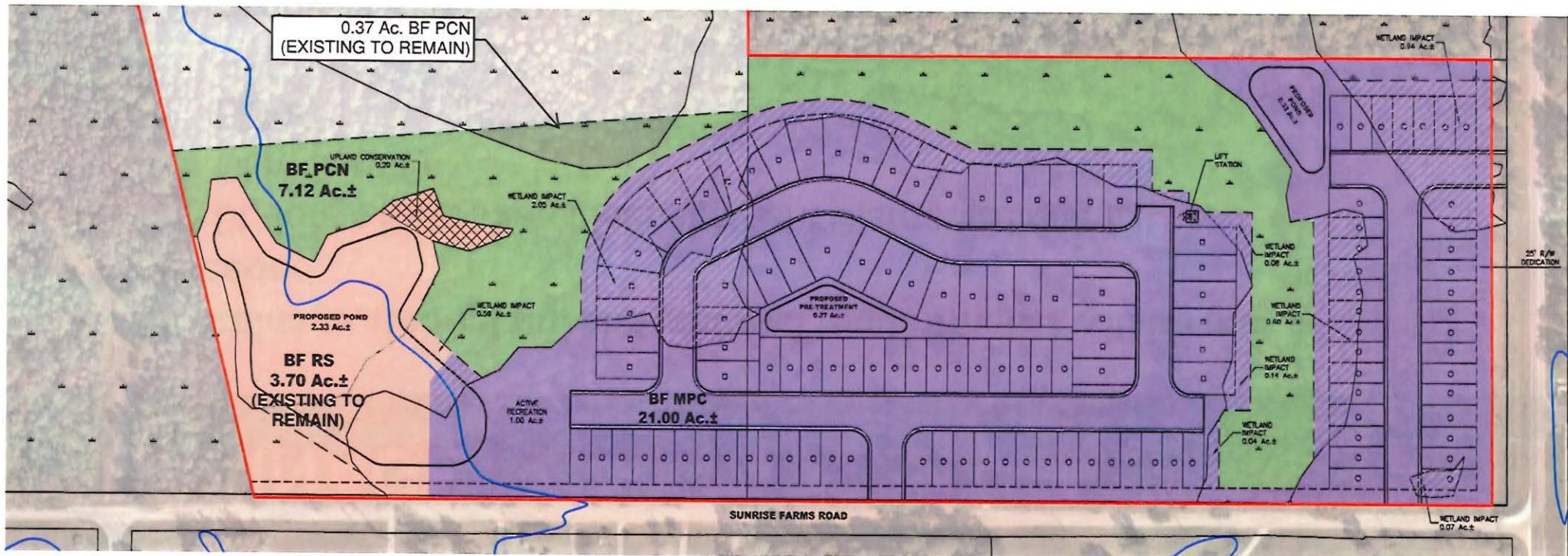
# DRAINAGE

- **All drainage, floodplain, and wetland requirements will be met or exceeded.**
  - St. Johns River Water Management District (SJRWMD)
  - Clay County
  - FEMA
- **Law requires that the runoff leaving the site after development is less than or equal to the existing runoff that leaves the site.**
  - This is accomplished by storing water in onsite stormwater ponds.
  - Construction cannot start until this condition is demonstrated via modeling and documented via permit.
- **SJRWMD performs routine permit compliance inspections.**

# DENSITY REDUCTION

Max Units Allowed		
Existing	325	Existing minimum units allowed = 162
Proposed	253	73 unit reduction

**Proposed Concept = 126 units**



**Attachment**

**“E”**

**COMP-26-0007**

**PUD-26-0003**

**ZON-26-0010**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 26-0007

Rezoning Applications:

PUD 26-0003 and ZON 26-0010

Public Hearing before the Board of County Commissioners  
June 23, 2026



# Application Information

Applicant: David Winter, Winter Investments, LLC.

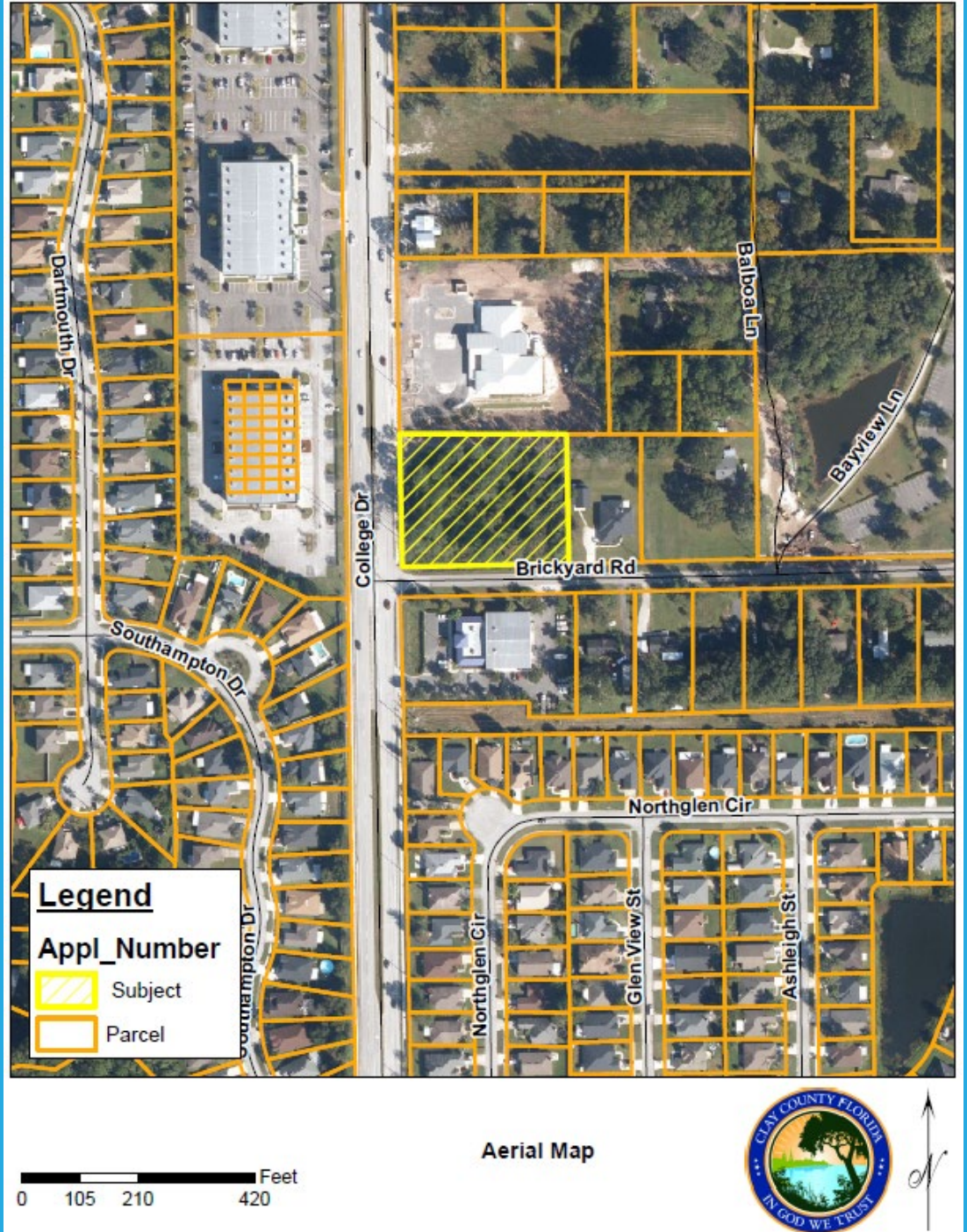
Location: College Drive north of Brickyard Road

Planning District: OakLeaf Branan-Ridge

Commission District: 1 Commissioner Sgromolo

Parcel: 35-04-25-008223-010-00

- COMP 26-0007 Change .5 ac from COM to UC-10
- PUD 26-0003 Amend PCD to remove .5 ac
- ZON 26-0010 Change .5 ac to AR



Aerial Map

**MAP SHOWING SURVEY OF**

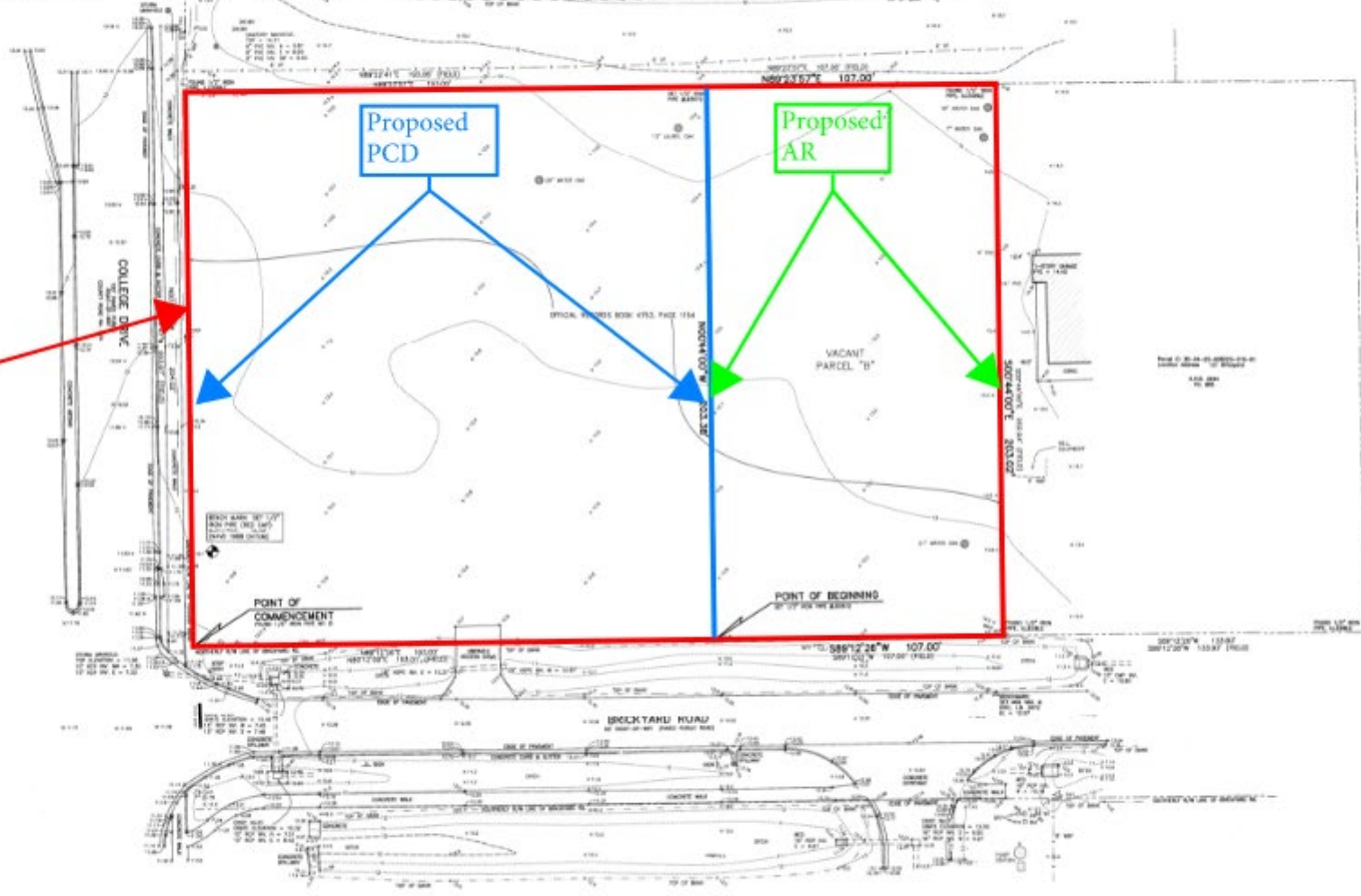
A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 361, 224, A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE NORTH 89°12'00" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.08 FEET TO THE POINT OF BEGINNING, THENCE NORTH 08°44'00" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.38 FEET, THENCE NORTH 89°25'00" EAST, A DISTANCE OF 107.00 FEET, THENCE SOUTH 08°44'00" EAST, A DISTANCE OF 203.02 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BRICKYARD ROAD, THENCE SOUTH 89°12'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

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



**Current  
PCD**



SYMBOL	DESCRIPTION
1	1/4" = 1' SCALE
2	2" = 1' SCALE
3	4" = 1' SCALE
4	6" = 1' SCALE
5	8" = 1' SCALE
6	10" = 1' SCALE
7	12" = 1' SCALE
8	14" = 1' SCALE
9	16" = 1' SCALE
10	18" = 1' SCALE
11	20" = 1' SCALE
12	22" = 1' SCALE
13	24" = 1' SCALE
14	26" = 1' SCALE
15	28" = 1' SCALE
16	30" = 1' SCALE
17	32" = 1' SCALE
18	34" = 1' SCALE
19	36" = 1' SCALE
20	38" = 1' SCALE
21	40" = 1' SCALE
22	42" = 1' SCALE
23	44" = 1' SCALE
24	46" = 1' SCALE
25	48" = 1' SCALE
26	50" = 1' SCALE
27	52" = 1' SCALE
28	54" = 1' SCALE
29	56" = 1' SCALE
30	58" = 1' SCALE
31	60" = 1' SCALE
32	62" = 1' SCALE
33	64" = 1' SCALE
34	66" = 1' SCALE
35	68" = 1' SCALE
36	70" = 1' SCALE
37	72" = 1' SCALE
38	74" = 1' SCALE
39	76" = 1' SCALE
40	78" = 1' SCALE
41	80" = 1' SCALE
42	82" = 1' SCALE
43	84" = 1' SCALE
44	86" = 1' SCALE
45	88" = 1' SCALE
46	90" = 1' SCALE
47	92" = 1' SCALE
48	94" = 1' SCALE
49	96" = 1' SCALE
50	98" = 1' SCALE
51	100" = 1' SCALE

- GENERAL SURVEY NOTES**
1. THIS IS A RECONSTRUCTION AND TOPGRAPHIC SURVEY WITH TREE LOCATION BEARINGS ARE BASED ON THE EASTERN LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154.
  2. THIS PARCEL IS BEING SURVEYED AS PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154, AND THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154.
  3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, THEREFORE THE UNRECORDED EASES AND ENCUMBRANCES OR INTERESTS RELATING TO THIS PARCEL ARE NOT SHOWN HEREON.
  4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCUMBRANCES HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- PLS. SEE ALSO THE SURVEY OF THE EASTERN LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154.

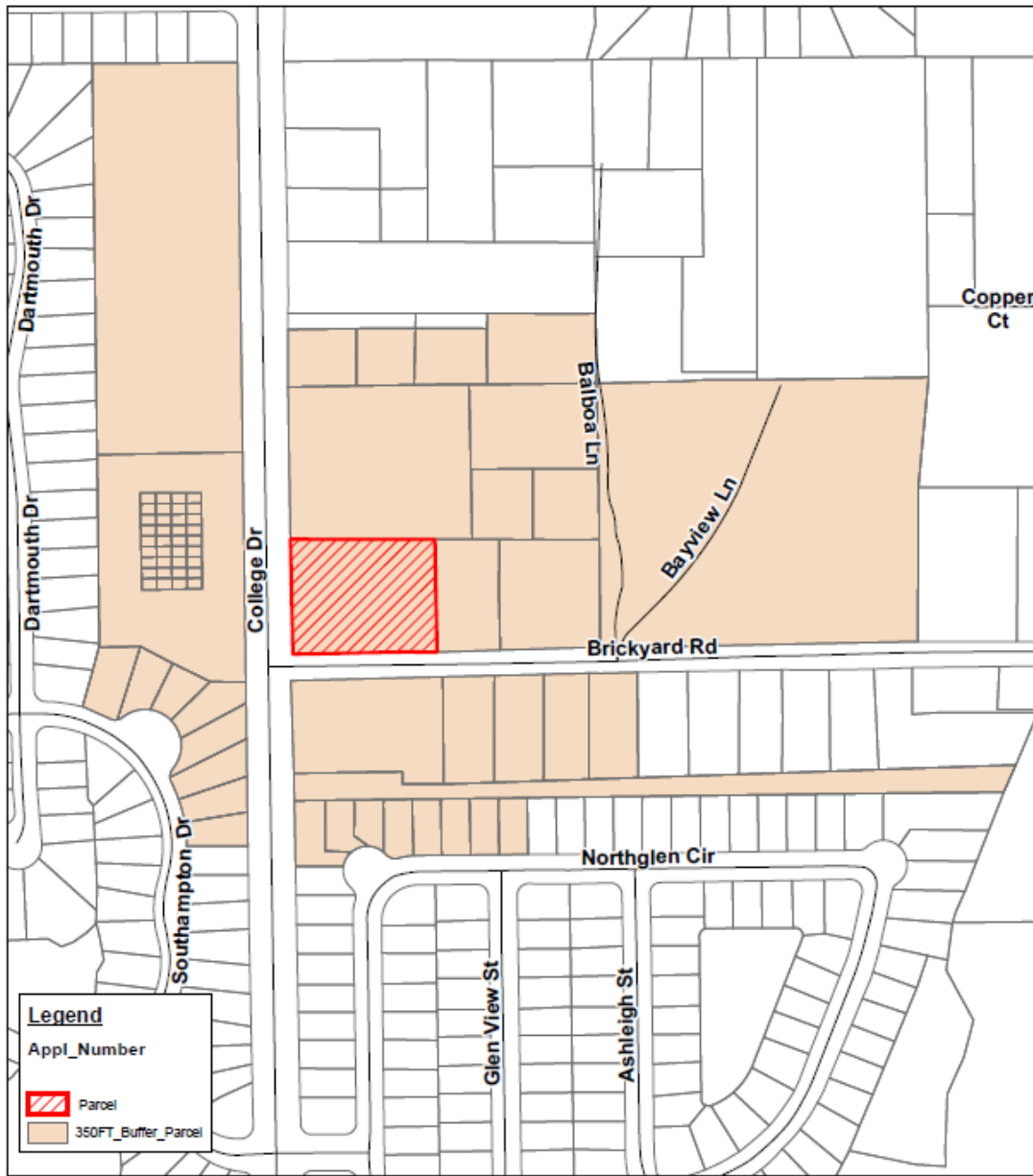
THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MAJOR FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 22080CDE, REVISION 08/2014, FOR CLAY COUNTY, FLORIDA.

TREES SHOWN WERE LOCATED BY A CERTIFIED ARBORIST.

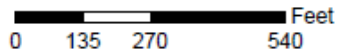
SEE DESCRIPTION OF THIS PARCEL IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4753, PAGE 1154.

CERTIFIED TO:  
 BOATWRIGHT LAND SURVEYORS, INC.  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (904) 241-8550

JASON D. BOATWRIGHT, P.S.M.  
 FLORIDA LICENSED SURVEYOR AND APPRAISER No. 13,700  
 FLORIDA LICENSED SURVEYOR & APPRAISER No. 13,700  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND APPRAISER.

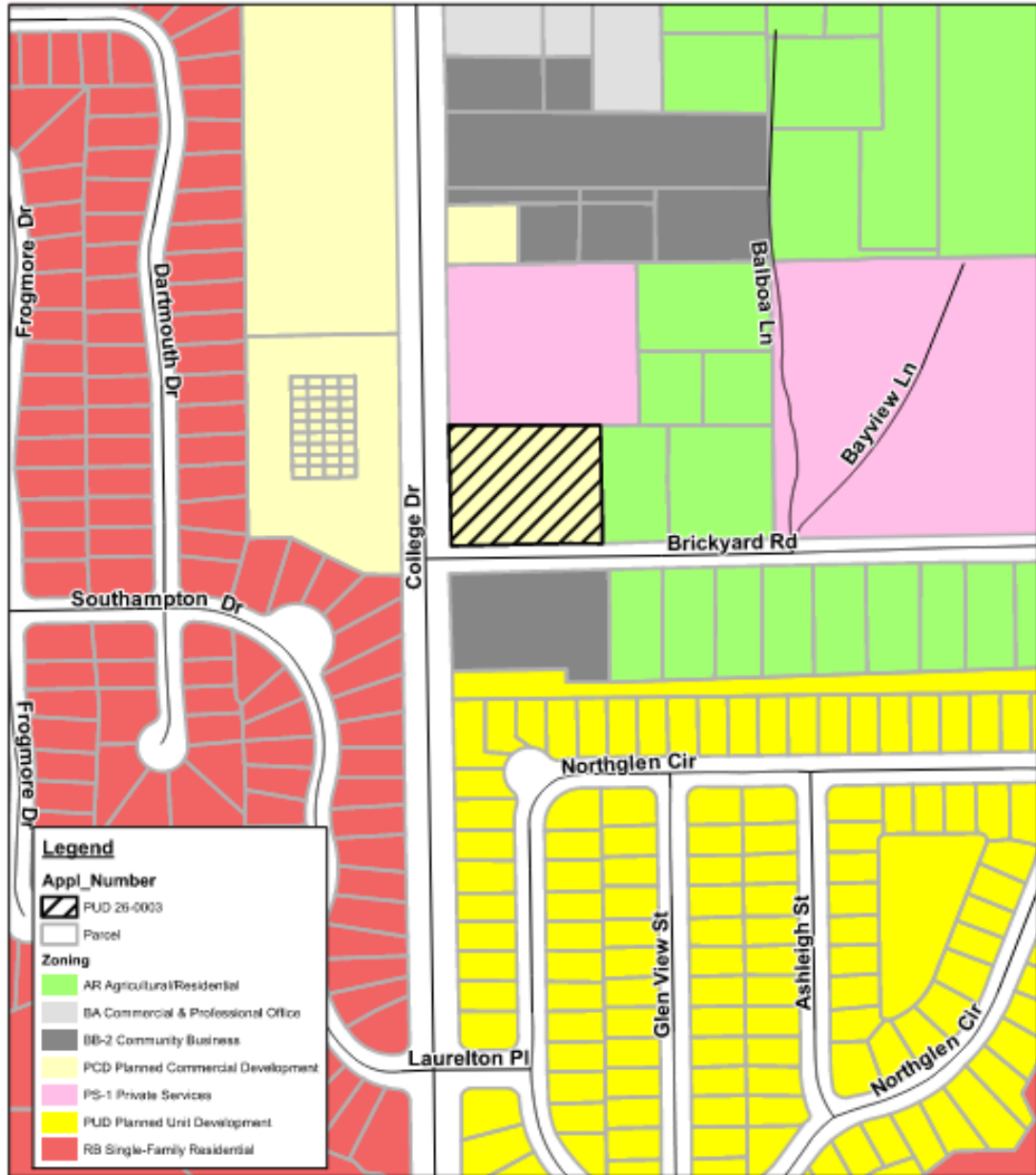


350' Parcel Notifications Map

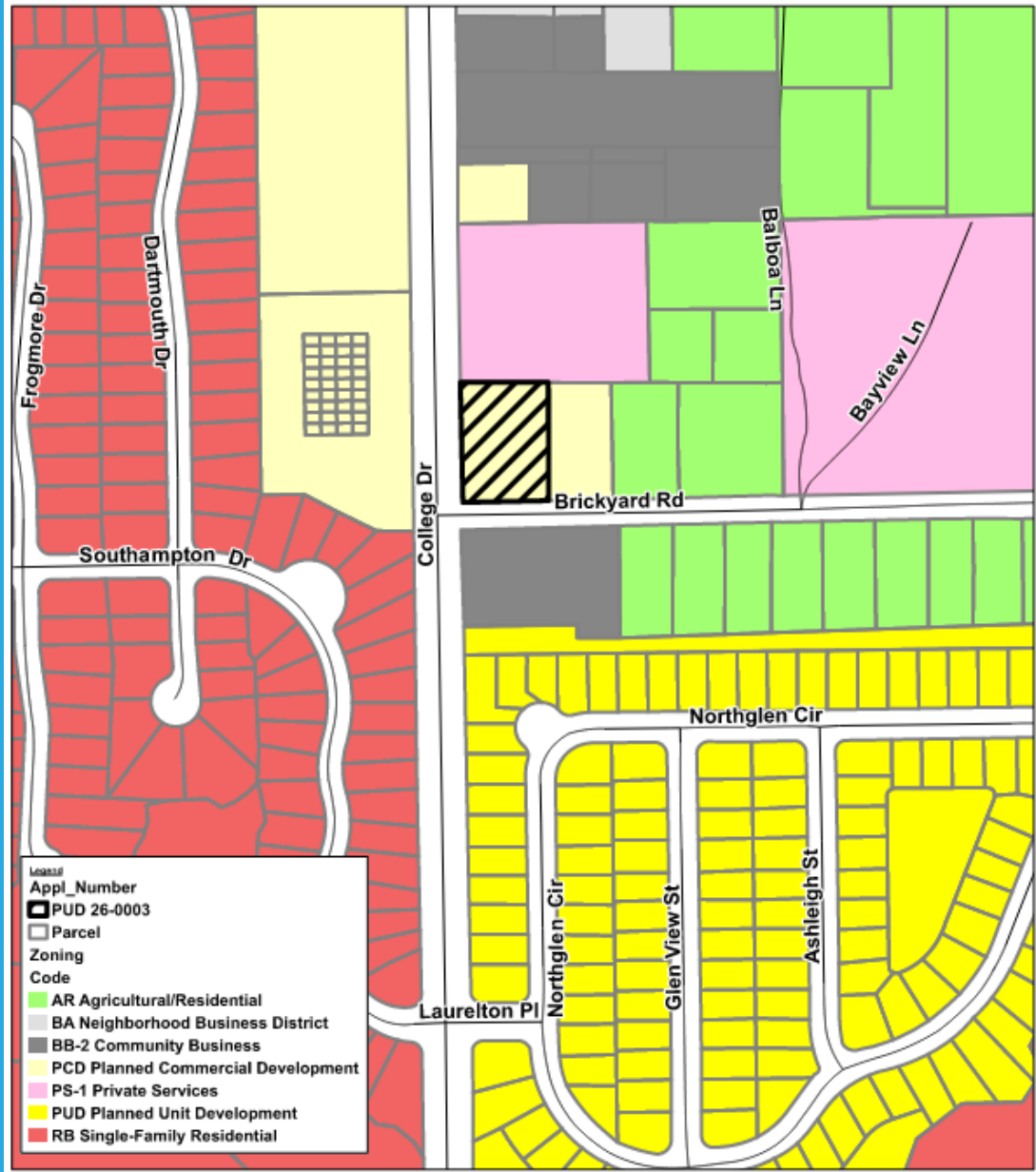


Name	Address1	City	State	ZipCode
ASHMI LLC	10175 FORTUNE PKW STE 401	JACKSONVILLE	FL	32256
BIG SCORE INVESTORS LLC	4805 SOUTH COLONY BOULEVARD	THE COLONY	TX	75056
Bishop Stanley Howard Sr Trust	8010 Whisper Lake Ln E	Ponte Vedra Beach	FL	320823114
BLUE WAY DEVELOPERS LLC	12276 SAN JOSE BLVD STE 721	JACKSONVILLE	FL	32223-867
Celano Dean A	1730 Balboa Ln	Middleburg	FL	32068
Clay County Development Author	1845 Town Center Blvd, Ste 110	Fleming Island	FL	320033357
Clay Electric Co-Op Inc.	PO Box 308	Keystone Heights	FL	326560308
College 430 Investment LLC	12818 Mandarin Rd	Jacksonville	FL	322231715
Coughenour Sharon Et Al	112 Brickyard Rd	Middleburg	FL	320686538
Csalovszki Leonard Trustee	1621 Waters Edge Dr	Fleming Island	FL	320038697
CUNNINGHAM MICHAEL B & SHERIE	1788 NORTHGLEN CIR	MIDDLEBURG	FL	32068
CZAJA KEITH A &	2886 SOUTHAMPTON DR	MIDDLEBURG	FL	32068-656
De Freitas Urbina Manuel Aleja	1784 Northglen Cir	Middleburg	FL	320686581
Dugger Joshua R	2866 Southampton Dr	Middleburg	FL	320686560
E4 Enterprises Inc	12276 San Jose Blvd, Ste 508	Jacksonville	FL	322238618
EQUITY TRUST CO CUSTODIAN	1 EQUITY WAY	WESTLAKE	OH	44145-105
Finegan Dennis EEL/E	1816 Oak Park Cir	Green Cove Springs	FL	320439451
FRENCH RYAN D & BETHANY M	1792 Northglen Cir	Middleburg	FL	320686581
Garcia Gilberto F	2874 Southampton Dr	Middleburg	FL	320686560
GSMC Investment Holdings LLC	841 Putters Green Way N	Saint Johns	FL	322594340
Hare Linda L Et Al	2770 Stagecoach Dr	Orange Park	FL	320657427
Hunter Jeffery C	1796 NORTHGLEN CIR	MIDDLEBURG	FL	32068
Invitation Homes	PO Box 4900	Scottsdale	AZ	852614900
JARRELL WILLIAM E &	2862 SOUTHAMPTON DR	MIDDLEBURG	FL	32068
Kogelman Jason W	2878 Southampton Dr	Middleburg	FL	320686560
MCCALL DARRYL L & JOCELYNDA G	2890 SOUTHAMPTON DR	MIDDLEBURG	FL	32068-656
McLendon Bernice D L/E	125 Brickyard Rd	Middleburg	FL	320686539
MCT PROPERTIES LLC	449 COLLEGE DR	MIDDLEBURG	FL	32068
NAYLOR JAMES G &	121 BRICKYARD RD	MIDDLEBURG	FL	32068-653
NIEVES ANDREA & GILBERTO	2870 SOUTHAMPTON DR	MIDDLEBURG	FL	32068
PACE-THC INC	6745 Philips Industrial Blvd	Jacksonville	FL	322563033
Pedraza Carlos	116 Brickyard Rd	Middleburg	FL	320686538
Plowucha Hailey	120 Brickyard Rd	Middleburg	FL	320686538
Professional Medical Consultat	1951 Rose Mallow Ln	Fleming Island	FL	320037471
Rodriguez Soledad I Trustee	2882 Southampton Dr	Middleburg	FL	320686560
SFR JV-1 2021-1 Borrower LLC	PO Box 4099	Scottsdale	AZ	852614099
St John Missionary Baptist Chu	PO Box 431	Orange Park	FL	320670431
Wehners School Of The Arts LLC	430 College Dr, Ste 108	Middleburg	FL	320688531
Whitsett Billy Ray Jr	1780 Northglen Cir	Middleburg	FL	320686581
Winter Investments LLC	1633 Farm Way, Ste 504	Middleburg	FL	320687772



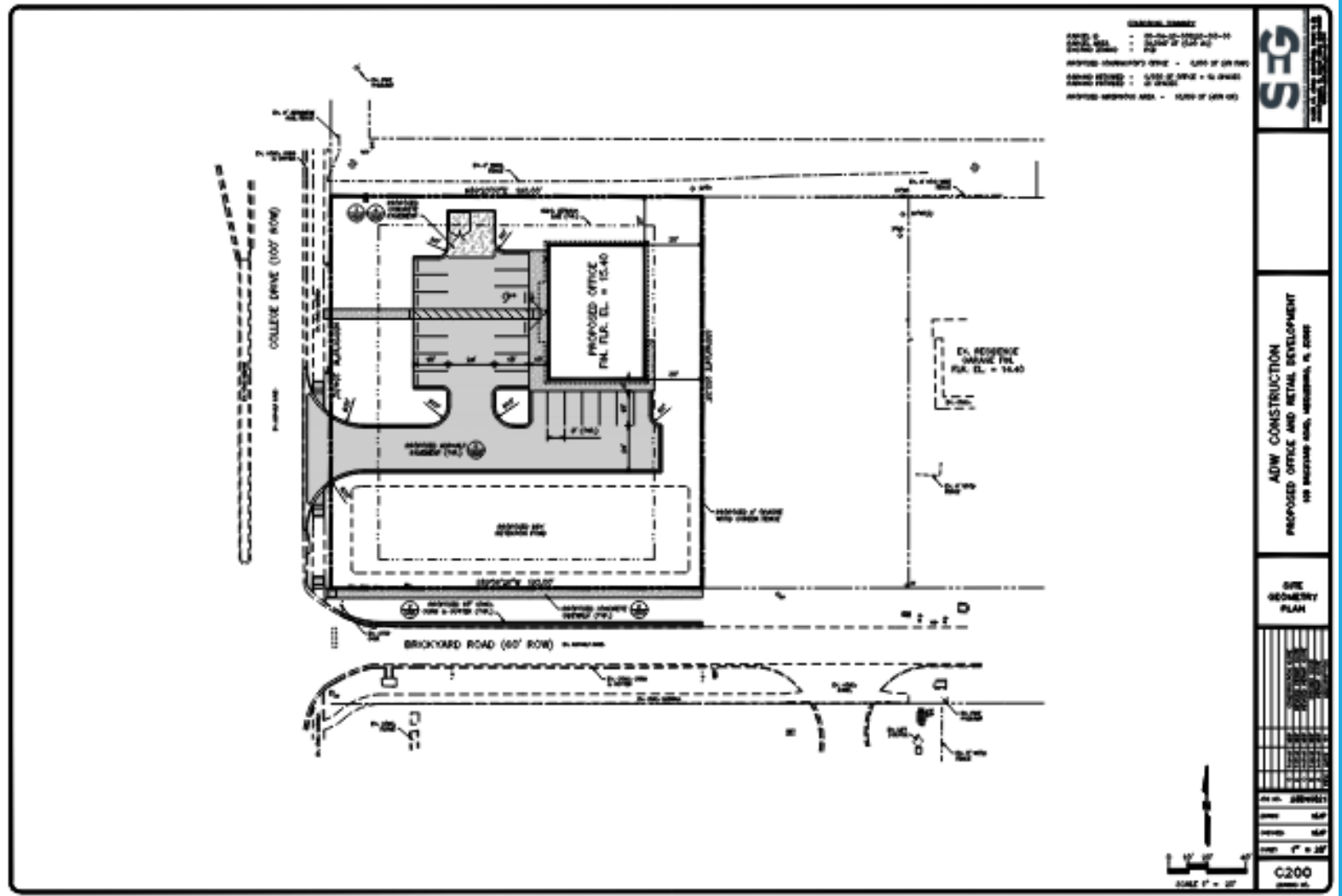


**Existing Zoning**  
 Rezoning: PUD 26-0003  
 from PCD to PCD



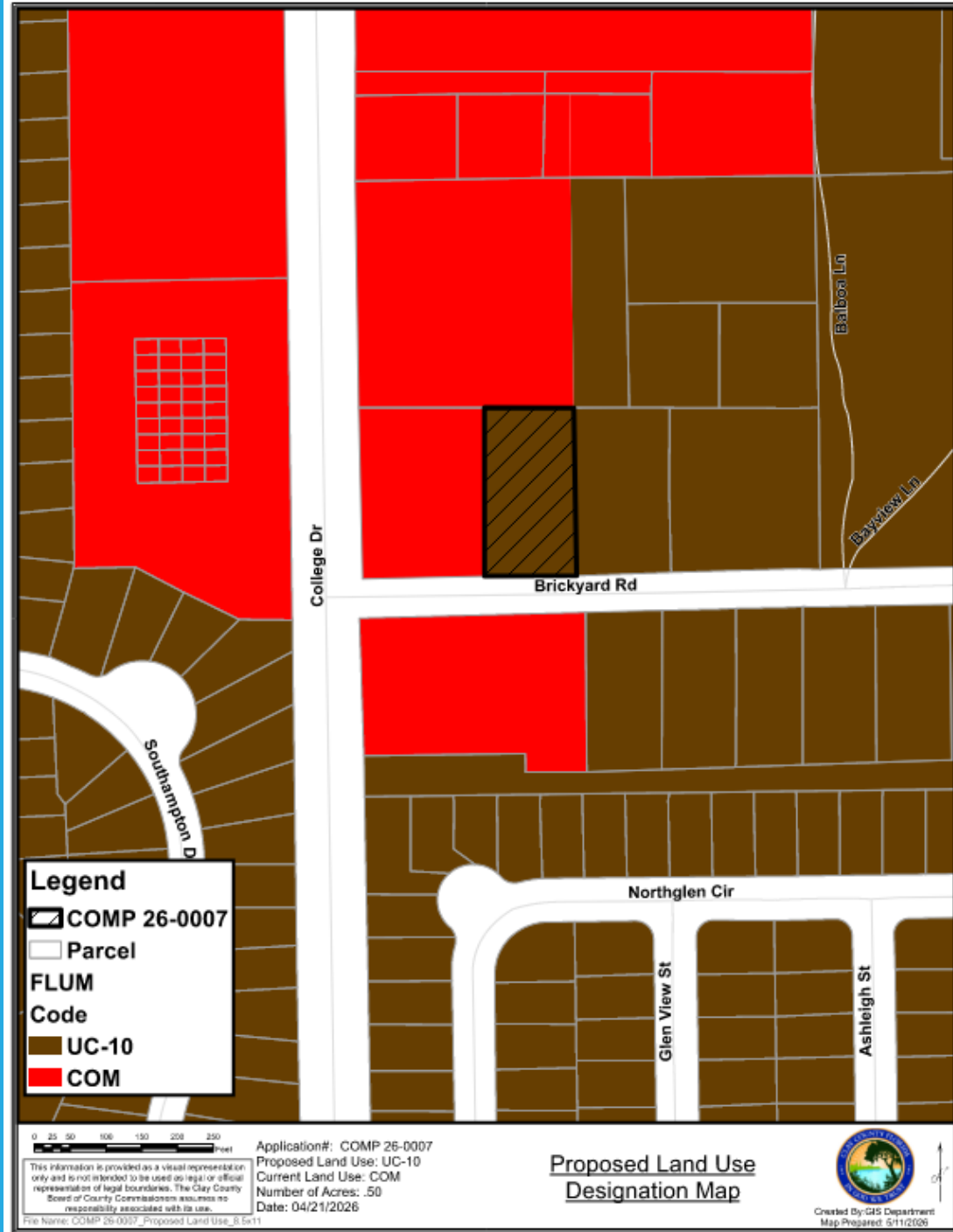
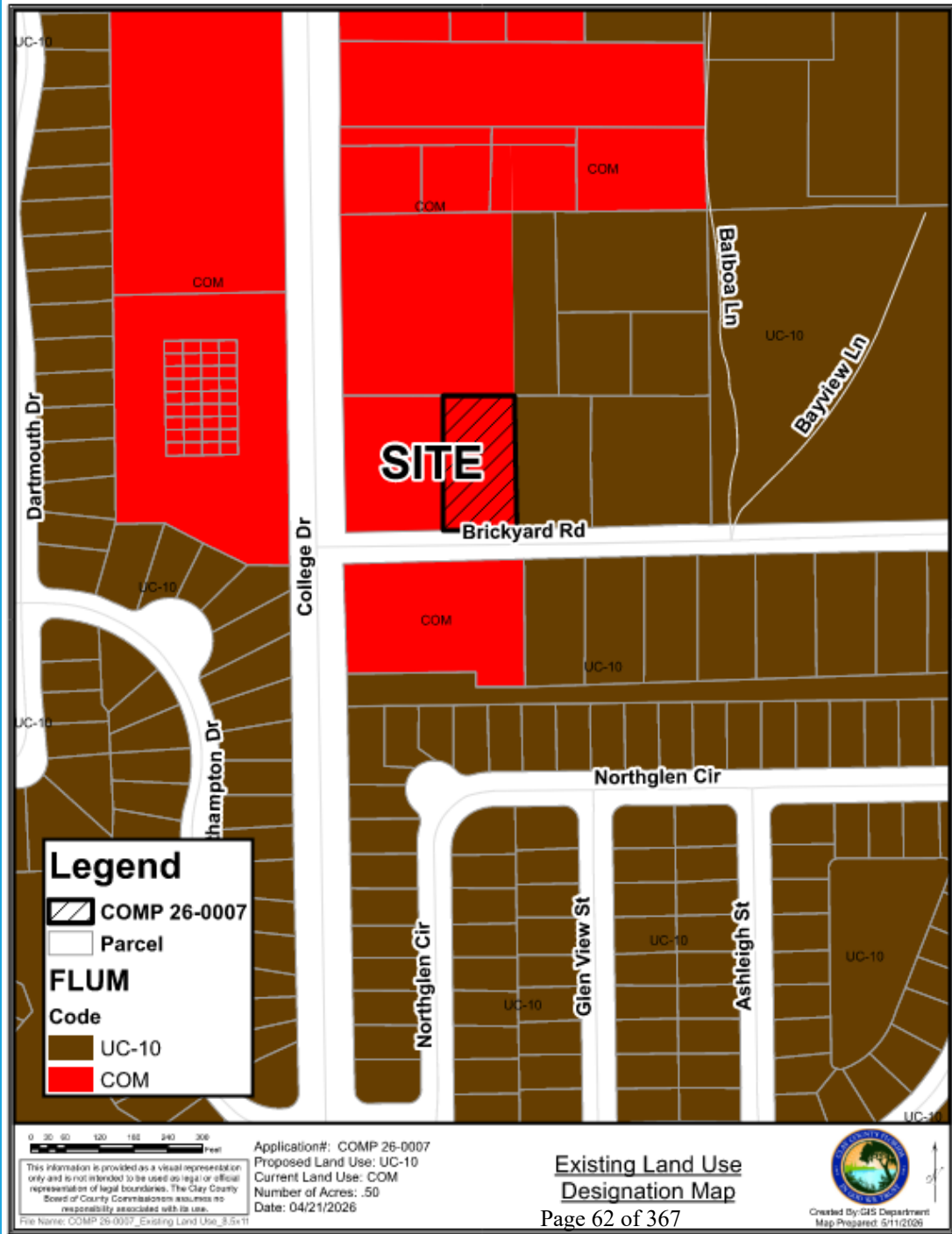
**Proposed Zoning**  
 Rezoning: PUD 26-0003  
 from PCD to PCD

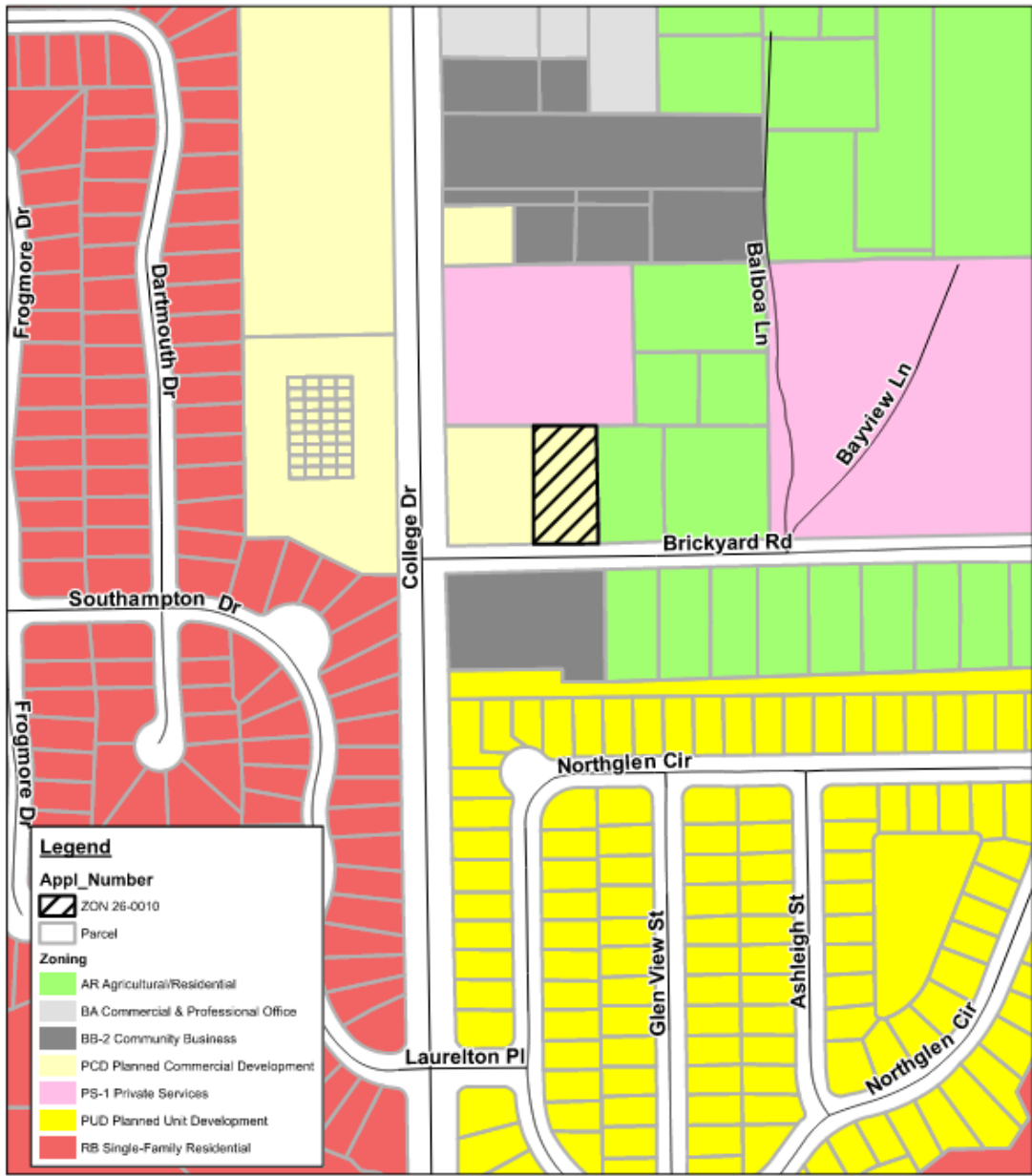




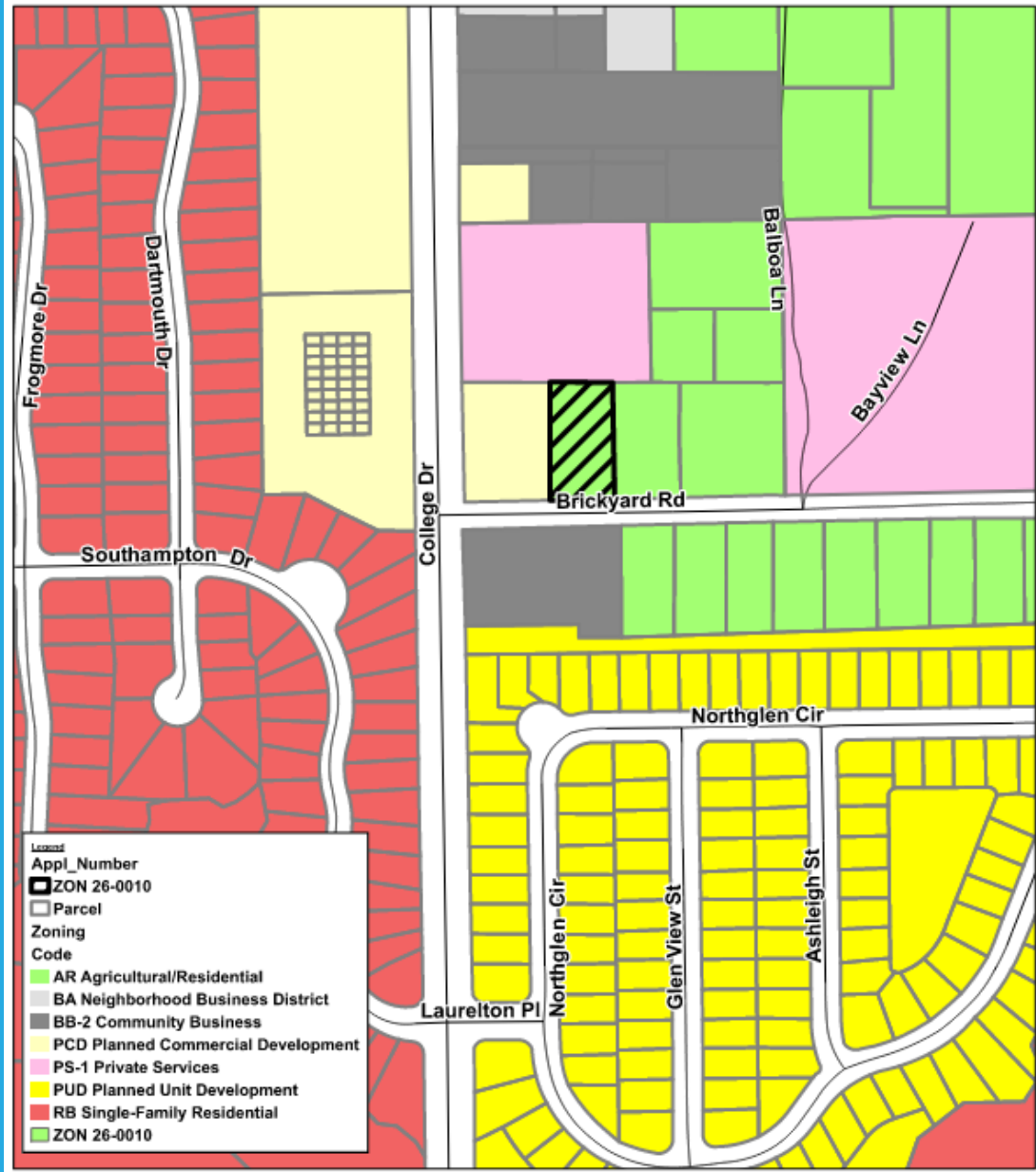
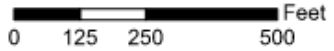
PCD Amendment:

- Reduced in size from 1.44 ac to .9 ac
- Amendment would remove the 7,378 sq ft of general retail and potential museum use
- Development would be limited to the previously approved 3,500 sq ft contractor or professional/business office building with maximum height of 35'

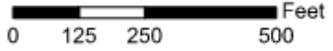




Existing Zoning  
 Rezoning: ZON 26-0010  
 from PCD to AR



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



# Recommendations

## COMP 26-0007

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 26-0007.

## PUD 26-0003

Staff finds that the criteria for the Rezoning have been met and recommends approval of PUD 26-0003.

## ZON 26-0010

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

The OakLeaf Branan-Ridge CAC did not have a quorum at their May 4, 2026 meeting.

**Attachment**  
**“F”**  
**PUD-26-0004**

Rezoning Application:  
PUD 26-0004

Public Hearing before the Board of County Commissioners  
June 9, 2026



# Application Information

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

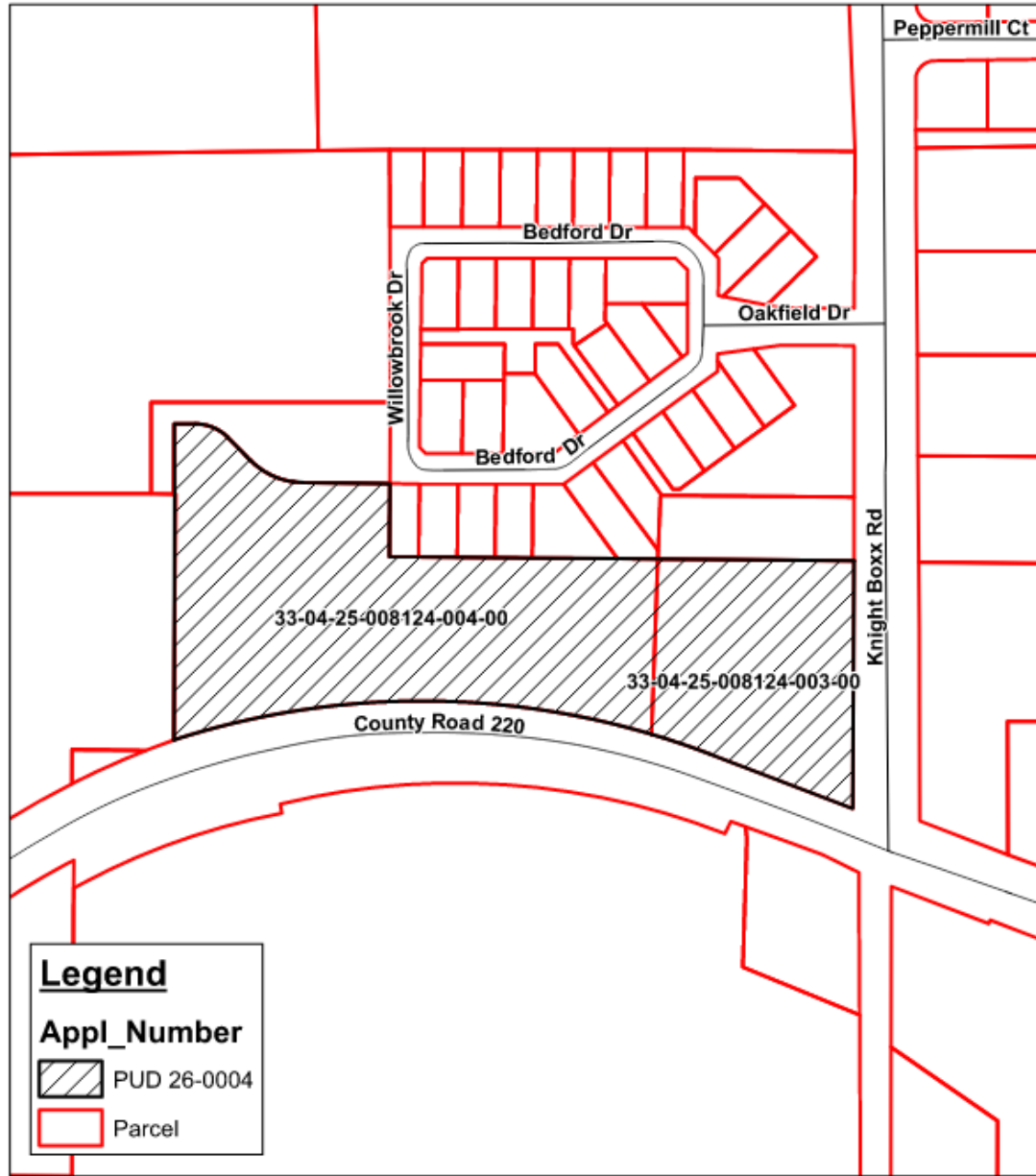
Location: 240 Knight Boxx Road

Planning District: OakLeaf Branan-Ridge

Commission District: 5 Commissioner Burke


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


- ZON 26-0004, requesting BB-2, was presented in April and received a 3-2 vote to recommend approval by the Planning Commission.
- At the Board Meeting, after discussion of a site plan and how to memorialize added features, it was decided that the applicant would bring the item back as a PUD.
- PUD 26-0004 seeks to rezone approximately 8.36 acres from AR (Agricultural/Residential) to PCD (Planned Commercial Development District).
- In 2003, the FLU was amended to Commercial via Ord. 2003-59.
- Proposed use would be a Daily's Convenience Store with gas station pumps and car wash and the westernmost portion to remain open space/proposed pond area.

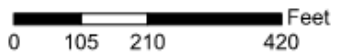


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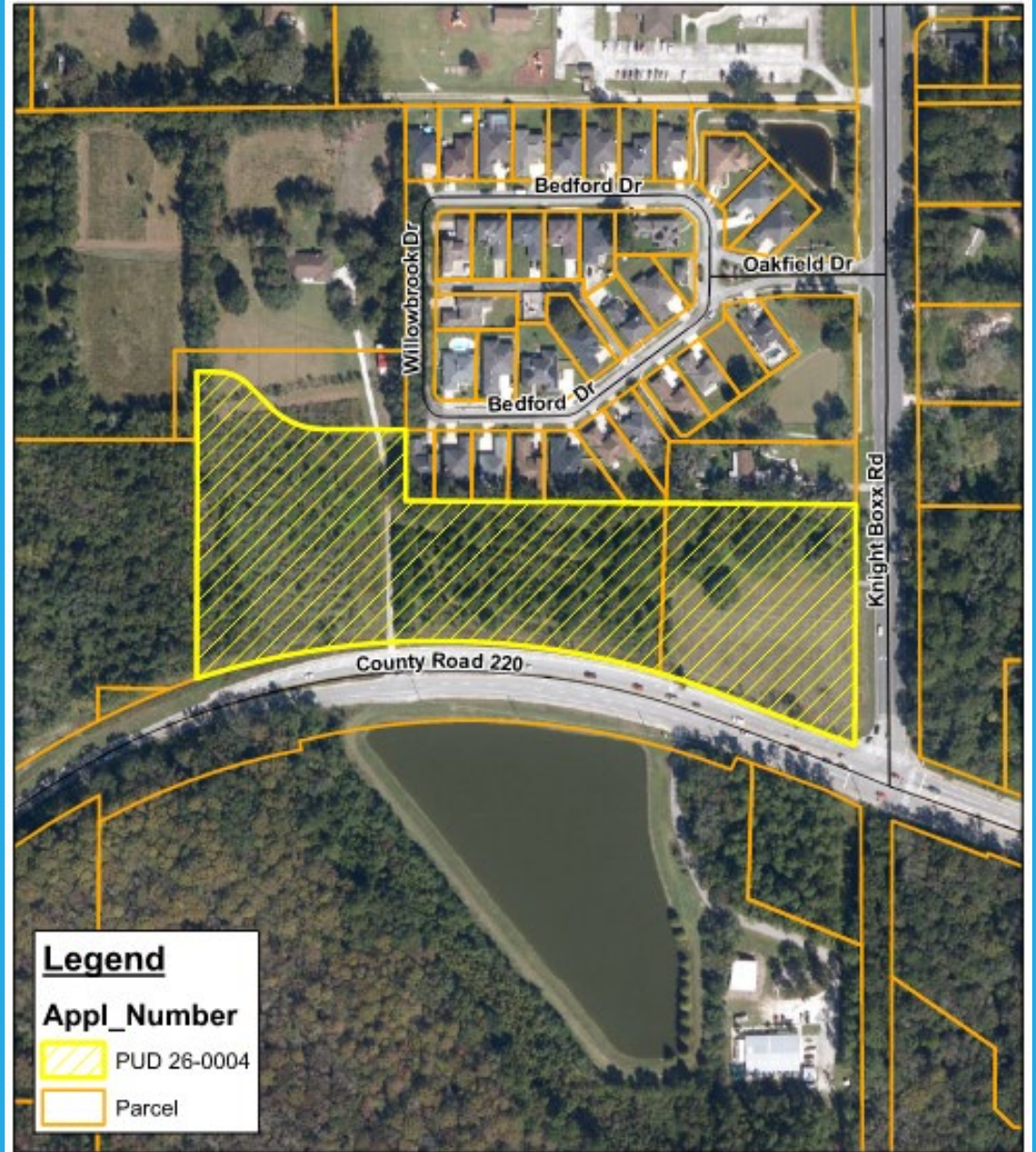
**Appl\_Number**

 PUD 26-0004

 Parcel



Rezoning: PUD 26-0004  
Parcel Map

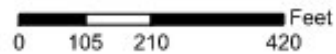


**Legend**

**Appl\_Number**

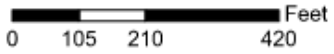
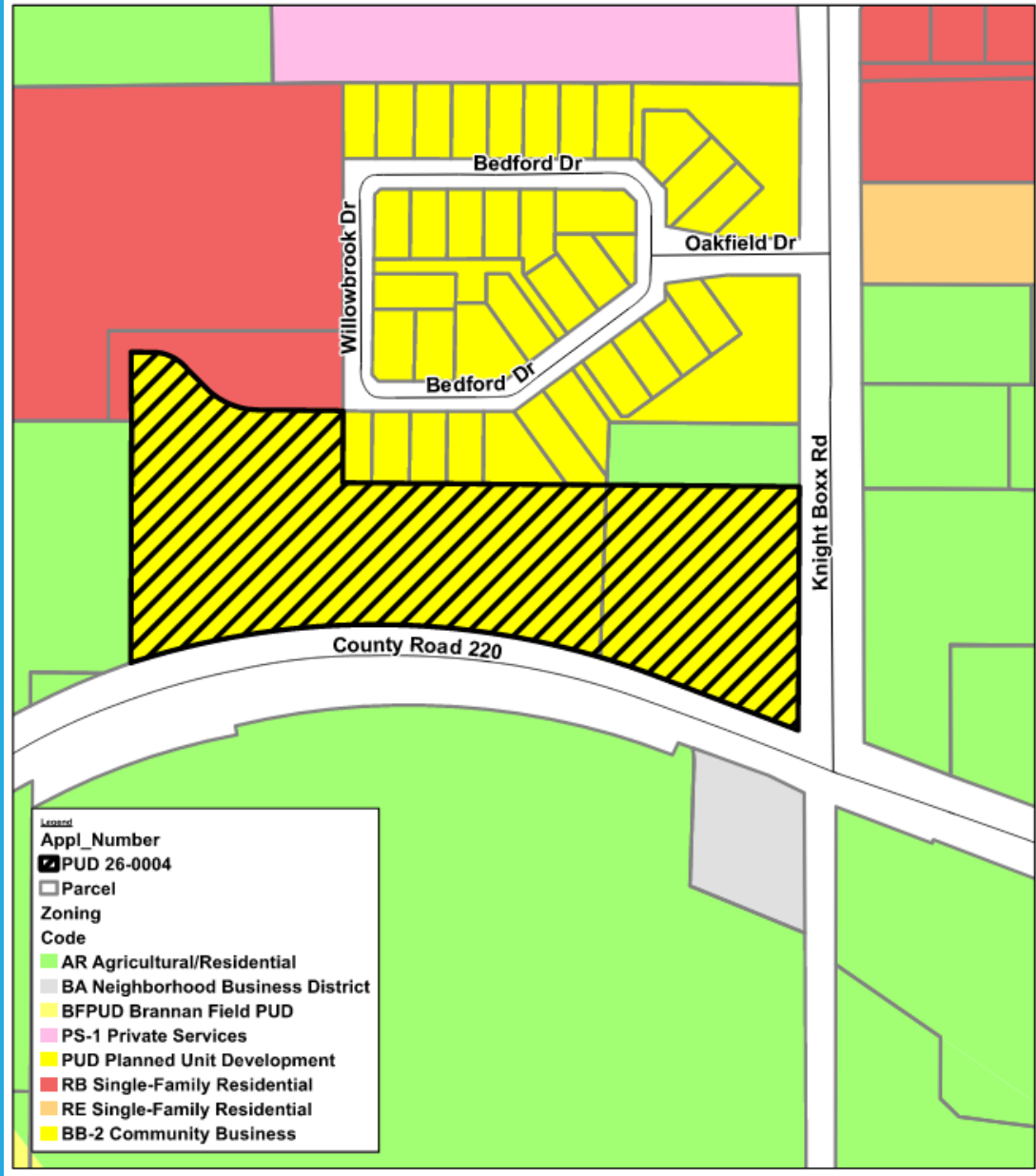
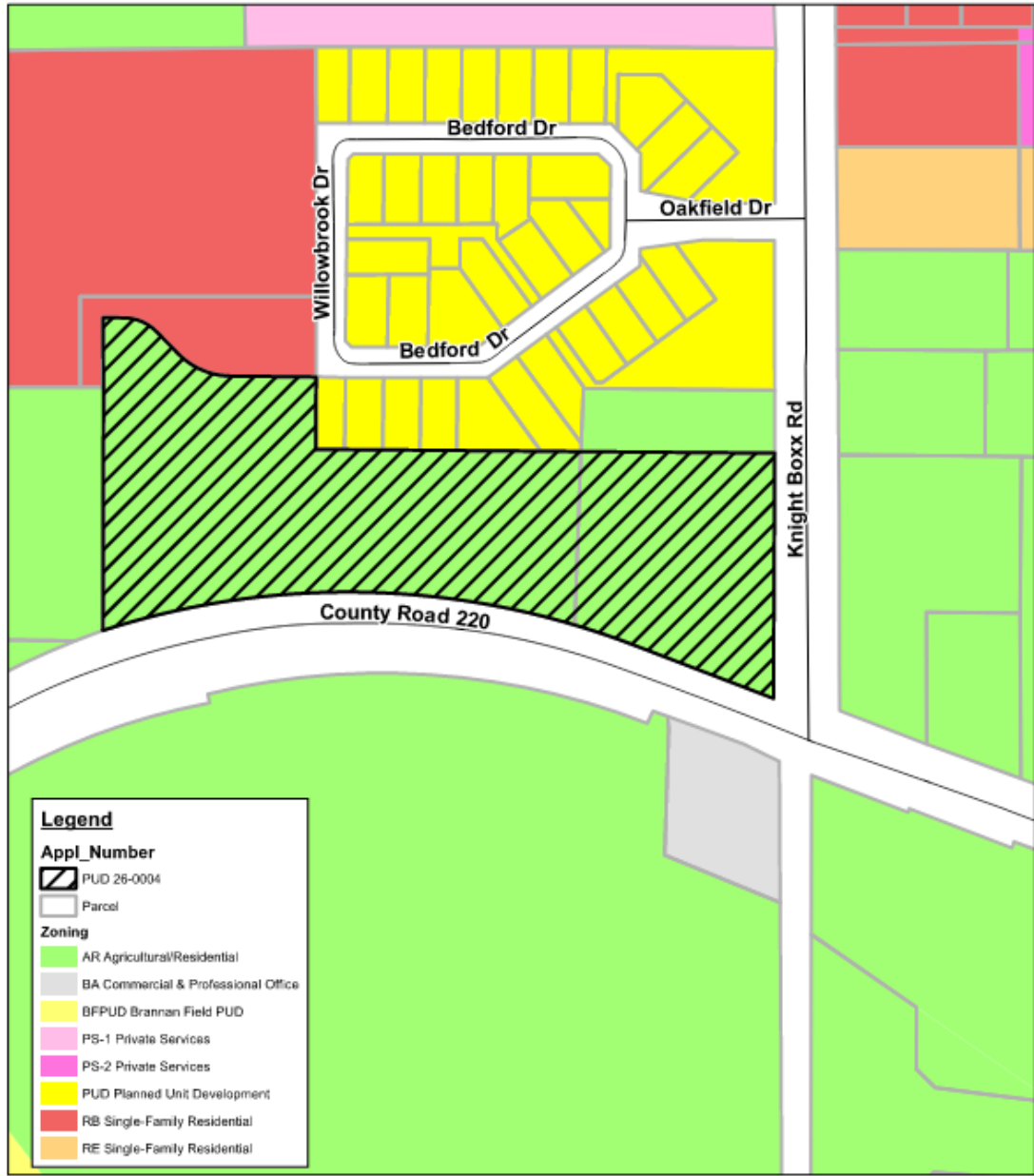
 PUD 26-0004

 Parcel

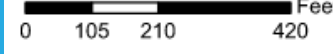


Rezoning: PUD 26-0004  
from AR to PCD



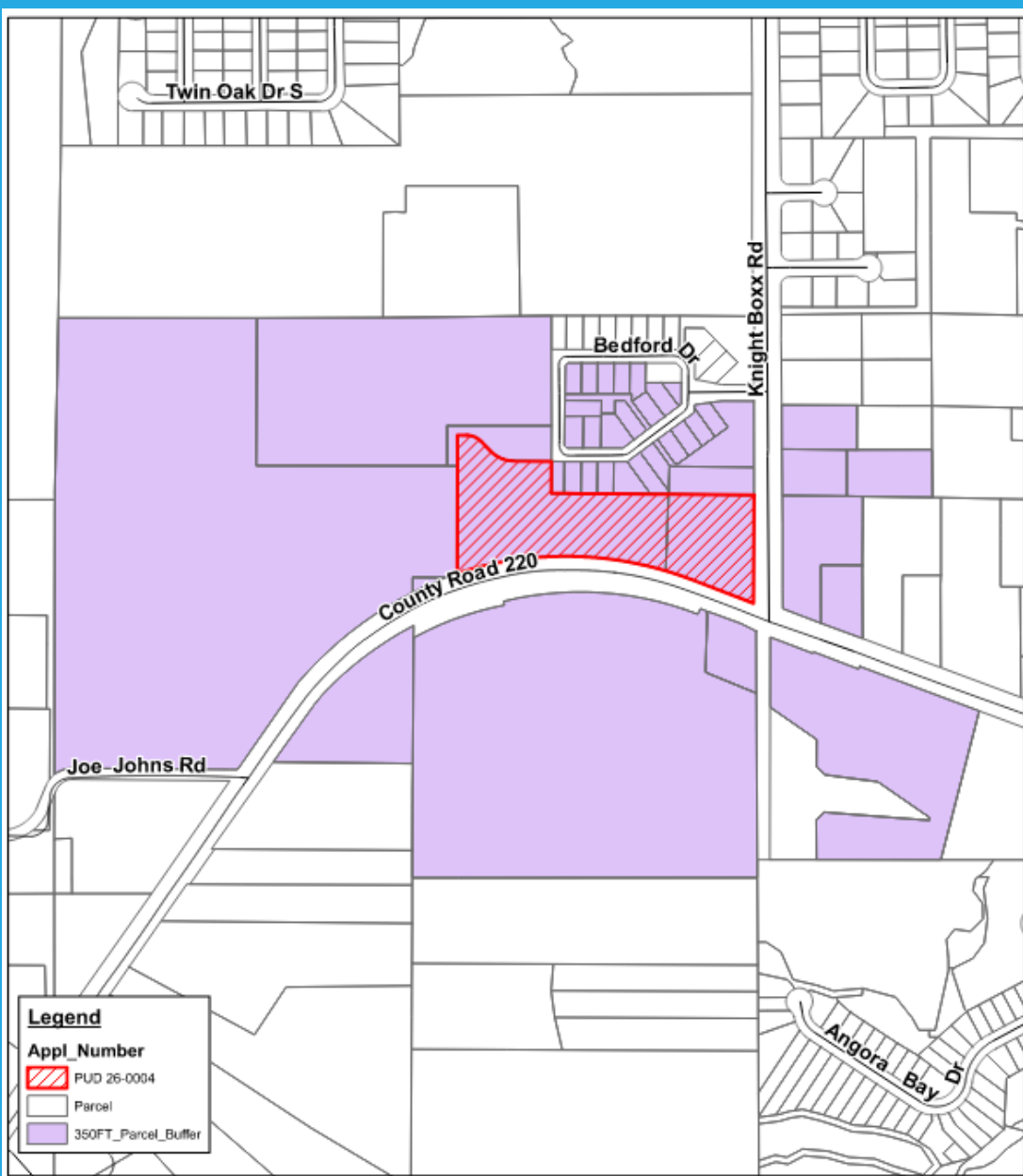


**Existing Zoning**  
**Rezoning: PUD 26-0004**  
**from AR to PC**  
 Page 69 of 367



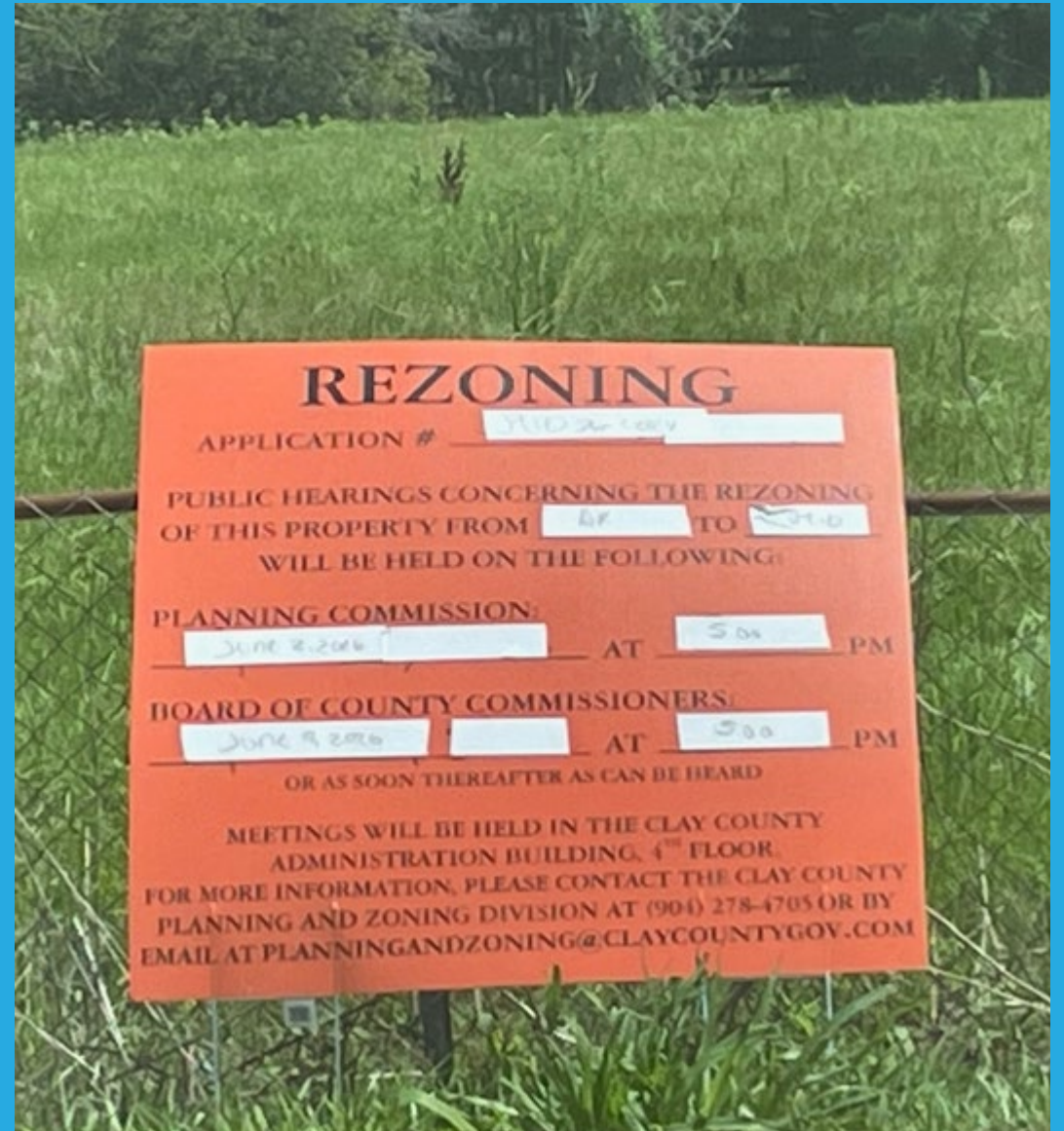
**Proposed Zoning**  
**Rezoning: PUD 26-0004**  
**from AR to PC**

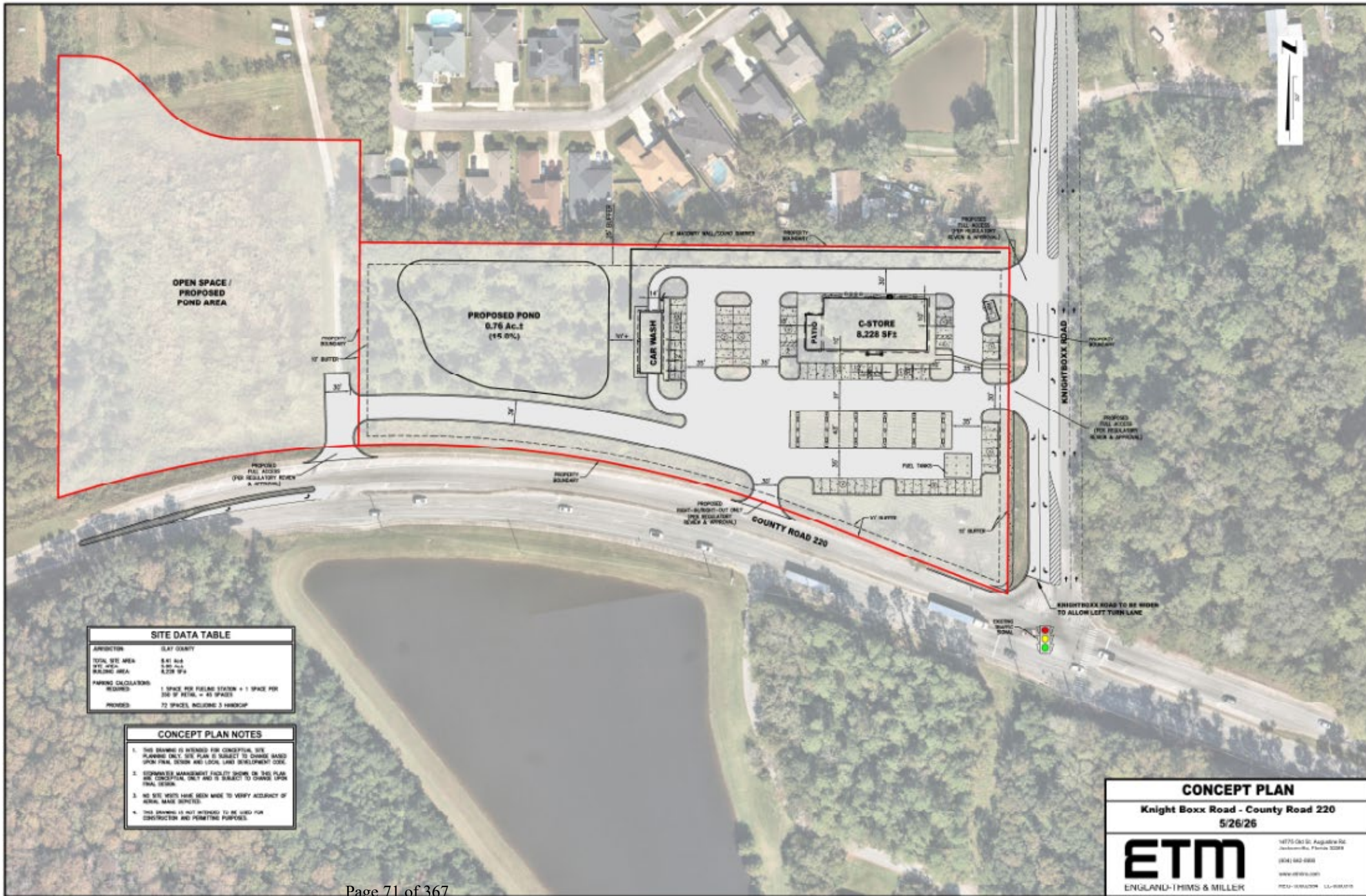




350' Parcel Notifications Map  
 PUD 26-0004

0 240 480 960 Feet





SITE DATA TABLE	
APPLICATOR	CLAY COUNTY
TOTAL SITE AREA	8.41 AC ±
NET IMP. BUILDING AREA	2.95 AC ±
	8,228 SF ±
PARKING CALCULATIONS	
REQUIRED	1 SPACE FOR FUELING STATION + 1 SPACE PER 300 SF RETAIL = 45 SPACES
PROPOSED	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 BASE DRAWING.
  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



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Rd  
 Jacksonville, Florida 32218  
 (904) 642-6888  
 www.etmllc.com  
 REG-10000209 LL-000010

## 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) (Neighborhood Business District - BA).
- 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).

## Prohibited Uses:

- 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.

## PCD Standards:

- Lighting to meet .5 footcandle at property line; full cutoff fixture to direct lighting downward.
- 8' masonry wall to be located along the northern edge of property; all other will meet County requirements in Article VI.
- No materials, garbage containers or refuse to be within 30' of adjacent residential.
- Substantive revisions to the PCD will require going through the rezoning process.

# Recommendations

## PUD 26-0004:

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

On June 1, 2026, the OakLeaf Branan-Ridge CAC voted 6-0 to recommend approval of this application. They further offered the recommendation that the proposed wall include sound buffering (for example by filling the voids in blocks).

**Attachment**  
**“G”**  
**COMP-26-0012**

Text Amendment to the 2045 Comprehensive Plan  
Future Land Use Element  
COMP 26-0012

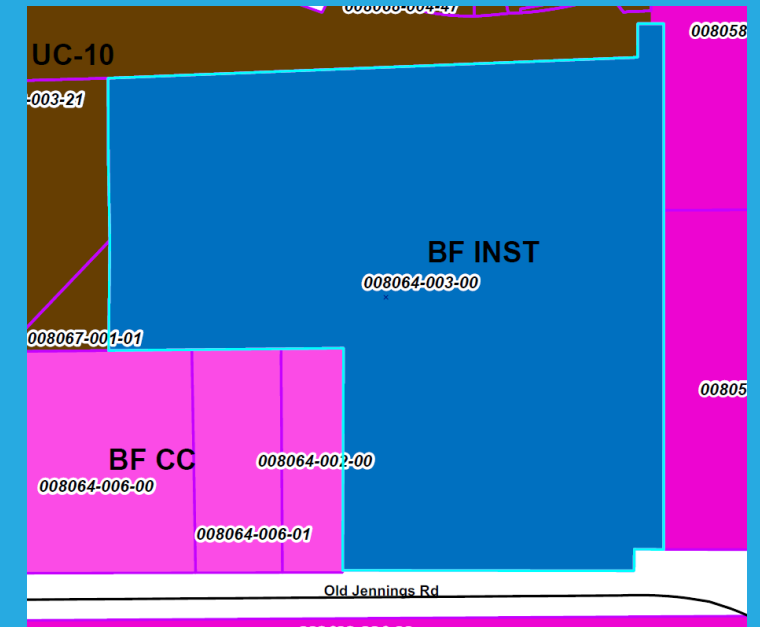
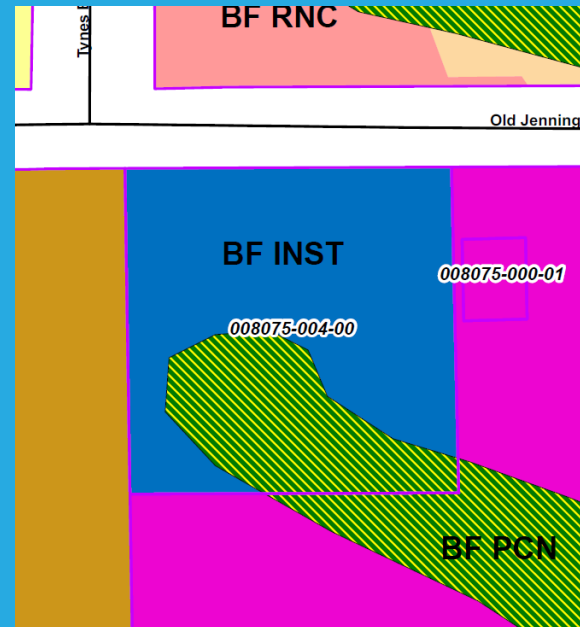
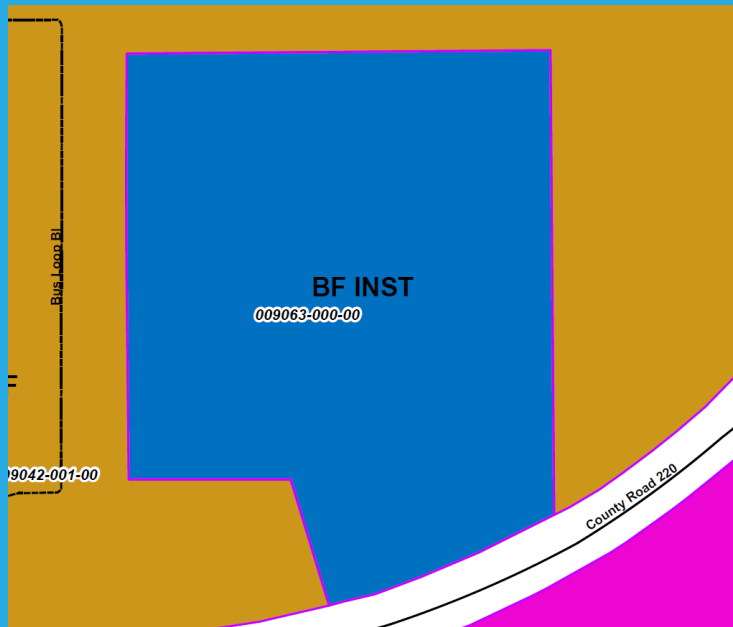
Public Hearing before the Board of County Commissioners  
June 9, 2026



# Application Information

This is a staff-initiated amendment to create the Branan Field Institutional land use (BF INST) description to support the currently mapped parcels and to allow for future designation as needed.

The three parcels currently mapped as BF INST are:



# Proposed Amendment

Amend BF FLU Policy 1.4.1 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.

# Proposed Amendment

## 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.

# Recommendations

## COMP 26-0012

Staff recommends the transmittal of COMP 26-0012 to address the missing Branan Field Land Use category description.

The OakLeaf Branan-Ridge CAC reviewed this item at their June 1, 2026 meeting and voted 6-0 to recommend approval.



Agenda Item  
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 7/2/2026

FROM: Dodie Selig, Chief Planner,  
AICP

**SUBJECT:**

This item is being readvertised for the August 4th Planning Commission Meeting.

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

AGENDA ITEM TYPE:

---



Agenda Item  
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 6/30/2026

FROM: Dodie Selig, AICP, Chief  
Planner

**SUBJECT: A. COMP 26-0011**

This application is a Comprehensive Plan Amendment to change 6.76 acres from Lake Asbury Village Center (LA-VC), Lake Asbury Master Planned Community and Lake Asbury Greenway (LA-GW), to Lake Asbury Village Center (LA-VC), Lake Asbury Master Planned Community and Lake Asbury Greenway (LA-GW).

**B. ZON 26-0011**

This application is a rezoning to change 5.34 acres from Lake Asbury Village Center (LA-VC) and Public Ownership (PO-1) to Lake Asbury Village Center (LA-VC) and Public Ownership (PO-1).

**AGENDA ITEM TYPE:**

---

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
▢ COMP 26-0011 - Staff Report	Cover Memo	7/1/2026	COMP_26-0011- _Staff_Report.ADA_aw.pdf
▢ COMP 26-0011 - Ordinance	Ordinance	7/1/2026	COMP_26-0011_- _ordinance_dsada.pdf
▢ COMP 26-0011 - Applicant Narrative	Backup Material	7/2/2026	COMP_26-0011_- _Applicant_Narrative.ADA_aw.pdf
▢ ZON 26-0011 - Staff Report	Cover Memo	7/1/2026	ZON_26-0011- Staff_Report.ADA_aw.pdf
▢ ZON 26-0011 - Ordinance	Ordinance	7/1/2026	ZON_26-0011_- _ordinance_dsada.pdf
▢ ZON 26-0011 - Applicant Narrative	Backup Material	7/2/2026	ZON_26-0011_- _Applicant_Narrative.ADA_aw.pdf



1 **Staff Report and Recommendations for COMP 26-0011**

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:** Creekview GP, LLC  
**Agent:** Casey Dendor (England Thims & Miller.)

7

8 **Property Information**

**Parcel ID:** 14-05-25-009337-000-00 & 14-05-25-009337-001-00      **Parcel Address:** Sandridge Rd. and State Rd. 23  
**Current Land Use:** Lake Asbury Village Center (LA VC), Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Greenway (LA GW)      **Current Zoning:** Lake Asbury Master Planned Community (LA MPC), Lake Asbury Village Center (LA VC), Lake Asbury Rural Fringe (LA RF) and Public Ownership (PO-1)  
**Proposed Land Use:** Lake Asbury Village Center (LA VC), Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Greenway (LA GW)      **Total Acres:** 143.50 +/- acres of the parcel  
**Acres affected by FLU change:** 6.76 +/- acres  
**Commission District:** 5, Comm. Burke      **Planning District:** Lake Asbury/Penney Farms

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 portions of two parcels of land as described below.

13

Parcel #	From	To	Acres
14-05-25-009337-000-00	LA VC	LA GW	0.71
	LA VC	LA MPC	2.67
	LA MPC	LA VC	2.67
	LA GW	LA VC	0.61
14-05-25-009337-001-00	LA GW	LA VC	0.10

15

16 The subject parcels are located on the north side of Sandridge Road, immediately west of the First Coast  
17 Expressway (SR 23). The parcels are currently undeveloped land.

18

19 A companion Rezoning application follows this comprehensive plan amendment.

Figure 1 – Location Map

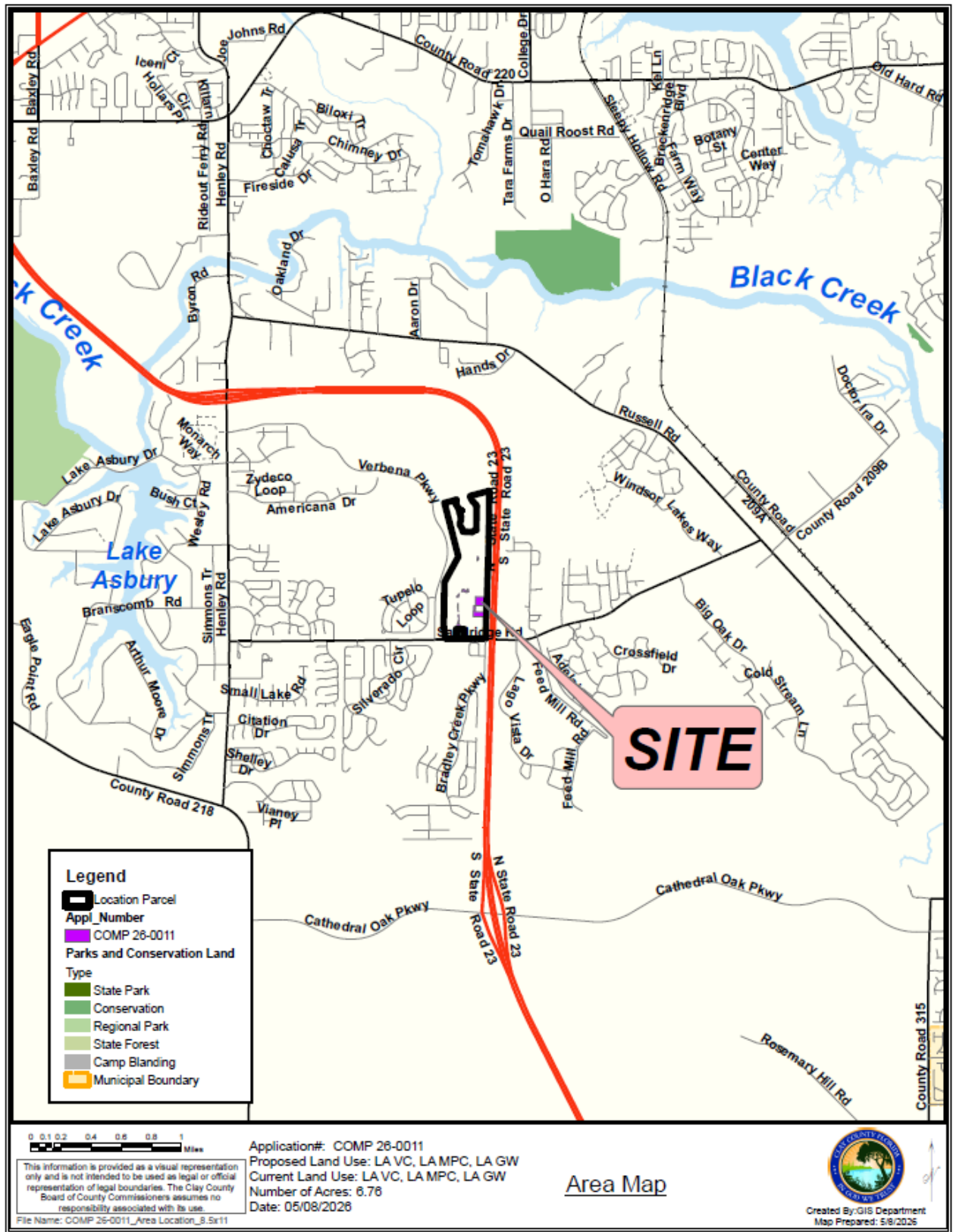
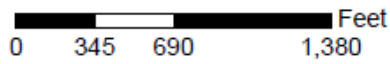
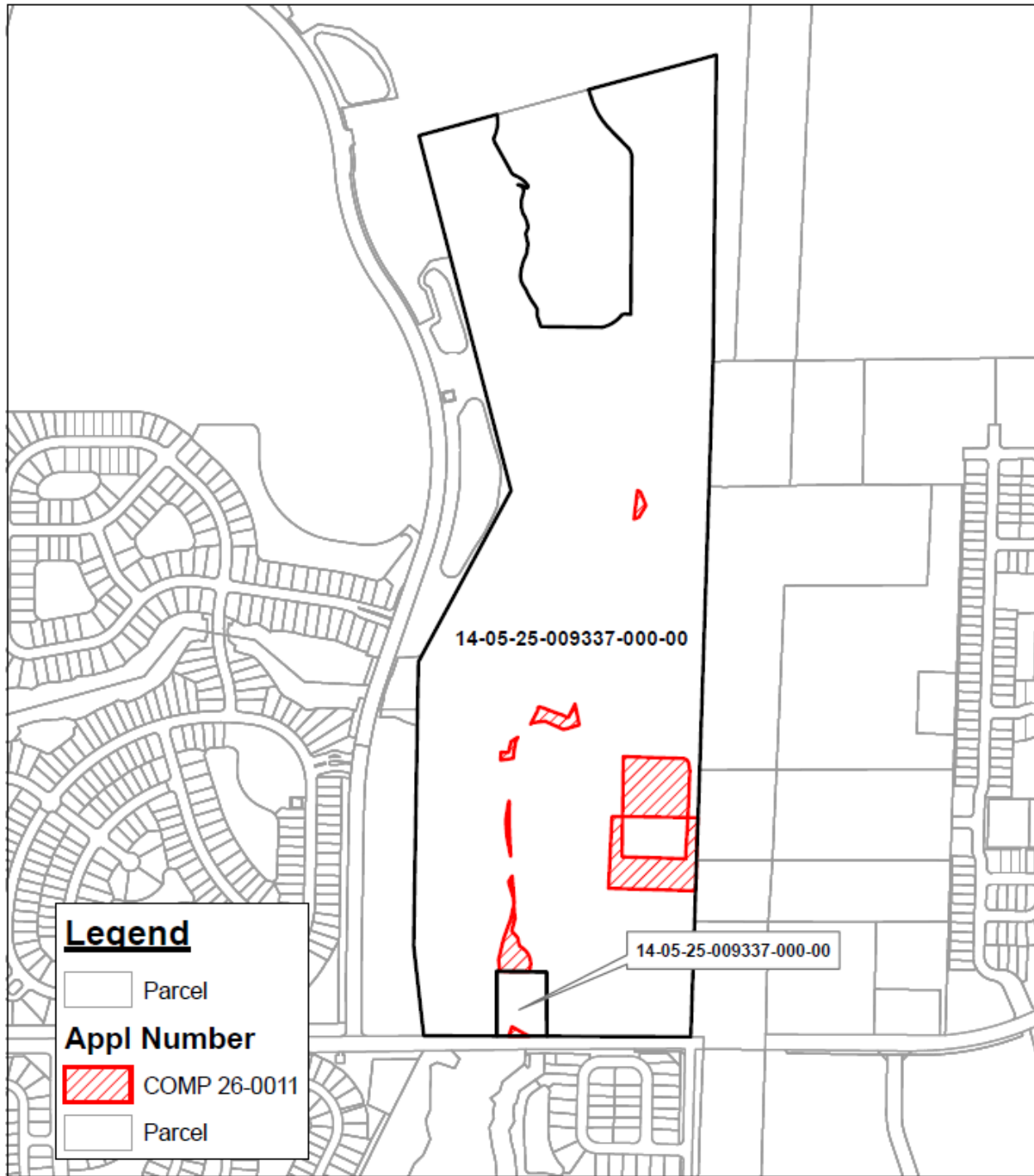


Figure 2 – Parcel Map



**Parcel Location Map  
COMP 26-0011**



Figure 3 - Aerial Photo

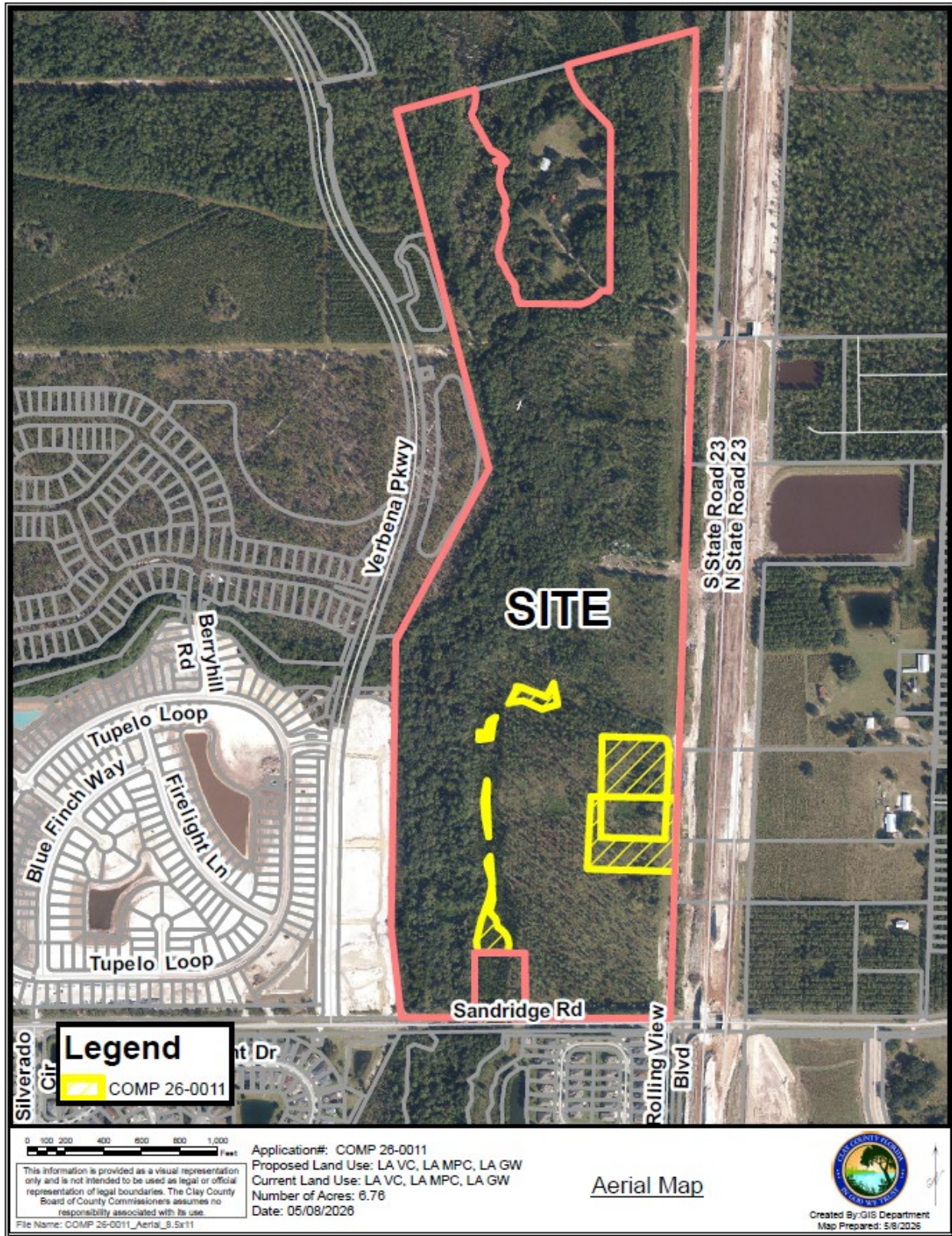


Figure 4 – Existing Future Land Use Designation Map

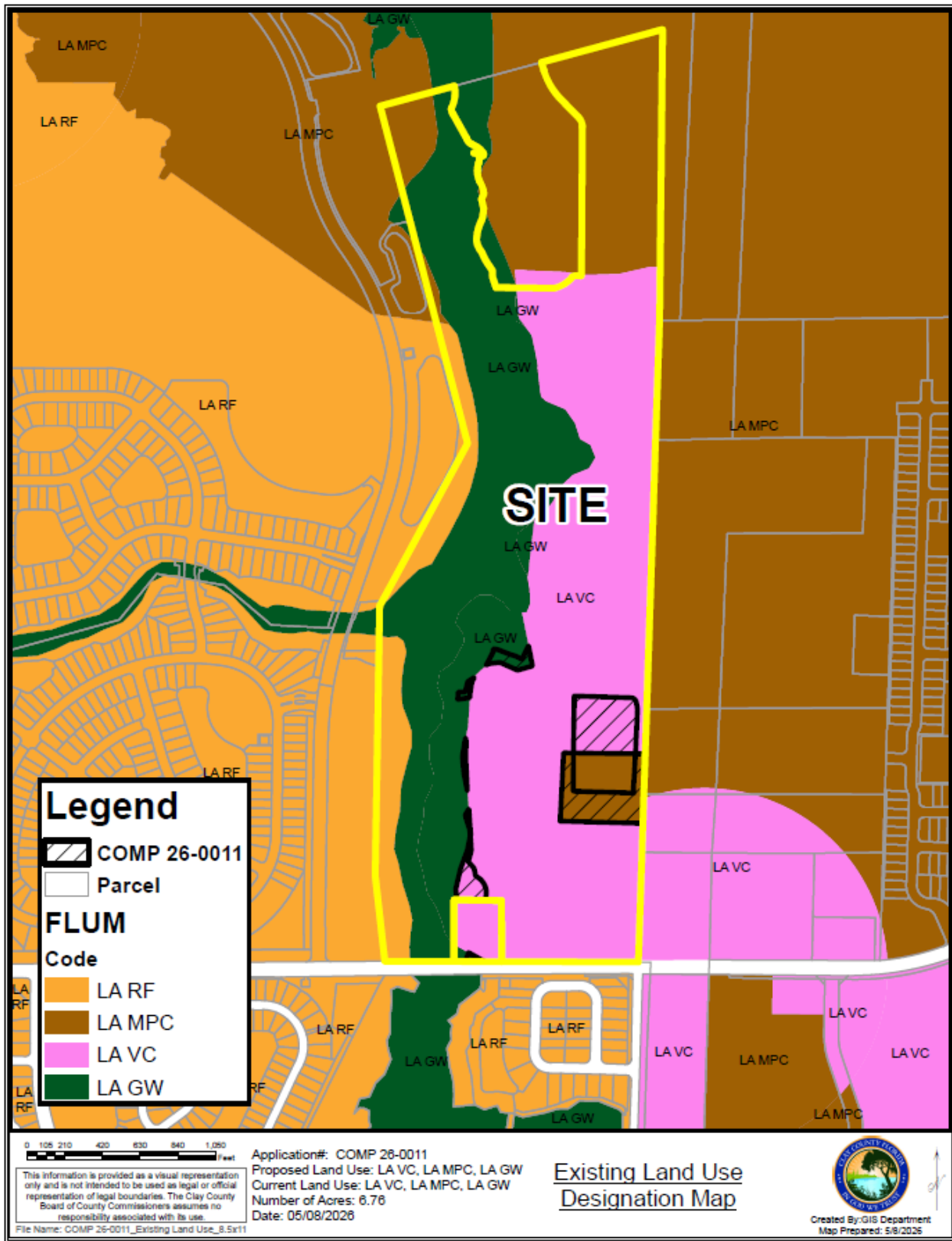


Figure 5 – Proposed Future Land Use Designation Map

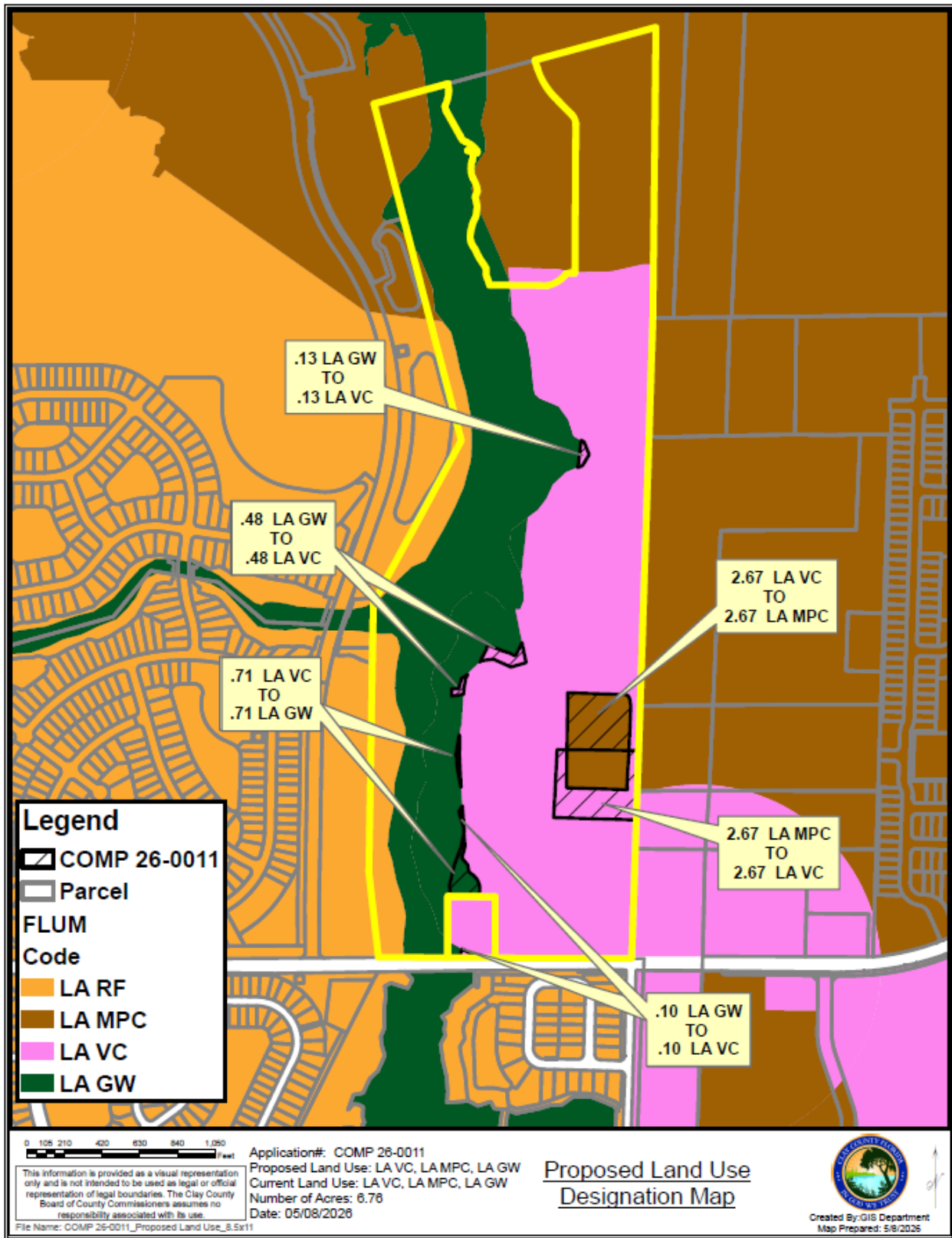
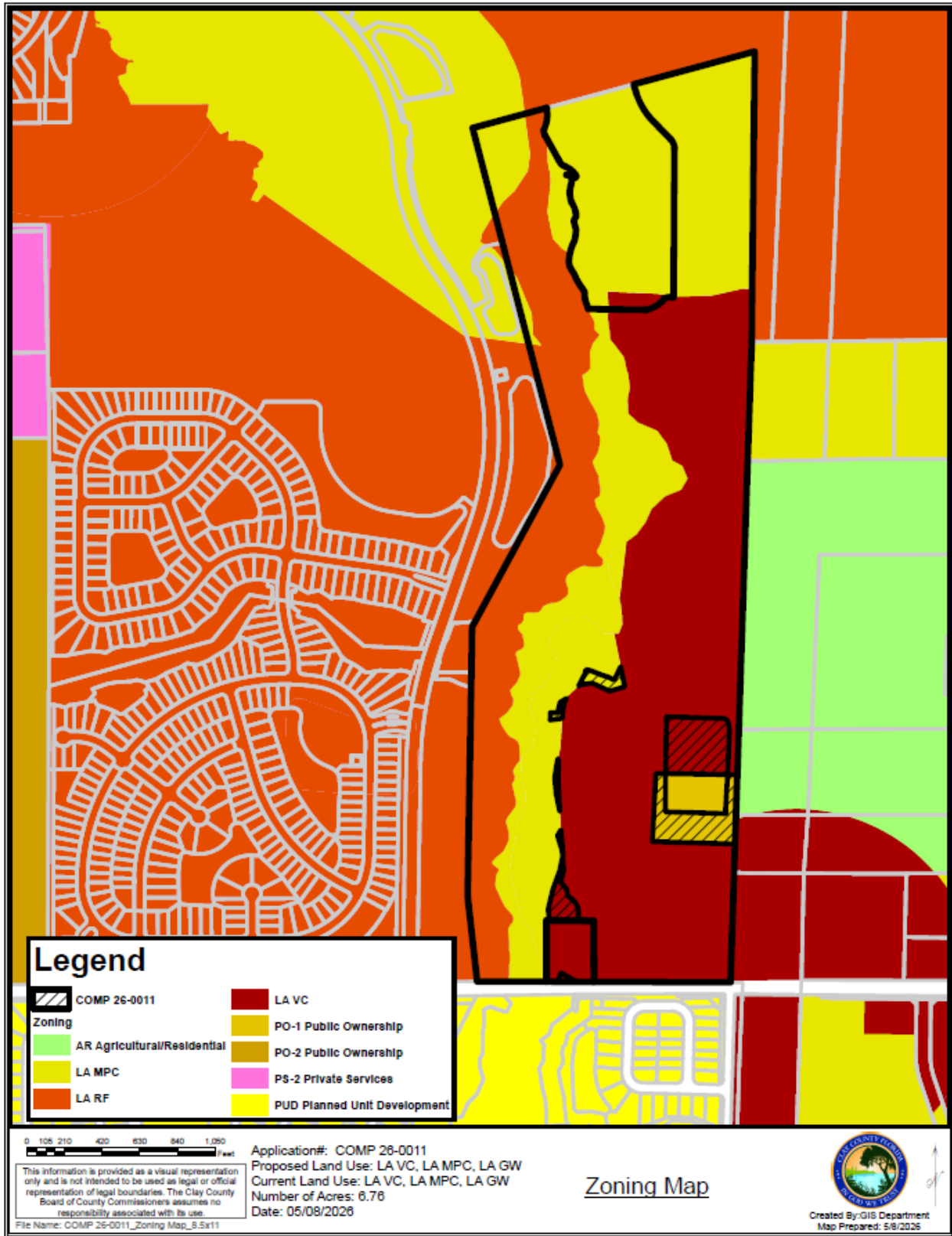


Figure 6 – Zoning Map



32 **Availability of Services**

33 Traffic Facilities:

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

35 Schools:

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

37

38 Recreation:

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

40

41 Water and Wastewater:

42 Water and sewer are both available along Sandridge Road for the subject property.

43

44 Stormwater/Drainage:

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

47 Solid Waste:

48 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

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

50

51 **Land Suitability:**

52 Soils:

53 See Figure 7.

54 Flood Plain:

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

57

58 Topography:  
 59 The largest area of the subject parcel affected by the proposed amendment has roughly ten to fifteen feet of  
 60 slope from a high along at the southeast corner to a low at the northwest corner. See Figure 9.

61 Regionally Significant Habitat:  
 62 There have been black bear sightings to the south of the subject parcel. See Figure 10.

63 Historic Resources:  
 64 There are no historic resource structures on the subject parcel although historic structure locations have been  
 65 mapped to the east and northwest of the subject parcel. See Figure 11.

66 Compatibility with Military Installations:  
 67 The subject property is not located near Camp Blanding.

68

69 **Analysis of Surrounding Uses**

70 The proposed future land use amendment would be in keeping with the evolving character of the surrounding  
 71 districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Greenway (LA GW)	Lake Asbury Rural Fringe (LA RF) and Lake Asbury Master Planned Community (LA MPC)
South	Lake Asbury Rural Fringe (LA RF) and Lake Asbury Greenway (LA GW)	PUD (Planned Unit Development)
East	Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Village Center (LA VC)	Agricultural/Residential (AR), Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Village Center (LA VC)
West	Lake Asbury Master Planned Community (LA MPC), Lake Asbury Rural Fringe (LA RF) and Lake Asbury Greenway (LA GW)	Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Rural Fringe (LA RF)

72

73

Figure 7 – Soil Map

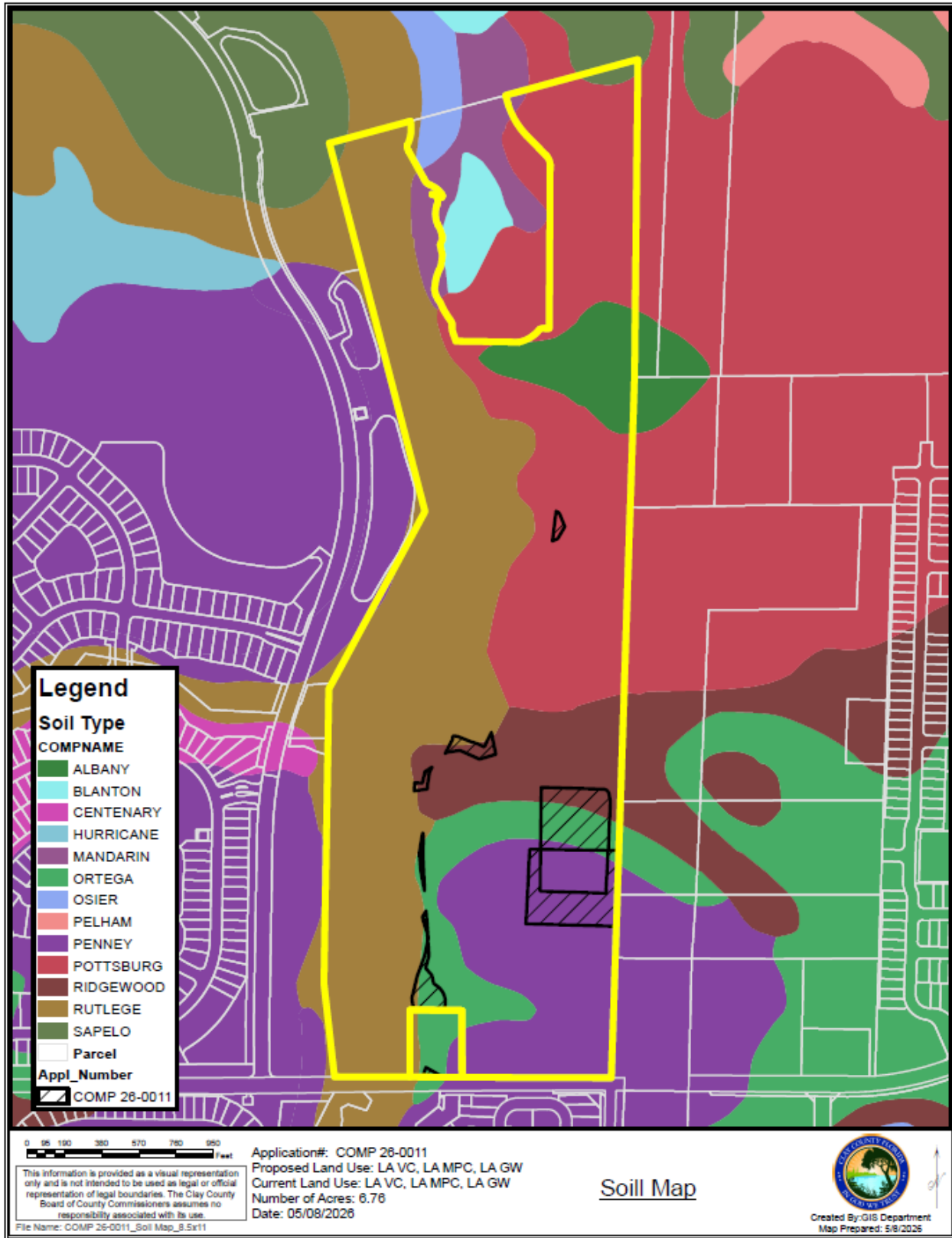


Figure 8 – Flood Zone Map

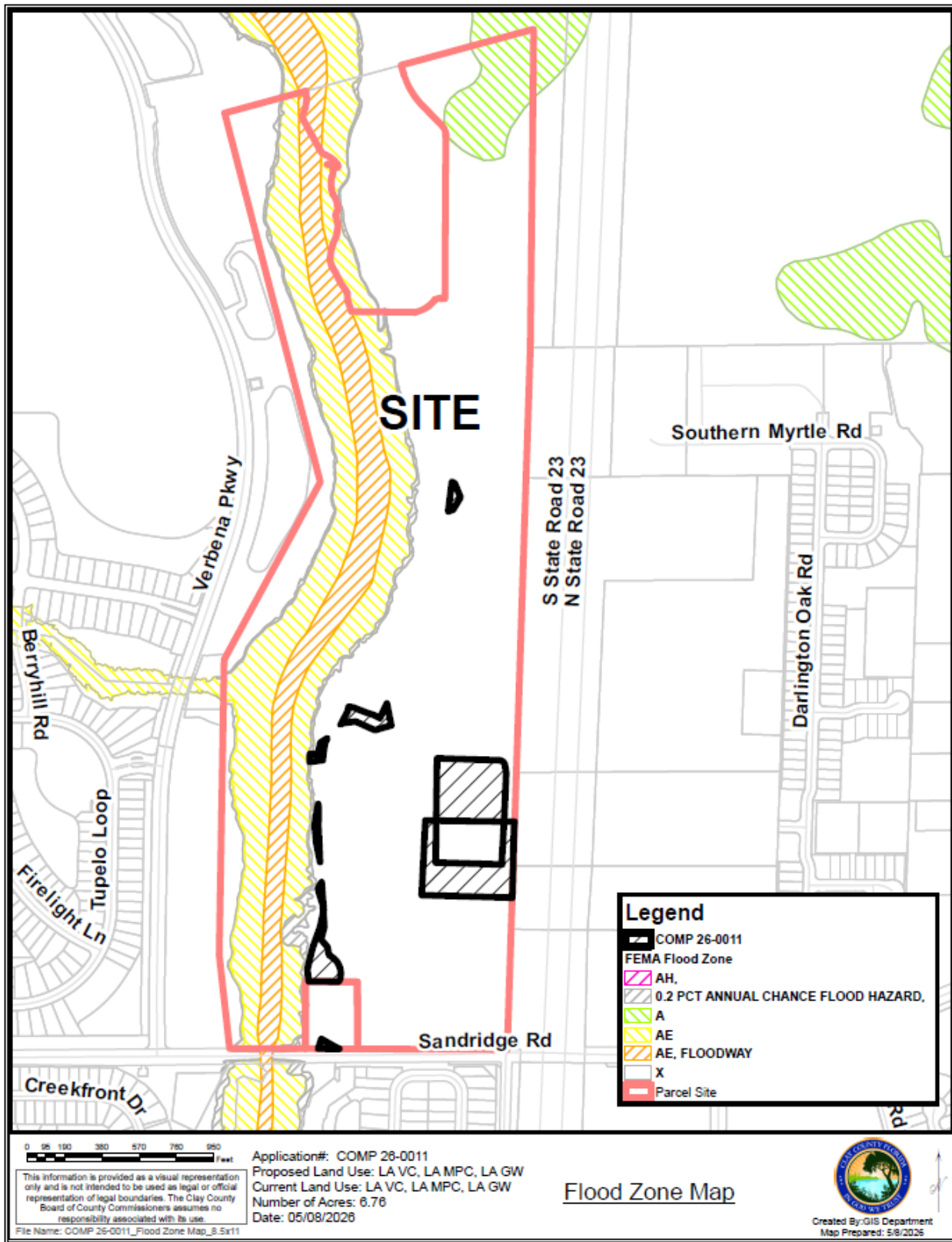


Figure 9 – Topography Map

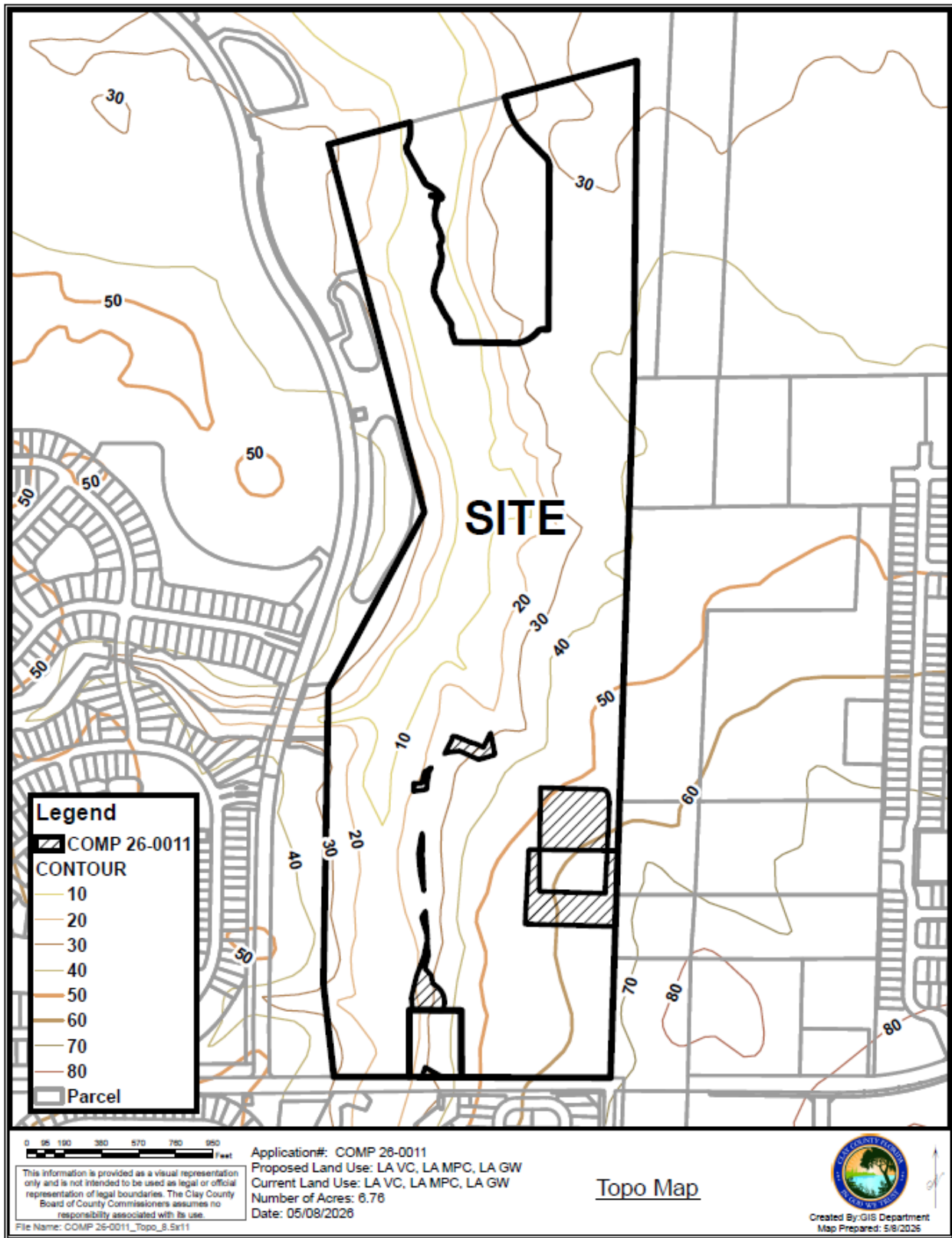


Figure 10 – Habitat Value Map

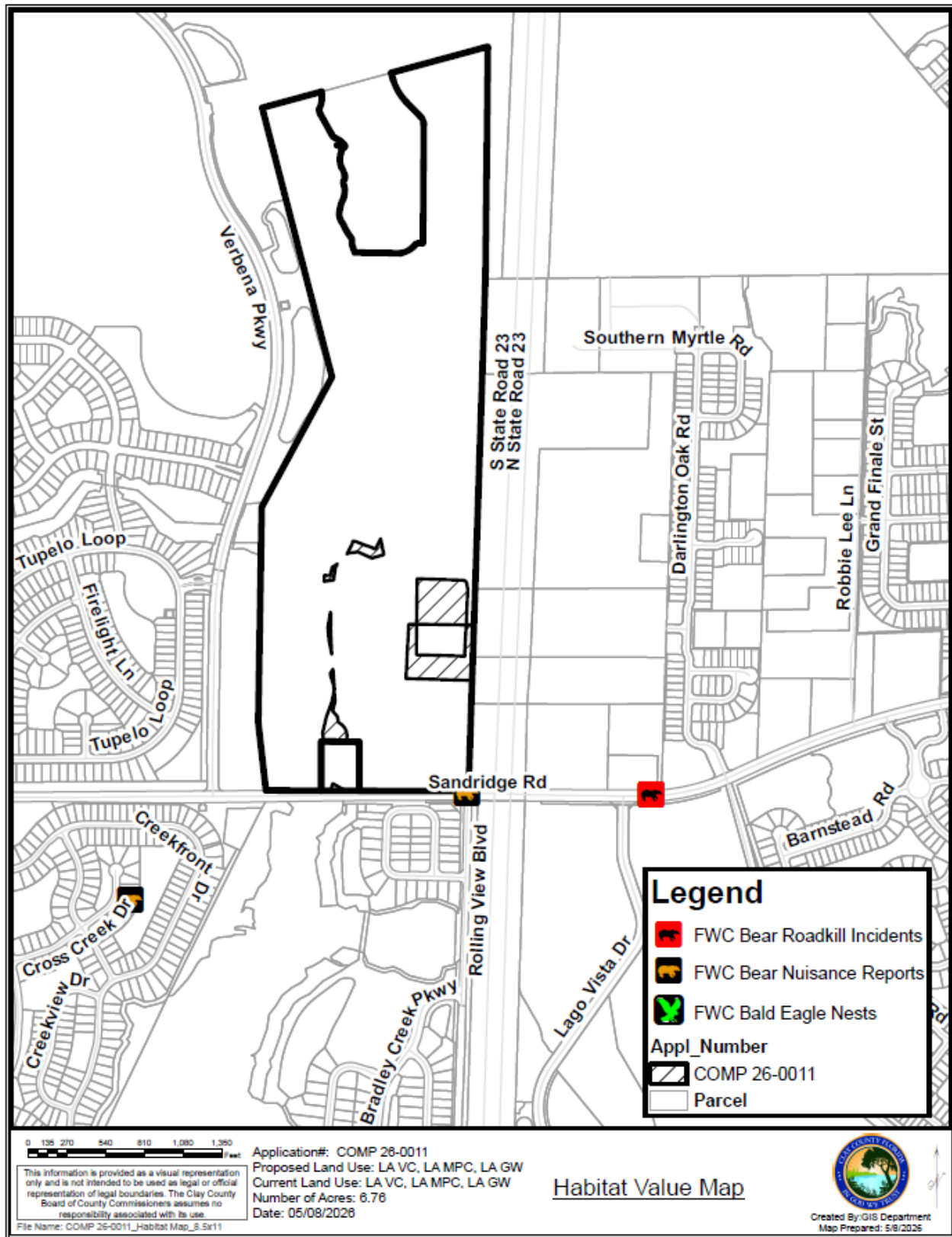
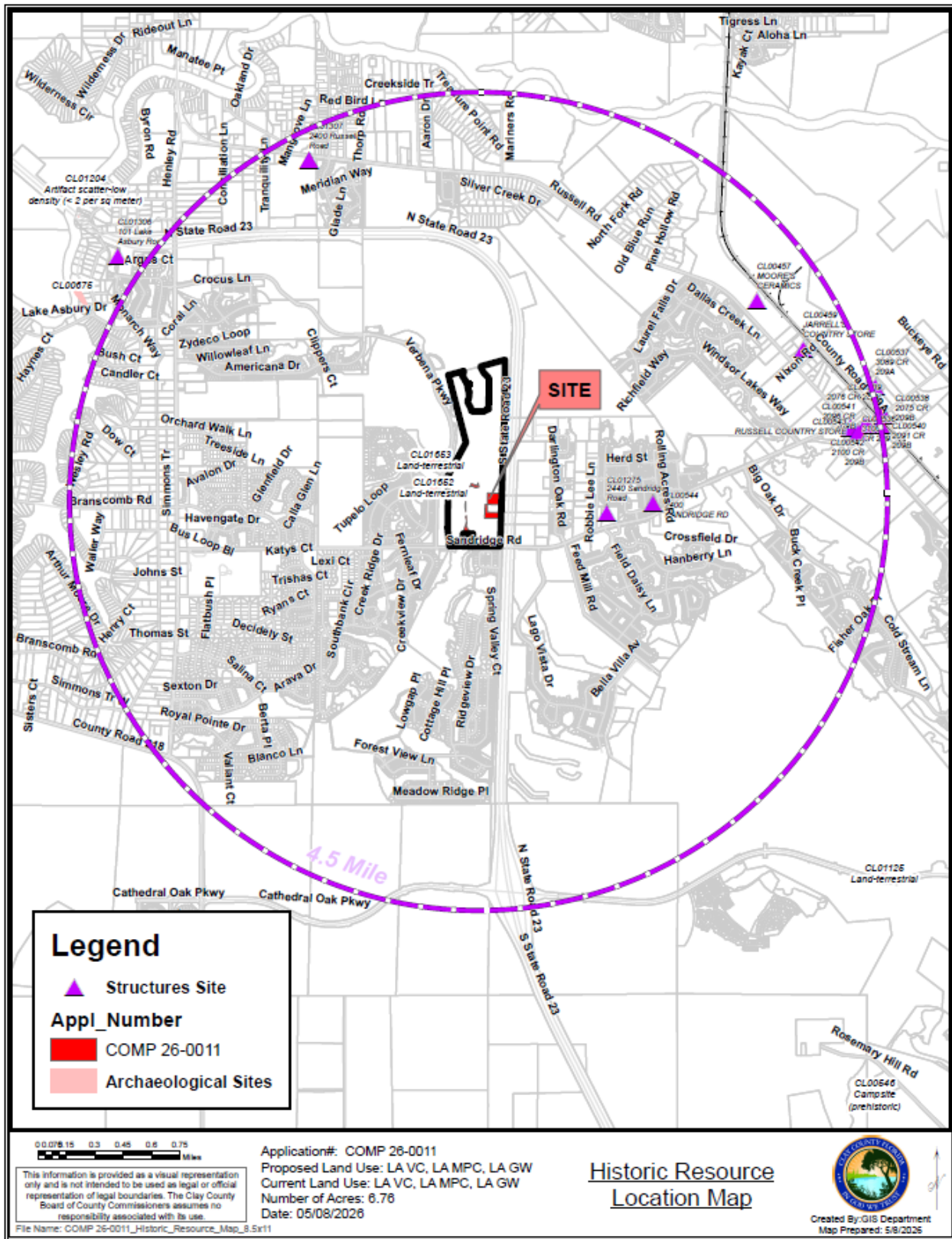


Figure 11 - Historical Resources



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

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

86 **LA FLU POLICY 1.4.12 Asbury Greenway (LA GW)**

87 The Asbury Greenway land use category includes most creeks, streams, or riverbanks, major  
88 drainageways, major wetlands, floodways, and associated upland buffers within the LAMPA that,  
89 when combined with the Greenbelt Zoning Overlay, produces a wildlife corridor continuing  
90 throughout the entire area

91 The Asbury Greenway land use and Greenbelt Zoning Overlay that make up the conservation  
92 network will interconnect natural resources throughout the LAMPA, protecting drainage systems  
93 and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent  
94 land uses while providing for wildlife habitat and opportunities for active and passive recreation in  
95 the form of pedestrian walkways, bicycle paths and boardwalks. Impacts to the network will be limited  
96 to filling for roadway construction/crossings, utilities and construction of permitted passive  
97 recreational facilities. Drainage conveyances excluding retention ponds are allowed.

98

99 **LA FLU POLICY 1.4.6 Master Planned Community (LA MPC)**

100 1) Land Use

101 The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of  
102 the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around  
103 distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-  
104 family detached dwellings, with single-family attached dwellings uses allowed around village centers.  
105 Single-family attached units may not exceed ten percent of potential units in the Master Planned  
106 Community within each village, and shall be located adjacent to Village Centers. Central water and  
107 sewer is required in this land use category.

108 2) Density

109 This category allows single-family detached units, with a maximum base density of 3 units per net  
110 acre (net calculated as uplands only). Single-family detached density may go up to five units per net  
111 acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as  
112 described under the policies associated with LA FLU Objective 1.2. Single-family attached density is  
113 allowed at a range between six and ten units per acre, and may go up to 12 units per acre through  
114 additional density associated with wetland-upland buffer and/or environmentally significant land  
115 dedication.

116 3) LA MPC Principles

117 Development within the Master Planned Community category will be in the form of walkable  
118 neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected  
119 neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector

120 streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual  
121 neighborhoods to village centers, the activity center and other neighborhoods. Street design shall  
122 encourage pedestrian and bicycle use.

123 Neighborhoods shall contain a diversity of housing types through lot size varieties, and are  
124 encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions,  
125 townhomes and apartments.

126 To create a sense of neighborhood identity, neighborhoods within this category shall have primary  
127 neighborhood parks as well as pocket parks where neighbors can interact.

#### 128 4) Schools

129 Neighborhood school location shall allow students to walk or bike to school. Final locations shall be  
130 determined by the school district. Whenever possible, elementary schools are encouraged to be  
131 located close to or adjacent to village centers. To promote a campus effect and encourage the  
132 maximum use of facilities, junior and senior high schools should be co-located adjacent to public  
133 facilities such as parks, libraries and civic uses creating an activity node for primary use by students  
134 and their families.

#### 135 5) Neighborhood Parks

136 The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and  
137 parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park  
138 standards are addressed in LA REC Policy 1.1.1.

139

### 140 **LA FLU POLICY 1.4.10 Village Centers (LA VC)**

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

148 Within the Village Centers, residential uses are allowed in the form of small-lot single-family  
149 subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential  
150 density shall be between five and 10 single family, single family-attached and multi-family units per  
151 acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional  
152 density associated with wetland-upland buffer and/or environmentally significant land dedication, as  
153 described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per  
154 net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in  
155 a compact, walkable form accessible by sidewalk.

156 The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle  
 157 path system and to integrate with the street network of surrounding neighborhoods. Open space  
 158 requirements will provide park space in the form of civic spaces, plazas, urban parks, or community  
 159 parks, including combinations thereof. The quantification of uses shall be consistent with the ranges  
 160 identified in the following table.

Village Center Land Use	Village Center Land Use	Village Center Land Use
Residential	Residential	Residential
25%	25%	25%
65%	65%	65%
Office	Office	Office

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

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

166

167 Analysis Regarding Urban Sprawl

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

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

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

- 176 (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*  
177 *low-intensity, low-density, or single-use development or uses.*
- 178 (II.) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*  
179 *substantial distances from existing urban areas while not using undeveloped lands that are available*  
180 *and suitable for development.*
- 181 (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*  
182 *generally emanating from existing urban developments.*
- 183 (IV.) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*  
184 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*  
185 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- 186 (V.) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*  
187 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*  
188 *farmlands and soils.*
- 189 (VI.) *Fails to maximize use of existing public facilities and services.*
- 190 (VII.) *Fails to maximize use of future public facilities and services.*
- 191 (VIII.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*  
192 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*  
193 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*  
194 *response, and general government.*
- 195 (IX.) *Fails to provide a clear separation between rural and urban uses.*
- 196 (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*  
197 *communities.*
- 198 (XI.) *Fails to encourage a functional mix of uses.*
- 199 (XII.) *Results in poor accessibility among linked or related land uses.*
- 200 (XIII.) *Results in the loss of significant amounts of functional open space.*

201

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

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

206 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
207 *community in a manner that does not have an adverse impact on and protects natural resources and*  
208 *ecosystems.*

209 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

210 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*  
211 *uses at densities and intensities that will support a range of housing choices and a multimodal*  
212 *transportation system, including pedestrian, bicycle, and transit, if available.*

213 (IV.) *Promotes conservation of water and energy.*

214 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*  
215 *farmlands and soils.*

216 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*

217 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*  
218 *nonresidential needs of an area.*

219 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*  
220 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*  
221 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

222

223 **Staff Analysis regarding Sprawl:**

224 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
225 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
226 163.3177(6)(a)9.b:

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

230 Staff Finding: Promotes the efficient and cost-effective provision or extension of public infrastructure and  
231 services.

232 Staff Finding: Preserves open space and natural lands and provides for public open space and recreation  
233 needs.

234 Staff Finding: Creates a balance of land uses based upon demands of the residential population for the  
235 nonresidential needs of an area.

236 **Recommendation**

237 Staff recommend approval of COMP 26-0011.

**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 PORTIONS OF TWO PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 14-05-25-009337-000-00 & 22-05-25-009337-001-00), TOTALING APPROXIMATELY 6.76 ACRES, FROM LAKE ASBURY VILLAGE CENTER (LA VC), LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) AND LAKE ASBURY GREENWAY(LA GW) TO LAKE ASBURY VILLAGE CENTER (LA VC), LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC) AND LAKE ASBURY GREENWAY (LA GW); 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 26-0011 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 portions of two parcels of land (tax parcel identification #s 14-05-25-009337-000-00 & 22-05-25-009337-001-00), totalling approximately 6.76 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” are hereby changed from Lake Asbury Village Center (LA VC), Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Greenway(LA GW) to Lake Asbury Village Center (LA VC), Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Greenway (LA GW).

**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 July, 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"

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Parcel 1:**

A PARCEL OF LAND CONSISTING OF A PORTION OF SECTION 15; A PORTION OF SECTION 22; A PORTION OF SECTION 10, TOGETHER WITH ALL OF FRACTIONAL SECTION 14, ALL IN TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ON THE WEST LINE THEREOF RUN SOUTH 00°57'35" WEST, 3541.33 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-739-B (FORMERLY STATE ROAD NO. S-739-B), ALSO KNOWN AS SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 71523-2601; THENCE ON LAST SAID LINE SOUTH 89°40'51" EAST, 5115.00 FEET TO THE EAST LINE OF SAID SECTION 22; THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: (1) NORTH 02°30'41" EAST, 913.83 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 22; (2) NORTH 02°30'30" EAST, 2642.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 14 (ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 587, OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE ON THE SOUTH LINE OF SAID LANDS NORTH 89°49'25" WEST, 888 FEET MORE OR LESS TO THE CENTERLINE OF BRADLEY CREEK; THENCE ALONG SAID CENTERLINE IN A GENERAL NORTHERLY DIRECTION, 1040 FEET MORE OR LESS TO THE NORTH LINE OF SAID LANDS; THENCE ON LAST SAID LINE SOUTH 89°49'25" EAST, 1030 FEET TO THE EAST LINE OF SAID LANDS (ALSO BEING THE EAST LINE OF SAID SECTION 15); THENCE ON LAST SAID LINE SOUTH 01°16'50" WEST, 990.00 FEET TO SAID SOUTHWEST CORNER OF SECTION 14; THENCE ON THE SOUTHERLY LINE THEREOF, SOUTH 89°49'55" EAST, 4180.31 FEET TO THE NORTHEASTERLY LINE OF SAID SECTION 14; THENCE ON LAST SAID LINE NORTH 39°07'36" WEST, 5127.57 FEET; THENCE CONTINUE ON LAST SAID LINE AND THEN ON A NORTHWESTERLY PROLONGATION THEREOF, NORTH 39°07'07" WEST 1723.18 FEET; THENCE NORTH 89°14'54" WEST, 1057.27 FEET; THENCE NORTH 00°20'37" EAST, 1515.56 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. C-209 (FORMERLY STATE ROAD NO. S-209) AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 71530-2602; THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: (1) NORTH 84° 59' 23" WEST, 618.81 FEET; (2) SOUTH 05°00'37" WEST, 10.00 FEET; THENCE SOUTH 00°05'52" WEST, 1051.71 FEET; THENCE SOUTH 45°25'29" WEST, 703.06 FEET; THENCE NORTH 89°14'54" WEST, 1519.25 FEET; THENCE NORTH 00°43'08" EAST, 1772.98 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD NO. C-209; THENCE ON LAST SAID LINE NORTH 82°25'52" WEST, 60.43 FEET; THENCE SOUTH 00°43'08" WEST, 1780.16 FEET; THENCE SOUTH 00°32'55" WEST, 5339.96 FEET; THENCE NORTH 89°48'18" WEST, 1270.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCELS A THROUGH M AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4681, PAGE 1439, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

**Parcel 2:**

A PARCEL OF LAND SITUATED IN SECTION 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ON THE EAST LINE THEREOF RUN NORTH 00° 17' 55" EAST, 990.0 FEET; THENCE SOUTH 89° 11' 40" WEST, 1046.00 FEET, MORE OR LESS, TO THE RUN OF BRADLEY CREEK OR BRANCH; THENCE ALONG SAID RUN IN A SOUTHERLY DIRECTION 1040 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 89° 11' 40" WEST, 888 FEET, MORE OR LESS,

FROM THE POINT OF BEGINNING; THENCE NORTH 89° 11' 40" EAST, 888 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES COVERING THE FOLLOWING DESCRIBED PORTION OF SAID SECTIONS 15 AND 22. BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ON THE EAST LINE OF SAID SECTION 22 MN SOUTH 01° 31' 35" WEST, 3556.70 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-739-B; THENCE SOUTH 89° 21' 35" WEST, 50.0 FEET; THENCE NORTH 01° 31' 35" EAST, 3556.56 FEET; THENCE NORTH 89° 11' 40" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING LANDS FROM PARCELS 1 AND 2 ABOVE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15. THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE WESTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2: SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3: SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4: SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 08°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°00'16" WEST, ALONG LAST SAID LINE, 342.38 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°59'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.39 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'32"

EAST, ALONG LAST SAID LINE, 913.16 FEET, THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2642.93 FEET, TO THE POINT OF BEGINNING.

Parcel 3:

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 164.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 162.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 899.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 55.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

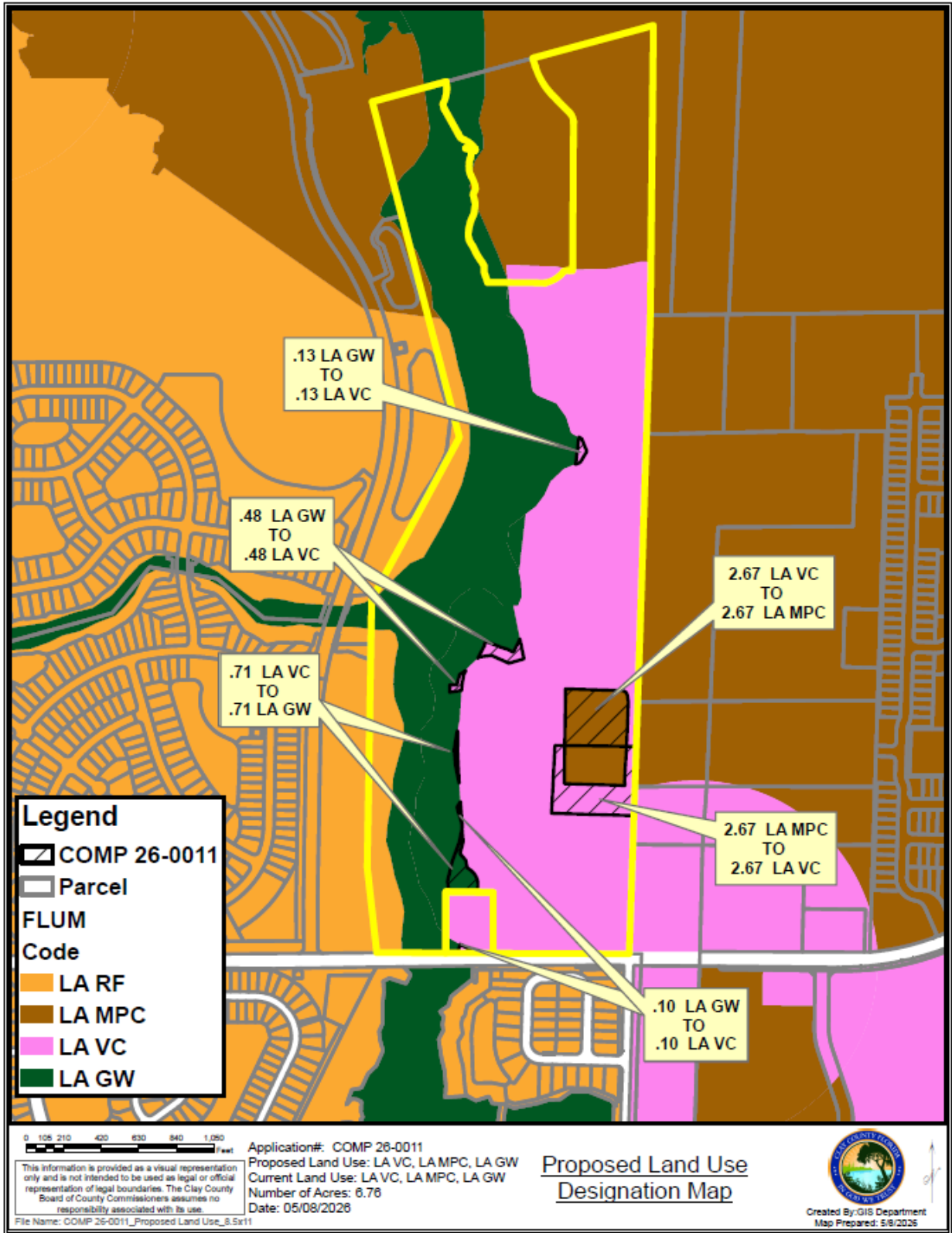
CONTAINING 18 ACRES, MORE OR LESS.

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°45'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23, A DISTANCE OF 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 27.13 FEET; THENCE NORTH 88°14'38" WEST, 56.20 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88°17'00" WEST, 338.32 FEET; THENCE NORTH 00°28'25" EAST, 530.12 FEET; THENCE SOUTH 88°17'00" EAST, 318.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 41.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°53'06" EAST, 38.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 09°29'11" EAST, 39.70 FEET; THENCE SOUTH 02°28'25" WEST, 454.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3939.00 FEET, AN ARC DISTANCE OF 12.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°23'09" WEST, 12.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.22 ACRES, MORE OR LESS.

Exhibit "A-2"



## STATEMENT OF PURPOSE, SCOPE, AND JUSTIFICATION

### Project Description

The Subject Property is described on Exhibit A and includes the land planned for the relocation of Fire Station #15. The Subject Property is located at the northwest quadrant of the intersection of the First Coast Expressway (the “FCE”), and Sandridge Rd, as shown on the Vicinity Map. The Subject Property is owned by Creekview GP, LLC (“Creekview”) and is within the Hyland Trail mixed use project currently under construction (the “Creekview Parcel”). The Subject Property is designated Lake Asbury Master Planned Community (LA MPC), Lake Asbury Village Center (LA VC), and Lake Asbury Greenway (LA GW) on the County’s Future Land Use Map. A companion rezoning application is being submitted simultaneously with this application.

In connection with this Comprehensive Plan Amendment (CPA) and the companion rezoning application, Creekview has been working closely with the Clay County Fire Department on the dedication of approximately 4.22 +/- acres for the relocated Fire Station #15 within the LA MPC land use designation north of Sandridge Rd. Mass grading plans for Fire Station #15 have been approved by the County. Per the Clay County Fire Department, the relocation of this Fire Station will increase the Clay County Fire Department’s response time within this area of the County and provide a better five (5) mile radius of response times. The relocated Fire Station is located with direct access to the LAMPA Dashed Line Road NS-2 (aka Rolling View Boulevard Ext. North), an approximately 0.67 mile road north of Sandridge Road.

The proposed Small Scale Comprehensive Plan Amendment (CPA) facilitates a land use exchange to accommodate the Fire Station #15 site and field reviewed and approved SJRWMD wetlands for the Subject Property. This land use exchange is essential for the effective site design of the land dedicated to the County for Fire Station #15 since the site boundaries are incongruent with the underlying land use designations. Specifically, portions of the fire station site extend beyond the LA MPC designation intended for the site and into the LA VC areas, creating a boundary discrepancy. The amendment also realigns the LA Greenway to correspond with the field reviewed and approved SJRWMD wetlands. In turn, LA VC designations are shifted to more suitable upland areas, resulting in a more cohesive and functional development pattern. This exchange across LA MPC, LA VC, and LA Greenway categories resolves a technical inconsistency, ensuring the public safety facility is located within a unified land use block and can be developed in accordance with applicable standards. This realignment supports the County’s long-term objectives for open space preservation and Greenway connectivity, while reflecting existing site conditions and continuing to support the long term protection of the wetlands and other environmentally sensitive resources in accordance with the Comprehensive Plan.

The proposed land use exchange reconfigures a total of 6.76 acres through a series of even swaps between LA VC, LA Greenway, and LA MPC designations as demonstrated on the **Proposed Future Land Use Map** (with hatch) and detailed in the table below. Specifically, 0.71 acres of LA VC is exchanged for 0.71 acres of LA Greenway, and 2.67 acres of LA VC is exchanged for 2.67 acres of LA MPC, with corresponding reverse exchanges of equal acreage.

Existing Land Use	Proposed Land Use	Acres
LA VC	LA Greenway	.71
LA Greenway	LA VC	.71
LA VC	LA MPC	2.67
LA MPC	LA VC	2.67

Total acreage subject to reconfiguration	6.76
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Overall, the amendment serves as a necessary "housekeeping" measure that fulfills the applicant's conveyance of the Fire Station site and preserves the integrity of the Lake Asbury Greenway as a natural resource. These changes support the County's goal of sustainable, well-planned growth within the Lake Asbury Master Plan Area (LAMPAs), efficient placement of public facilities, and ensures the Lake Asbury Greenway continues to function as a cohesive environmental asset.

The proposed CPA changes to the LAMPAs land use designations will not result in effectively increasing the allowable residential densities on the Subject Property. This amendment harmonizes the FLUM with proposed public infrastructure and surveyed environmental features, building upon the Large Scale amendment to relocate the Lake Asbury Village Center acreage within the Hyland Trail mixed used project to the Subject Parcel approved by the Board of County Commissioners on June 11, 2024, per ORD 2024-24.

**Density and Intensity of Use**

Lands included with the proposed CPA for the Subject Property encompasses a total of 6.76 acres. The remaining lands will be developed in accordance with their permitted density maximums, consistent with the future land use allowances of the comprehensive plan and will meet the requirements outlined in the Lake Asbury Overlay as applicable. No increase in residential density will occur as a result of this CPA within the Hyland Trail project.

**Existing Site Conditions/Suitability**

Surrounding Uses

Existing uses adjacent to the Hyland Trail community includes Ronnie Van Zant Park and the new State Road 23 Expressway. Other lands surrounding the subject property are currently vacant or developing residential. Please refer to the **Aerial Map** included with the application materials.

Land Cover and Vegetation

Table 1 lists the vegetation associations by Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes. The site has a variety of land use code classifications. The general location and extent of these vegetative communities are depicted on the **FLUCFCS Map**.

**Table 1  
Land Cover/Vegetative Communities  
Lee Parcel - Creekview Trail**

COMMUNITY	FLUCFCS CODE
Residential, Rural – one unit on 2 or more ac	1180
Medium Density, 2>5 dwellings per ac	1200
Pine Flatwoods	4110
Longleaf Pine – Xeric Oak	4120
Coniferous Plantations	4410

Forest Regeneration Areas	4430
Mixed Wetland Hardwoods	6170
Hydric Pine Flatwoods	6250
Wetland Forested Mixed	6300
Electrical Power Transmission Lines	8320

Source: ETM and Clay County

### Flood Zones

A **FEMA Flood Zone Map** is included with the application materials. The fire station site within the Subject Property is primarily within the X flood zone. Other portions of the Subject Property that are within the Greenway, or proposed within LA GW, are within the AE Flood Zone or the Floodway.

### Wetlands

The **Wetlands Map** included with the application materials identifies location of field reviewed and approved SJRWMD wetlands.

### Public Facilities Impact Analysis

There will be no additional impacts on public facilities as a result of this CPA. The requested CPA results in an even transfer of lands between LA VC and LA MPC. The location of the fire station site has been coordinated with the Public Safety Department, and a separate agreement will outline the details of the site dedication for impact fee credit.

The Creekview Parcel is subject to the Roadway Construction Mobility Fee Credit Agreement recorded at Official Records Book 4413, Page 1166 of the Clay County, Florida, public records, as amended by the First Amendment to Agreement for Roadway Construction Mobility Fee Credit Agreement dated November 22, 2022 (the “Mobility Fee Agreement”). The Mobility Fee Agreement provides for the dedication to the County of approximately 13.40 acres of land for right-of-way for a portion of the LAMPA Dashed Line Road NS 3 (Verbena Parkway) and land for stormwater facilities within the Hyland Trail project as well as construction of the Dashed Line Road. The Mobility Fee Agreement satisfies the Comprehensive Plan LAMPA Transportation Policy 1.1.3 as to the LAMPA Dashed Line Road. The developer will enter into one or more additional mobility fee credit agreements or similar agreement(s) for the other Dashed Line Roads (e.g. NS-2) within the project at the appropriate time..

The Creekview Parcel is also subject to the Clay County Public School Concurrency Proportionate Share Mitigation Agreement – Amended recorded at Official Records Book 4437, Page 1364 of the public records of Clay County, Florida and as amended by the First Amendment to Clay County Public School Concurrency Proportionate Share Mitigation Agreement – Amended recorded at Official Records Book 4842, Page 1692 of the Clay County, Florida, public records (the “School Prop Share Agreement”). The School Prop Share Agreement provides for school mitigation for the residential units within the Hyland Trail project and reserves school concurrency for the overall project. Please note a portion of the residential units within the Hyland Trail project may be age-restricted, and, per the School Prop Share Agreement and County and Clay County School Board age-restricted regulations these units will not be subject to school concurrency or school impact fees.

### **Consistency Analysis**

The proposed CPA does not constitute urban sprawl as defined in Chapter 163.3177, Florida Statutes. This rule contains thirteen primary indicators of urban sprawl that are used as factors in the evaluation of proposed comprehensive plan map amendments. The Subject Property is located within the existing approved Lake Asbury Master Planned Community and located near other existing and proposed developments and within an area of planned growth for the County. The site has availability of adequate infrastructure and is located near the future interchanges of the FCE at County Road 218 Extension and FCE at Henley Road. The developer has also commenced the construction of Future Land Use road North South 3 (aka Verbena Pkwy); other Dashed Line roads to be developed and identified on the County's Future Land Use Map and/or mobility plan are North South 2 (NS-2) and East West 1 (EW-1). The proposed CPA helps to provide for an orderly development of the Lake Asbury Master Planned Community and surrounding development area while protecting nearby environmental resources such as Bradley Creek in compliance with the Lake Asbury Land Development Regulations

**Consistency with Clay County Comprehensive Plan**

Each of the applicable objectives and policies of the Clay County Comprehensive Plan are listed below followed by a consistency statement relevant to the proposed comprehensive plan amendment.

**FUTURE LAND USE ELEMENT:**

**Policy 1.1.2: Prior to the issuance of a final development order or permit, proposed developments will be reviewed to ensure that future land uses are compatible with the topography and soil conditions in the area.**

The proposed CPA will move the LA Greenway to an area that is more suitable and compatible with the topographic and soil conditions of the land. The slightly more intense development associated with the MPC and VC future land use designations will be located within the site that have more suitable soil and topographical conditions. In addition, development of the site must comply with the Clay County Land Development Regulations.

**Policy 1.1.4: The County shall utilize a variety of techniques to protect environmentally sensitive lands as specified in the Conservation Element.**

The proposed CPA will adjust the LA GW land use designation to align with field reviewed and approved SJRWMD wetlands as a technique to better and accurately protect Clay County's environmentally sensitive lands as specified in the Conservation Element.

**Policy 1.1.5: The County shall protect its natural resources and agricultural lands by encouraging new development to locate as "in-fill development" in existing urbanized areas.**

The Subject Property is located at an infill location with an existing Urban Service Area as designated on the Future Land Use Map of the County Comprehensive Plan. The site is located within the existing Lake Asbury Master Planned Community.

**Policy 1.1.9: The presence of listed wildlife species on proposed development sites shall require the developer to submit a habitat management plan to preserve such wildlife according to the requirements of the Conservation Element.**

Prior to development of any portion of the site a survey will be conducted to determine if listed wildlife species are present on the applicable portion of the site. Based on a preliminary review, the only listed

species identified on the site is the gopher tortoise that will be mitigated consistent with State Law. The developer is currently mitigating for gopher tortoise on a portion of the Subject Parcel.

**Policy 1.3.6: All development orders and permits will be conditioned on the availability of facilities and services that meet the adopted level-of-service standards in this Plan and shall not result in a reduction below the adopted level-of-service standards.**

As set forth above, the Mobility Fee Agreement and the School Prop Share Agreement provide mitigation for the Hyland Trail project. The developer will enter into one or more additional mobility fee credit agreements or similar agreement(s) for the other Dashed Line Roads (e.g. NS-2) within the project at the appropriate time.

**Policy 1.3.8: The County shall require that all developments requiring a development permit (as defined in Chapter 163.3164 F.S., including comprehensive plan amendments) shall, at the time the subject permit application is filed, submit information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.**

The property is located west of the FCE right-of-way. The project will meet the adopted levels of service for water, sewer, drainage, solid waste and recreation. Please also see response to Policy 1.3.6 above.

**Policy 1.4.2: Institutional/Public-Semi Public Designations are community infrastructure and shall be considered a consistent use within all land use categories except Conservation and Mining, subject to applicable provisions of the Plan and the Clay County Land Development Regulations.**

This adjustment supports the county's long range goals of preserving open space and environmental corridors and enhances connectivity within the Greenway system. This land use exchange aligns with the county's vision for an integrated and sustainable land use pattern and ensures the greenway continues to function as a cohesive environmental and recreational asset. The realignment of the LA GW is spatial in nature and reflects the need to maintain consistency with the updated configuration of the surrounding land use categories and wetland boundaries.

The relocation of the LA VC, LA MPC, and LA GW future land use designation will result in accommodating the site design layout for the relocation of Fire Station 15 and enhance the environmental corridor within the Greenway system. The proposed site location for the Station is in close proximity to Sandridge Road, FCE on/off ramps, and the future roadway network of NS-2, NS-3 (aka Verbena Parkway), and EW-1 and provides for a five (5) mile service radius that is able to serve larger portions of the County in this area.

**Objective 1.5: The County shall discourage urban sprawl by directing urban growth to the Urban Service Area (USA) where public facilities and services are available or are anticipated to be available within the horizon of this Plan.**

**Policy 1.5.1: The County shall include an Urban Service Area boundary map in its Future Land Use Map series.**

The Subject Property is located within the Urban Service Area boundary as designated on the Future Land Use Map.

**Policy 1.7.3: Clay County shall encourage Mixed-Use developments.**

The proposed land use exchange encourages mixed-use developments that integrate natural, civic, residential and supporting commercial uses. The relocation of land uses accommodates a site for the future relocation of Fire Station 15, enhances the functional relationship between civic infrastructure and the surrounding LA VC and LA MPC areas while maintaining connectivity to the adjacent Asbury Greenway corridor.

**CONSERVATION ELEMENT:**

**Policy 1.5.3 The County shall utilize other techniques to protect environmentally sensitive lands, including tax incentives, cluster development; TDRs, conservation easements and fee-simple acquisition.**

The proposed Small Scale CPA supports buffer protection and the preservation of native vegetation by realigning the Lake Asbury Greenway land use to match environmental features and adjacent wetlands on the Creekview Parcel.

**Policy 1.5.8 The County shall support and coordinate with the appropriate agencies in identifying and preserving known viable wildlife corridors which link public lands.**

The realignment of the Lake Asbury Greenway strengthens ecological connectivity by preserving continuous greenway corridors that support wildlife movement across the Creekview Parcel. By maintaining uninterrupted Greenway lands adjacent to wetlands and environmentally sensitive areas, the amendment supports the long-term function of wildlife corridors.

**Policy 1.5.13 All development plans for non-residential, multi-family and residential development shall identify the location of all jurisdictional wetlands as identified by the U.S. Army Corps of Engineers, the Florida Department of Environmental Protection or the St. Johns River Water Management District. Identified wetlands shall be subject to the criteria established for the Conservation designation of the Future Land Use Map.**

The amendment is consistent with Policy 1.5.13 by using updated data to accurately identify wetlands and align the Lake Asbury Greenway designation with these jurisdictional features on the Subject Property. By shifting the Greenway boundary from an approximate map line to a field reviewed and approved SJRWMD wetland boundary, the CPA ensures wetlands are protected under the Lake Asbury Greenway framework of the Future Land Use Map while maintaining land use neutrality across the LAMPA.

**Policy 1.8.4 The County shall adopt minimum open space requirements for new development in the land development regulations. The land development regulations shall specify that a set portion of the open space requirement be met with preserved upland native vegetative communities and wildlife habitat, shall prioritize land characteristics for preservation, and shall encourage connectivity of preserved areas with each other and with existing conservation lands as identified in Policy 1.5.1.**

The proposed land use exchange advances Policy 1.8.4 by preserving and enhancing interconnected open space through a net-zero adjustment to the Lake Asbury Greenway designation. The spatial realignment improves continuity between preserved areas, ensures long-term protection of upland and wetland resources, and reinforces the Greenway's role as a cohesive environmental asset within the Lake Asbury Master Planned Area.

**LAKE ASBURY LAND USE ELEMENT:**

**Policy 1.2.4** All developments shall be required to provide an environmental assessment for lands proposed for development, prepared and certified by a qualified environmental professional, at the time of development review and prior to any land clearing or disturbance of the site.

The wetlands within the LA Greenway have been filed verified and approved by the SJRWMD and by a qualified professional to ensure that development of the site is consistent with the Land Development Code and Comprehensive Plan. The proposed modifications to the LA Greenway land use better align the land use with the physical environmental features of the site. This transition from an approximate map line to an accurate boundary provides protection for the site's environmentally sensitive areas as specified in the Conservation Element.

**Policy 1.4.12: Asbury Greenway (LA GW)** The Asbury Greenway land use category includes most creeks, streams, or riverbanks, major drainageways, major wetlands, floodways, and associated upland buffers within the LAMP A that, when combined with the Greenbelt Zoning Overlay, produces a wildlife corridor continuing throughout the entire area. The Asbury Greenway land use and Greenbelt Zoning Overlay that make up the conservation network will interconnect natural resources throughout the LAMPA, protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent land uses while providing for wildlife habitat and opportunities for active and passive recreation in the form of pedestrian walkways, bicycle paths and boardwalks. Impacts to the network will be limited to filling for roadway construction/crossings, utilities and construction of permitted passive recreational facilities. Drainage conveyances excluding retention ponds are allowed.

The proposed land use exchange is consistent with the intent of LA FLU Policy 1.4.12 – Asbury Greenway, as it maintains the continuity and function of the Asbury Greenway conservation network within the LAMPA. The exchange does not reduce the overall extent or purpose of the Asbury Greenway land use category and continues to support the protection of natural resources, drainage systems, and associated upland buffers as intended by the policy.

**LAKE ASBURY RECREATION AND OPEN SPACE ELEMENT:**

**Policy 1.1.1:** The County will maintain the following recreation levels of service (LOS) for neighborhood parks and nonresidential parks within the LAMPA:

Type of Park	Standard	Minimum Size
Neighborhood Park (overall)	500 SF per Single Family Detached Unit;  250 SF per Multi-Family Unit	
Primary (Neighborhood) Park – with facilities	Minimum 400 SF per Single-family detached unit;  Minimum 150 SF per Multi-family Unit (up to 60,000 SF)	30,000 SF unless applied LOS is less, then 20,000 SF minimum
Pocket (Neighborhood) Parks		7,500 SF

Neighborhood Park – Nonresidential (Plaza or Green)	200 SF per 1,000 SF Commercial Space	2,500 SF
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Development within the Subject Property will be consistent with this Policy and the Land Development Regulations.

**Policy 1.3.2:** Environmentally sensitive areas and natural habitats within the LAMPA will be preserved by excluding development within Asbury Greenway.

The wetlands within the project area have been field reviewed and approved by the SJRWMD to confirm the accuracy of their delineated boundaries. The Lake Asbury Greenway alignment has been adjusted to correspond with these wetland limits, ensuring proper identification of these environmentally sensitive areas. As a result of these adjustments, development will follow the SJRWMD regulations and maintain the intention of Policy 1.3.2.

**COMMUNITY FACILITIES ELEMENT:**

**Policy 1.1.7:** The Applicant seeking development approval shall coordinate with the service provider to trace existing and committed use of facilities to determine if adequate capacity is available to maintain the adopted level of service.

The amendment does not impact public facilities capacity since it is an even land use exchange, causing it to be net neutral.

**Policy 1.6.1:** Areas shown by the SJRWMD to potentially contribute 8 inches or more per year of recharge to the Floridan Aquifer are designated as high recharge areas as shown on the Floridan Aquifer Recharge Map. An Aquifer Recharge Overlay Zone showing these high recharge areas shall be created in the land development regulations and shall be protected from incompatible land uses to ensure adequate recharge rates and water quality maintenance.

The site is not located within a high recharge area as depicted on the Floridan Aquifer Recharge Map.

**PUBLIC SCHOOL FACILITIES ELEMENT:**

**Policy 1.3.1:** The County shall not approve any non-exempt residential development applications for rezoning, preliminary plat, site plan or their functional equivalents until the School District has issued a School Concurrency Reservation Letter (SCRL) verifying available capacity.

The Creekview Parcel is subject to the School Prop Share Agreement and SCRL 2019000003. The School Prop Share Agreement provides for school mitigation for the residential units within the Hyland Trail project and reserves school concurrency for the overall project. Please note a portion of the residential units within the Hyland Trail project may be age-restricted, and, per the School Prop Share Agreement and County and Clay County School Board age-restricted regulations these units will not be subject to school concurrency.





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1 **Staff Report and Recommendations for ZON 26-0011**

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**

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6 **Owner / Applicant Information:**

**Owner:** Creekview GP, LLC  
**Agent:** Casey Dendor (England Thims & Miller.)

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8 **Property Information**

<b>Parcel ID:</b> 14-05-25-009337-000-00	<b>Parcel Address:</b> Sandridge Rd & SR 23
<b>Current Zoning:</b> LA VC & PO-1	<b>Current Land Use:</b> LA VC and LA MPC
<b>Proposed Zoning:</b> LA VC & PO-1	<b>Total Acres:</b> 141.42 +/- acres of the parcel
	<b>Acres affected by Zoning change:</b> 5.34 +/- acres
<b>Commission District:</b> 5, Comm. Burke	<b>Planning District:</b> Lake Asbury/Penney Farms

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10 **Introduction:**

11 This application is a rezoning to change a portion of a single parcel of land (2.67 acres) from Lake Asbury  
12 Village Center (LA-VC) to Public Ownership (PO-1) and another portion of the same parcel (also 2.67 acres)  
13 from Public Ownership (PO-1) to Lake Asbury Village Center (LA-VC).

14

15 The proposed change is an equal transfer of zoning designation from one part of the subject property to  
16 another and does not increase the total acreage of either land use category.

17

18 The subject parcel is located on the north side of Sandridge Road immediately to the west of the First Coast  
19 Expressway.

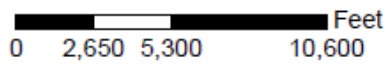
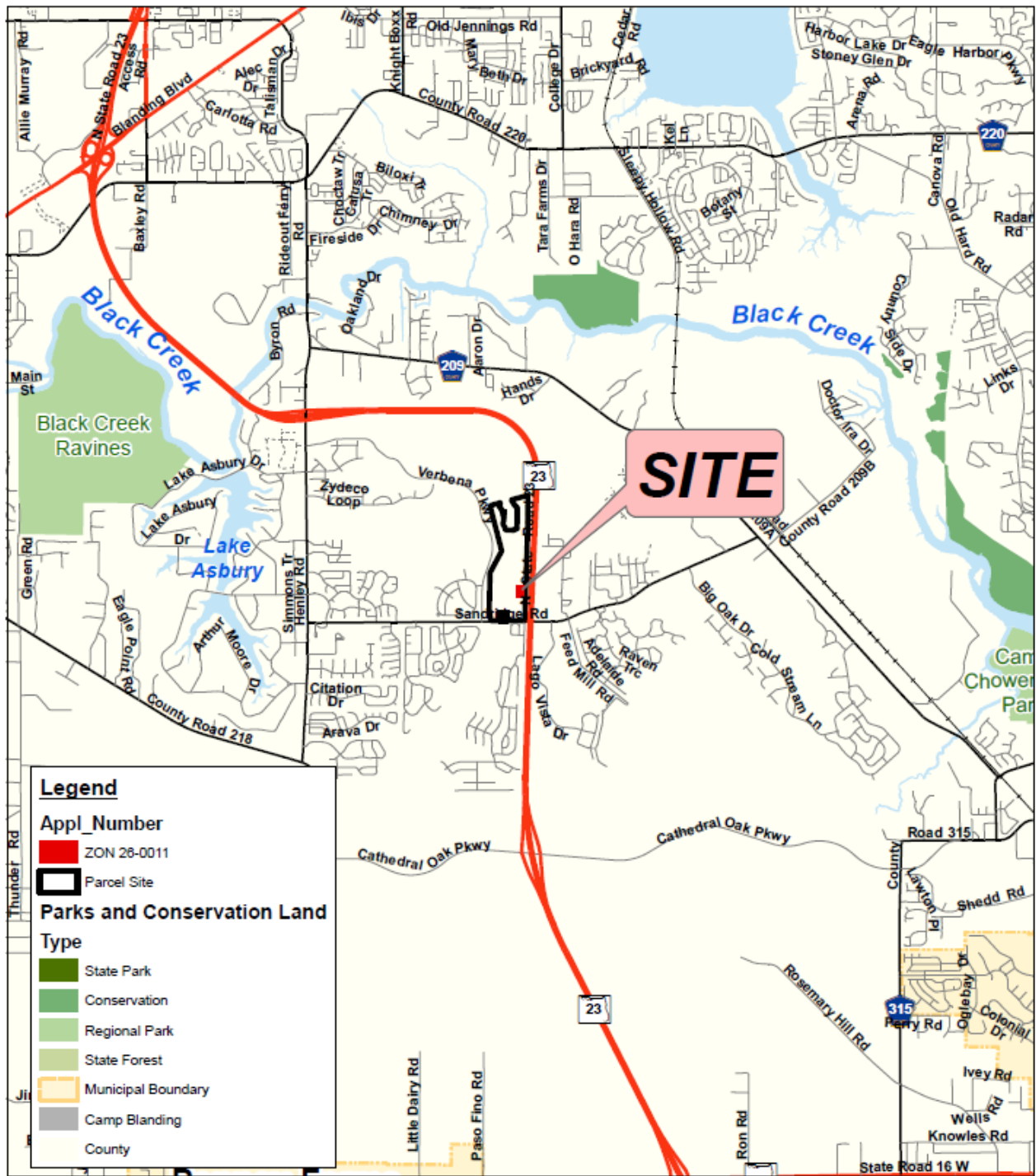
20

21 A companion Comprehensive Plan Amendment application preceded this application.

22

23

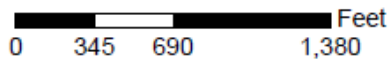
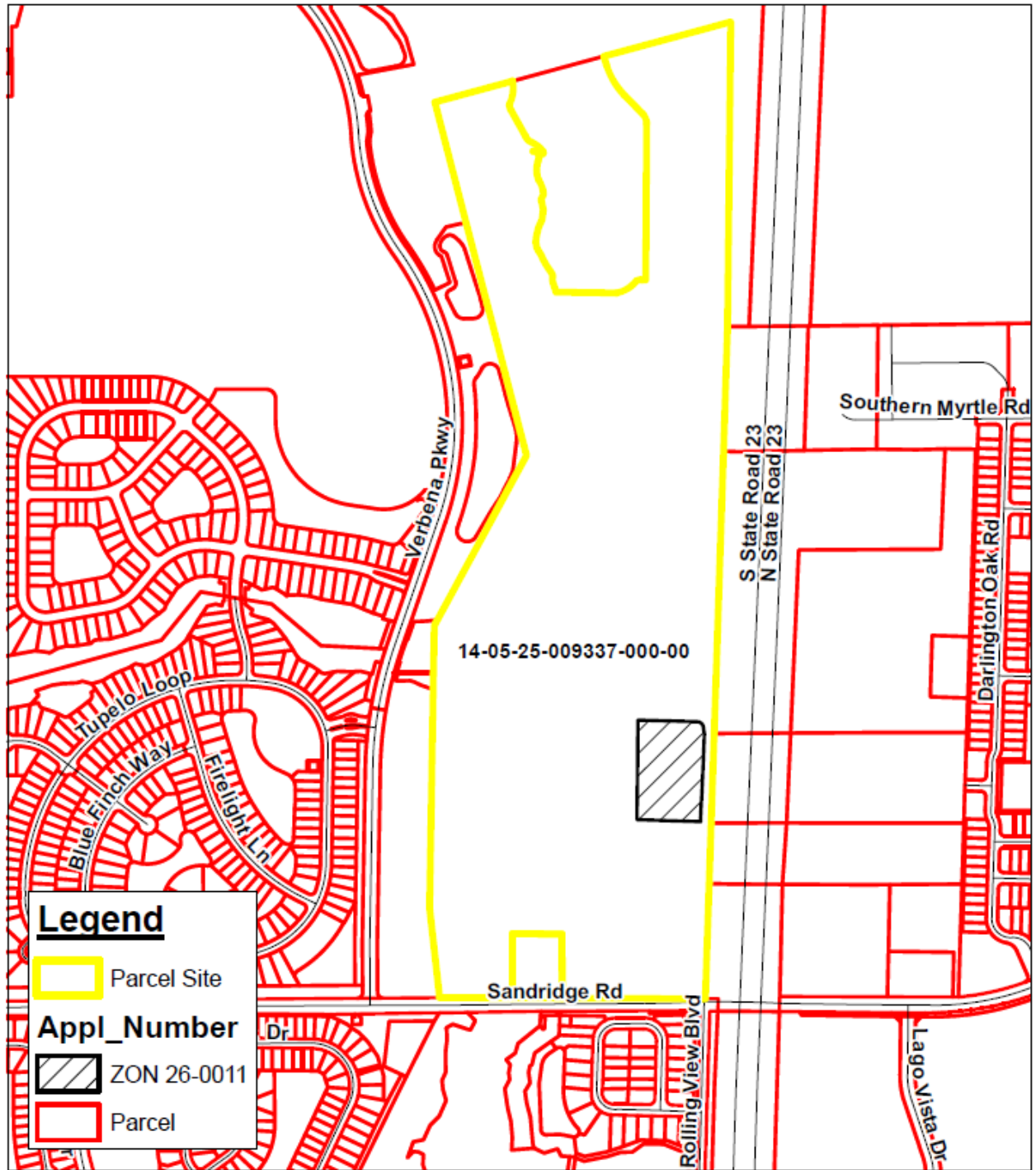
Figure 1 – Location Map



**Location Map**  
**Rezoning: ZON 26-0011**



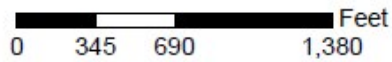
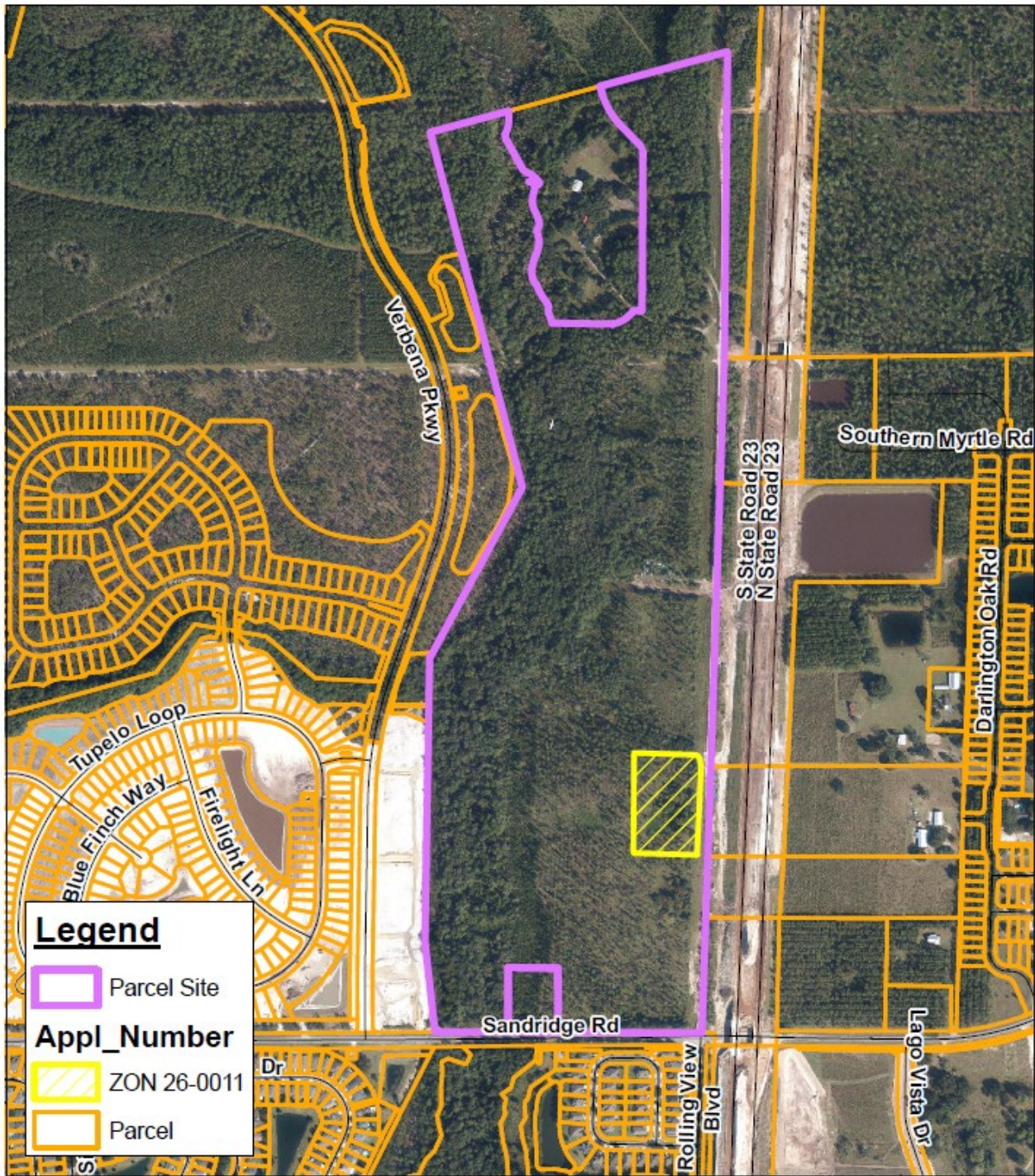
Figure 2 – Parcel Map



Rezoning: ZON 26-0011  
Parcel Map



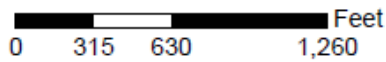
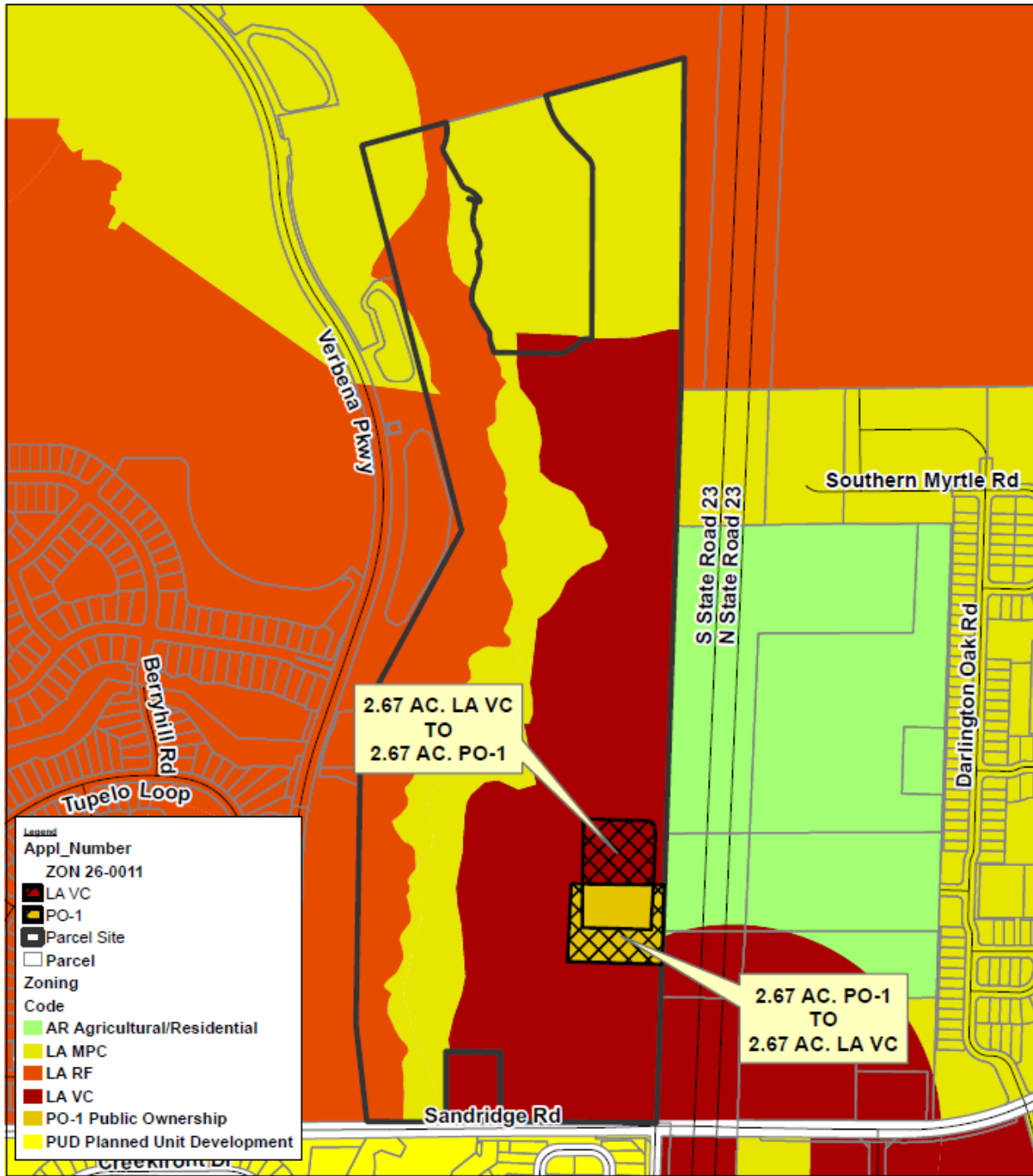
Figure 3 - Aerial Photo



Rezoning: ZON 26-0011  
from LA VC, PO-1 to LA VC, PO-1



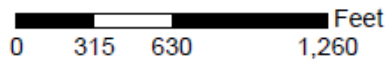
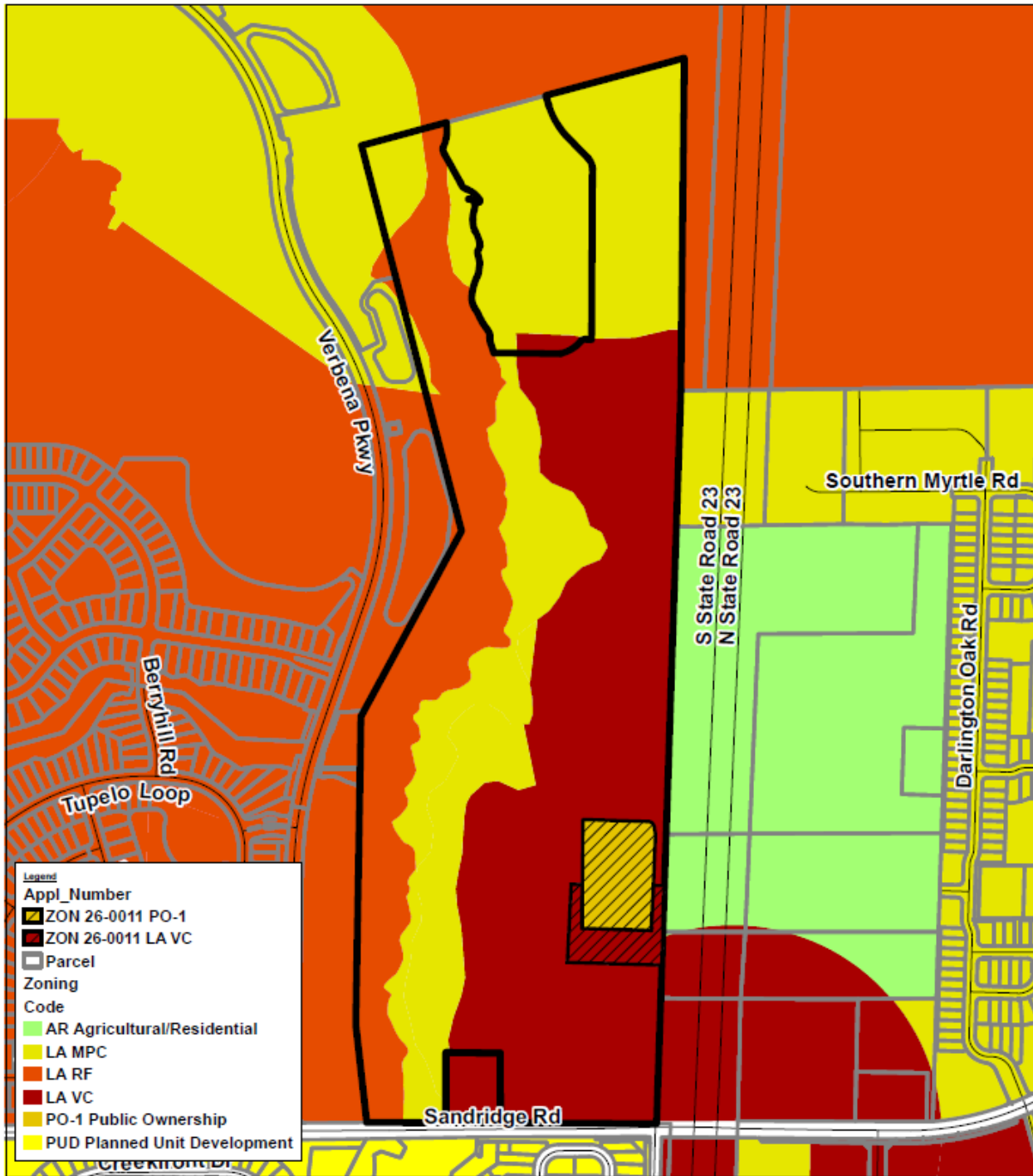
Figure 4 – Existing Zoning Map



**Existing Zoning  
Rezoning: ZON 26-0011  
from LA VC, PO-1 to LA VC PO-1**



Figure 5 – Proposed Zoning Map



**Proposed Zoning  
Rezoning: ZON 26-0011  
from LA VC, PO-1 to LA VC PO-1**



34 **Analysis of Surrounding Uses**

35 The proposed future land use amendment would be in keeping with the evolving character of the surrounding  
 36 districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Greenway (LA GW)	Lake Asbury Rural Fringe (LA RF) and Lake Asbury Master Planned Community (LA MPC)
South	Lake Asbury Rural Fringe (LA RF) and Lake Asbury Greenway (LA GW)	PUD (Planned Unit Development)
East	Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Village Center (LA VC)	Agricultural/Residential (AR), Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Village Center (LA VC)
West	Lake Asbury Master Planned Community (LA MPC), Lake Asbury Rural Fringe (LA RF) and Lake Asbury Greenway (LA GW)	Lake Asbury Master Planned Community (LA MPC) and Lake Asbury Rural Fringe (LA RF)

37

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

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

40 **LA FLU POLICY 1.4.6 Master Planned Community (LA MPC)**

41 1) Land Use

42 The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of  
 43 the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around  
 44 distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-  
 45 family detached dwellings, with single-family attached dwellings uses allowed around village centers.  
 46 Single-family attached units may not exceed ten percent of potential units in the Master Planned  
 47 Community within each village, and shall be located adjacent to Village Centers. Central water and  
 48 sewer is required in this land use category.

49 2) Density

50 This category allows single-family detached units, with a maximum base density of 3 units per net  
 51 acre (net calculated as uplands only). Single-family detached density may go up to five units per net  
 52 acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as  
 53 described under the policies associated with LA FLU Objective 1.2. Single-family attached density is  
 54 allowed at a range between six and ten units per acre, and may go up to 12 units per acre through

55 additional density associated with wetland-upland buffer and/or environmentally significant land  
56 dedication.

57 3) LA MPC Principles

58 Development within the Master Planned Community category will be in the form of walkable  
59 neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected  
60 neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector  
61 streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual  
62 neighborhoods to village centers, the activity center and other neighborhoods. Street design shall  
63 encourage pedestrian and bicycle use.

64 Neighborhoods shall contain a diversity of housing types through lot size varieties, and are  
65 encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions,  
66 townhomes and apartments.

67 To create a sense of neighborhood identity, neighborhoods within this category shall have primary  
68 neighborhood parks as well as pocket parks where neighbors can interact.

69 4) Schools

70 Neighborhood school location shall allow students to walk or bike to school. Final locations shall be  
71 determined by the school district. Whenever possible, elementary schools are encouraged to be  
72 located close to or adjacent to village centers. To promote a campus effect and encourage the  
73 maximum use of facilities, junior and senior high schools should be co-located adjacent to public  
74 facilities such as parks, libraries and civic uses creating an activity node for primary use by students  
75 and their families.

76 5) Neighborhood Parks

77 The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and  
78 parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park  
79 standards are addressed in LA REC Policy 1.1.1.

80

81 **LA FLU POLICY 1.4.10 Village Centers (LA VC)**

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

89 Within the Village Centers, residential uses are allowed in the form of small-lot single-family  
90 subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential

91 density shall be between five and 10 single family, single family-attached and multi-family units per  
 92 acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional  
 93 density associated with wetland-upland buffer and/or environmentally significant land dedication, as  
 94 described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per  
 95 net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in  
 96 a compact, walkable form accessible by sidewalk.

97 The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle  
 98 path system and to integrate with the street network of surrounding neighborhoods. Open space  
 99 requirements will provide park space in the form of civic spaces, plazas, urban parks, or community  
 100 parks, including combinations thereof. The quantification of uses shall be consistent with the ranges  
 101 identified in the following table.

Village Center Land Use	Village Center Land Use	Village Center Land Use
Residential	Residential	Residential
25%	25%	25%
65%	65%	65%
Office	Office	Office

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

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

107

108 Analysis of Proposed Rezoning Amendment

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

111  
112 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
113 adjacent and nearby districts;

114 Staff Finding: This application is a rezoning that changes the location of two existing zoning districts within  
115 the subject parcel and does not create an isolated or unrelated district.

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

118 Staff Finding: The proposed location of the future fire station intended for this site has been changed due  
119 to right-of-way adjustments with FDOT which has resulted in a district boundary which is no longer aligned  
120 with the proposed fire station site.

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

123 Staff Finding: The district boundaries were intended to serve the proposed fire station but no longer align  
124 with the needs of the county for the fire station site.

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

126 Staff Finding: The future fire station cannot be built on the previously intended portion of the main parcel  
127 which is zoned PO-1.

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

130 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan amendment submitted  
131 with this rezoning and supports the intent of the future land use designation.

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

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

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

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

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

141 Staff Finding: The intensity and density on the subject parcel will not be changed by this rezoning.

142

143 **Recommendation**

144 Staff recommends approval of ZON 26-0011.

145

**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 # 14-05-25-009337-000-00), TOTALING APPROXIMATELY 5.34 ACRES, FROM ITS PRESENT ZONING CLASSIFICATION OF LAKE ASBURY VILLAGE CENTER (LA VC) AND PUBLIC OWNERSHIP (PO-1) TO LAKE ASBURY VILLAGE CENTER (LA VC) AND PUBLIC OWNERSHIP (PO-1); PROVIDING A DESCRIPTION; PROVIDING AN EFFECTIVE DATE.**

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

**Section 1.** Application ZON 26-0011 seeks to rezone certain real property totaling approximately 5.34 acres (tax parcel identification # 14-05-25-009337-000-00) (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 Lake Asbury Village Center (LA VC) and Public Ownership (PO-1) to Lake Asbury Village Center (LA VC) and Public Ownership (PO-1).

**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 26-0011 becoming effective.

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

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

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

ATTEST:

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

Exhibit "A-1"

Parcel 1:

A PARCEL OF LAND CONSISTING OF A PORTION OF SECTION 15; A PORTION OF SECTION 22; A PORTION OF SECTION 10, TOGETHER WITH ALL OF FRACTIONAL SECTION 14, ALL IN TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ON THE WEST LINE THEREOF RUN SOUTH 00°57'35" WEST, 3541.33 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-739-B (FORMERLY STATE ROAD NO. S-739-B), ALSO KNOWN AS SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 71523-2601; THENCE ON LAST SAID LINE SOUTH 89°40'51" EAST, 5115.00 FEET TO THE EAST LINE OF SAID SECTION 22; THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: (1) NORTH 02°30'41" EAST, 913.83 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 22; (2) NORTH 02°30'30" EAST, 2642.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 14 (ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 587, OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE ON THE SOUTH LINE OF SAID LANDS NORTH 89°49'25" WEST, 888 FEET MORE OR LESS TO THE CENTERLINE OF BRADLEY CREEK; THENCE ALONG SAID CENTERLINE IN A GENERAL NORTHERLY DIRECTION, 1040 FEET MORE OR LESS TO THE NORTH LINE OF SAID LANDS; THENCE ON LAST SAID LINE SOUTH 89°49'25" EAST, 1030 FEET TO THE EAST LINE OF SAID LANDS (ALSO BEING THE EAST LINE OF SAID SECTION 15); THENCE ON LAST SAID LINE SOUTH 01°16'50" WEST, 990.00 FEET TO SAID SOUTHWEST CORNER OF SECTION 14; THENCE ON THE SOUTHERLY LINE THEREOF, SOUTH 89°49'55" EAST, 4180.31 FEET TO THE NORTHEASTERLY LINE OF SAID SECTION 14; THENCE ON LAST SAID LINE NORTH 39°07'36" WEST, 5127.57 FEET; THENCE CONTINUE ON LAST SAID LINE AND THEN ON A NORTHWESTERLY PROLONGATION THEREOF, NORTH 39°07'07" WEST 1723.18 FEET; THENCE NORTH 89°14'54" WEST, 1057.27 FEET; THENCE NORTH 00°20'37" EAST, 1515.56 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. C-209 (FORMERLY STATE ROAD NO. S-209) AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 71530-2602; THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: (1) NORTH 84° 59' 23" WEST, 618.81 FEET; (2) SOUTH 05°00'37" WEST, 10.00 FEET; THENCE SOUTH 00°05'52" WEST, 1051.71 FEET; THENCE SOUTH 45°25'29" WEST, 703.06 FEET; THENCE NORTH 89°14'54" WEST, 1519.25 FEET; THENCE NORTH 00°43'08" EAST, 1772.98 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD NO. C-209; THENCE ON LAST SAID LINE NORTH 82°25'52" WEST, 60.43 FEET; THENCE SOUTH 00°43'08" WEST, 1780.16 FEET; THENCE SOUTH 00°32'55" WEST, 5339.96 FEET; THENCE NORTH 89°48'18" WEST, 1270.48 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCELS A THROUGH M AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4681, PAGE 1439, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Parcel 2:

A PARCEL OF LAND SITUATED IN SECTION 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ON THE EAST LINE THEREOF RUN NORTH 00° 17' 55" EAST, 990.0 FEET; THENCE SOUTH 89° 11' 40" WEST, 1046.00 FEET, MORE OR LESS, TO THE RUN OF BRADLEY CREEK OR BRANCH; THENCE ALONG SAID RUN IN A SOUTHERLY DIRECTION 1040 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 89° 11' 40" WEST, 888 FEET, MORE OR LESS,

FROM THE POINT OF BEGINNING; THENCE NORTH 89° 11' 40" EAST, 888 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES COVERING THE FOLLOWING DESCRIBED PORTION OF SAID SECTIONS 15 AND 22. BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ON THE EAST LINE OF SAID SECTION 22 MN SOUTH 01° 31' 35" WEST, 3556.70 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-739-B; THENCE SOUTH 89° 21' 35" WEST, 50.0 FEET; THENCE NORTH 01° 31' 35" EAST, 3556.56 FEET; THENCE NORTH 89° 11' 40" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING LANDS FROM PARCELS 1 AND 2 ABOVE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15. THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 899.44 FEET; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE WESTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2: SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3: SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4: SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 06°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°00'16" WEST, ALONG LAST SAID LINE, 342.38 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°59'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.39 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'32"

EAST, ALONG LAST SAID LINE, 913.16 FEET, THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2642.93 FEET, TO THE POINT OF BEGINNING.

Parcel 3:

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 698.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'31" EAST, 144.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 55.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'29" WEST, 831.40 FEET; THENCE NORTH 89°28'31" WEST, 20.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'40" WEST, 30.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

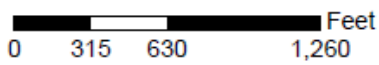
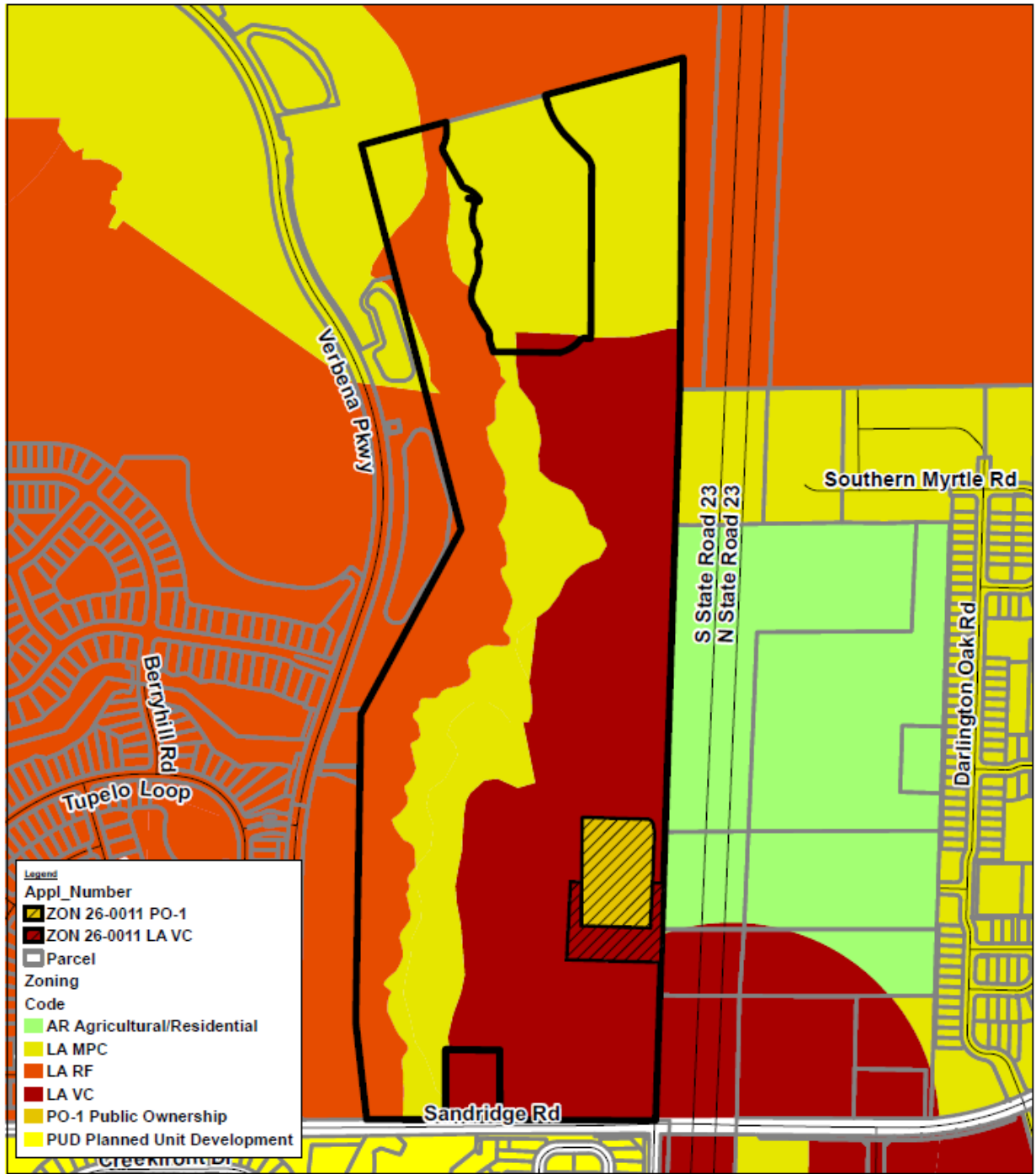
CONTAINING 16 ACRES, MORE OR LESS.

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°45'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23, A DISTANCE OF 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 27.13 FEET; THENCE NORTH 88°14'38" WEST, 56.20 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88°17'00" WEST, 338.32 FEET; THENCE NORTH 00°28'25" EAST, 530.12 FEET; THENCE SOUTH 88°17'00" EAST, 318.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 41.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°53'06" EAST, 38.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 09°29'11" EAST, 39.70 FEET; THENCE SOUTH 02°28'25" WEST, 454.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3939.00 FEET, AN ARC DISTANCE OF 12.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°23'09" WEST, 12.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.22 ACRES, MORE OR LESS.

Exhibit "A-2"



**Proposed Zoning**  
**Rezoning: ZON 26-0011**  
**from LA VC, PO-1 to LA VC PO-1**



## REZONING NARRATIVE

### Project Description

The Subject Property is located at the northwest quadrant of the intersection of the First Coast Expressway (the “FCE”) and Sandridge Rd, as shown on the **Vicinity Map** attached to this application.

The purpose of this Rezoning application is to be consistent with the Small Scale Comprehensive Plan Amendment which proposes to conduct a land use exchange for the Clay County Fire Station #15 relocation and the field reviewed and approved SJRWMD wetlands; representing a technical refinement in order to harmonize the County’s Future Land Use Map (FLUM) with the physical reality of the site’s environmental features and public infrastructure. The Small Scale CPA includes minor adjustments to the boundaries of the LA Village Center (LA VC), the LA GW, and LA MPC future land use designations to ensure internal consistency within the Lake Asbury Master Development Plan Area (LAMP A). This change in land use does not increase the overall allowable residential density within the Lake Asbury Master Plan Area.

Transferred land uses total 6.76 acres as demonstrated on the **Proposed Future Land Use Map** (with hatch)

The approval of the Small Scale land use amendment will serve as a technical “housekeeping” measure to align the fire station site and environmental corridor with the LA MPC and LA GW future land use designation, respectively. The land use amendment allows for efficient site planning and supports the Fire Department’s goal of improving emergency response times within the Lake Asbury area and realigns the Greenway (LA GW) to follow field reviewed and approved SJRWMD wetland boundaries ensuring the LA Greenways intent of ecological protection.

This rezoning application is a companion to the small scale comprehensive plan amendment and will change the zoning designation of lands subject to the comprehensive plan amendment from LA VC to PO-1, and PO-1 to LA VC as demonstrated on the **Proposed Zoning Map**. The Fire Station site boundary has been refined as result of finalizing the extent of right-of-way for the APF Dashed Line road NS-2 which will provide access to the Fire Station. As a result of this refinement, this rezoning seeks to rezone the new Fire Station boundary to PO-1 to allow the construction of the fire station consistent with the correct County zoning designation. The old (or prior) Fire Station boundary will be rezoned to LA VC consistent with the surrounding Hyland Trail project. The rezoning is an equal exchange of zoning designations as depicted on the **Proposed Zoning Map**.

### Density and Intensity of Use

Hyland Trail has a total project area of approximately 900 acres. Lands included with the proposed land use amendment for the Subject Property encompasses a total of 6.76 acres. The remaining lands will be developed in accordance with their permitted density maximums, consistent with the future land use allowances of the comprehensive plan and will meet the requirements outlined in the Lake Asbury Overlay as applicable. No increase in residential density will occur within the Hyland Trail project as a result of the companion Small Scale land use amendment and this rezoning.

**Consistency with LDC Section 12-9(3)**

Pursuant to LDC Section 12-9(3), General Criteria for Rezoning Application for Rezoning, the below criteria may be considered as part of a rezoning application. A response to each of the criteria is set forth below.

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

The rezoning will not create an isolated district unrelated to or incompatible with adjacent and nearby districts. The proposed rezoning will exchange LA-VC to PO-1 and PO-1 to LA-VC due to a refinement in the future Fire Station #15 parcel boundary. The Fire Station boundary will be designated PO-1 and the exchanged land will be designated LA-VC consistent with the surrounding Hyland Trail project. The proposed rezoning is compatible with the mixed use, adjacent Hyland Trail project. In addition, the Subject Property is located within the existing approved LAMPA which provides for a comprehensive land use plan ensuring compatibility within its boundaries.

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

This rezoning seeks to rezone the Subject Property to align the correct zoning designation, PO-1, for the Fire Station site and provide a compatible zoning designation, LA-VA, to the exchanged land.

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

The proposed rezoning is due to a refinement in the future Fire Station #15 parcel boundary. The refinement is a result of certain site development due diligence, including the extent of right-of-way for the APF Dashed Line road NS-2. The proposed rezoning better reflects the surrounding development conditions and proposed access road to Fire Station #15.

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

The Fire Station #15 boundary is currently designated with two zoning districts, LA-VC and PO-1. For consistency with the County zoning regulations, the site must be designated PO-1. This rezoning seeks to designate the Fire Station site with the appropriate zoning designation, PO-1, and the surrounding land with LA-VC which is consistent with the Hyland Trails project.

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

The proposed rezoning is compatible with and furthers the County's stated objectives and policies of the Plan. The rezoning corrects an inconsistency with the final Fire Station zoning designation and is consistent with the LAMPA regulations and relevant LDC Sections. The application also allows the relocation of Fire Station #15 to increase the Clay County Fire Department's response time within this area of the County and provide a better five (5) mile radius and response times.

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

Maintaining the existing zoning classification, LA-VC and PO-1, does not serve a legitimate public purpose. The rezoning helps further a legitimate public purpose and provide for the health, safety and welfare of the County by establishing the appropriate zoning designation for the relocation of Fire Station #15. The rezoning is projected to increase the Clay County Fire Department's response time within this area of the County and provide a better five (5) mile radius and response times. The land rezoned to LA-VC is compatible with the surrounding lands which are zoned LA-VC to allow for the development of the Hyland Trail project consistent with the LAMPA regulations.

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

The proposed rezoning is due to a refinement in the Fire Station #15 boundary and will allow the appropriate and compatible zoning designation, PO-1, for the Fire Station.

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

The proposed rezoning will not impact the proposed intensity or density within the LA-VC or PO-1 district as it provides for an equal exchange of land acreage for the future development of Fire Station #15. See also responses to Criteria (e) and (f).



Agenda Item  
PLANNING COMMISSION

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

TO: Planning Commission

DATE:

FROM: Beth Carson, Director,  
Planning and Zoning

SUBJECT: This application is a Rezoning to change 2.46 acres from Commercial Recreation District (BB-5) to Planned Commercial Development District (PCD). This item was continued from the June 2, 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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ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ PUD_25-0009_Staff_Report	Cover Memo	6/29/2026	PUD_25-0009_Staff_Report_June_2026.ADA_aw.pdf
▢ PUD_25-0009_Site_Plan	Backup Material	6/29/2026	PCD-rev-6-24-2026-Russel_Plaza_v1.ADA_aw.pdf
▢ PUD_25-0009_Written_Statement	Backup Material	6/29/2026	PCD-Russel_Plaza-Written_Disc.6-29-2026.ADA_aw.pdf
▢ PUD_25-0009_Ordinance	Ordinance	6/29/2026	PUD_25-0009_-_Ordinance_July_2026.ADA_aw.pdf



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

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

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6 **Owner / Applicant Information:**

**Owner:** Guru Dayal, LLC  
**Agent:** Chandeeep Singh

---

7  
8 **Property Information**

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

---

9  
10 **Introduction:**

11 This application is a Rezoning of a single parcel of land from Commercial Recreation District (BB-5) to  
12 Planned Commercial Development District (PCD). The subject parcel is located at 3075 US HWY 17,  
13 between Mahama Bluff Rd. and County Road 209, and is approximately 2.46 acres. The property has an  
14 existing restaurant with approximately 40 parking spaces to support the use. The applicant desires to  
15 construct 3 additional commercial buildings, with an additional 20,080 sf, and related parking based on the  
16 site plan presented with the application.

17  
18 The current Future Land Use of the parcel is Commercial (COM) with Rural Fringe (RF) Land Use directly  
19 adjacent. A companion Future Land Use is not required for the rezoning request, as COM is compatible with  
20 PCD zoning. The applicant would like to create a multi-use facility, which will include commercial, retail,  
21 restaurant, and office uses.

22  
23 The provided site plan and written narrative provide the intended development plan for the PCD. As stated  
24 in the applicant's narrative, the primary entrance to and from the development will be from US 17 with  
25 potential secondary access allowed from Mahama Bluff Road and CR 209. While the site plan shows adequate

26 parking spaces (126), 5 are required to be ADA compliant with 1 of those being a van space. The narrative  
 27 states that all parking will be in compliance with Article VIII. Prior to the April Planning Commission  
 28 meeting, the applicant refined the uses permitted in the PCD to smaller scale retail and office uses such as  
 29 shipping offices, beauty salons, tanning salons, medical spa, bakeries, drive-thru coffee, restaurant, pet  
 30 grooming and professional and contractor offices.

31  
 32 Since the April 2026 Planning Commission meeting, the applicant has further refined the PCD as follows:

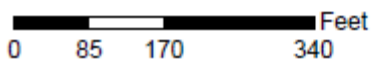
- 33
- 34 • Removed Outside Storage and clarified that outdoor retail display is limited in size and cannot be
- 35 outside overnight or block sidewalks.
- 36 • Phase 1 will include landscaping and screening adjacent to CR 209.
- 37 • The landscaping requirements have been amended to include a minimum shrub height at time of
- 38 planting for consistency with the Land Development Code.
- 39 • Lighting is limited to 0 footcandles at the property line and pole lights which are within 50' of
- 40 property line will have automatic shut off after 10 pm.

41 Figure 1 – Location Map



42  
 43

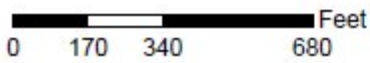
Figure 2 – Parcel Map



**Parcel Location Map**  
**PUD 25-0009**



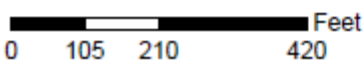
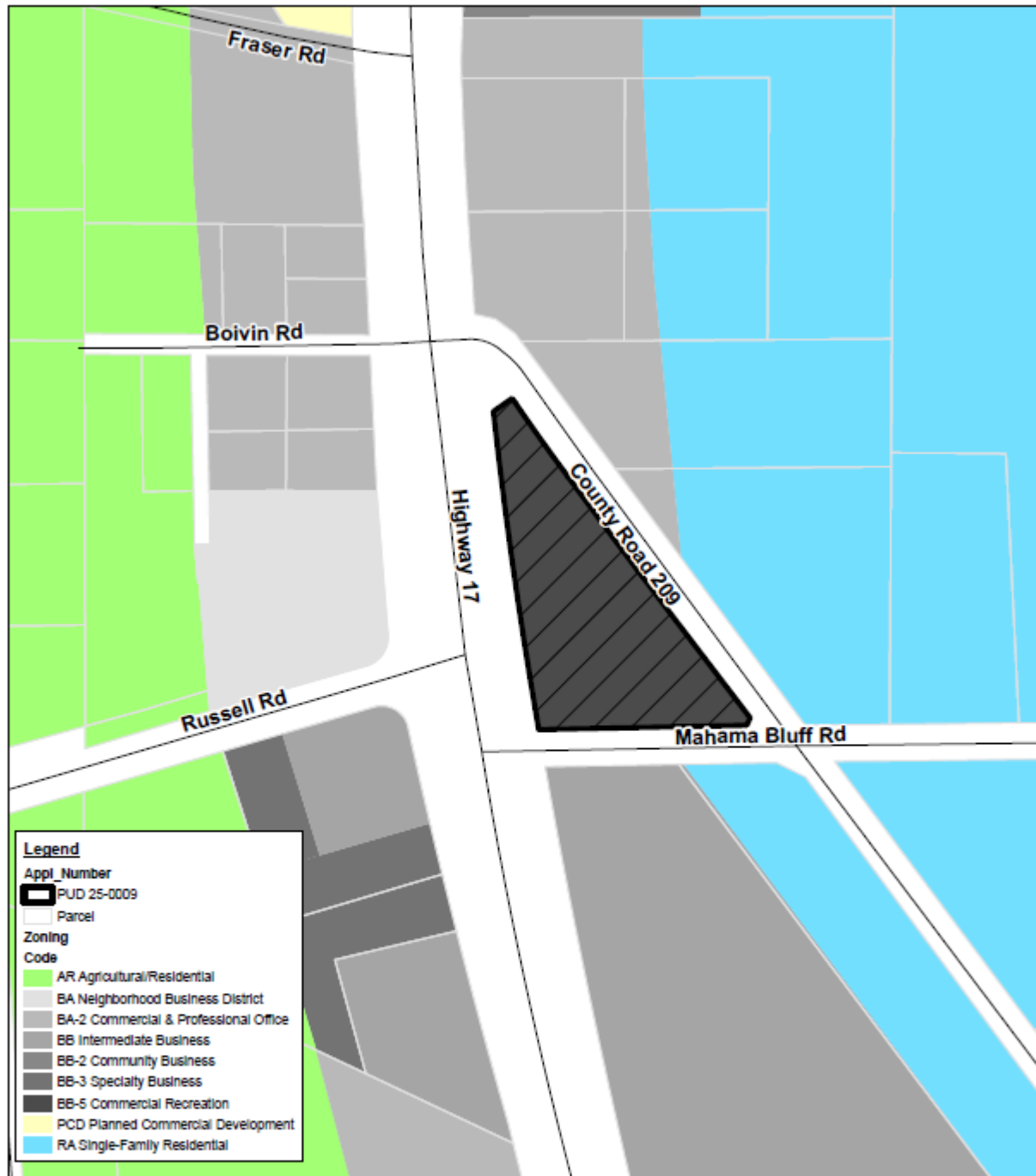
Figure 3 – Aerial Photo



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



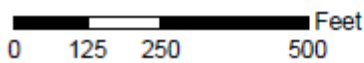
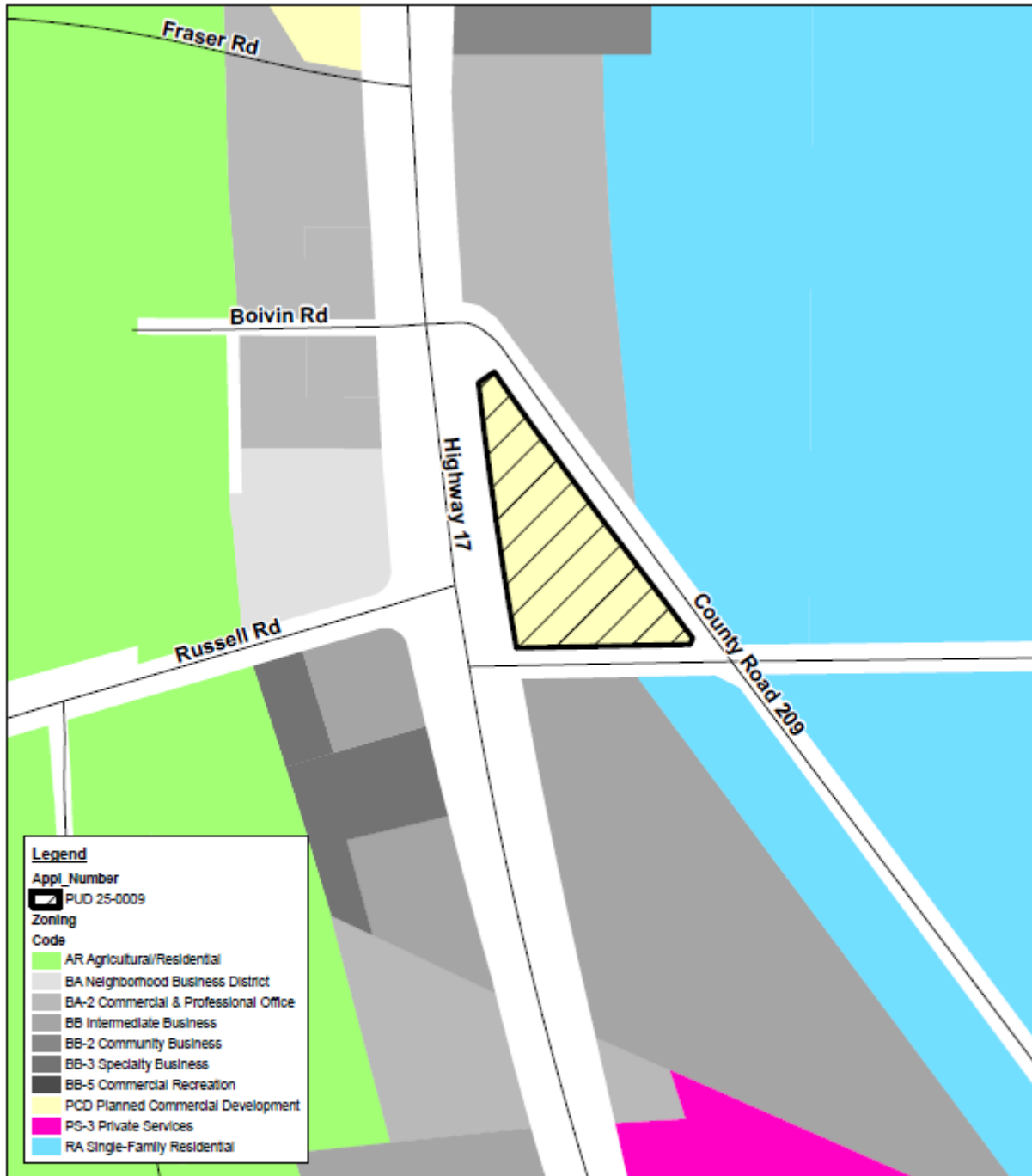
Figure 3 – Existing Zoning Map



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



Figure 4 – Proposed Zoning Map



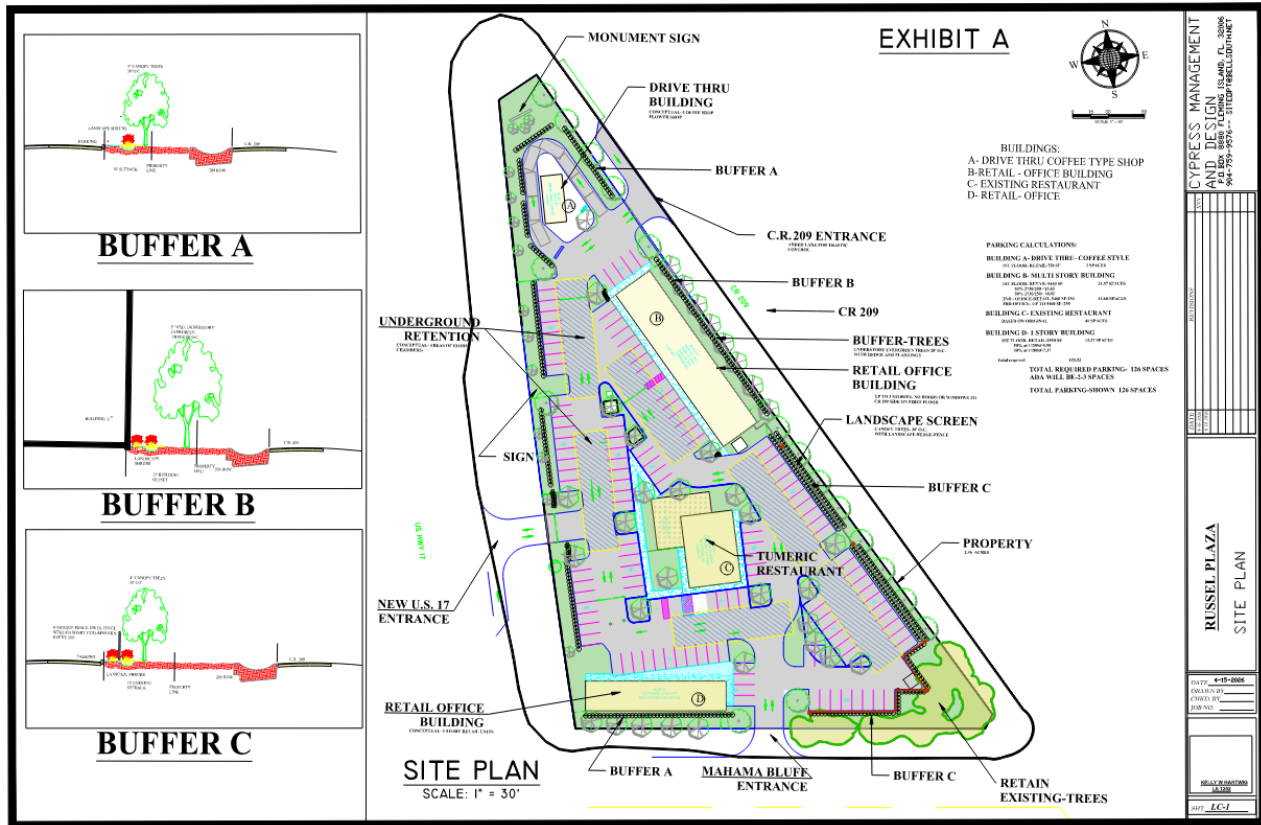
**Proposed Zoning  
Rezoning: PUD 25-0009  
BB-5 and PCD**



53

### Proposed Site Plan

54



55

56

### 57 Relevant Clay County 2045 Comprehensive Plan Policies

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

#### 59 FLU Policy 1.4.1.9 Commercial (COM)

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

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

### 67 Analysis of Proposed Rezoning Amendment

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

70  
71 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with  
72 adjacent and nearby districts;

73 *Staff Finding: This application will not create an isolated use. The adjacent parcels along the Highway 17*  
74 *corridor are commercial in nature and the improvements to the intersection of Russell Rd and Highway 17*  
75 *have altered the entrance to the subject parcel. In addition to a new primary entrance on US 17, the*  
76 *applicant is proposing secondary entrances on Mahama Bluff and CR 209 as shown in the site plan. There*  
77 *is residential land directly to the east of the parcel. Enhanced buffers are shown to minimize the impacts to*  
78 *neighboring properties.*

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

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

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

87 *Staff Finding: This area is changing in response to the infrastructure investments that are occurring in the*  
88 *area. The development plan provides a mix of uses including restaurants, retail and office.*

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

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

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

95 *Staff Finding: The proposed rezoning is compatible with the Plan as it reduces urban sprawl by providing*  
96 *redevelopment in close proximity to a major transportation corridor. The PCD criteria state that the*  
97 *objective is to create a product that significantly improves the product above what the code will allow. The*  
98 *applicant has provided additional buffer standards for all perimeters of the site in addition to lighting*  
99 *criteria, both intended to ensure compatibility with the surrounding area.*

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

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

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

107 *Staff Finding: Maintaining the existing zoning could be a reasonable course as it allows for food service,*  
 108 *but not retail or office and it could hinder full use of the parcel.*

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

111 *Staff Finding: There are other locations within the County that would allow a mix of uses, however there*  
 112 *is a limited number of locations in this commercial corridor as most are single use commercial*  
 113 *developments.*

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

	Future Land Use	Zoning District
North (across Mahama Bluff Rd)	Commercial (COM)	Commercial and Professional Office (BA-2)
South (across Mahama Bluff Rd)	Commercial (COM) and Rural Fringe (RF)	Intermediate Business Distric (BB) and Single Fami Residential (RA)
East (across CR 209)	Commercial (COM) and Rural Fringe (RF)	Commercial and Professional Office (BA-2) and Single Family Residential (RA)
West (across US 17)	Commercial (COM)	Commercial and Professional Office (BA-2), Neighborhood Business District (BA) and Intermediate Business District (BB)

117

118 The County’s PCD zoning district intends for the applicant to provide some creative concepts of site planning  
 119 to accomplish a more desirable environment which is compatible with the character of the surrounding areas.  
 120 The applicant has provided additional landscape buffering and lighting standards to ensure a higher degree  
 121 of compatibility with the neighboring properties.

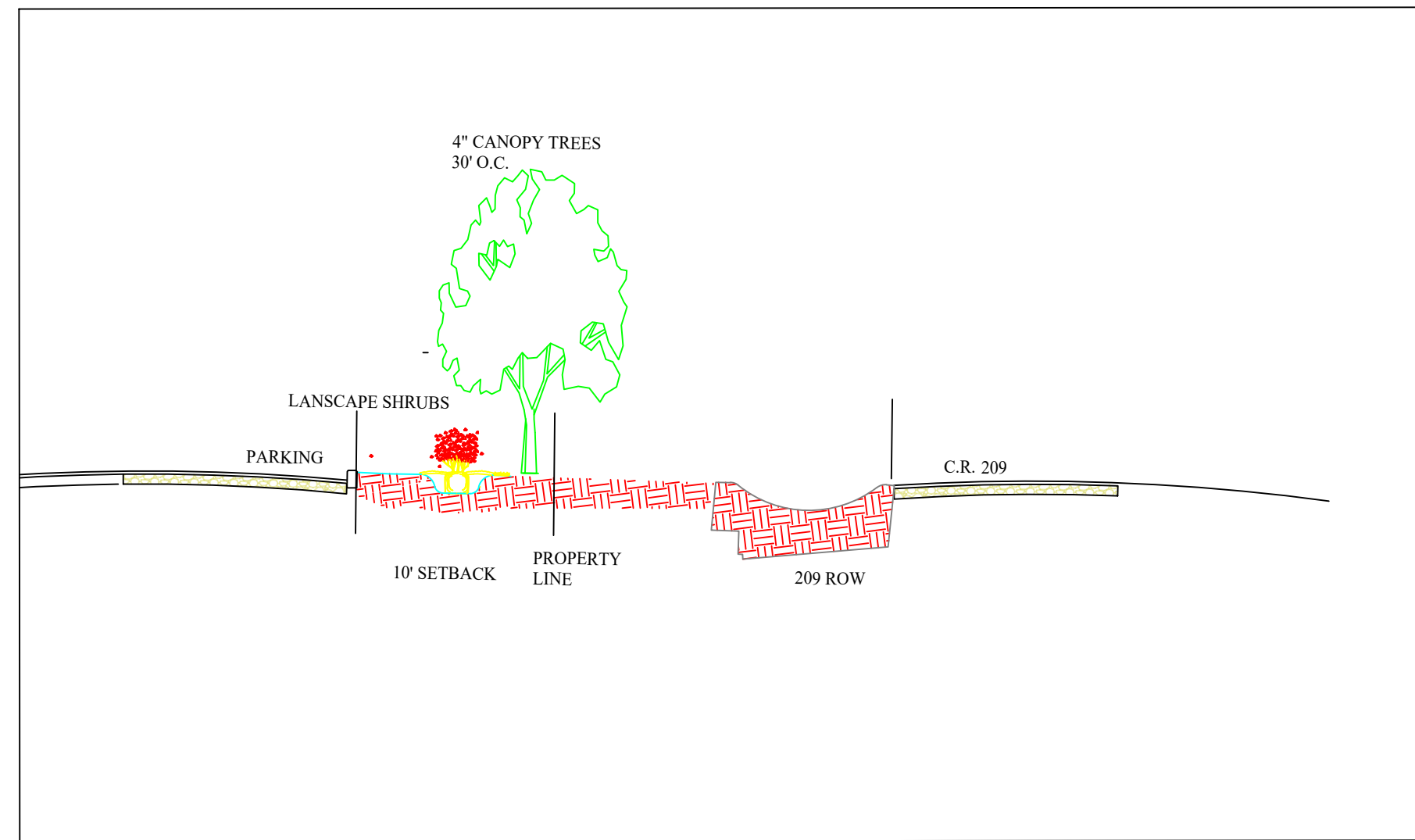
122

123 **Recommendation**

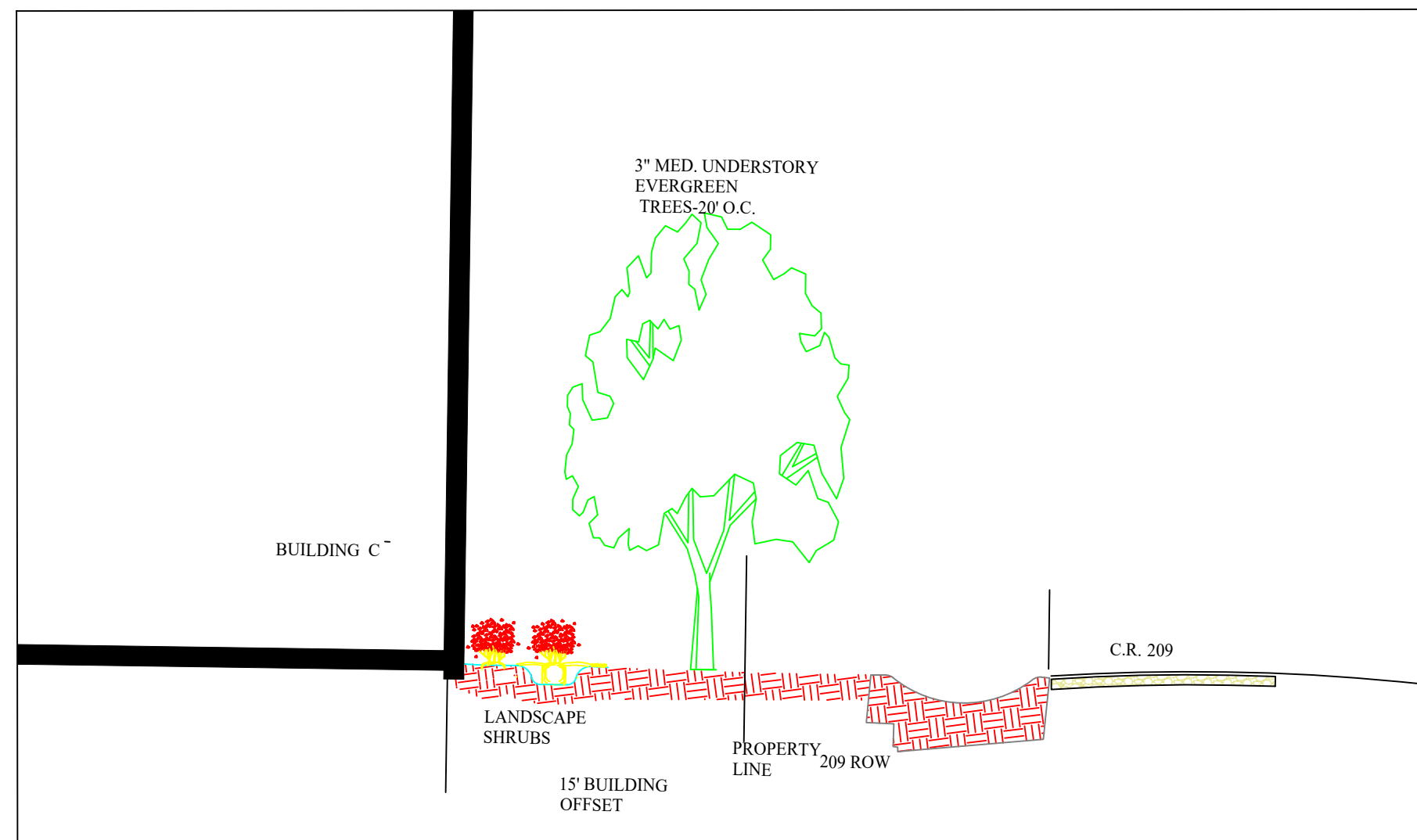
124 The Springs Citizen Advisory Committee heard this item at their January 14, 2026 meeting and provided a  
125 recommendation of approval 6-0 on the original plan.

126 The Planning Commission voted to continue this item at their February 3, 2026 and April 7, 2026 hearings  
127 to allow the applicant time to meet with neighbors and to revise the plan and written narrative.

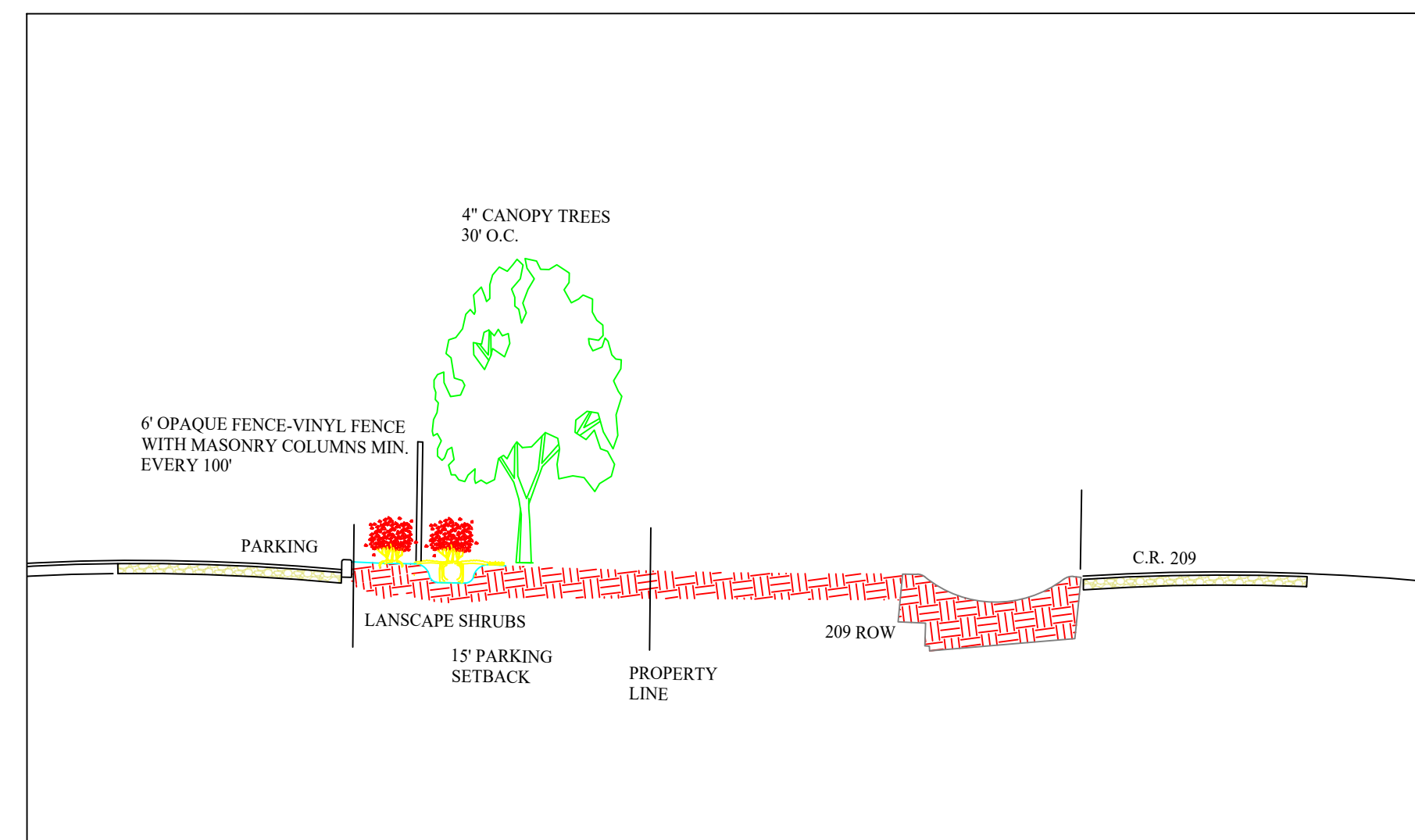
128 Based on the revised site plan and narrative provided in June 2026, Staff believes the applicant has met the  
129 criteria for a Planned Commercial Development and recommends approval of PUD 25-0009.



# BUFFER A



# BUFFER B



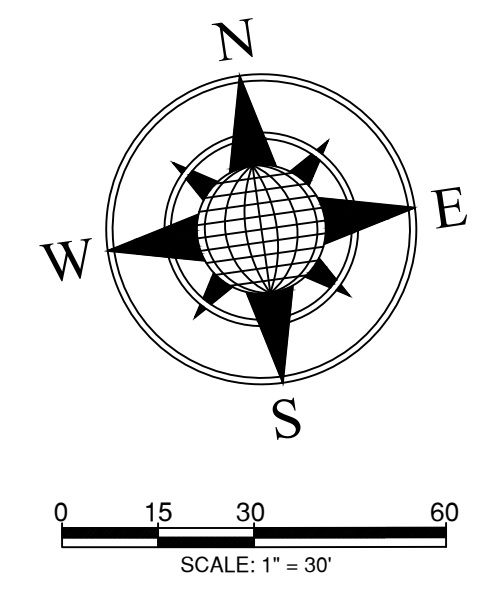
# BUFFER C



# SITE PLAN

SCALE: 1" = 30'

# EXHIBIT A



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

**PARKING CALCULATIONS:**

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

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

DATE	REVISIONS
4-15-2026	XXX
6-10-2026	

**RUSSEL PLAZA**  
 SITE PLAN

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

KELLY W HARTWIG  
 LA 1252

SHT. LC-1

# Exhibit D

## WRITTEN DESCRIPTION

**Russel Plaza**

**Date: 4-15-2026**

**Current Zoning District: BB-5**

**Proposed Zoning District: PCD**

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

### I. PROJECT DESCRIPTION

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

The owner's vision of the use of the property is a multi-use facility which can provide an upscale commercial corridor along U.S 17. Primary uses will be retail commercial, restaurant and office use. The owner will be restrictive in the types of businesses allowed. The attached conceptual masterplan is provided. Final engineering will meet all Clay County Land development code and PCD requirements. The project will be built in Phases. At each phase in the process, a site plan will be submitted to the county to show conformity to the master plan, This will include updating parking calculations based on the use of the buildings.

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

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

Outside Display- To create an upscale commercial entrance, outside display will be limited to small retail displays that will not remain outside overnight or block sidewalk access.

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

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

- A. **Project Name:** **Russel Plaza**
- B. **Current Project Manager/Planner:** **Kelly Hartwig**
- C. **Project Developer:** **Guru Dayal LLC**

D. **Quantitative Data Summary:**

1. Total Acreage: 2.45 acres
2. Proposed Number of buildings on sites may vary-
3. Total amount of active space- Total site-2.45 acre - impervious space will be limited on balance of Building square footage and required parking. A Storm water permit will be applied for and approved prior to CO. Building totals will have a FAR -maximum 40%
4. Total amount of parking: - Parking shall be consistent with the requirements of Article VIII of the land development code subsection 8-12
5. Phase schedule of construction – The overall site will be planned with multiple buildings designed around the existing building/restaurant. Phase 1 will be final engineering of the site based on the master plan with storm water retention, parking and new buildings and FDOT entrances. Phase 1 construction will include landscape and screening adjacent to CR 209.
6. After site permits the owner will phase the construction of the buildings and parking into multiple phases over several years. Each phase will be submitted to Clay County for approval.

## II. **USES AND RESTRICTIONS**

### A. **Permitted Uses and Structures**

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

6. Banking facility
7. Drive thru- Coffee facility
8. Liquor package store- for offsite consumption
9. Medical spa-example-chiropractor- botox- acupuncture

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

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

**B. Uses restricted:**

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

**III. DESIGN GUIDELINES**

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

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

**B. Architectural review/compatibility**

- (1) Future development shall be in accordance with Clay County, Florida Site Plan Review requirements. Site Plan Review shall include an architectural sketch plan at an appropriate scale supporting consistency with the proposed architectural elements of the structures, including size, scale, and façade. No building shall have public access or frontage on CR 209. New Buildings shall have Architectural facades that match and are consistent with an upscale shopping center.

### **C. Ingress, Egress and Circulation, Storage**

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

### **D. Signage**

Signage shall be:

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

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

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

## **E. Landscaping**

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

### Buffers:

Buffers- 209 frontage-

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

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge (24" in height at planting)

Buffer B- 15' wide with (3" caliper at planting) Medium understory evergreen trees 20' O.C. with 36" hedge (24" in height at planting)

Buffer C will be 15' Wide—6' Opaque Fencing with masonry columns maximum of 100' on center 4" caliper at planting) canopy trees 30' O.C with 36" hedge (24" in height at planting)—(CR 209 will have hedges on both sides of fence).

Mahama Bluff Rd

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

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge (24" in height at planting)

Buffer C will be 15' Wide—6' Opaque Fencing (4" caliper at planting) canopy trees 30' O.C with 36" hedge (24" in height at planting) – Existing trees may be used in lieu of new trees when present.

US 17

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

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

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

## **F. Site Lighting**

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

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

Utilize parking lighting fixtures designed with capability or shields that direct light away from neighborhoods. Pole lights which are within 50' of the CR 209 property line will have automatic shut off after 10:00 PM

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

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

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

## **G. Utilities**

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

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

## **H. Wetlands**

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

## **I. Site Plan and Modifications**

The site plan (Exhibit A) is included as part of this PCD. Minor changes that do not affect the intent or character of the development may be approved by the Planning and Zoning Director. Any major or substantial

change in the approved PCD, which affects the intent and character of the development or permitted uses shall be reviewed and approved by the Board of County Commissioners. All development improvements are subject to appropriate local, State and Federal permitting agencies.

#### **IV. DEVELOPMENT PLAN APPROVAL**

With each request for a new building permit or tenant improvement which modifies the use, a site plan shall be submitted showing certification of substantial compliance with this PCD. The site plan shall include revised parking calculations which identify all of the uses and meets Clay County guidelines.

#### **V. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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

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

#### **VI. SUCCESSORS IN TITLE**

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

#### **VII. STATEMENTS**

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

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

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

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

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

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

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

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

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

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

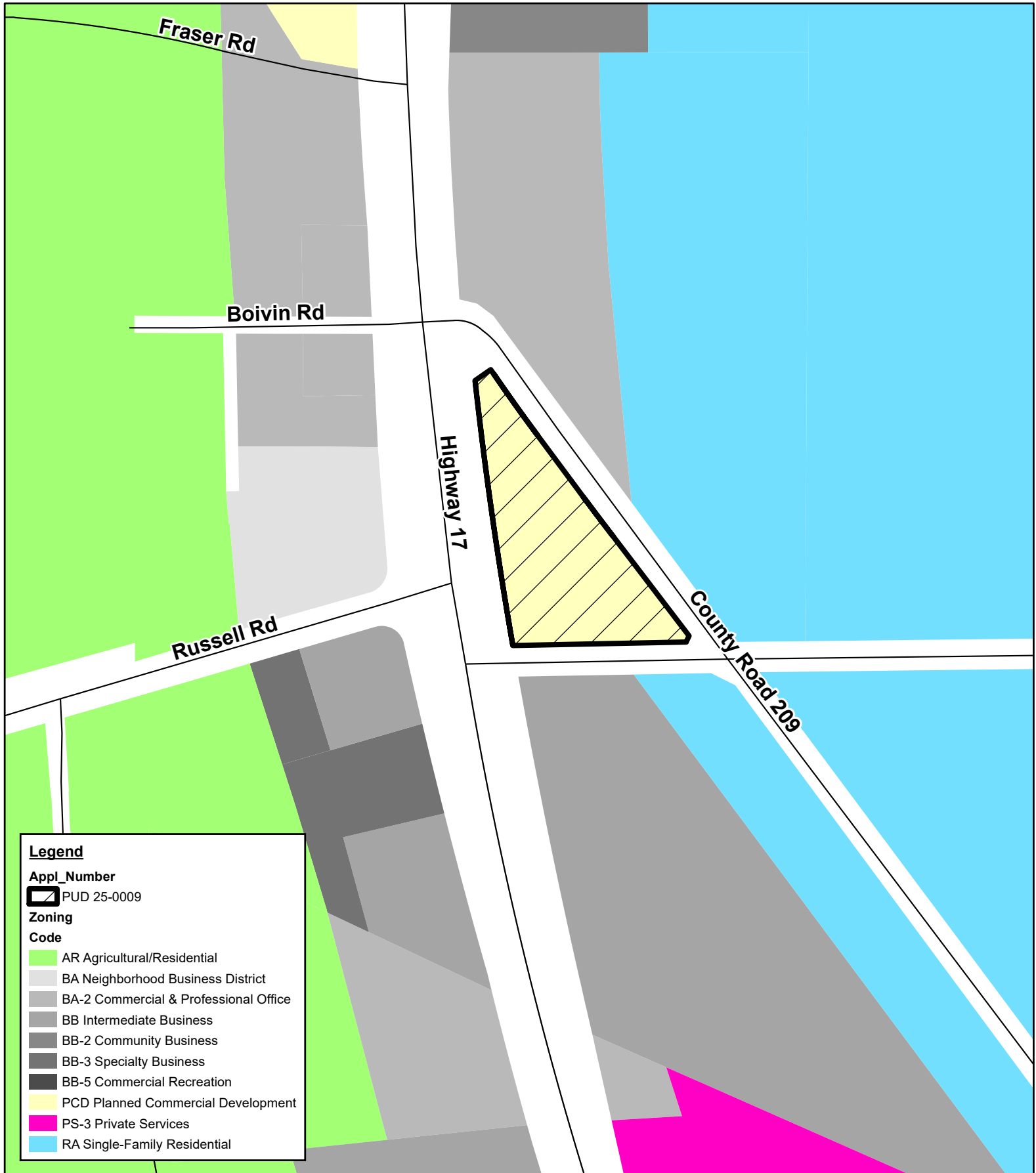
Exhibit "A-1"

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


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

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











Exhibit A-2



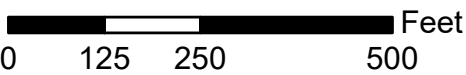
**Legend**

**Appl\_Number**  
 PUD 25-0009

**Zoning Code**

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

A-2



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



Exhibit B-1

# Exhibit D

## WRITTEN DESCRIPTION

**Russel Plaza**

**Date: 4-15-2026**

**Current Zoning District: BB-5**

**Proposed Zoning District: PCD**

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

### I. PROJECT DESCRIPTION

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

The owner's vision of the use of the property is a multi-use facility which can provide an upscale commercial corridor along U.S 17. Primary uses will be retail commercial, restaurant and office use. The owner will be restrictive in the types of businesses allowed. The attached conceptual masterplan is provided. Final engineering will meet all Clay County Land development code and PCD requirements. The project will be built in Phases. At each phase in the process, a site plan will be submitted to the county to show conformity to the master plan, This will include updating parking calculations based on the use of the buildings.

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

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

Outside Display- To create an upscale commercial entrance, outside display will be limited to small retail displays that will not remain outside overnight or block sidewalk access.

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

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

- A. **Project Name:** **Russel Plaza**
- B. **Current Project Manager/Planner:** **Kelly Hartwig**
- C. **Project Developer:** **Guru Dayal LLC**

D. **Quantitative Data Summary:**

1. Total Acreage: 2.45 acres
2. Proposed Number of buildings on sites may vary-
3. Total amount of active space- Total site-2.45 acre - impervious space will be limited on balance of Building square footage and required parking. A Storm water permit will be applied for and approved prior to CO. Building totals will have a FAR -maximum 40%
4. Total amount of parking: - Parking shall be consistent with the requirements of Article VIII of the land development code subsection 8-12
5. Phase schedule of construction – The overall site will be planned with multiple buildings designed around the existing building/restaurant. Phase 1 will be final engineering of the site based on the master plan with storm water retention, parking and new buildings and FDOT entrances. Phase 1 construction will include landscape and screening adjacent to CR 209.
6. After site permits the owner will phase the construction of the buildings and parking into multiple phases over several years. Each phase will be submitted to Clay County for approval.

## II. **USES AND RESTRICTIONS**

### A. **Permitted Uses and Structures**

1. Commercial retail business- such as Shipping offices- Beauty salons- Bakeries-mercantile shops-pet grooming-specialty food sales-vape shop-tanning salon Any business not specifically listed – shall be compatible with the above and approved by the planning and zoning director.
2. Professional office spaces
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9. Medical spa-example-chiropractor- botox- acupuncture

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

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

**B. Uses restricted:**

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

**III. DESIGN GUIDELINES**

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

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

**B. Architectural review/compatibility**

- (1) Future development shall be in accordance with Clay County, Florida Site Plan Review requirements. Site Plan Review shall include an architectural sketch plan at an appropriate scale supporting consistency with the proposed architectural elements of the structures, including size, scale, and façade. No building shall have public access or frontage on CR 209. New Buildings shall have Architectural facades that match and are consistent with an upscale shopping center.

### **C. Ingress, Egress and Circulation, Storage**

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

### **D. Signage**

Signage shall be:

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

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

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

## **E. Landscaping**

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

### Buffers:

Buffers- 209 frontage-

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

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge (24" in height at planting)

Buffer B- 15' wide with (3" caliper at planting) Medium understory evergreen trees 20' O.C. with 36" hedge (24" in height at planting)

Buffer C will be 15' Wide—6' Opaque Fencing with masonry columns maximum of 100' on center 4" caliper at planting) canopy trees 30' O.C with 36" hedge (24" in height at planting)—(CR 209 will have hedges on both sides of fence).

Mahama Bluff Rd

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

Buffer A- 10' wide buffer with (4" caliper at planting) canopy trees 30' O.C with 30" hedge (24" in height at planting)

Buffer C will be 15' Wide—6' Opaque Fencing (4" caliper at planting) canopy trees 30' O.C with 36" hedge (24" in height at planting) – Existing trees may be used in lieu of new trees when present.

US 17

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

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

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

## **F. Site Lighting**

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

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

Utilize parking lighting fixtures designed with capability or shields that direct light away from neighborhoods. Pole lights which are within 50' of the CR 209 property line will have automatic shut off after 10:00 PM

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

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

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

## **G. Utilities**

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

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

## **H. Wetlands**

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

## **I. Site Plan and Modifications**

The site plan (Exhibit A) is included as part of this PCD. Minor changes that do not affect the intent or character of the development may be approved by the Planning and Zoning Director. Any major or substantial

change in the approved PCD, which affects the intent and character of the development or permitted uses shall be reviewed and approved by the Board of County Commissioners. All development improvements are subject to appropriate local, State and Federal permitting agencies.

#### **IV. DEVELOPMENT PLAN APPROVAL**

With each request for a new building permit or tenant improvement which modifies the use, a site plan shall be submitted showing certification of substantial compliance with this PCD. The site plan shall include revised parking calculations which identify all of the uses and meets Clay County guidelines.

#### **V. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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

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

#### **VI. SUCCESSORS IN TITLE**

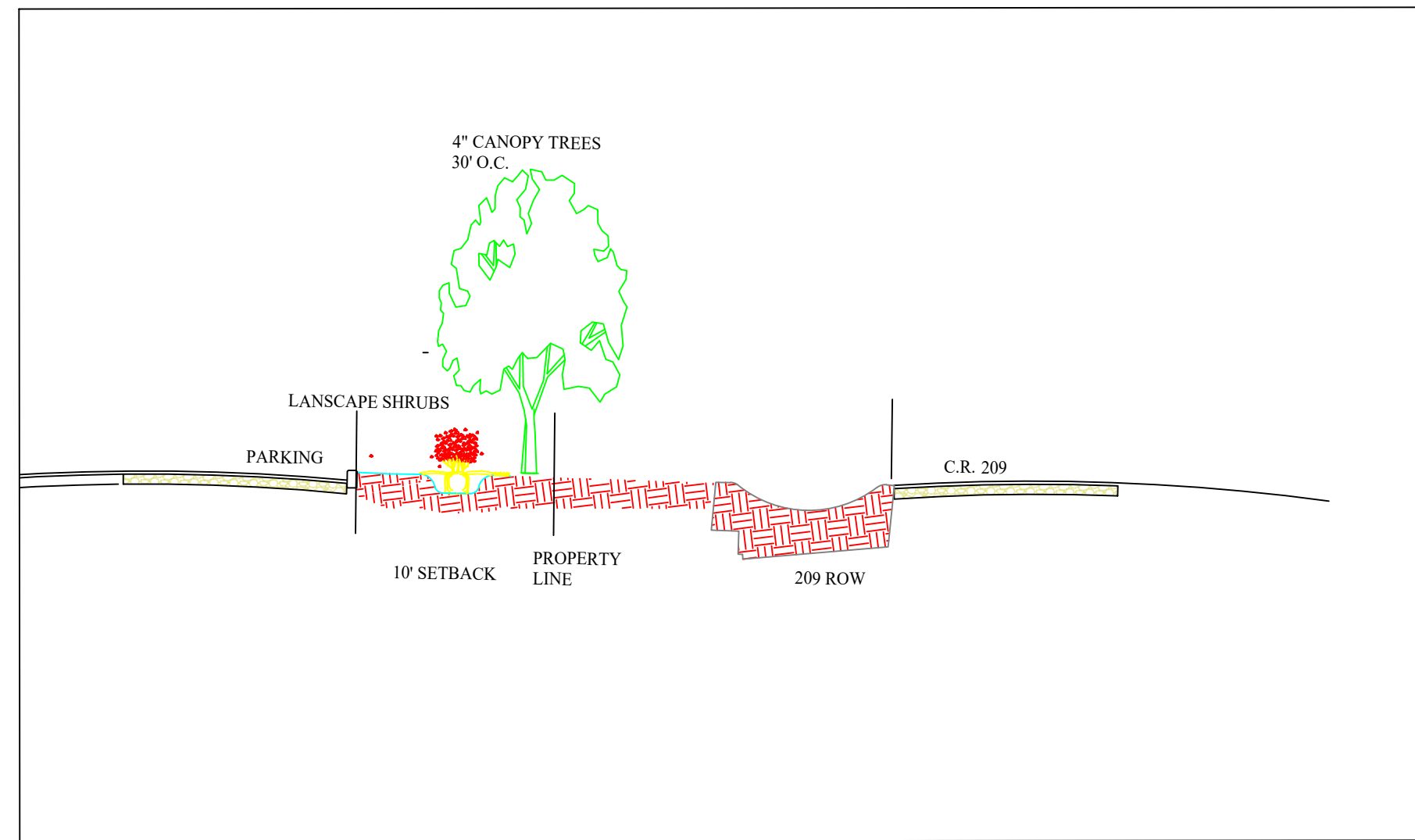
All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PCD, as contained herein and in the Ordinance approving the same.

#### **VII. STATEMENTS**

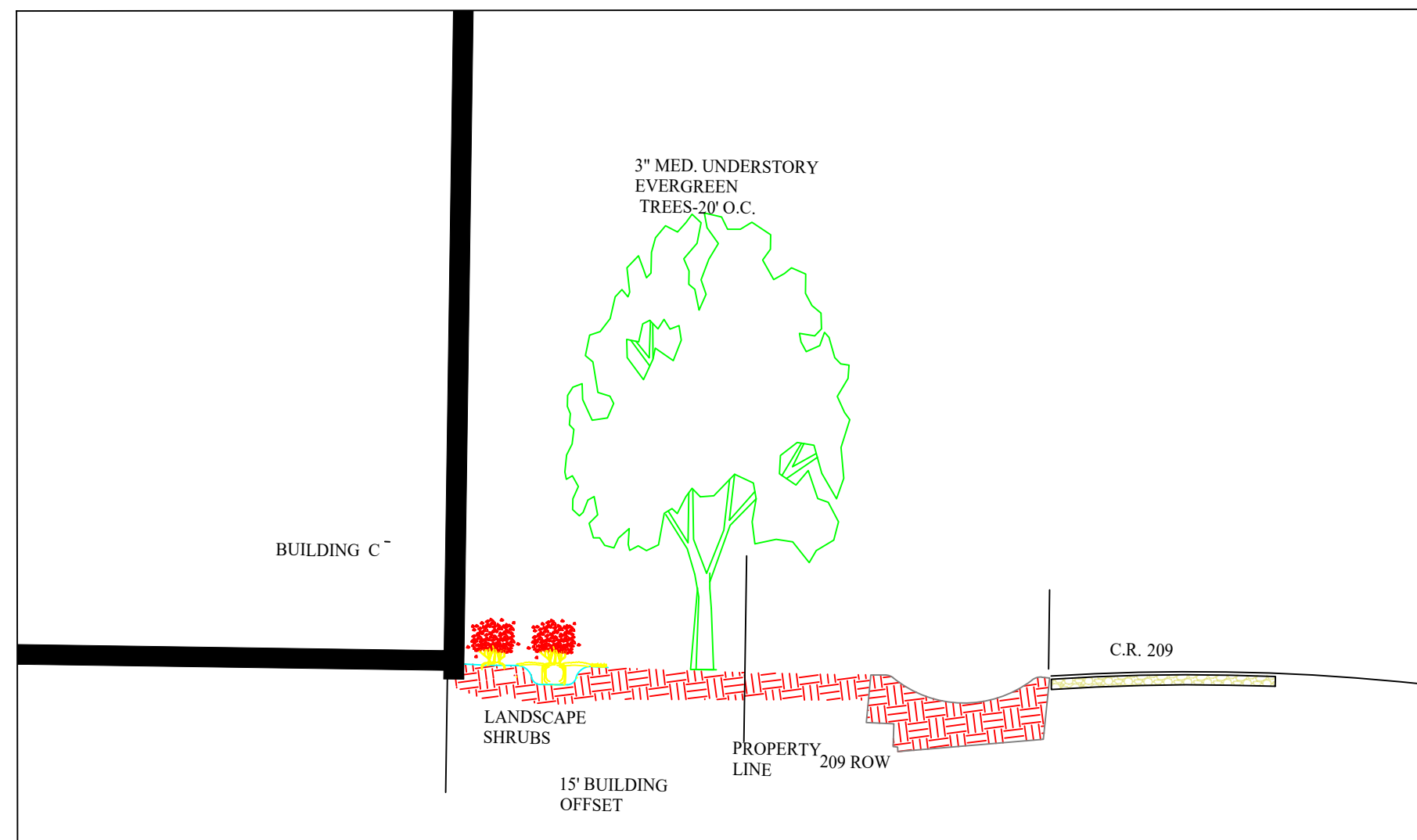
**A. How does the proposed PCD differ from the usual application of the Zoning Code?**

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

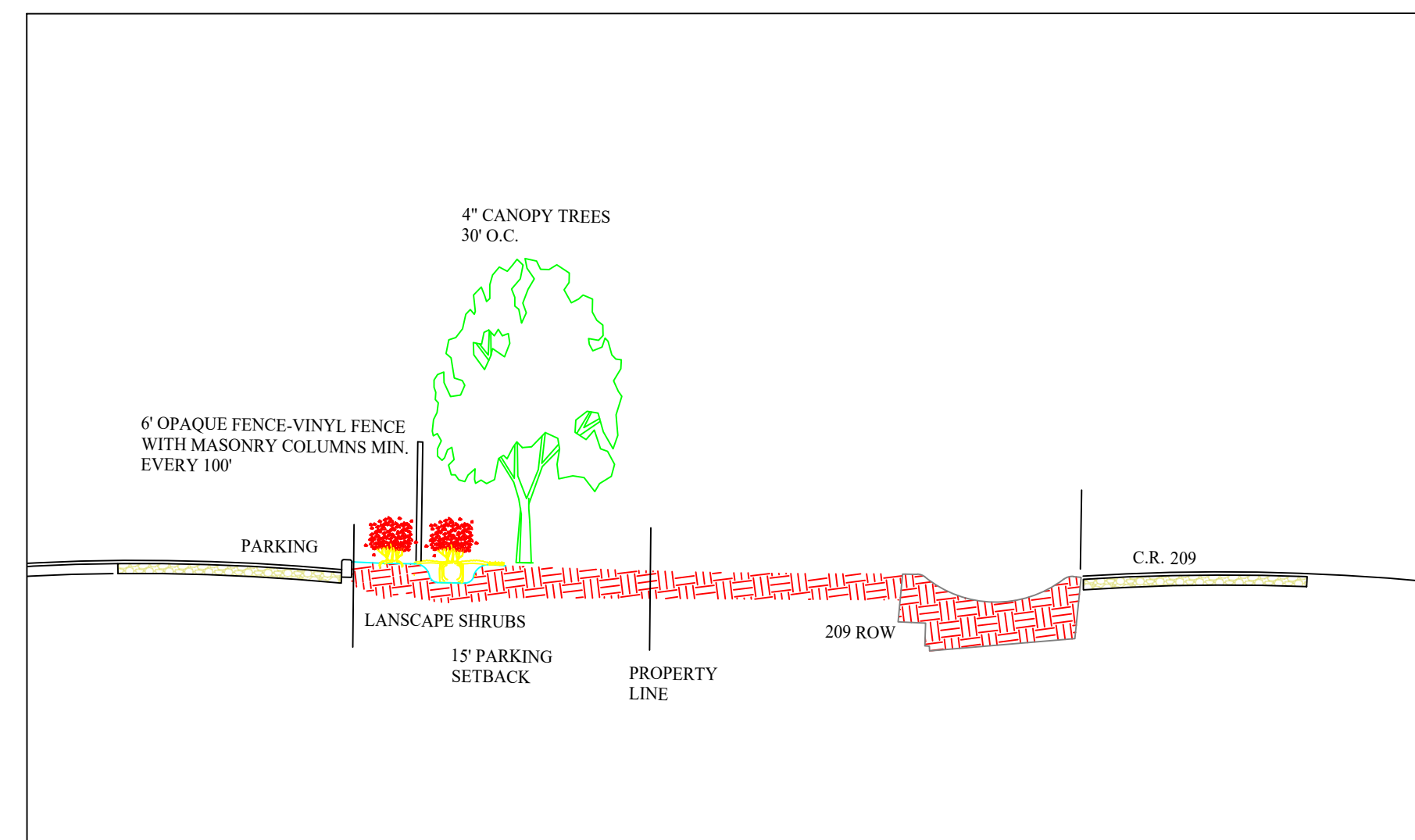
Exhibit B-2



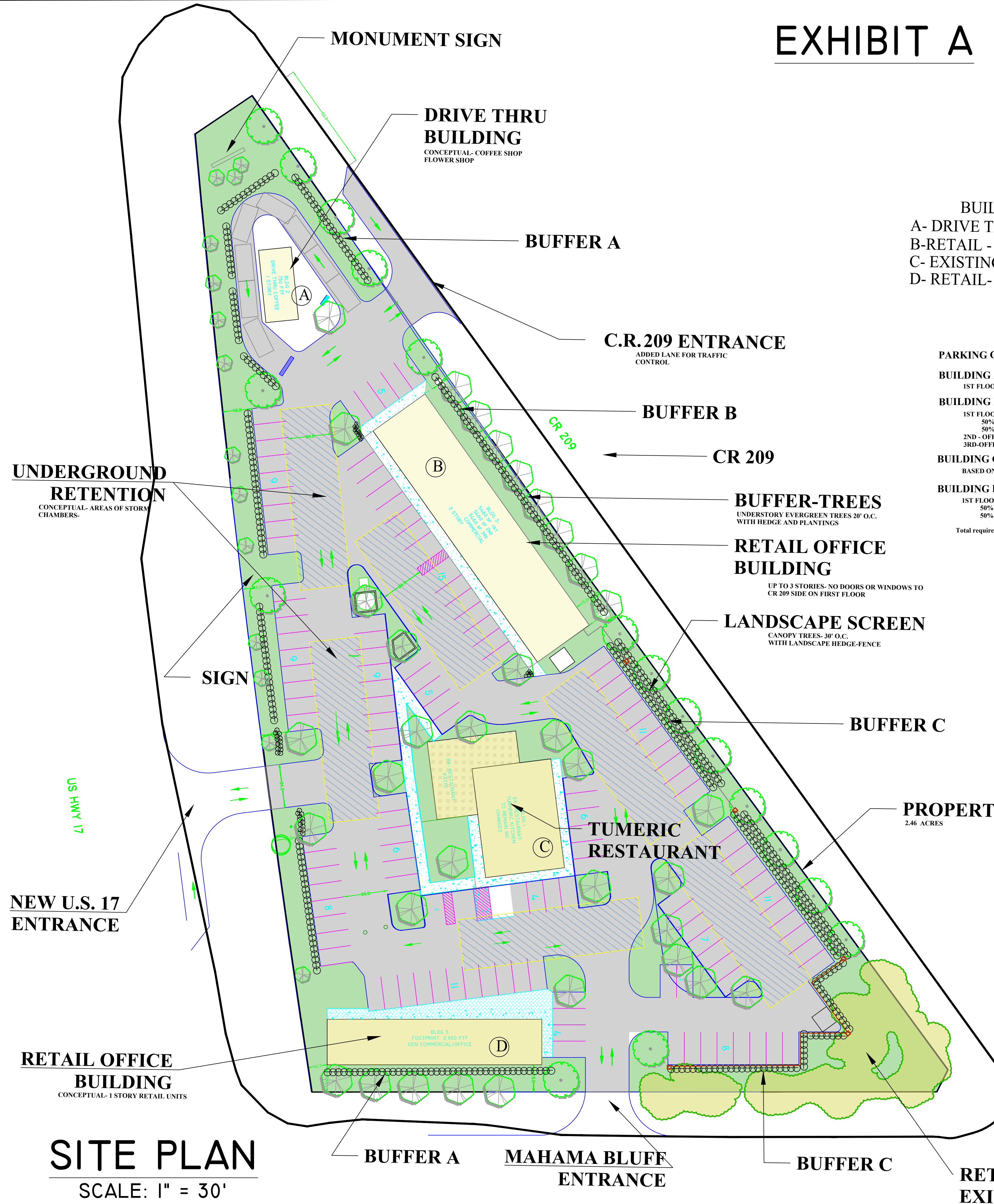
# BUFFER A



# BUFFER B



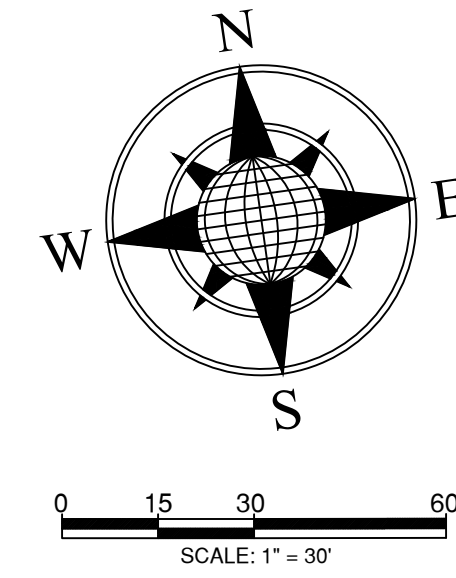
# BUFFER C



# SITE PLAN

SCALE: 1" = 30'

# EXHIBIT A



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

**PARKING CALCULATIONS:**

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

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

DATE	REVISIONS
4-15-2026	XXX
6-10-2026	

**RUSSEL PLAZA**  
 SITE PLAN

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

KELLY W HARTWIG  
 LA 1252

SHT. LC-1



Agenda Item  
 PLANNING COMMISSION

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

TO: Planning Commission

DATE: 6/28/2026

FROM: Beth Carson

SUBJECT: This application is a text amendment to the Capital Improvements Element of the 2045 Comprehensive Plan to remove policy CIE 1.3.6. The applicant has provided a transportation study as required by the policy.

AGENDA ITEM TYPE:

Planning Requirements:

Public Hearing Required (Yes\No):

**Yes**

Hearing Type: Comprehensive Plan Amendment Transmittal Hearing

Initiated By: Applicant

Casey Dendor, ETM (Agent)

Kevin Kramer, Bellamy Property Holdings, LLC (c/o BTI Partners)

ATTACHMENTS:

Description	Type	Upload Date	File Name
COMP_26-0010_Staff_Report	Cover Memo	7/2/2026	COMP_26-0010_Staff_Report.ADA_aw.pdf
COMP_26-0010_Ordinance	Ordinance	7/2/2026	COMP_26-0010-ORD_final.ADA_aw.pdf
CPA_Justification	Backup Material	6/30/2026	07_CPA_JUSTIFICATION - BELLAMY_TEXT_AMENDMENT_-04-07-26 - CLEAN(10191611.1)_V1.ADA_aw.pdf
Aerial_Map	Backup Material	6/30/2026	06_AERIAL_MAP_V1.ADA_aw.pdf
Text_Amendment_strikethrough	Backup Material	6/30/2026	08_20AGRICOLA_20PROPERTY_20-202026(6195047.3)_V1.ADA_aw.pdf
Traffic_Impact_Analysis	Backup	6/30/2026	25_010_Agricola_TIA_2026_03_27

- Traffic\_Impact\_Analysis, Part\_1
- Traffic\_Impact\_Analysis, Part\_2

Backup  
Material

Backup  
Material

6/30/2026 25-019\_Agricola\_TIA\_-\_2026-03-27\_-\_part\_1dsada.pdf

6/30/2026 25-019\_Agricola\_TIA\_-\_2026-03-27\_-\_part\_2.ADA\_awpdf.pdf



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

2

3 **Copies of the application are available at the Clay County Planning and Zoning Office**  
4 **located at 435 Walburg Street Green Cove Springs, FL 32043.**

5

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6 **Owner / Applicant Information:**

**Owner:** Bellamy Property Holdings, LLC (c/o BTI Partners)  
**Agent:** Casey Dendor (ETM)

7

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8 **Property Information**

**Parcel ID:** 03-07-26-015793-000-00 and 32-06-26-015650-000-00      **Parcel Address:** South of SR 23, West of US 17  
**Current Land Use:** PC (Planned Community)      **Current Zoning:** PUD (Planned Unit Development)  
**Proposed Comprehensive Plan Amendment:**  
Text Change to the Capital Improvements Element  
**Commission District:** 5, Comm. Burke      **Planning District:** Southeast Clay

9

---

10 **Introduction:**

11 In 2024, the Agricola development was approved with the entitlements to develop up to 4,000 residential  
12 dwelling units, a 100-room hotel, a million square feet of Office/Light Industrial, 640,000 square feet of  
13 educational facilities and 340,000 square feet of commercial. During the adoption hearing, there was concern  
14 of traffic impacts to US 17, the primary source of access to the development. There was significant discussion  
15 surrounding the possibility of a connection to the Governors Park development immediately north, allowing  
16 access to the Clay Dairy Parkway (Green Cove Springs Bypass) and SR 23 (First Coast Expressway). Due to  
17 these transportation concerns, the Capital Improvements Element of the Comprehensive Plan was amended  
18 to include the following policy as a threshold for re-examining the transportation network and determining  
19 any needed improvements in response to the planned future development:

20

21 *CIE POLICY 1.3.6*

22 Prior to the Project Phase projected to include the 1,251<sup>st</sup> residential unit, Sandricourt Farms  
23 LLC or the Master Developer(s) shall conduct a transportation study of the Development,  
24 access to the Property, area roadways, and scheduled transportation improvements. Such  
25 study shall be based upon a methodology to which the County and Florida Department of  
26 Transportation (FDOT) have agreed and shall identify any level of service failures  
27 attributable to future Project Phase(s), then prior to the commencement of such future  
28 Project Phases(s), Sandricourt Farms LLC or the Master Developer(s) shall propose an  
29 amendment to the Development Agreement which includes access modifications and/or

30 other mitigative measures which address the projected level of service failures. Such  
 31 modifications and measures may include but not be not limited to roadway, intersection,  
 32 and/or other improvements; provided, however, that Sandricourt Farms LLC or the Master  
 33 Developer(s) shall not be obligated to incur costs for such improvements exceeding mobility  
 34 fees projected to be paid by Development within such future Project Phases. Such  
 35 improvements may be eligible for credits against mobility fees pursuant to County ordinance.  
 36 Such improvements will be added to the County's Five-Year Schedule of Capital  
 37 Improvements at the appropriate time. Unless and until such an amendment to the  
 38 Development Agreement is approved by the Board of County Commissioners, residential  
 39 development within or beyond the Project Phase including the 1,251<sup>st</sup> residential unit shall  
 40 not commence.

41  
 42 The requirement for the traffic analysis was also included in Agricola's Development Agreement 2023/2024-  
 43 176. The timing of the required study was tied to the phasing of the first 1,251 residential units as shown in  
 44 the following table from the Agricola PUD (Table 5.2).  
 45

PROPOSED LAND USE BY PHASE						
Timing	Residential	Hotel	Office/L-1/Flex	Education	Commercial	GSF
	Units	Keys				
Phase 1	Year 1 - 5	450		30,000		22,500
Phase 2	Year 6 - 10	800		50,000		22,500
Phase 3	Year 11 - 15	770	100	70,000	160,000	22,500
Phase 4	Year 16 - 20	700		250,000	160,000	22,500
Phase 5	Year 21 - 25	640		270,000	160,000	125,000
Phase 6	Year 26 - 30	640		330,000	160,000	125,000
<b>Build Out</b>	<b>Year 30</b>	<b>4,000</b>	<b>100</b>	<b>1,000,000</b>	<b>640,000</b>	<b>340,000</b>

46  
 47  
 48 Since 2024, the Agricola development has changed hands and to date has not begun development.  
 49 Applications are being made to amend the Governors Park and Agricola PUD's to provide two connection  
 50 points to Agricola, not previously identified. These modifications, shown in Figures 1 and 2 below, will allow  
 51 direct access to both State Road 16 and the First Coast Expressway via Clay Dairy Parkway from the Agricola  
 52 development and will redirect traffic away from US 17.  
 53

Figure 1 – Governors Park PUD Amendment (PUD 26-0009)

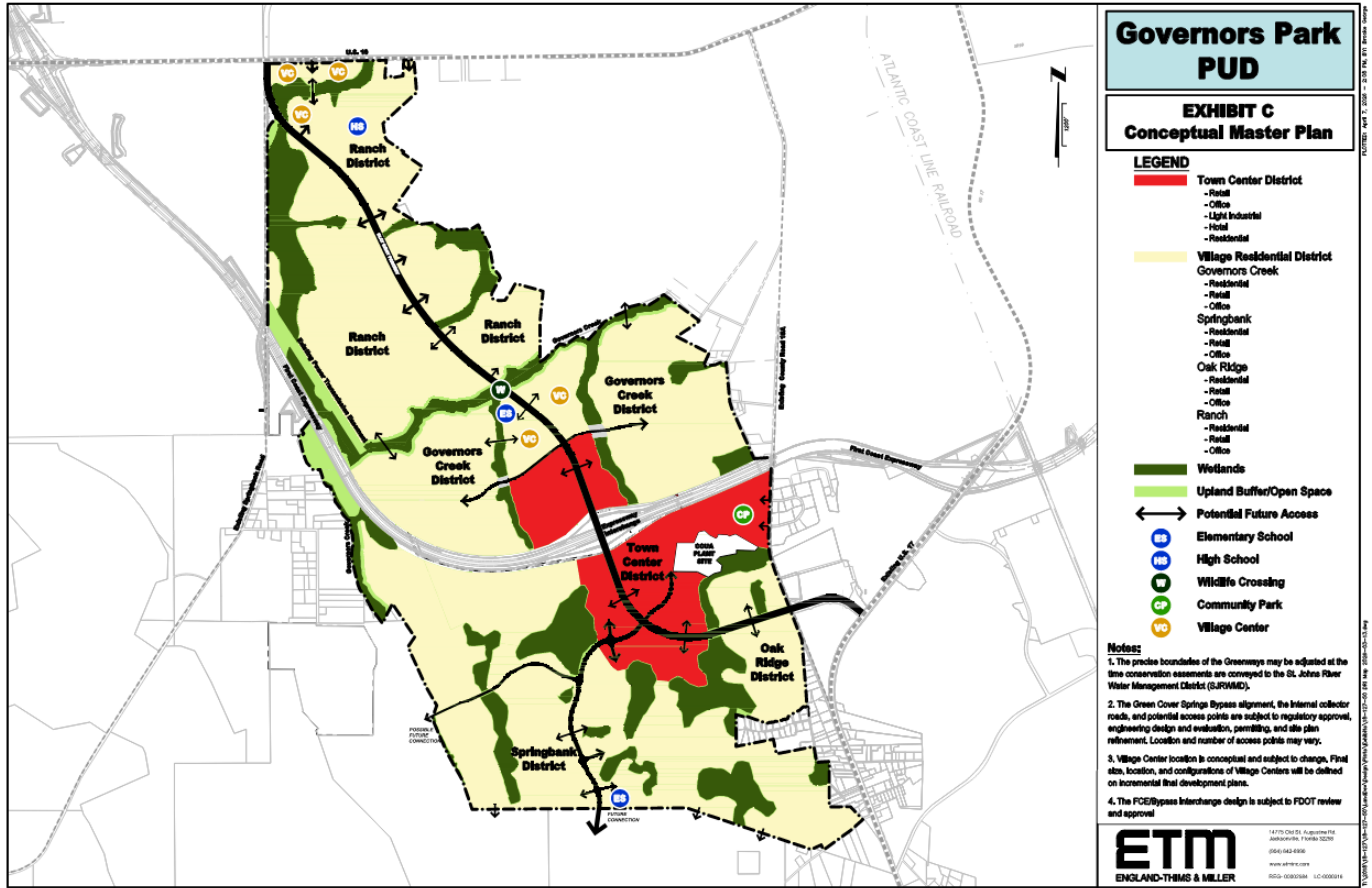
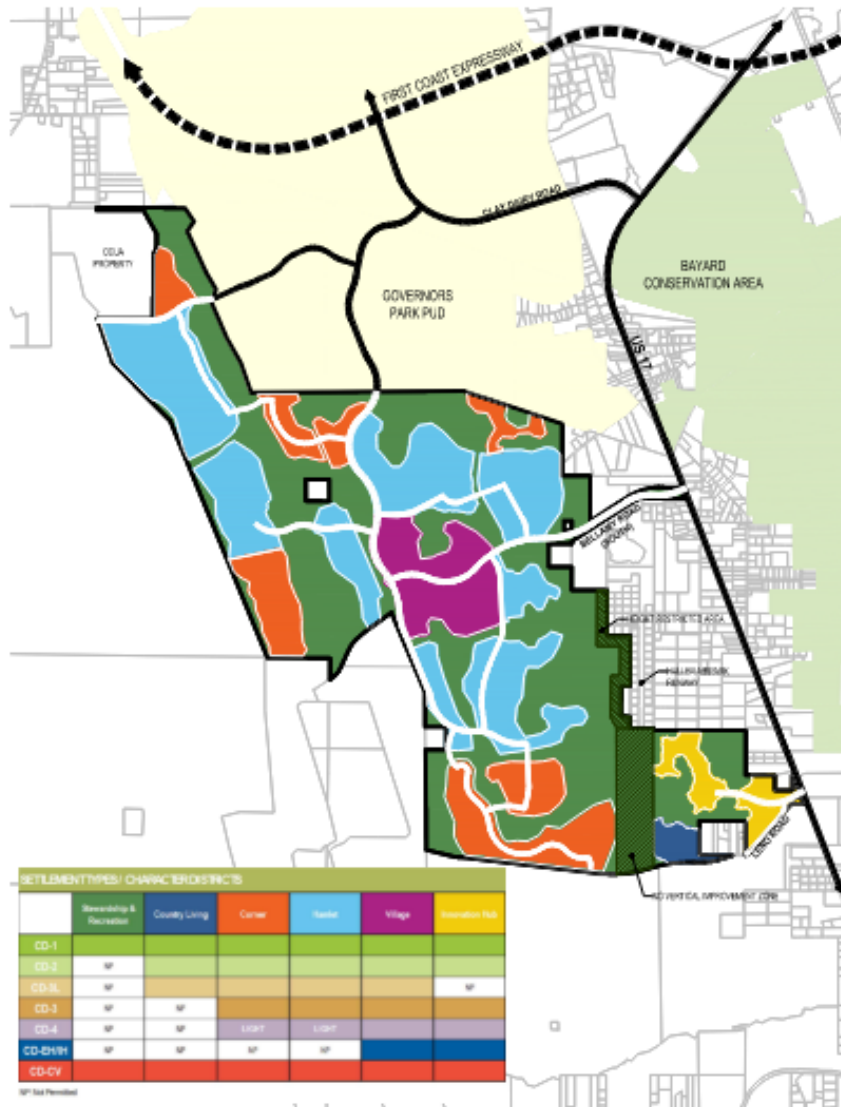


Figure 2 - Agricola PUD Amendment (PUD 26-0007)



58

59

60

61 To address the requirement in CIE Policy 1.3.6 and the corresponding requirement in the Agricola  
 62 Development Agreement, a Traffic Impact Analysis was conducted in March 2026. The study included the  
 63 two proposed connections to Governors Park in addition to the US 17 access points at Bellamy Road South  
 64 and Leno Road. Background traffic volume estimates, using the Northeast Regional Planning Model  
 65 (NERPM) and socioeconomic data from approved projects were factored into the study.

66

67 According to the study, two segments of US 17 are anticipated to be over capacity in the future, a circumstance  
 68 that would occur independent of the Agricola development as it does not provide significant impact during  
 69 Phases 1, 2 or 4. Additionally, the study indicated that a segment of Clay Dairy Parkway will exceed capacity  
 70 in Phase 4.

71  
72 Having met the obligation to conduct the required traffic analysis and finding that future US 17 capacity  
73 issues are not projected because of the proposed Agricola development, the applicant seeks to remove CIE  
74 Policy 1.3.6 from the 2045 Comprehensive Plan. Following State review of this amendment, a revised  
75 Development Agreement removing the corresponding requirement will also be brought forward for  
76 consideration.

77  
78 While capacity concerns were not attributable to the phases leading to the development of the 1,251st dwelling  
79 unit, the study offered the following recommendations:

- 80
- 81 • Remove the 1,251 dwelling unit threshold
  - 82 • Extend Bellamy Road to Us-17 prior to Phase 3
  - 83 • Coordinate the Bellamy Road connection through FDOT permitting and the ICE process.
  - 84 • Widening of the Clay Dairy Parkway (Green Cove Springs Bypass) from four to six lanes from  
85 Medallion Boulevard and the First Coast Expressway prior to Phase 4, subject to re-evaluation
  - 86 • Coordinate with FDOT and construct required improvements including signalization, if warranted,  
87 at US-17 and Leno Road upon southern PUD development.
- 88

89 **Recommendation**

90 Based on the completion of the required study and its findings, staff recommends transmittal of COMP 26-  
91 0010.

**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 F, THE CAPITAL IMPROVEMENTS ELEMENT, TO REMOVE CIE POLICY 1.3.6 BASED ON THE COMPLETION OF THE REQUIRED TRAFFIC IMPACT ANALYSIS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, Application COMP 26-0010 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.** Exhibit F of the Plan (Capital Improvements Element) is hereby amended to remove CIE Policy 1.3.6 as follows:

**~~CIE POLICY 1.3.6~~**

~~Prior to the Project Phase projected to include the 1,251<sup>st</sup> residential unit, Sandricourt Farms LLC or the Master Developer(s) shall conduct a transportation study of the Development, access to the Property, area roadways, and scheduled transportation improvements. Such study shall be based upon a methodology to which the County and Florida Department of Transportation (FDOT) have agreed and shall identify any level of service failures attributable to future Project Phase(s), then prior to the commencement of such future Project Phases(s), Sandricourt Farms LLC or the Master Developer(s) shall propose an amendment to the Development Agreement which includes access modifications and/or other mitigative measures which address the projected level of service failures. Such modifications and measures may include but not be not limited to roadway, intersection, and/or other improvements; provided, however, that Sandricourt Farms LLC or the Master Developer(s) shall not be obligated to incur costs for such improvements exceeding mobility fees projected~~

~~to be paid by Development within such future Project Phases. Such improvements may be eligible for credits against mobility fees pursuant to County ordinance. Such improvements will be added to the County's Five Year Schedule of Capital Improvements at the appropriate time. Unless and until such an amendment to the Development Agreement is approved by the Board of County Commissioners, residential development within or beyond the Project Phase including the 1,251<sup>st</sup> residential unit shall not commence.~~

**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.** 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 Septemember, 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 D

## STATEMENT OF PURPOSE, SCOPE, AND JUSTIFICATION

### Project Location

Bellamy Property Holdings, LLC (the “Applicant”) is the owner of approximately 3,158 acres of land located south of the First Coast Expressway and west of US Highway 17 as identified on the enclosed Aerial Map (the “Property”). The property is mostly vacant and used primarily for agricultural and silvicultural purposes. The Property has Clay County Parcel Identification Numbers as listed in Table 1 below.

**Table 1**  
**Parcel Identification Numbers and Owners**

Parcel Numbers	Owners
32-06-26-015650-000-00	Bellamy Property Holdings, LLC
03-07-26-015793-000-00	Bellamy Property Holdings, LLC

The general location of the Property is depicted on the **Location Map** and an aerial photograph showing the features of the Property and the surrounding area are shown on the **Aerial Map** included in Exhibit E. The **Location Map** shows the Property in relation to the existing and planned roadway network. The planned roadway known as the Green Cove Springs Bypass (the “Bypass”, also known as the Clay Dairy Parkway) will ultimately provide an alternative route to US Highway 17 through downtown Green Cove Springs. The Bypass will connect from US Highway 17 to the south through the Governors Park Development of Regional Impact (“DRI”) and the Property and connect to County Road (“CR”) 315 and continue to US Highway 17 north of Green Cove Springs.

### Project Description

The purpose of this Comprehensive Plan Amendment (“CPA”) is to remove CIE Policy 1.3.6 from the Capital Improvements Element of the Clay County Comprehensive Plan as it pertains to the Property. This policy established a conditional development threshold requiring completion of a transportation study prior to issuance of the 1,251<sup>st</sup> residential unit due to potential impacts on the US Highway 17 corridor within the City of Green Cove Springs.

Since adoption of the policy, the required Traffic Impact Analysis (“TIA”) has been completed in coordination with Clay County and Florida Department of Transportation. The study reflects updated roadway connectivity, including access through Governors Park and the regional roadway network via the First Coast Expressway and Green Cove Springs Bypass (aka Clay Dairy Parkway). These improvements have significantly altered project traffic patterns.

The TIA demonstrates that the project no longer contributes significantly to traffic conditions on US Highway 17 within the City of Green Cove Springs corridor and does not trigger the conditions that originally necessitated the 1,251-unit threshold. Furthermore, all required transportation improvements are addressed through the Amended and Restated Development Agreement, which

proposes modifications to the existing Development Agreement for the Property and submitted as a companion to this application.

Accordingly, the purpose of this amendment is to eliminate a fulfilled policy requirement. The proposed development program will remain consistent with the Comprehensive Plan; and this application updates the Plan to reflect current conditions without imposing unnecessary or redundant development constraints.

**Project Benefits**

The Property’s revised connectivity to Governors Park and U.S. Highway 17 will benefit the local and regional roadway network. This enhanced connectivity allows project traffic to be distributed more efficiently by utilizing Clay Dairy Parkway / Green Cove Springs Bypass, thereby reducing congestion and impacts along US Highway 17 within the Green Cove Springs corridor.

In addition, access through Governors Park provides more direct connectivity to the First Coast Expressway, allowing regional trips to bypass constrained local roadways. This improved network integration reduces reliance on US Highway 17 and other external roadways while supporting a more efficient and balanced traffic distribution pattern consistent with the findings of the TIA.

**Existing Conditions/Site Suitability:**

Surrounding Uses

As shown on the **Aerial Map**, the Property is surrounded on the north by the Governors Park DRI and PUD, including the First Coast Expressway; the west by Agricultural lands; the south by Agricultural and Residential lands; and the east by Governors Park DRI and PUD, residential development, and US Highway 17. The Agricola PUD is approved for a maximum of 4,000 residential units and 950,000 square feet of commercial, office and industrial space, in combination. Table 2 lists the future land use designation and existing land uses surrounding the property.

**Table 2  
Adjacent Land Use**

<b>Direction</b>	<b>Future Land Use</b>	<b>Permitted Principal Uses</b>
North	PC, AR, AG	Governors Park Mixed Use; Agriculture; Residential; Public Services
South	AG, RR, COM, IND	Residential, Industrial, Agriculture, Public Services
East	PC, AG, RR	Governors Park Mixed Use; Agriculture; Residential; Public Services
West	AG, IND	Agriculture, Industrial, Public Services

Stormwater Management

The stormwater management system for the Property will not be revised as a result of this application. Agricola will provide for the effective removal of stormwater from the development areas through a series of stormwater management facilities (“SMFs”) designed to provide attenuation and treatment of stormwater runoff. The master stormwater management system is

expected to generally follow the natural drainage divides.

It is anticipated that wet detention will be the primary method used for stormwater treatment. The normal water elevation (“NWL”) of each SMF will be designed and established so the groundwater elevation of adjacent wetland areas is not affected.

The removal of stormwater runoff from the development areas will be accomplished by the routing of stormwater flows through a system of pipes and swales to the wet detention ponds prior to discharge to the existing creeks and wetlands. Control structures for the wet detention ponds will be designed to provide the required stormwater treatment volumes.

Drainage design for the site will provide for peak flow attenuation for the 25 year/24-hour storm event in accordance with St. Johns River Water Management District (“SJRWMD”) regulations. The following design storms will be analyzed in accordance with the SJRWMD and/or Clay County standards.

- 25 yr/24 hr storm event
- mean annual storm event (commercial development only, where the impervious areas of watershed exceeds 50 percent)

The volume and quality of runoff from the site will be designed to meet the criteria of the SJRWMD. The SJRWMD requires that wet detention system runoff shall be treated as follows:

For wet detention systems, the design treatment volume is the greater of the following:

- (a) One inch of runoff over the drainage area
- (b) 2.5 inches times the impervious area (excluding water bodies)
- (c) No increase in Nitrogen and Phosphorous nutrient runoff volumes.

Each construction project within Agricola will be permitted by the SJRWMD and Clay County, with the control elevation and treatment volumes to be determined based upon site-specific permitting.

### **Public Facilities Impact Analysis**

The proposed modifications to the Agricola development plan will not create additional impacts on public facilities. Public Facilities Impact Analysis was included with the original Comprehensive Plan Amendment application to change the future land use from Agriculture (AG) to Planned Community (PC). This application only proposes to eliminate a text policy in the Capital Improvement Element of the Comprehensive Plan related to transportation for the reasons stated in the Project Description section above and as set forth below.

#### Transportation

CIE Policy 1.3.6 was originally adopted to address concerns related to the Project’s potential impacts on the downtown Green Cove Springs segment of US Highway 17. However, as

demonstrated in the enclosed Traffic Impact Assessment, the Project’s updated access configuration and regional connectivity fundamentally alter traffic patterns.

With the addition of connections through Governors Park and access to the First Coast Expressway and Green Cove Springs Bypass, project traffic is redistributed to the regional roadway network, significantly reducing impacts to US Highway 17 within the City. The analysis confirms that Agricola no longer contributes to the conditions that warranted the 1,251-unit development threshold.

Accordingly, the policy has served its intended purpose and is no longer necessary to ensure transportation concurrency or public safety. Its removal is justified as a logical and data-supported refinement to the Comprehensive Plan.

Schools

Table 3 lists the projected number of students by school type at buildout. This projection assumes there will be no age-restricted dwelling units, but it is possible there will be a component of age-restricted residential units. A school concurrency application has been filed with Clay County and the Clay County School District. If required, a proportionate share mitigation agreement will be prepared to mitigate for the additional seats needed. At the school impact fee rates effective June 1, 2026, the proposed development will generate more than \$42 million in impact fee revenue to the school district, in addition to the ad valorem revenue due to the school district. The Owner is actively working with the School District in review of the school concurrency application and to address mitigation.

**Table 3  
Student Population by School Type**

Type	Dwelling Units	Elem Factor	Elem Students	JH Factor	JH Students	High Factor	High Students	Total Students
Single Family	4000	0.245	980	0.068	272	0.162	648	1,900

Student generation factors obtained from Clay County School Board Concurrency Reservation Letter dated 3/27/2026 (SCRC#2026000004).

Water, Wastewater and Reuse

Comprehensive Plan CIE Policy 1.3.5 requires that the landowner and utility provider, Clay County Utility Authority (“CCUA”), collaborate to prepare a Utilities Master Plan that identifies the most efficient manner to serve the Property while protecting natural resources, and enter into an ‘agreement to serve’ the Property by CCUA prior to the commencement of any development in Agricola. The proposed Amended and Restated Development Agreement also requires that, at the request of CCUA, an appropriate site for water and/or wastewater facilities within the Property be conveyed to CCUA, with any applicable credit against connection fees to the landowner. Any facilities provided in the ‘agreement to serve’ and/or located on lands so conveyed shall be added to the County’s Five Year Schedule of Capital Improvements at such time as the facilities fall within the fifth year of the schedule.

The estimated potable water and wastewater demand remains unchanged as a result of this comprehensive plan amendment application

### Recreation and Open Space

The residential development of the Property will create a demand for park space based on the County's adopted levels of service for neighborhood and community park acreage. The demand for park space remains unchanged as a result of this application; the development shall provide parks and recreation as required in the existing Development Agreement, and in the proposed Amended and Restated Development Agreement, as well as in the existing Agricola PUD, as is proposed to be amended.

### **Urban Sprawl Analysis**

**Section 163.3177(6)(a)9.a., Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:**

The proposed amendment does not introduce or facilitate urban sprawl. The development pattern, land use designations, and infrastructure planning remain unchanged and consistent with the Comprehensive Plan.

### **Consistency Analysis with 2045 Clay County Comprehensive Plan**

Each of the applicable objectives and policies of the Clay County Comprehensive Plan are listed below followed by a consistency statement relevant to the proposed comprehensive plan text policy amendment.

### **FUTURE LAND USE ELEMENT**

Not applicable. This is a text amendment and does not affect the future land use element.

### **TRANSPORTATION ELEMENT**

**Policy 1.1.5: Consider existing manmade or natural constraints, in determining collector roadways, arterial roadways and limited/controlled access facilities that are necessary to serve projected future traffic forecasts and should be included on the *Future Traffic Circulation Map*.**

**Policy 1.2.2: Utilize the Future Traffic Circulation Map to review proposed development orders for compatibility with the existing and future roadway plans of Clay County and other government entities.**

The planned Bypass corridor was designed in consideration of manmade and natural constraints. The Bypass is a Designated Mobility Improvement in the County's adopted Mobility Plan and is included on the County's 2045 Traffic Circulation Map. Approval of the proposed amendment will expedite construction of this much need Designated Mobility Improvement as a four-lane

major collector road and will allow development from the Agricola Project to utilize the Bypass without impacting other local and regional roadways.

**Policy 1.6.2: Ensure proper coordination of all new developments with the public and/or private programming of transportation improvements so that impacts will be mitigated concurrent with the development and its corresponding traffic impacts.**

The companion Development Agreement and Rezoning modification applications will address the phasing of the US Highway 17 connector to ensure that the traffic impacts will be mitigated concurrent with the development. Primary development traffic will travel north utilizing the First Coast Expressway and the Green Cove Springs Bypass.

**Policy 1.7.2: Maximize arterial capacity by acquiring and/or protecting adequate rights-of-way during the development review process.**

The construction of the Bypass will help to maximize arterial capacity of US Highway 17 and SR 16 by providing a parallel route and a shortcut from taking US Highway 17 to SR 16 through Green Cove Springs. State Road 16 between the First Coast Expressway and the Bypass is programmed to be widened from two to four lanes. Area along the frontage of the Property will be reserved to accommodate the future widening of SR 16 from the Bypass to the existing four-lane section at CR 15A.

**Policy 1.9.2: Within the Urban Service Area, the County shall require new local streets and all collector roads serving residential areas and nonresidential land uses to include five foot sidewalks within the dedicated right-of-way or an approved alternative pedestrian circulation system.**

Development of the Property will comply with this Policy and the corresponding sidewalk requirements of the County's Land Development Code.

**Policy 1.9.7: Designated bicycle lanes shall be built when constructing or reconstructing roads in Clay County and in accordance with FDOT standards. The outside lane of major arterial, minor arterial, and collector roadways, except for residential collector roadways, shall include a 4 foot wide bicycle lane for urban roadways and a 5 foot wide bicycle lane for rural roadways. Construction projects for existing roads shall be reviewed on a case-by-case basis and only under extreme right-of-way width constraints will designated bicycle lanes be excluded from a project.**

Major arterial, minor arterial, and collector roadways will be designed to accommodate bicycle lanes and sidewalks as required. Typical cross sections will be included with construction plan submittals.

**Policy 6.1.1: Clay County shall improve accessibility to job centers and further designate job generating land uses to capture local trips and reduce vehicle miles traveled.**

Approval of this amendment and approval of the companion rezoning application will allow Agricola to connect directly to the Governors Park community to the north, including connection to the Green Cove Springs Bypass and the First Coast Expressway. These connections will provide

easy access to the job centers planned for the area. Additionally, Agricola will include approximately 950,000 square feet of non-residential uses. Altogether, nearly four million square feet of non-residential uses are planned between the Governors Park DRI and PUD and the Agricola PUD.

**COMMUNITY FACILITIES ELEMENT**

Not Applicable. This is a text amendment and does not affect community facilities.

**PUBLIC SCHOOL FACILITIES ELEMENT**

Not Applicable. This is a text amendment and does not affect public school facilities.

**CONSERVATION ELEMENT**

Not Applicable. This is a text amendment and does not affect conservation.

**RECREATION AND OPEN SPACE ELEMENT**

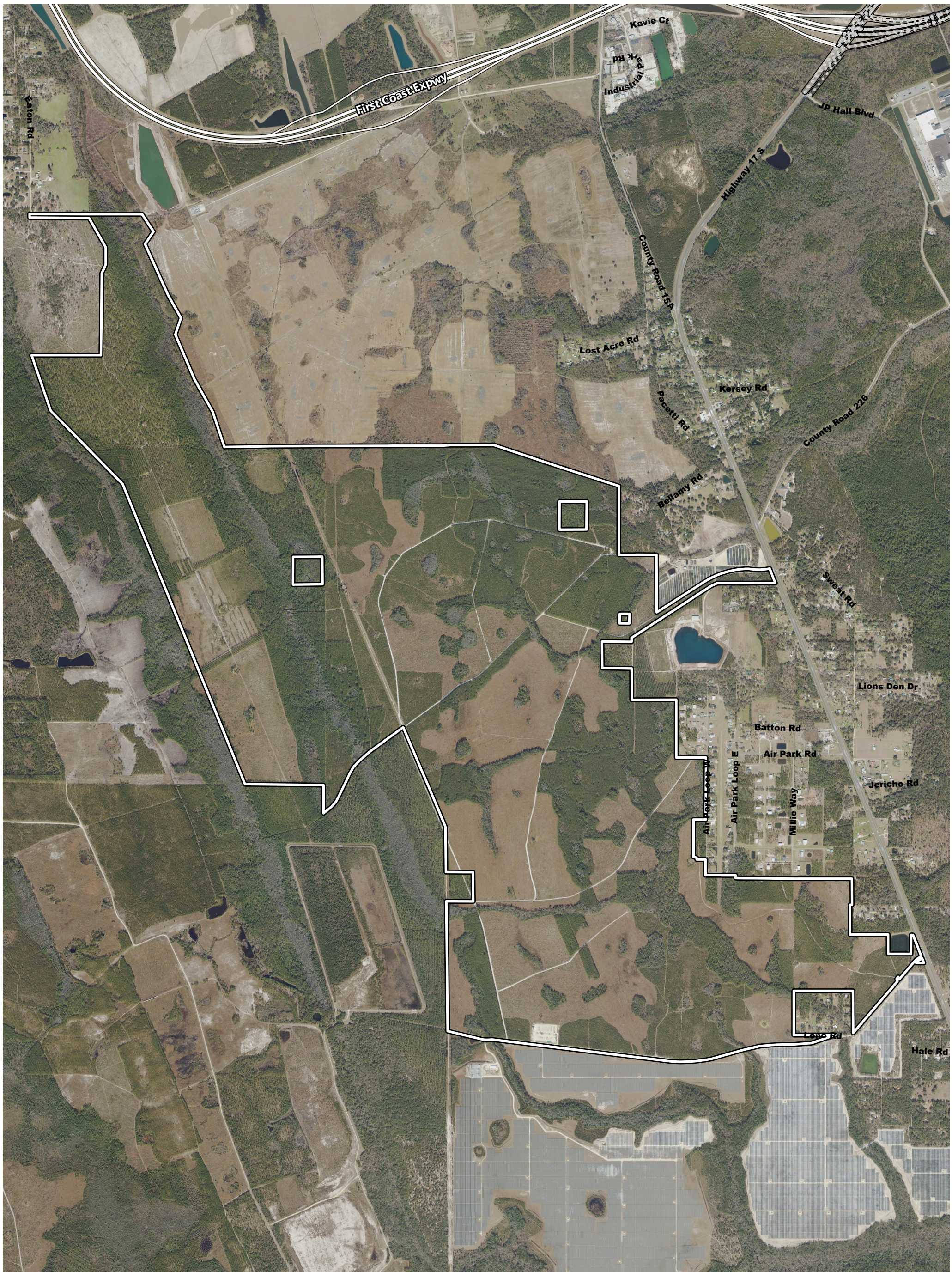
Not Applicable. No impacts or changes are associated with this amendment. Recreation levels of service and planned improvements remain unaffected.

**HOUSING ELEMENT**

Not Applicable. No impacts or changes are associated with this amendment.

**ECONOMIC DEVELOPMENT ELEMENT**

Not Applicable. No impacts or changes are associated with this amendment.







# AGRICOLA- CLAY, FL

## EXISTING CONDITIONS

**ETM**  
 ENGLAND-THIMS & MILLER  
 14775 Old St. Augustine Road, Jacksonville, Florida 32258  
 904.642.8990 | www.etmgeo.com | www.etminc.com



-  Subject Property
-  Limited Access
-  Limited Access Incomplete
-  Limited Access Under Construction

## Agricola Property – 2026 Comprehensive Plan Text Amendments

**Section 6.** Exhibit F of the Plan (Capital Improvements Element) is hereby amended to delete CIE Policy 1.3.6 as follows:

CIE Policy 1.3.6

~~Prior to the Project Phase projected to include the 1,251<sup>st</sup> residential unit, Sandricourt Farms LLC or the Master Developer(s) shall conduct a transportation study of the Development, access to the Property, area roadways, and scheduled transportation improvements. Such study shall be based upon a methodology to which the County and Florida Department of Transportation (FDOT) have agreed and shall identify any level of service failures attributable to future Project Phase(s), then prior to the commencement of such future Project Phase(s), Sandricourt Farms LLC or the Master Developer(s) shall propose an amendment to the Development Agreement which includes access modifications and/or other mitigative measures which address the projected level of service failures. Such modifications and measures may include but not be not limited to roadway, intersection, and/or other improvements; provided, however, that Sandricourt Farms LLC or the Master Developer(s) shall not be obligated to incur costs for such improvements exceeding mobility fees projected to be paid by Development within such future Project Phases. Such improvements may be eligible for credits against mobility fees pursuant to County ordinance. Such improvements will be added to the County's Five Year Schedule of Capital Improvements at the appropriate time. Unless and until such an amendment to the Development Agreement is approved by the Board of County Commissioners, residential development within or beyond the Project Phase including the 1,251<sup>st</sup> residential unit shall not commence.~~

# TRAFFIC IMPACT ANALYSIS

## AGRICOLA PUD for BELLAMY PROPERTY HOLDINGS, LLC

CLAY COUNTY, FLORIDA

ETM No. 25-019

SUBMITTED BY



14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Phone: 904.642-8990  
Fax: 904.646.9485

March 2026

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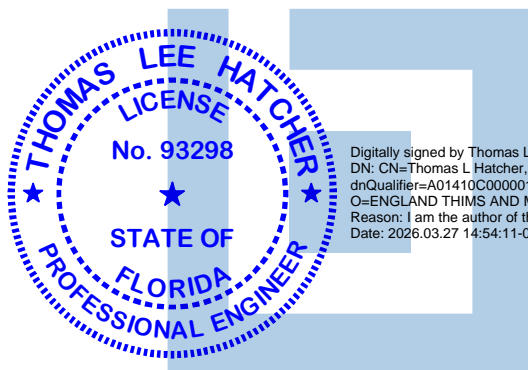
Appendix A – TIA Methodology

Appendix B – Existing Conditions Data

Appendix C – NERPM Background Traffic Model Printouts

Appendix D – Internal Capture Matrices & Passby Tables

Appendix E – NERPM Distribution Printouts



Digitally signed by Thomas L. Hatcher  
 DN: CN=Thomas L. Hatcher,  
 dnQualifier=A01410C000018D315E2C180000EAAA,  
 O=ENGLAND THIMS AND MILLER INC., C=US  
 Reason: I am the author of this document  
 Date: 2026.03.27 14:54:11-04'00'

THIS ITEM HAS BEEN DIGITALLY  
 SIGNED AND SEALED BY:  
 THOMAS L. HATCHER, P.E., PTOE, PTP  
 FLORIDA PE NUMBER 93298

Software: PTV Visum, Northeast Regional Planning Model, Synchro/Sim Traffic v. 12,

This work is intended solely for the Bellamy Property Holdings, LLC, and Clay County. The scope of work and related responsibilities is as defined in the Client Contract. Any use which a third party makes of the work, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions.

## Introduction

This Traffic Impact Analysis (TIA) has been prepared for the Agricola Property, a mixed-use development in Clay County. The site is located south of the Governor's Park DRI and west of US-17. The project proposes two connections to the Governor's Park DRI and two connections to US-17. The project is expected to be developed in four phases over twenty years, with the first phase accessing solely through Governor's Park DRI. **Figure 1** illustrates the site location map, while **Figure 2** shows the conceptual master plan. The full development schedule is provided in **Table 1**. The approved TIA methodology is contained in **Appendix A**.

## Executive Summary

The updated traffic analysis reflects added internal connectivity to Governors Park and improved access to the First Coast Expressway and Green Cove Springs Bypass. These changes redistribute project traffic, reducing reliance on US-17 through the city.

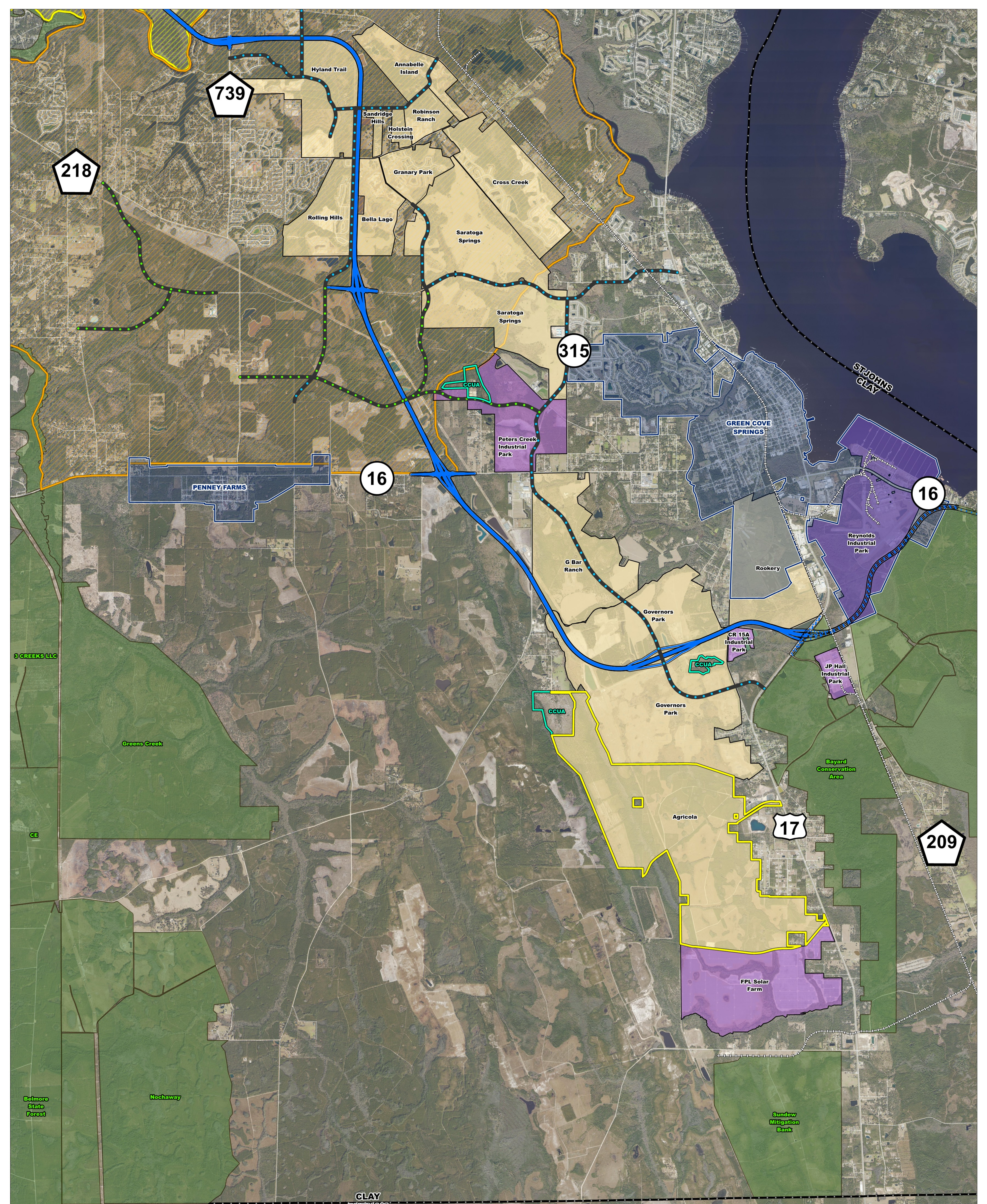
Two segments of US-17 are projected to operate over capacity under future conditions; however, these deficiencies occur without project traffic, and Agricola does not add a significant impact during Phases 1, 2, or 4. One segment of the Green Cove Springs Bypass is projected to exceed capacity in Phase 4 with project traffic.

The analysis confirms the project does not contribute to the conditions supporting the 1,251 dwelling unit threshold and is not expected to trigger Development Agreement limitations tied to US-17.

ETM has the following recommendations:

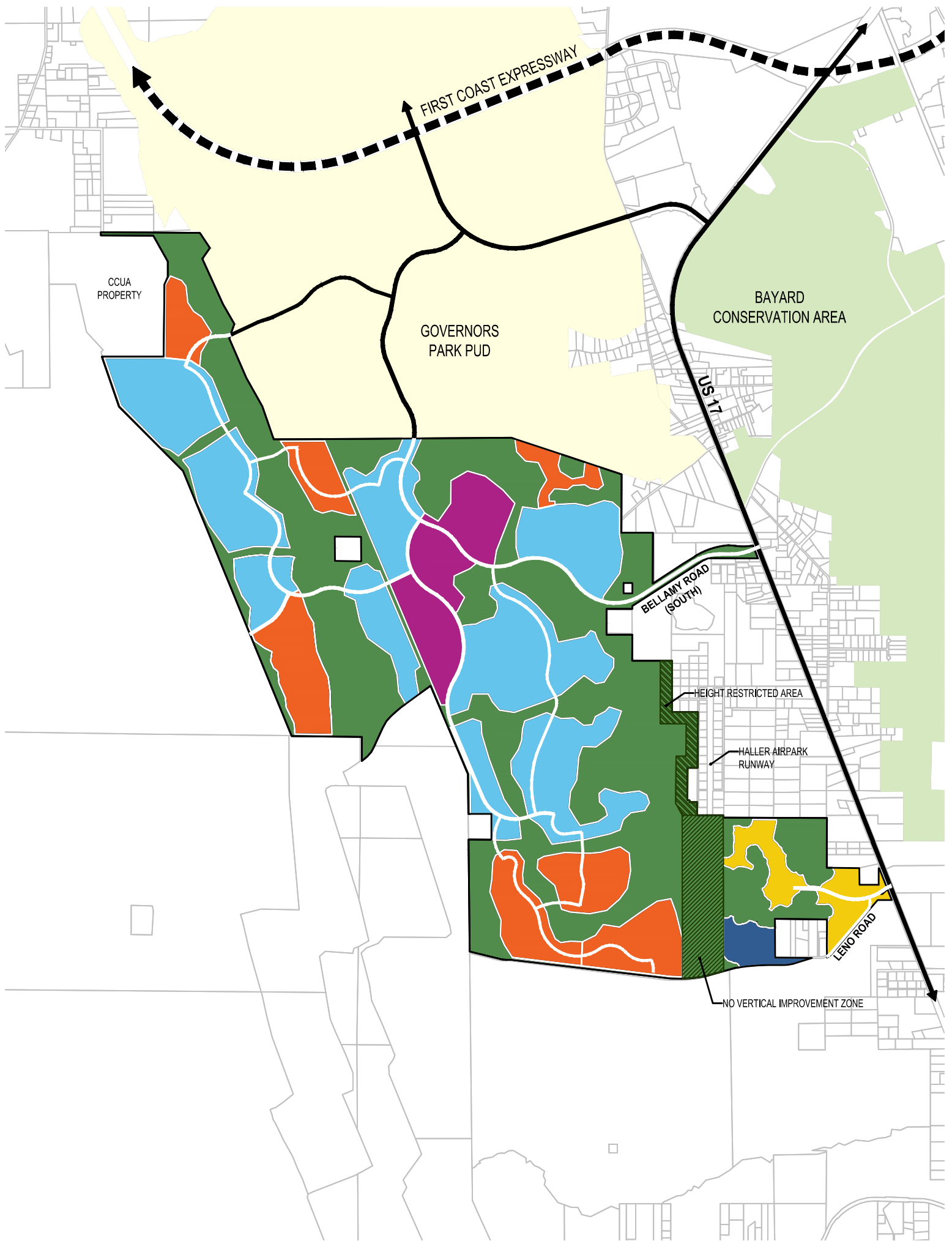
- Remove the 1,251 dwelling unit threshold.
- Extend Bellamy Road to US-17 prior to Phase 3.
- Coordinate the Bellamy Road connection through FDOT permitting and ICE, including required improvements.
- Widen the Green Cove Springs Bypass to six lanes prior to Phase 4, subject to reevaluation.
- Coordinate with FDOT and construct required improvements, including signalization if warranted, at US-17 and Leno Road upon southern PUD development.

No further recommendations are identified.



Agricola	Conservation / Mitigation Banks	Limited Access Under Construction	Florida Railroads
Community Development	Branan Field Master Plan Area	Planned Roads - District Eligible	<b>Roads</b>
Business/Industrial Development	Lake Asbury Master Plan Area	Mobility Fee	Roads
Limited Access	Sundew Mitigation Bank	Planned Roads	





CCUA  
PROPERTY

GOVERNORS  
PARK PUD

BAYARD  
CONSERVATION AREA

US 17

BELLAMY ROAD  
(SOUTH)

HEIGHT RESTRICTED AREA

HALLER AIRPARK  
RUNWAY

LENO ROAD

NO VERTICAL IMPROVEMENT ZONE

**Table 1**  
**Agricola PUD**  
**Proposed Development Schedule**

Land Use	ITE Land Use Code	Quantity	Units	Buildout
<b><u>Phase 1</u></b>				
Single Family Residential	210250	DUs	2030	
<b><u>Phase 2</u></b>				
Single Family Residential	210,250	DUs	2035	
Shopping Center (>150k)	82050,000	SF GFA	2035	
<b><u>Phase 3</u></b>				
Single Family Residential	210,450	DUs	2040	
Shopping Center (>150k)	82000,000	SF GFA	2040	
<b><u>Phase 4</u></b>				
Jacksonville Industrial Park	N/A00,000	SF GFA	2045	
Single Family Residential	210,000	DUs	2045	
General Office Building	71000,000	SF GFA	2045	
Shopping Center (>150k)	82050,000	SF GFA	2045	

Note: Development by Phase is Cumulative

Buildout Year is an estimate and influenced by market conditions

## **Inventory of Existing Conditions**

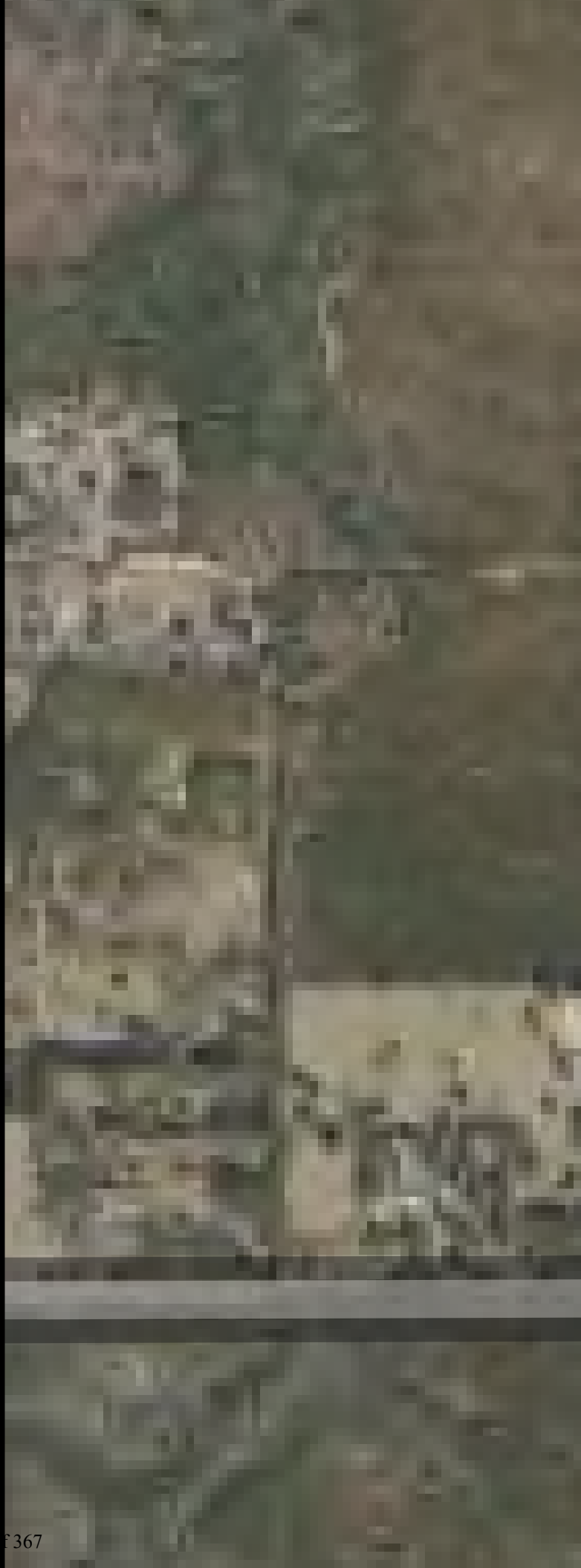
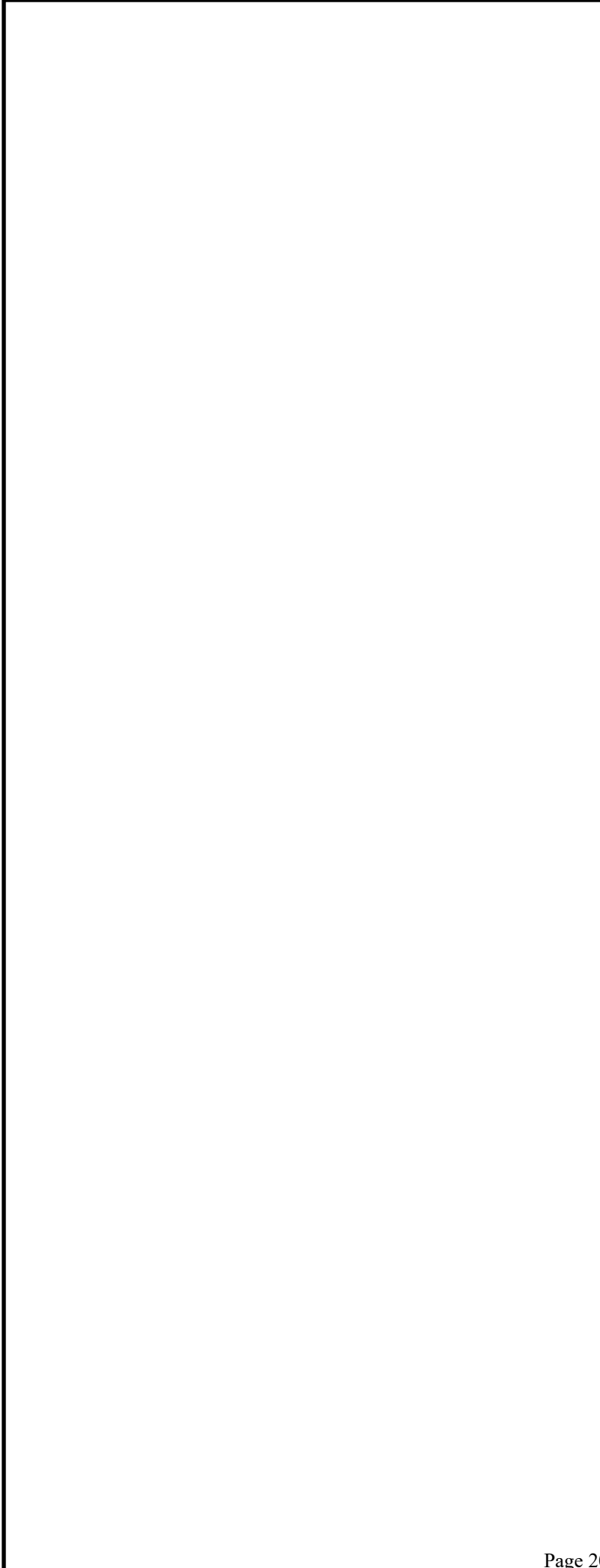
This TIA includes the surrounding roadway segments (arterials and collectors) within the study area. **Figure 3** illustrates the study area radius. Existing conditions data for roadway segments within the study area was obtained from the *2025 FDOT District 2 LOS Tool (D2LOSTool)* web application, *2024 Florida Traffic Online (FTO)* website and collected traffic counts. **Table 2** summarizes the existing conditions for all roadway segments included in the study. Supporting documentation, including D2LOSTool printouts for each state roadway segment, and FTO AADT and Synopsis Reports for each non-state roadway are provided in **Appendix B**.

## **Background Traffic Estimates**

Background traffic volumes for each roadway segment were estimated using the Northeast Regional Planning Model (NERPM) following the methodology described. A 2035 interim scenario was created, and socioeconomic data from approved projects were prorated and incorporated into the model. For the ultimate buildout horizon, the 2050 model that includes all approved projects at full buildout was applied. **Table 3** presents the background traffic conditions at each phase. **Appendix C** contains the NERPM daily traffic printouts for the 2035 and 2050 model runs.

## **Trip Generation Estimates**

Project traffic for each phase was estimated using trip generation rates and equations from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12<sup>th</sup> Edition*. Trip generation calculations were prepared for a typical weekday, the AM peak hour, and the PM peak hour. Internal capture was calculated using the *Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3<sup>rd</sup> Edition*. **Tables 4** through **7** illustrate the trip generation calculations. **Appendix D** contains the internal capture matrices by phase.



**Table 2**  
**Agricola PUD**  
**Existing Conditions**

Roadway	Segment	Traffic Data Source	Capacity Source	LOS Standard	Traffic Count AADT (vpd)	Existing PM Peak Hour Traffic (vph)	Peak Hour Maximum Service Volume (vph)	Volume to Capacity Ratio
U.S. 17	C.R. 315 to Governor St	FTO Daily	FDOT D2 LOS Tool	D	30821	2,774	5960	46.5%
U.S. 17	Governor St to SR-16 / Ferris St	FTO Daily	FDOT D2 LOS Tool	D	26761	2,408	3250	74.1%
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	FTO Daily	FDOT D2 LOS Tool	D	26681	2,401	3290	73.0%
U.S. 17	SR-16 / St Augustine Hwy to FCE	FTO Daily	FDOT D2 LOS Tool	D	15,941	1,435	3,290	43.6%
U.S. 17	FCE to GCSB	FTO Daily	FDOT D2 LOS Tool	D	13,242	1,192	4,350	27.4%
U.S. 17	GCSB to CR 15A	FTO Daily	FDOT D2 LOS Tool	D	12,539	1,129	4,350	26.0%
U.S. 17	CR 15A to Bellamy Rd	FTO Daily	FDOT D2 LOS Tool	D	12,539	1,129	4,350	26.0%
U.S. 17	Project Entrance to Putnam County Line	FTO Daily	FDOT D2 LOS Tool	D	12,539	1,129	4,350	26.0%
S.R. 16	US-17 to Shands Bridge	FTO Daily	FDOT D2 LOS Tool	D	21,715	1,954	3,290	59.4%
S.R. 16	CR-15A to US-17	FTO Daily	FDOT D2 LOS Tool	D	14,023	1,262	3,088	40.9%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	Rekor TMC 9-4-25	FDOT D2 LOS Tool	D	13,778	1,240	2,020	61.4%
S.R. 16	GCSB to FCE	Rekor TMC 11-20-25	FDOT D2 LOS Tool	D	12,822	1,154	3,290	35.1%
S.R. 23/FCE	SR-16 to GCSB	N/A	FDOT D2 LOS Tool	D	0	0	7,400	0.0%
S.R. 23/FCE	GCSB to US-17	N/A	FDOT D2 LOS Tool	D	0	0	7,400	0.0%
S.R. 23/FCE	US-17 to St Augustine Hwy	N/A	FDOT D2 LOS Tool	D	0	0	7,400	0.0%
GCSB	Gov Park North to SR 16	N/A	FDOT LOS Handbook 2023	E	0	0	3,290	0.0%
GCSB	FCE to Gov Park North	N/A	FDOT LOS Handbook 2023	E	0	0	3,290	0.0%
GCSB	Medallion Blvd to FCE	N/A	FDOT LOS Handbook 2023	E	0	0	3,290	0.0%
GCSB	CR 15A to Medallion Blvd	N/A	FDOT LOS Handbook 2023	E	0	0	3,290	0.0%
GCSB	US 17 to CR 15A	N/A	FDOT LOS Handbook 2023	E	0	0	3,290	0.0%
Medallion Blvd	North Loop to GCSB	N/A	FDOT LOS Handbook 2023	E	0	0	3,290	0.0%
Medallion Blvd	East Loop to North Loop	N/A	FDOT LOS Handbook 2023	E	0	0	3,290	0.0%
Medallion Blvd	N Agricola Entrance to East Loop	N/A	FDOT LOS Handbook 2023	E	0	0	2,020	0.0%
Bellamy Rd	Agricola to US-17	N/A	FDOT LOS Handbook 2023	E	0	0	2,020	0.0%
Oakridge Ave/CR 15A	GCSB to SR-16	N/A	FDOT LOS Handbook 2023	E	2,814	253	2,020	12.5%
Oakridge Ave/CR 15A	US-17 to GCSB	N/A	FDOT LOS Handbook 2023	E	2,814	253	2,020	12.5%

Notes:

1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
4. Capacity was extracted from the FDOT D2 LOS Tool
5. Capacity was estimated using the 2023 FDOT LOS Handbook

**Table 3  
Agricola PUD  
Background Traffic Estimates**

Roadway	Segment	LOS Standard	Peak Hour Maximum Service Volume (vph)	Existing PM Peak Hour Traffic (vph)	2030 (Phase 1)			2035 (Phase 2)			2040 (Phase 3)			2050 (Phase 4)		
					AADT	PM Peak	V/C	AADT	PM Peak	V/C	AADT	PM Peak	V/C	AADT	PM Peak	V/C
U.S. 17	C.R. 315 to Governor St	D	5960	2,774	38,678	3,481	58.4%	46,528	4,188	70.3%	55,779	5,020	84.2%	65,030	5,853	98.2%
U.S. 17	Governor St to SR-16 / Ferris St	D	3250	2,408	31,811	2,863	88.1%	36,862	3,318	<b>102.1%</b>	41,597	3,744	<b>115.2%</b>	46,331	4,170	<b>128.3%</b>
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	D	3290	2,401	34,656	3,119	94.8%	42,630	3,837	<b>116.6%</b>	46,210	4,159	<b>126.4%</b>	49,789	4,481	<b>136.2%</b>
U.S. 17	SR-16 / St Augustine Hwy to FCE	D	3290	1,435	15,322	1,379	41.9%	14,698	1,323	40.2%	16,974	1,528	46.4%	19,249	1,732	52.6%
U.S. 17	FCE to GCSB	D	4350	1,192	19,778	1,780	40.9%	26,314	2,368	54.4%	27,590	2,483	57.1%	28,866	2,598	59.7%
U.S. 17	GCSB to CR 15A	D	4350	1,129	18,678	1,681	38.6%	24,813	2,233	51.3%	23,738	2,136	49.1%	22,662	2,040	46.9%
U.S. 17	CR 15A to Bellamy Rd	D	4350	1,129	22,206	1,999	45.9%	31,867	2,868	65.9%	34,616	3,115	71.6%	37,364	3,363	77.3%
U.S. 17	Project Entrance to Putnam County Line	D	4350	1,129	21,056	1,895	43.6%	29,570	2,661	61.2%	33,484	3,014	69.3%	37,397	3,366	77.4%
S.R. 16	US-17 to Shands Bridge	D	3290	1,954	26,161	2,355	71.6%	30,609	2,755	83.7%	34,089	3,068	93.3%	37,569	3,381	<b>102.8%</b>
S.R. 16	CR-15A to US-17	D	3088	1,262	11,389	1,025	33.2%	8,760	788	25.5%	9,288	836	27.1%	9,815	883	28.6%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	D	2020	1,240	10,706	964	47.7%	7,630	687	34.0%	8,581	772	38.2%	9,532	858	42.5%
S.R. 16	GCSB to FCE	D	3290	1,154	9,922	893	27.1%	7,023	632	19.2%	11,185	1,007	30.6%	15,347	1,381	42.0%
S.R. 23/FCE	SR-16 to GCSB	D	7400	0	12,556	1,130	15.3%	25,112	2,260	30.5%	32,542	2,929	39.6%	39,972	3,597	48.6%
S.R. 23/FCE	GCSB to US-17	D	7400	0	9,794	882	11.9%	19,591	1,763	23.8%	30,264	2,724	36.8%	40,936	3,684	49.8%
S.R. 23/FCE	US-17 to St Augustine Hwy	D	7400	0	19,256	1,733	23.4%	38,509	3,466	46.8%	53,144	4,783	64.6%	67,779	6,100	82.4%
GCSB	Gov Park North to SR 16	E	3290	0	1,067	96	2.9%	2,129	192	5.8%	11,416	1,027	31.2%	20,702	1,863	56.6%
GCSB	FCE to Gov Park North	E	3290	0	4,311	388	11.8%	8,626	776	23.6%	14,804	1,332	40.5%	20,982	1,888	57.4%
GCSB	Medallion Blvd to FCE	E	3290	0	5,550	500	15.2%	11,098	999	30.4%	17,134	1,542	46.9%	23,169	2,085	63.4%
GCSB	CR 15A to Medallion Blvd	E	3290	0	7,322	659	20.0%	14,639	1,318	40.1%	18,418	1,658	50.4%	22,196	1,998	60.7%
GCSB	US 17 to CR 15A	E	3290	0	3,694	333	10.1%	7,389	665	20.2%	7,337	660	20.1%	7,284	656	19.9%
Medallion Blvd	North Loop to GCSB	E	3290	0	2,133	192	5.8%	4,267	384	11.7%	6,451	581	17.7%	8,634	777	23.6%
Medallion Blvd	East Loop to North Loop	E	3290	0	739	67	2.0%	1,483	133	4.0%	3,343	301	9.1%	5,203	468	14.2%
Medallion Blvd	N Agricola Entrance to East Loop	E	2020	0	0	0	0.0%	0	0	0.0%	35	3	0.1%	70	6	0.3%
Bellamy Rd	Agricola to US-17	E	2020	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Oakridge Ave/CR 15A	GCSB to SR-16	E	2020	253	4,817	434	21.5%	6,822	614	30.4%	10,762	969	48.0%	14,701	1,323	65.5%
Oakridge Ave/CR 15A	US-17 to GCSB	E	2020	253	4,933	444	22.0%	7,054	635	31.4%	7,467	672	33.3%	7,879	709	35.1%

- Notes:
1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
  2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
  3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
  4. Capacity was extracted from the FDOT D2 LOS Tool
  5. Capacity was estimated using the 2023 FDOT LOS Handbook
  6. SR-16 is assumed to be widened to 4-lanes from the FCE to GCSB in the future
  7. Background traffic includes Z-data from Governor's Park

**Table 4**  
**Agricola PUD**  
**Trip Generation Estimates - Phase 1 (2030)**

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Gross Trip Ends				Internal Capture		Pass-by		Net New External Trip Ends	Net New External Trip Ends					
						Entering		Exiting		%	Volume	%	Volume		%	Volume	Enteing		Exiting	
						%	Volume	%	Volume								%	Volume	%	Volume
<b>Daily</b>																				
Single Family Residential	210	1,250	DUs	$T = 8.07(X) + 265.45$	10,353	50%	5,177	50%	5,176	5%	488	0%	0	9,865	50%	4,933	50%	4,932		
<b>Total</b>					<b>10,353</b>		<b>5,177</b>		<b>5,176</b>	<b>4.7%</b>	<b>488</b>		<b>0</b>	<b>9,865</b>		<b>4,933</b>		<b>4,932</b>		
<b>AM Peak Hour</b>																				
Single Family Residential	210	1250	DUs	$T = 0.67(X) + 5.59$	843	27%	228	73%	615	0%	0	0%	0	843	27%	228	73%	615		
<b>Total</b>					<b>843</b>		<b>228</b>		<b>615</b>	<b>0.0%</b>	<b>0</b>		<b>0</b>	<b>843</b>		<b>228</b>		<b>615</b>		
<b>PM Peak Hour</b>																				
Single Family Residential	210	1250	DUs	$\ln(T) = 0.92 \ln(X) + 0.33$	983	62%	609	38%	374	14%	138	0%	0	845	62%	524	38%	321		
<b>Total</b>					<b>983</b>		<b>609</b>		<b>374</b>	<b>14.0%</b>	<b>138</b>		<b>0</b>	<b>845</b>		<b>524</b>		<b>321</b>		

Reference: ITE Trip Generation Manual, 12th Edition  
ITE Trip Generation Handbook, 3rd Edition  
Industrial land use rates obtained from the Jacksonville Industrial Park Local Trip Generation Study, 2024  
Note: Per the approved methodology, a 50% internal capture rate for commercial land use was used

**Table 5**  
**Agricola PUD**  
**Trip Generation Estimates - Phase 2 (2035)**

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Gross Trip Ends				Internal Capture		Pass-by		Net New External Trip Ends	Net New External Trip Ends					
						Entering		Exiting		%	Volume	%	Volume		%	Volume	Enteing		Exiting	
						%	Volume	%	Volume								%	Volume	%	Volume
<b>Daily</b>																				
Single Family Residential	210	2,250	DUs	$T = 8.07(X) + 265.45$	18,423	50%	9,212	50%	9,211	5%	869	0%	0	17,554	50%	8,777	50%	8,777		
Shopping Center (>150k)	820	150,000	SF GFA	$T = 26.11(X) + 5863.73$	9,780	50%	4,890	50%	4,890	50%	4,890	29%	1,418	3,472	50%	1,736	50%	1,736		
<b>Total</b>					<b>29,881</b>		<b>14,102</b>		<b>15,779</b>	<b>19.5%</b>	<b>5,838</b>		<b>2,218</b>	<b>22,625</b>		<b>11,313</b>		<b>11,312</b>		
<b>AM Peak Hour</b>																				
Single Family Residential	210	2,250	DUs	$T = 0.67(X) + 5.59$	1,513	27%	409	73%	1,104	1%	19	0%	0	1,494	27%	403	73%	1,091		
Shopping Center (>150k)	820	150,000	SF GFA	$T = 0.59(X) + 133.55$	222	62%	138	38%	84	50%	111	29%	32	79	62%	49	38%	30		
<b>Total</b>					<b>1,747</b>		<b>547</b>		<b>1,200</b>	<b>7.8%</b>	<b>136</b>		<b>32</b>	<b>1,579</b>		<b>456</b>		<b>1,123</b>		
<b>PM Peak Hour</b>																				
Single Family Residential	210	2250	DUs	$\ln(T) = 0.92 \ln(X) + 0.33$	1,688	62%	1,047	38%	641	8%	138	0%	0	1,550	63%	977	37%	573		
Shopping Center (>150k)	820	150000	SF GFA	$\ln(T) = 0.72 \ln(X) + 3.02$	756	48%	363	52%	393	50%	378	29%	110	268	63%	169	37%	99		
<b>Total</b>					<b>2,589</b>		<b>1,480</b>		<b>1,109</b>	<b>19.9%</b>	<b>516</b>		<b>110</b>	<b>1,963</b>		<b>1,216</b>		<b>747</b>		

Reference: ITE Trip Generation Manual, 12th Edition  
ITE Trip Generation Handbook, 3rd Edition  
Industrial land use rates obtained from the Jacksonville Industrial Park Local Trip Generation Study, 2024  
Note: Per the approved methodology, a 50% internal capture rate for commercial land use was used

**Table 6**  
**Agricola PUD**  
**Trip Generation Estimates - Phase 3 (2040)**

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Gross Trip Ends				Internal Capture		Pas-by		Net New External Trip Ends	Net New External Trip Ends					
						Entering		Exiting		%	Volume	%	Volume		%	Volume	Entering		Exiting	
						%	Volume	%	Volume								%	Volume	%	Volume
<b>Daily</b>																				
Single Family Residential	210	3,450	DUs	$T = 8.07(X) + 265.45$	28,107	50%	14,054	50%	14,053	4%	1,180	0%	0	26,927	50%	13,464	50%	13,463		
Shopping Center (>150k)	820	200,000	SF GFA	$T = 26.11(X) + 5863.73$	11,086	50%	5,543	50%	5,543	50%	5,543	29%	1,607	3,936	50%	1,968	50%	1,968		
<b>Total</b>					<b>39,193</b>		<b>19,597</b>		<b>19,596</b>	<b>17.2%</b>	<b>6,723</b>		<b>1,607</b>	<b>30,863</b>		<b>15,432</b>		<b>15,431</b>		
<b>AM Peak Hour</b>																				
Single Family Residential	210	3450	DUs	$T = 0.67(X) + 5.59$	2,317	27%	626	73%	1,691	1%	30	0%	0	2,287	27%	617	73%	1,670		
Shopping Center (>150k)	820	200000	SF GFA	$T = 0.59(X) + 133.55$	252	62%	156	38%	96	50%	126	29%	37	89	62%	55	38%	34		
<b>Total</b>					<b>2,569</b>		<b>782</b>		<b>1,787</b>	<b>6.1%</b>	<b>156</b>		<b>37</b>	<b>2,376</b>		<b>672</b>		<b>1,704</b>		
<b>PM Peak Hour</b>																				
Single Family Residential	210	3450	DUs	$\ln(T) = 0.92 \ln(X) + 0.33$	2,501	62%	1,551	38%	950	7%	175	0%	0	2,326	62%	1,442	38%	884		
Shopping Center (>150k)	820	200000	SF GFA	$\ln(T) = 0.72 \ln(X) + 3.02$	930	48%	446	52%	484	50%	465	29%	135	330	48%	158	52%	172		
<b>Total</b>					<b>3,431</b>		<b>1,997</b>		<b>1,434</b>	<b>18.7%</b>	<b>640</b>		<b>135</b>	<b>2,656</b>		<b>1,600</b>		<b>1,056</b>		

Reference: ITE Trip Generation Manual, 12th Edition  
 ITE Trip Generation Handbook, 3rd Edition  
 Industrial land use rates obtained from the Jacksonville Industrial Park Local Trip Generation Study, 2024  
 Note: Per the approved methodology, a 50% internal capture rate for commercial land use was used

**Table 7**  
**Agricola PUD**  
**Trip Generation Estimates - Phase 4 (2045)**

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Trip Ends	Gross Trip Ends				Internal Capture		Pas-by		Net New External Trip Ends	Net New External Trip Ends					
						Entering		Exiting		%	Volume	%	Volume		%	Volume	Entering		Exiting	
						%	Volume	%	Volume								%	Volume	%	Volume
<b>Daily</b>																				
Jacksonville Industrial Park	N/A	500,000	SF GFA	$T = 2.18(X)$	1,090	50%	545	50%	545	0%	0	0%	0	1,090	50%	545	50%	545		
Single Family Residential	210	4,000	DUs	$T = 8.07(X) + 265.45$	32,545	50%	16,273	50%	16,272	4%	1,366	0%	0	31,179	50%	15,590	50%	15,589		
General Office Building	710	200,000	SF GFA	$T = 6.18(X) + 207.96$	1,444	50%	722	50%	722	21%	298	0%	0	1,146	50%	573	50%	573		
Shopping Center (>150k)	820	250,000	SF GFA	$T = 36.39(X)$	9,098	50%	4,549	50%	4,549	50%	4,549	29%	1,319	3,230	50%	1,615	50%	1,615		
<b>Total</b>					<b>44,177</b>		<b>22,089</b>		<b>22,088</b>	<b>14.1%</b>	<b>6,213</b>		<b>1,319</b>	<b>36,645</b>		<b>18,323</b>		<b>18,322</b>		
<b>AM Peak Hour</b>																				
Jacksonville Industrial Park	N/A	500,000	SF GFA	$T = 0.135(X)$	68	66%	45	34%	23	0%	0	0%	0	68	66%	45	34%	23		
Single Family Residential	210	4,000	DUs	$T = 0.67(X) + 5.59$	2,686	27%	725	73%	1,961	1%	38	0%	0	2,648	27%	715	73%	1,933		
General Office Building	710	200,000	SF GFA	$T = 1.12(X) + 19.95$	244	88%	215	12%	29	9%	23	0%	0	221	88%	194	12%	27		
Shopping Center (>150k)	820	250,000	SF GFA	$T = 0.88(X)$	220	62%	136	38%	84	50%	110	29%	32	78	62%	48	38%	30		
<b>Total</b>					<b>3,218</b>		<b>1,121</b>		<b>2,097</b>	<b>5.3%</b>	<b>171</b>		<b>32</b>	<b>3,015</b>		<b>1,002</b>		<b>2,013</b>		
<b>PM Peak Hour</b>																				
Jacksonville Industrial Park	N/A	500,000	SF GFA	$T = 0.181(X)$	91	42%	38	58%	53	0%	0	0%	0	91	42%	38	58%	53		
Single Family Residential	210	4000	DUs	$\ln(T) = 0.92 \ln(X) + 0.33$	2,866	62%	1,777	38%	1,089	7%	200	0%	0	2,666	63%	1,680	37%	986		
General Office Building	710	200000	SF GFA	$T = 0.99(X) + 31.14$	229	16%	37	84%	192	32%	73	0%	0	156	16%	25	84%	131		
Shopping Center (>150k)	820	250000	SF GFA	$\ln(T) = 0.66 \ln(X) + 3.23$	967	49%	474	51%	493	50%	484	29%	140	343	63%	216	37%	127		
<b>Total</b>					<b>4,153,326</b>		<b>1,827</b>		<b>1,827</b>	<b>18.2%</b>	<b>75140</b>		<b>3,256</b>	<b>3,256</b>		<b>1,959</b>		<b>1,297</b>		

Reference: ITE Trip Generation Manual, 12th Edition  
 ITE Trip Generation Handbook, 3rd Edition  
 Industrial land use rates obtained from the Jacksonville Industrial Park Local Trip Generation Study, 2024  
 Note: Per the approved methodology, a 50% internal capture rate for commercial land use was used

## **Traffic Distribution and Assignment Methodology**

Project-generated traffic was assigned to the area roadway network using traffic patterns extracted from the Northeast Regional Planning Model. The distribution for Phase 1 and 2 include connections to the Governor's Park DRI and the Phase 3 and 4 distribution account for the future connections to US-17. The Phase 4 distribution assumes the Green Cove Springs Bypass will be constructed from the First Coast Expressway interchange to SR 16. Model plots are provided in **Appendix E**. The net new PM peak hour external project trip assignments for the study roadway segments are presented in **Table 8** by phase.

## **Buildout Roadway Segments Analysis**

Total traffic volumes for each study roadway segment include background traffic and project traffic generated by the proposed development for each phase. **Tables 9** through **12** present the segment analysis results by phase. **Table 13** summarizes the volume to capacity ratios for each segment and **Table 14** summarizes the volume to capacity ratios for each segment, with and without project traffic.

## **Conclusions**

Two segments of US-17 within the City of Green Cove Springs, specifically from SR 16 to St. Augustine Highway and from Governor Street to SR 16, are projected to operate over capacity. However, these segments exceed capacity under background conditions without project traffic. The addition of Agricola traffic is not significant on these segments during Phases 1, 2, and 4.

With the addition of the proposed internal roadway connections to the Governors Park DRI, along with direct access to the First Coast Expressway and the Green Cove Springs Bypass, the distribution of project traffic changes substantially. A greater share of trips is reassigned to the expressway system and parallel facilities, reducing reliance on US-17 through the City. The updated traffic assignment reflects this improved network connectivity and resulting shift in travel patterns.

The Green Cove Springs Bypass segment between Medallion Boulevard and the First Coast Expressway is projected to exceed its maximum service volume in Phase 4 with the addition of project traffic.

## **Recommendations**

Based on the revised analysis, the Project does not result in a significant impact to the constrained segments of US-17 within the City of Green Cove Springs. As such, the Project does not contribute to the conditions that established the 1,251 residential unit threshold in the Development Agreement. Any remaining deficiencies along US-17 are attributable to background traffic growth rather than Project traffic. Therefore, the Project is not expected to trigger the Development Agreement limitation related to US-17 capacity.

Based on these findings, ETM recommends the following:

- Removal of the 1,251 dwelling unit threshold from the Development Agreement.
- Extension of Bellamy Road from Agricola to US-17 prior to Phase 3 development.
- Coordination of the Bellamy Road and US-17 connection through FDOT permitting and the ICE process.
- Widening of the Green Cove Springs Bypass from four lanes to six lanes between Medallion Boulevard and the First Coast Expressway prior to Phase 4; the Applicant may re-evaluate this need at that time.
- The developer shall coordinate with FDOT through the permitting and ICE Process and be responsible for the design and construction of required improvements, including signalization if warranted, at the US-17 and Leno Road intersection upon development of the southern portion of the Agricola PUD.

**Table 8  
Governor's Park  
Project Traffic Distribution and Assignment**

Roadway	Segment	Peak Hour Maximum Service Volume (vph)	Phase 1 Distribution and Assignment			Phase 2 Distribution and Assignment			Phase 3 Distribution and Assignment			Phase 4 Distribution and Assignment		
			Project Traffic		Significance (%)	Project Traffic		Significance (%)	Project Traffic		Significance (%)	Project Traffic		Significance (%)
			%	vph		%	vph		%	vph		%	vph	
U.S. 17	C.R. 315 to Governor St	5960	20.602%	174	2.92%	20.602%	404	<b>6.78%</b>	19.783%	525	<b>8.81%</b>	2.610%	83	1.39%
U.S. 17	Governor St to SR-16 / Ferris St	3250	0.000%	0	0.00%	0.000%	0	0.00%	9.496%	252	<b>7.75%</b>	2.658%	84	2.58%
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	3290	0.179%	2	0.06%	0.179%	4	0.12%	9.775%	260	<b>7.90%</b>	3.512%	111	3.37%
U.S. 17	SR-16 / St Augustine Hwy to FCE	3290	0.823%	7	0.21%	0.823%	16	0.49%	10.400%	276	<b>8.39%</b>	3.783%	120	3.65%
U.S. 17	FCE to GCSB	4350	34.289%	290	<b>6.67%</b>	34.289%	673	<b>15.47%</b>	38.352%	1,019	<b>23.43%</b>	19.619%	621	<b>14.28%</b>
U.S. 17	GCSB to CR 15A	4350	0.000%	0	0.00%	0.000%	0	0.00%	33.512%	890	<b>20.46%</b>	15.791%	500	<b>11.49%</b>
U.S. 17	CR 15A to Bellamy Rd	4350	7.075%	60	1.38%	7.075%	139	3.20%	45.233%	1,201	<b>27.61%</b>	18.629%	590	<b>13.56%</b>
U.S. 17	Project Entrance to Putnam County Line	4350	6.818%	58	1.33%	6.818%	134	3.08%	9.064%	241	<b>5.54%</b>	8.564%	271	<b>6.23%</b>
S.R. 16	US-17 to Shands Bridge	3290	0.206%	2	0.06%	0.206%	4	0.12%	0.205%	5	0.15%	0.000%	0	0.00%
S.R. 16	CR-15A to US-17	3088	2.370%	20	0.65%	2.370%	47	1.52%	1.402%	37	1.20%	0.838%	27	0.87%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	2020	0.944%	8	0.40%	0.944%	19	0.94%	0.941%	25	1.24%	0.315%	10	0.50%
S.R. 16	GCSB to FCE	3290	0.774%	7	0.21%	0.774%	15	0.46%	0.733%	19	0.58%	0.000%	0	0.00%
S.R. 23/FCE	SR-16 to GCSB	7400	15.375%	130	1.76%	15.375%	302	4.08%	14.589%	387	<b>5.23%</b>	19.794%	626	<b>8.46%</b>
S.R. 23/FCE	GCSB to US-17	7400	0.000%	0	0.00%	0.000%	0	0.00%	5.146%	137	1.85%	16.404%	519	<b>7.01%</b>
S.R. 23/FCE	US-17 to St Augustine Hwy	7400	33.465%	283	3.82%	33.465%	657	<b>8.88%</b>	33.098%	879	<b>11.88%</b>	31.336%	992	<b>13.41%</b>
GCSB	Gov Park North to SR 16	3290	0.000%	0	0.00%	0.000%	0	0.00%	0.000%	0	0.00%	13.407%	424	<b>12.89%</b>
GCSB	FCE to Gov Park North	3290	6.949%	59	1.79%	6.949%	136	4.13%	7.023%	187	<b>5.68%</b>	22.692%	718	<b>21.82%</b>
GCSB	Medallion Blvd to FCE	3290	22.325%	189	<b>5.74%</b>	22.325%	438	<b>13.31%</b>	26.758%	711	<b>21.61%</b>	58.890%	1,864	<b>56.66%</b>
GCSB	CR 15A to Medallion Blvd	3290	70.811%	598	<b>18.18%</b>	70.811%	1,390	<b>42.25%</b>	21.101%	560	<b>17.02%</b>	9.474%	300	<b>9.12%</b>
GCSB	US 17 to CR 15A	3290	34.288%	290	<b>8.81%</b>	34.288%	673	<b>20.46%</b>	4.839%	129	3.92%	3.828%	121	3.68%
Medallion Blvd	North Loop to GCSB	3290	96.045%	812	<b>24.68%</b>	96.045%	1,885	<b>57.29%</b>	50.614%	1,344	<b>40.85%</b>	73.620%	2,330	<b>70.82%</b>
Medallion Blvd	East Loop to North Loop	3290	85.451%	722	<b>21.95%</b>	85.451%	1,677	<b>50.97%</b>	40.465%	1,075	<b>32.67%</b>	50.125%	1,586	<b>48.21%</b>
Medallion Blvd	N Agricola Entrance to East Loop	2020	87.211%	737	<b>36.49%</b>	87.211%	1,712	<b>84.75%</b>	42.096%	1,118	<b>55.35%</b>	51.528%	1,631	<b>80.74%</b>
Bellamy Rd	Agricola to US-17	2020	0.000%	0	0.00%	0.000%	0	0.00%	45.671%	1,213	<b>60.05%</b>	24.306%	769	<b>38.07%</b>
Oakridge Ave/CR 15A	GCSB to SR-16	2020	27.427%	232	<b>11.49%</b>	27.427%	538	<b>26.63%</b>	16.909%	449	<b>22.23%</b>	5.136%	163	<b>8.07%</b>
Oakridge Ave/CR 15A	US-17 to GCSB	2020	7.075%	60	2.97%	7.075%	139	<b>6.88%</b>	3.319%	88	4.36%	2.839%	90	4.46%

- Notes:
1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
  2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
  3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
  4. Capacity was extracted from the FDOT D2 LOS Tool
  5. Capacity was estimated using the 2023 FDOT LOS Handbook

**Table 9  
Agricola PUD  
Phase 1 Buildout Traffic**

Roadway	Segment	Peak Hour Maximum Service Volume (vph)	Background Traffic	Project Traffic	Total Traffic	Significance	Volume to Capacity Ratio w/o Project	Volume to Capacity Ratio with Project
U.S. 17	C.R. 315 to Governor St	5960	3,481	174	3,655	2.92%	58.41%	61.33%
U.S. 17	Governor St to SR-16 / Ferris St	3250	2,863	0	2,863	0.00%	88.09%	88.09%
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	3290	3,119	2	3,121	0.06%	94.80%	94.86%
U.S. 17	SR-16 / St Augustine Hwy to FCE	3290	1,379	7	1,386	0.21%	41.91%	42.13%
U.S. 17	FCE to GCSB	4350	1,780	290	2,070	<b>6.67%</b>	40.92%	47.59%
U.S. 17	GCSB to CR 15A	4350	1,681	0	1,681	0.00%	38.64%	38.64%
U.S. 17	CR 15A to Bellamy Rd	4350	1,999	60	2,059	1.38%	45.94%	47.32%
U.S. 17	Project Entrance to Putnam County Line	4350	1,895	58	1,953	1.33%	43.56%	44.90%
S.R. 16	US-17 to Shands Bridge	3290	4,132	2	4,134	0.06%	<b>125.59%</b>	<b>125.65%</b>
S.R. 16	CR-15A to US-17	3088	1,025	20	1,045	0.65%	33.19%	33.84%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	2020	964	8	972	0.40%	47.70%	48.09%
S.R. 16	GCSB to FCE	3290	893	7	900	0.21%	27.14%	27.36%
S.R. 23/FCE	SR-16 to GCSB	7400	1,130	130	1,260	1.76%	15.27%	17.03%
S.R. 23/FCE	GCSB to US-17	7400	882	0	882	0.00%	11.91%	11.91%
S.R. 23/FCE	US-17 to St Augustine Hwy	7400	1,733	283	2,016	3.82%	23.42%	27.24%
GCSB	Gov Park North to SR 16	3290	96	0	96	0.00%	2.92%	2.92%
GCSB	FCE to Gov Park North	3290	388	59	447	1.79%	11.79%	13.59%
GCSB	Medallion Blvd to FCE	3290	500	189	689	<b>5.74%</b>	15.18%	20.93%
GCSB	CR 15A to Medallion Blvd	3290	659	598	1,257	<b>18.18%</b>	20.03%	38.21%
GCSB	US 17 to CR 15A	3290	333	290	623	<b>8.81%</b>	10.11%	18.92%
Medallion Blvd	North Loop to GCSB	3290	192	812	1,004	<b>24.68%</b>	5.84%	30.52%
Medallion Blvd	East Loop to North Loop	3290	67	722	789	<b>21.95%</b>	2.02%	23.97%
Medallion Blvd	N Agricola Entrance to East Loop	2020	0	737	737	<b>36.49%</b>	0.00%	36.49%
Bellamy Rd	Agricola to US-17	2020	0	0	0	0.00%	0.00%	0.00%
Oakridge Ave/CR 15A	GCSB to SR-16	2020	434	232	666	<b>11.49%</b>	21.46%	32.95%
Oakridge Ave/CR 15A	US-17 to GCSB	2020	444	60	504	2.97%	21.98%	24.95%

Notes:

1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
4. Capacity was extracted from the FDOT D2 LOS Tool
5. Capacity was estimated using the 2023 FDOT LOS Handbook

**Table 10  
Agricola PUD  
Phase 2 Buildout Traffic**

Roadway	Segment	Peak Hour Maximum Service Volume (vph)	Background Traffic	Project Traffic	Total Traffic	Significance	Volume to Capacity Ratio w/o Project	Volume to Capacity Ratio with Project
U.S. 17	C.R. 315 to Governor St	5960	4,188	404	4,592	<b>6.78%</b>	70.27%	77.05%
U.S. 17	Governor St to SR-16 / Ferris St	3250	3,318	0	3,318	0.00%	<b>102.09%</b>	<b>102.09%</b>
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	3290	3,837	4	3,841	0.12%	<b>116.63%</b>	<b>116.75%</b>
U.S. 17	SR-16 / St Augustine Hwy to FCE	3290	1,323	16	1,339	0.49%	40.21%	40.70%
U.S. 17	FCE to GCSB	4350	2,368	673	3,041	<b>15.47%</b>	54.44%	69.91%
U.S. 17	GCSB to CR 15A	4350	2,233	0	2,233	0.00%	51.33%	51.33%
U.S. 17	CR 15A to Bellamy Rd	4350	2,868	139	3,007	3.20%	65.93%	69.13%
U.S. 17	Project Entrance to Putnam County Line	4350	2,661	134	2,795	3.08%	61.17%	64.25%
S.R. 16	US-17 to Shands Bridge	3290	6,310	4	6,314	0.12%	<b>191.79%</b>	<b>191.91%</b>
S.R. 16	CR-15A to US-17	3088	788	47	835	1.52%	25.52%	27.04%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	2020	687	19	706	0.94%	34.01%	34.95%
S.R. 16	GCSB to FCE	3290	632	15	647	0.46%	19.21%	19.67%
S.R. 23/FCE	SR-16 to GCSB	7400	2,260	302	2,562	4.08%	30.54%	34.62%
S.R. 23/FCE	GCSB to US-17	7400	1,763	0	1,763	0.00%	23.82%	23.82%
S.R. 23/FCE	US-17 to St Augustine Hwy	7400	3,466	657	4,123	<b>8.88%</b>	46.84%	55.72%
GCSB	Gov Park North to SR 16	3290	192	0	192	0.00%	5.84%	5.84%
GCSB	FCE to Gov Park North	3290	776	136	912	4.13%	23.59%	27.72%
GCSB	Medallion Blvd to FCE	3290	999	438	1,437	<b>13.31%</b>	30.36%	43.68%
GCSB	CR 15A to Medallion Blvd	3290	1,318	1,390	2,708	<b>42.25%</b>	40.06%	82.31%
GCSB	US 17 to CR 15A	3290	665	673	1,338	<b>20.46%</b>	20.21%	40.67%
Medallion Blvd	North Loop to GCSB	3290	384	1,885	2,269	<b>57.29%</b>	11.67%	68.97%
Medallion Blvd	East Loop to North Loop	3290	133	1,677	1,810	<b>50.97%</b>	4.04%	55.02%
Medallion Blvd	N Agricola Entrance to East Loop	2020	0	1,712	1,712	<b>84.75%</b>	0.00%	84.75%
Bellamy Rd	Agricola to US-17	2020	0	0	0	0.00%	0.00%	0.00%
Oakridge Ave/CR 15A	GCSB to SR-16	2020	614	538	1,152	<b>26.63%</b>	30.40%	57.03%
Oakridge Ave/CR 15A	US-17 to GCSB	2020	635	139	774	<b>6.88%</b>	31.44%	38.32%

Notes:

1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
4. Capacity was extracted from the FDOT D2 LOS Tool
5. Capacity was estimated using the 2023 FDOT LOS Handbook

**Table 11  
Agricola PUD  
Phase 3 Buildout Traffic**

Roadway	Segment	Peak Hour Maximum Service Volume (vph)	Background Traffic	Project Traffic	Total Traffic	Significance	Volume to Capacity Ratio w/o Project	Volume to Capacity Ratio with Project
U.S. 17	C.R. 315 to Governor St	5960	5,020	525	5,545	<b>8.81%</b>	84.23%	93.04%
U.S. 17	Governor St to SR-16 / Ferris St	3250	3,744	252	3,996	<b>7.75%</b>	<b>115.20%</b>	<b>122.95%</b>
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	3290	4,159	260	4,419	<b>7.90%</b>	<b>126.41%</b>	<b>134.32%</b>
U.S. 17	SR-16 / St Augustine Hwy to FCE	3290	1,528	276	1,804	<b>8.39%</b>	46.44%	54.83%
U.S. 17	FCE to GCSB	4350	2,483	1,019	3,502	<b>23.43%</b>	57.08%	80.51%
U.S. 17	GCSB to CR 15A	4350	2,136	890	3,026	<b>20.46%</b>	49.10%	69.56%
U.S. 17	CR 15A to Bellamy Rd	4350	3,115	1,201	4,316	<b>27.61%</b>	71.61%	99.22%
U.S. 17	Project Entrance to Putnam County Line	4350	3,014	241	3,255	<b>5.54%</b>	69.29%	74.83%
S.R. 16	US-17 to Shands Bridge	3290	4,932	5	4,937	0.15%	<b>149.91%</b>	<b>150.06%</b>
S.R. 16	CR-15A to US-17	3088	836	37	873	1.20%	27.07%	28.27%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	2020	772	25	797	1.24%	38.22%	39.46%
S.R. 16	GCSB to FCE	3290	1,007	19	1,026	0.58%	30.61%	31.19%
S.R. 23/FCE	SR-16 to GCSB	7400	2,929	387	3,316	<b>5.23%</b>	39.58%	44.81%
S.R. 23/FCE	GCSB to US-17	7400	2,724	137	2,861	1.85%	36.81%	38.66%
S.R. 23/FCE	US-17 to St Augustine Hwy	7400	4,783	879	5,662	<b>11.88%</b>	64.64%	76.51%
GCSB	Gov Park North to SR 16	3290	1,027	0	1,027	0.00%	31.22%	31.22%
GCSB	FCE to Gov Park North	3290	1,332	187	1,519	<b>5.68%</b>	40.49%	46.17%
GCSB	Medallion Blvd to FCE	3290	1,542	711	2,253	<b>21.61%</b>	46.87%	68.48%
GCSB	CR 15A to Medallion Blvd	3290	1,658	560	2,218	<b>17.02%</b>	50.40%	67.42%
GCSB	US 17 to CR 15A	3290	660	129	789	3.92%	20.06%	23.98%
Medallion Blvd	North Loop to GCSB	3290	581	1,344	1,925	<b>40.85%</b>	17.66%	58.51%
Medallion Blvd	East Loop to North Loop	3290	301	1,075	1,376	<b>32.67%</b>	9.15%	41.82%
Medallion Blvd	N Agricola Entrance to East Loop	2020	3	1,118	1,121	<b>55.35%</b>	0.15%	55.50%
Bellamy Rd	Agricola to US-17	2020	0	1,213	1,213	<b>60.05%</b>	0.00%	60.05%
Oakridge Ave/CR 15A	GCSB to SR-16	2020	969	449	1,418	<b>22.23%</b>	47.97%	70.20%
Oakridge Ave/CR 15A	US-17 to GCSB	2020	672	88	760	4.36%	33.27%	37.62%

Notes:

1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
4. Capacity was extracted from the FDOT D2 LOS Tool
5. Capacity was estimated using the 2023 FDOT LOS Handbook

**Table 12  
Agricola PUD  
Phase 4 Buildout Traffic**

Roadway	Segment	Peak Hour Maximum Service Volume (vph)	Background Traffic	Project Traffic	Total Traffic	Significance	Volume to Capacity Ratio w/o Project	Volume to Capacity Ratio with Project
U.S. 17	C.R. 315 to Governor St	5960	5,853	83	5,936	1.39%	98.20%	99.60%
U.S. 17	Governor St to SR-16 / Ferris St	3250	4,170	84	4,254	2.58%	<b>128.31%</b>	<b>130.89%</b>
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	3290	4,481	111	4,592	3.37%	<b>136.20%</b>	<b>139.57%</b>
U.S. 17	SR-16 / St Augustine Hwy to FCE	3290	1,732	120	1,852	3.65%	52.64%	56.29%
U.S. 17	FCE to GCSB	4350	2,598	621	3,219	<b>14.28%</b>	59.72%	74.00%
U.S. 17	GCSB to CR 15A	4350	2,040	500	2,540	<b>11.49%</b>	46.90%	58.39%
U.S. 17	CR 15A to Bellamy Rd	4350	3,363	590	3,953	<b>13.56%</b>	77.31%	90.87%
U.S. 17	Project Entrance to Putnam County Line	4350	3,366	271	3,637	<b>6.23%</b>	77.38%	83.61%
S.R. 16	US-17 to Shands Bridge	3290	3,554	0	3,554	0.00%	<b>108.02%</b>	<b>108.02%</b>
S.R. 16	CR-15A to US-17	3088	883	27	910	0.87%	28.59%	29.47%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	2020	858	10	868	0.50%	42.48%	42.97%
S.R. 16	GCSB to FCE	3290	1,381	0	1,381	0.00%	41.98%	41.98%
S.R. 23/FCE	SR-16 to GCSB	7400	3,597	626	4,223	<b>8.46%</b>	48.61%	57.07%
S.R. 23/FCE	GCSB to US-17	7400	3,684	519	4,203	<b>7.01%</b>	49.78%	56.80%
S.R. 23/FCE	US-17 to St Augustine Hwy	7400	6,100	992	7,092	<b>13.41%</b>	82.43%	95.84%
GCSB	Gov Park North to SR 16	3290	1,863	424	2,287	<b>12.89%</b>	56.63%	69.51%
GCSB	FCE to Gov Park North	3290	1,888	718	2,606	<b>21.82%</b>	57.39%	79.21%
GCSB	Medallion Blvd to FCE	3290	2,085	1,864	3,949	<b>56.66%</b>	63.37%	<b>120.03%</b>
GCSB	CR 15A to Medallion Blvd	3290	1,998	300	2,298	<b>9.12%</b>	60.73%	69.85%
GCSB	US 17 to CR 15A	3290	656	121	777	3.68%	19.94%	23.62%
Medallion Blvd	North Loop to GCSB	3290	777	2,330	3,107	<b>70.82%</b>	23.62%	94.44%
Medallion Blvd	East Loop to North Loop	3290	468	1,586	2,054	<b>48.21%</b>	14.22%	62.43%
Medallion Blvd	N Agricola Entrance to East Loop	2020	6	1,631	1,637	<b>80.74%</b>	0.30%	81.04%
Bellamy Rd	Agricola to US-17	2020	0	769	769	<b>38.07%</b>	0.00%	38.07%
Oakridge Ave/CR 15A	GCSB to SR-16	2020	1,323	163	1,486	<b>8.07%</b>	65.50%	73.56%
Oakridge Ave/CR 15A	US-17 to GCSB	2020	709	90	799	4.46%	35.10%	39.55%

Notes:

1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
4. Capacity was extracted from the FDOT D2 LOS Tool
5. Capacity was estimated using the 2023 FDOT LOS Handbook

**Table 13**  
**Agricola PUD**  
**VC Ratio Summary**

Roadway	Segment	Peak Hour Maximum Service Volume (vph)	Ph 1 VC	Ph 2 VC	Ph 3 VC	Ph 4B VC
U.S. 17	C.R. 315 to Governor St	5960	61.33%	77.05%	93.04%	99.60%
U.S. 17	Governor St to SR-16 / Ferris St	3250	88.09%	<b>102.09%</b>	<b>122.95%</b>	<b>130.89%</b>
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	3290	94.86%	<b>116.75%</b>	<b>134.32%</b>	<b>139.57%</b>
U.S. 17	SR-16 / St Augustine Hwy to FCE	3290	42.13%	40.70%	54.83%	56.29%
U.S. 17	FCE to GCSB	4350	47.59%	69.91%	80.51%	74.00%
U.S. 17	GCSB to CR 15A	4350	38.64%	51.33%	69.56%	58.39%
U.S. 17	CR 15A to Bellamy Rd	4350	47.32%	69.13%	99.22%	90.87%
U.S. 17	Project Entrance to Putnam County Line	4350	44.90%	64.25%	74.83%	83.61%
S.R. 16	US-17 to Shands Bridge	3290	<b>125.65%</b>	<b>191.91%</b>	<b>150.06%</b>	<b>108.02%</b>
S.R. 16	CR-15A to US-17	3088	33.84%	27.04%	28.27%	29.47%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	2020	48.09%	34.95%	39.46%	42.97%
S.R. 16	GCSB to FCE	3290	27.36%	19.67%	31.19%	41.98%
S.R. 23/FCE	SR-16 to GCSB	7400	17.03%	34.62%	44.81%	57.07%
S.R. 23/FCE	GCSB to US-17	7400	11.91%	23.82%	38.66%	56.80%
S.R. 23/FCE	US-17 to St Augustine Hwy	7400	27.24%	55.72%	76.51%	95.84%
GCSB	Gov Park North to SR 16	3290	2.92%	5.84%	31.22%	69.51%
GCSB	FCE to Gov Park North	3290	13.59%	27.72%	46.17%	79.21%
GCSB	Medallion Blvd to FCE	3290	20.93%	43.68%	68.48%	<b>120.03%</b>
GCSB	CR 15A to Medallion Blvd	3290	38.21%	82.31%	67.42%	69.85%
GCSB	US 17 to CR 15A	3290	18.92%	40.67%	23.98%	23.62%
Medallion Blvd	North Loop to GCSB	3290	30.52%	68.97%	58.51%	94.44%
Medallion Blvd	East Loop to North Loop	3290	23.97%	55.02%	41.82%	62.43%
Medallion Blvd	N Agricola Entrance to East Loop	2020	36.49%	84.75%	55.50%	81.04%
Bellamy Rd	Agricola to US-17	2020	0.00%	0.00%	60.05%	38.07%
Oakridge Ave/CR 15A	GCSB to SR-16	2020	32.95%	57.03%	70.20%	73.56%
Oakridge Ave/CR 15A	US-17 to GCSB	2020	24.95%	38.32%	37.62%	39.55%

Notes:

1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
4. Capacity was extracted from the FDOT D2 LOS Tool
5. Capacity was estimated using the 2023 FDOT LOS Handbook

**Table 14**  
**Agricola PUD**  
**VC Ratio Summary: Background Buildout Comparison**

Roadway	Segment	Existing VC	Without Project				With Project Traffic			
			Background Ph 1 VC	Background Ph 2 VC	Background Ph 3 VC	Background Ph 4 VC	Buildout Ph 1 VC	Buildout Ph 2 VC	Buildout Ph 3 VC	Buildout Ph 4 VC
U.S. 17	C.R. 315 to Governor St	46.5%	58.4%	70.3%	84.2%	98.2%	61.33%	77.05%	93.04%	99.60%
U.S. 17	Governor St to SR-16 / Ferris St	74.1%	88.1%	<b>102.1%</b>	<b>115.2%</b>	<b>128.3%</b>	88.09%	<b>102.09%</b>	<b>122.95%</b>	<b>130.89%</b>
U.S. 17	SR-16 / Ferris St to SR-16 / St Augustine Hwy	73.0%	94.8%	<b>116.6%</b>	<b>126.4%</b>	<b>136.2%</b>	94.86%	<b>116.75%</b>	<b>134.32%</b>	<b>139.57%</b>
U.S. 17	SR-16 / St Augustine Hwy to FCE	43.6%	41.9%	40.2%	46.4%	52.6%	42.13%	40.70%	54.83%	56.29%
U.S. 17	FCE to GCSB	27.4%	40.9%	54.4%	57.1%	59.7%	47.59%	69.91%	80.51%	74.00%
U.S. 17	GCSB to CR 15A	26.0%	38.6%	51.3%	49.1%	46.9%	38.64%	51.33%	69.56%	58.39%
U.S. 17	CR 15A to Bellamy Rd	26.0%	45.9%	65.9%	71.6%	77.3%	47.32%	69.13%	99.22%	90.87%
U.S. 17	Project Entrance to Putnam County Line	26.0%	43.6%	61.2%	69.3%	77.4%	44.90%	64.25%	74.83%	83.61%
S.R. 16	US-17 to Shands Bridge	59.4%	<b>125.6%</b>	<b>191.8%</b>	<b>149.9%</b>	<b>108.0%</b>	<b>125.65%</b>	<b>191.91%</b>	<b>150.06%</b>	<b>108.02%</b>
S.R. 16	CR-15A to US-17	40.9%	33.2%	25.5%	27.1%	28.6%	33.84%	27.04%	28.27%	29.47%
S.R. 16	Green Cove Springs (CR-15A) to GCSB	61.4%	47.7%	34.0%	38.2%	42.5%	48.09%	34.95%	39.46%	42.97%
S.R. 16	GCSB to FCE	35.1%	27.1%	19.2%	30.6%	42.0%	27.36%	19.67%	31.19%	41.98%
S.R. 23/FCE	SR-16 to GCSB	0.0%	15.3%	30.5%	39.6%	48.6%	17.03%	34.62%	44.81%	57.07%
S.R. 23/FCE	GCSB to US-17	0.0%	11.9%	23.8%	36.8%	49.8%	11.91%	23.82%	38.66%	56.80%
S.R. 23/FCE	US-17 to St Augustine Hwy	0.0%	23.4%	46.8%	64.6%	82.4%	27.24%	55.72%	76.51%	95.84%
GCSB	Gov Park North to SR 16	0.0%	2.9%	5.8%	31.2%	56.6%	2.92%	5.84%	31.22%	69.51%
GCSB	FCE to Gov Park North	0.0%	11.8%	23.6%	40.5%	57.4%	13.59%	27.72%	46.17%	79.21%
GCSB	Medallion Blvd to FCE	0.0%	15.2%	30.4%	46.9%	63.4%	20.93%	43.68%	68.48%	<b>120.03%</b>
GCSB	CR 15A to Medallion Blvd	0.0%	20.0%	40.1%	50.4%	60.7%	38.21%	82.31%	67.42%	69.85%
GCSB	US 17 to CR 15A	0.0%	10.1%	20.2%	20.1%	19.9%	18.92%	40.67%	23.98%	23.62%
Medallion Blvd	North Loop to GCSB	0.0%	5.8%	11.7%	17.7%	23.6%	30.52%	68.97%	58.51%	94.44%
Medallion Blvd	East Loop to North Loop	0.0%	2.0%	4.0%	9.1%	14.2%	23.97%	55.02%	41.82%	62.43%
Medallion Blvd	N Agricola Entrance to East Loop	0.0%	0.0%	0.0%	0.1%	0.3%	36.49%	84.75%	55.50%	81.04%
Bellamy Rd	Agricola to US-17	0.0%	0.0%	0.0%	0.0%	0.0%	0.00%	0.00%	60.05%	38.07%
Oakridge Ave/CR 15A	GCSB to SR-16	12.5%	21.5%	30.4%	48.0%	65.5%	32.95%	57.03%	70.20%	73.56%
Oakridge Ave/CR 15A	US-17 to GCSB	12.5%	22.0%	31.4%	33.3%	35.1%	24.95%	38.32%	37.62%	39.55%

Notes:

1. Daily volumes were extracted from FDOT Florida Traffic Online and multiplied by a K factor of 0.09 to determine the approximate peak hour volume
2. Peak Hour volumes were extracted from turning movement counts collected on 9/4/25
3. Peak Hour volumes were extracted from turning movement counts collected on 11/20/25
4. Capacity was extracted from the FDOT D2 LOS Tool
5. Capacity was estimated using the 2023 FDOT LOS Handbook

# Appendix A

## (Traffic Impact Analysis Methodology)

**MEMORANDUM**

November 3, 2025

Mr. Richard Smith, P.E.  
Director of Engineering and Traffic Operations  
Clay County Board of County Commissioners  
477 Houston Street  
Green Cove Springs, FL 32043

Re: **Agricola PUD – Traffic Impact Analysis Methodology, Clay County, Florida**  
**ETM No. 25-019-02**

Dear Mr. Richard Smith:

England-Thims & Miller respectfully requests County staff review and approval of the proposed traffic methodology contained in this letter that is planned to be used to prepare the Traffic Impact Assessment (TIA) to be submitted in support of the Agricola Land Use Amendment and Rezoning.

The methodology is as follows:

1. The proposed project is located west of US 17 as shown in **Figure 1 – Vicinity Map**.
2. The proposed project is planned to consist of the following uses:
  - a. 3,500 single-family residential units
  - b. 750 multifamily residential units
  - c. 750 age restricted residential units
  - d. 250,000 square feet of commercial/retail uses
  - e. 500,000 square feet of industrial uses
  - f. 200,000 square feet of office (including healthcare) uses
3. Buildout of the project is anticipated to occur over approximately 20 years.
4. Background traffic growth will be estimated using the Northeast Regional Planning Model (PTV Visum)
5. Four major project access locations are anticipated that consist of two full access driveway connections to US 17. Signalization of these two driveway connections to US 17 is planned, if warranted. The internal connection to US 17 in the southeast portion of the site has been removed to avoid significant wetland impacts. The project also proposes two roadway connections to the Governors Park PUD along the northern boundary of the project. The Governors Park PUD plans include an interchange with the First Coast Expressway and these roadway connections to the north are anticipated to allow for the project's traffic to access the First Coast Expressway interchange and SR 16.

6. Trip generation for the project will be developed using the average rates or fitted curve equations from the Institute of Transportation Engineers' Trip Generation, 12th Edition for most land uses. Trip generation for industrial land uses will be estimated using rates from a local trip generation study.
7. Internal capture for commercial/retail use trips will be assumed at 50%. For all other uses, internal capture will be based on data available from ITE, FDOT, and Clay County and adjusted for practical land use interactions.
8. Pass-by capture adjustments will be applied to the project's uses based on ITE, FDOT, and/or County pass-by capture (new trip) rates/data based on practicality. Generally, the pass-by trips will not exceed 10% of the adjacent roadways' two-way traffic volumes with potential analysis and adjustments for low volume rural links.
9. An impact radius of three miles will be used for the project, although the intersection of SR-16 and the Green Cove Springs Bypass will be included. **Figure 2** illustrates the proposed study radius.
10. Project trip distribution will be determined using the Northeast Regional Planning Model – PTV Visum. Interim years will be created in the model as needed and planned roadway improvements will be taken from the NFTPO's Cost Feasible Plan.
11. Roadway segment Level of Service (LOS) analysis will be performed for project buildout using FDOT Q/LOS Lookup Tables.

Please find attached the following supporting figures:

- A. Figure 1 – Project Location Map
- B. Figure 2 – Impact Radius Map

Please confirm County staff acceptance of the methodology outlined above. Please contact me at (904) 376-6328 or HatcherT@etmnc.com should you have any questions.

Sincerely,  
**ENGLAND, THIMS & MILLER, INC.**



Thomas L. Hatcher, P.E., PTOE, PTP  
Senior Transportation Engineer, Shareholder

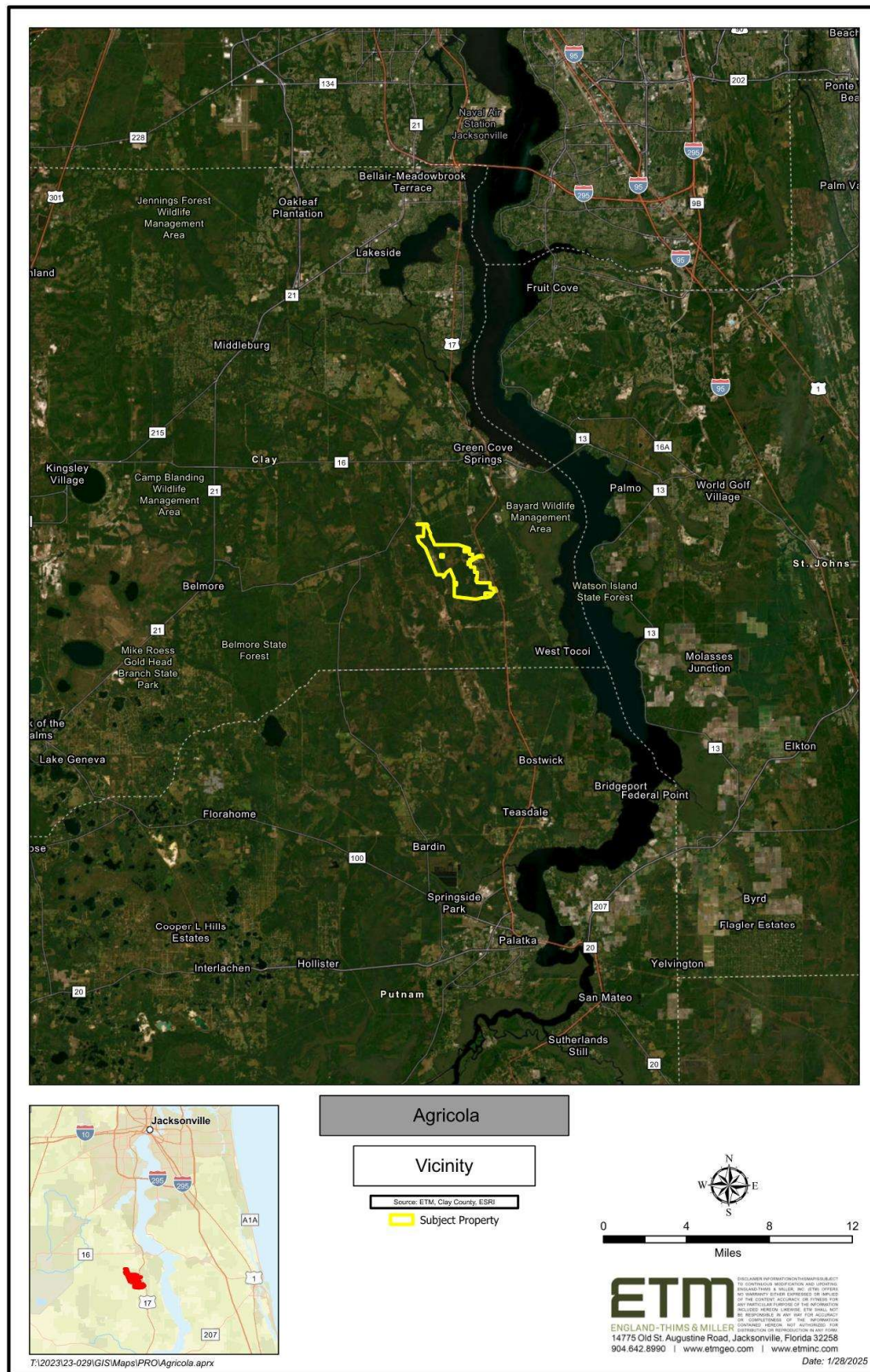


Figure 1 – Vicinity Map

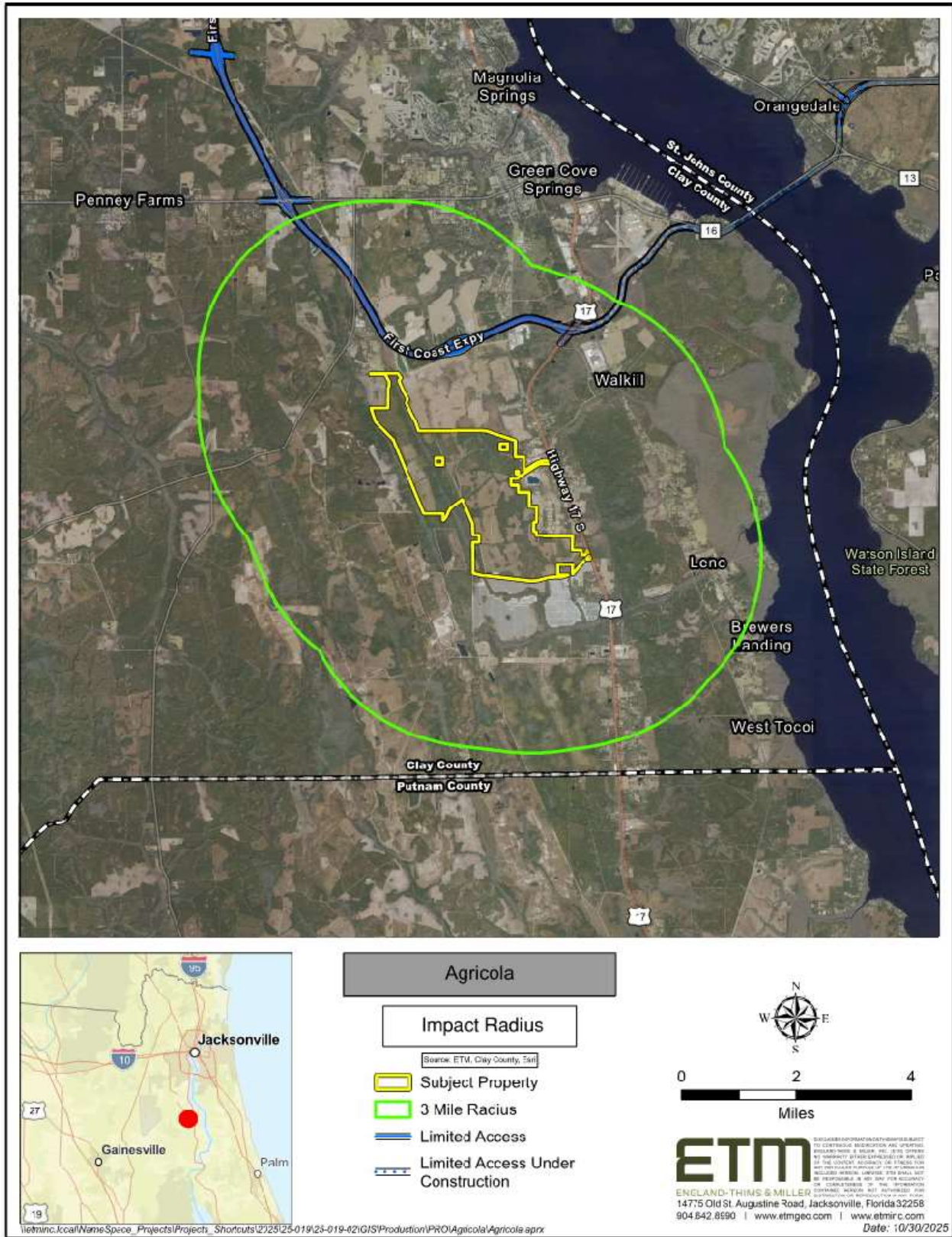


Figure 2 – Impact Radius Map

Appendix B  
(Existing Conditions Data)

# Appendix B1 (FDOT Florida Traffic Online)

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2024 HISTORICAL AADT REPORT

COUNTY: 71 - CLAY

SITE: 9118 - CR 209 .1 MI. W. OF US 17

YEAR	AADT		DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2024	12500	X		0		0	9.00	52.20	1.30
2023	12000	X		0		0	9.00	54.30	1.10
2022	11500	E		0		0	9.00	53.80	1.00
2021	11000	V		0		0	9.00	53.50	1.40
2020	11000	R		0		0	9.00	54.50	1.30
2019	11000	T		0		0	9.00	54.10	1.30
2018	11000	S		0		0	9.00	54.20	1.20
2017	11000	F		0		0	9.00	54.50	1.10
2016	10500	C	N	0	S	0	9.00	54.30	1.70
2015	9200	R		0		0	9.00	54.50	1.40
2014	9000	T		0		0	9.00	54.50	1.60
2013	8900	S		0		0	9.00	55.10	1.50
2012	8900	F		0		0	9.00	54.60	2.00
2011	8900	C	N	0	S	0	9.00	54.70	1.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 71  
 STATION: 5004  
 DESCRIPTION: SR 16 100' W. OF ACL (GREEN COVE SPRINGS)  
 START DATE: 06/26/2024  
 START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	7	10	5	2	24	11	11	6	11	39	63
0100	4	4	3	2	13	3	5	2	8	18	31
0200	1	5	3	4	13	11	3	5	7	26	39
0300	4	7	7	20	38	6	5	11	1	23	61
0400	12	33	35	41	121	7	13	23	19	62	183
0500	34	76	98	130	338	20	20	38	35	113	451
0600	135	186	183	181	685	42	53	72	76	243	928
0700	170	174	166	157	667	78	80	66	89	313	980
0800	143	138	109	121	511	91	102	89	79	361	872
0900	102	124	95	120	441	102	90	88	79	359	800
1000	93	126	97	92	408	83	83	85	94	345	753
1100	107	115	122	131	475	86	108	104	118	416	891
1200	129	107	86	113	435	111	104	112	109	436	871
1300	100	89	99	102	390	109	98	114	120	441	831
1400	89	101	115	97	402	118	122	106	154	500	902
1500	103	98	108	86	395	137	131	183	181	632	1027
1600	79	119	106	119	423	174	143	159	162	638	1061
1700	109	112	100	82	403	220	173	180	148	721	1124
1800	83	80	78	60	301	162	121	71	77	431	732
1900	55	61	58	41	215	78	72	73	68	291	506
2000	36	37	34	33	140	79	62	56	54	251	391
2100	31	23	19	23	96	48	43	41	19	151	247
2200	11	17	14	20	62	41	21	24	20	106	168
2300	9	5	9	13	36	19	25	23	8	75	111
24-HOUR TOTALS:	7032					6991					14023

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	691	815	372	645	991
P.M.	1615	453	1645	735	1645	1175
DAILY	615	720	1645	735	1645	1175

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 0113  
 DESCRIPTION: SR 16 .75 MI. E. OF SR 15  
 START DATE: 05/08/2024  
 START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	5	7	3	3	18	14	12	12	8	46	64
0100	4	4	3	7	18	7	4	5	10	26	44
0200	12	9	6	2	29	6	2	7	2	17	46
0300	4	13	9	9	35	7	4	10	10	31	66
0400	19	20	26	37	102	14	16	15	23	68	170
0500	68	86	132	138	424	25	42	58	55	180	604
0600	219	275	303	317	1114	84	120	170	191	565	1679
0700	314	263	238	212	1027	190	186	180	159	715	1742
0800	197	206	164	143	710	183	162	183	157	685	1395
0900	162	145	150	151	608	125	156	163	109	553	1161
1000	136	160	139	150	585	139	125	109	114	487	1072
1100	157	133	126	146	562	132	152	161	196	641	1203
1200	153	192	152	141	638	144	145	152	147	588	1226
1300	142	142	148	169	601	159	164	167	166	656	1257
1400	126	155	144	158	583	165	171	206	192	734	1317
1500	139	155	208	179	681	222	202	242	245	911	1592
1600	203	186	201	217	807	248	280	300	281	1109	1916
1700	197	203	177	143	720	294	324	309	297	1224	1944
1800	166	107	134	98	505	215	253	157	122	747	1252
1900	102	96	83	62	343	110	111	96	91	408	751
2000	68	63	46	41	218	76	81	71	72	300	518
2100	42	56	44	29	171	66	53	51	29	199	370
2200	26	26	15	12	79	43	31	30	32	136	215
2300	15	11	13	10	49	15	13	19	15	62	111
24-HOUR TOTALS:	10627					11088					21715

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	1132	645	747	645	1879
P.M.	1630	818	1700	1224	1630	2017
DAILY	615	1209	1700	1224	1630	2017

TRUCK PERCENTAGE      8.43                                      8.72                                      8.58

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	64	5953	3714	7	171	241	23	83	269	96	2	2	2	0	0	896	10627
W	67	6146	3908	8	212	249	27	76	286	103	3	2	1	0	0	967	11088

COUNTY: 71  
 STATION: 0147  
 DESCRIPTION: SR 15/US 17) 300' N. OF GOVERNOR ST.  
 START DATE: 06/25/2024  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	15	13	16	9	53	21	13	5	8	47	100	
0100	10	7	10	14	41	8	7	12	11	38	79	
0200	36	7	5	9	57	8	8	7	11	34	91	
0300	6	11	37	20	74	6	9	12	14	41	115	
0400	20	26	23	32	101	29	43	54	70	196	297	
0500	55	70	88	102	315	65	106	151	146	468	783	
0600	142	145	172	177	636	157	229	258	295	939	1575	
0700	219	232	248	243	942	277	255	286	318	1136	2078	
0800	229	227	219	221	896	224	254	273	234	985	1881	
0900	214	228	242	236	920	208	208	238	233	887	1807	
1000	215	238	214	261	928	224	241	211	228	904	1832	
1100	230	227	266	273	996	209	243	228	175	855	1851	
1200	281	275	249	254	1059	199	240	293	277	1009	2068	
1300	258	224	227	244	953	271	267	237	208	983	1936	
1400	280	253	229	233	995	277	206	271	235	989	1984	
1500	324	250	356	310	1240	251	251	240	255	997	2237	
1600	374	314	422	392	1502	242	278	274	256	1050	2552	
1700	470	360	355	284	1469	254	264	262	249	1029	2498	
1800	265	262	225	168	920	241	205	192	185	823	1743	
1900	169	142	146	142	599	153	138	135	98	524	1123	
2000	118	108	99	129	454	116	125	117	112	470	924	
2100	101	68	83	67	319	104	96	92	75	367	686	
2200	49	59	36	29	173	87	45	38	49	219	392	
2300	34	28	21	20	103	30	23	12	21	86	189	
24-HOUR TOTALS:					15745						15076	30821

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	952	700	1136	700	2078
P.M.	1630	1644	1230	1108	1630	2692
DAILY	1630	1644	700	1136	1630	2692

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 0196  
 DESCRIPTION: SR 15/US 17 .3 MI. S. OF SR 16 TO E.  
 START DATE: 05/21/2024  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	1	6	7	7	21	10	6	6	5	27	48
0100	7	7	12	49	75	2	5	4	8	19	94
0200	8	6	2	13	29	5	3	7	6	21	50
0300	7	35	18	26	86	8	5	13	16	42	128
0400	24	37	42	56	159	31	39	89	48	207	366
0500	54	88	88	110	340	56	88	84	90	318	658
0600	161	185	194	196	736	117	159	159	119	554	1290
0700	146	156	155	121	578	136	116	135	139	526	1104
0800	136	116	125	122	499	110	143	128	105	486	985
0900	113	123	87	108	431	122	88	111	114	435	866
1000	88	106	107	137	438	103	122	112	99	436	874
1100	133	135	106	133	507	108	118	96	116	438	945
1200	116	97	107	112	432	123	113	127	122	485	917
1300	103	140	94	93	430	106	122	112	116	456	886
1400	108	111	103	124	446	98	118	141	134	491	937
1500	121	245	150	158	674	163	174	150	152	639	1313
1600	146	204	169	189	708	133	168	163	162	626	1334
1700	157	150	135	119	561	134	144	144	142	564	1125
1800	89	100	77	76	342	118	108	89	71	386	728
1900	65	73	54	42	234	60	64	61	45	230	464
2000	45	49	30	31	155	41	78	66	50	235	390
2100	26	19	25	19	89	39	28	34	28	129	218
2200	14	19	12	14	59	18	19	20	21	78	137
2300	8	11	7	12	38	12	13	14	7	46	84
24-HOUR TOTALS:	8067					7874					15941

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	653	730	527	645	1159
P.M.	1615	719	1500	639	1615	1346
DAILY	600	736	1500	639	1615	1346

TRUCK PERCENTAGE 13.33 12.61 12.97

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	81	4117	2794	10	208	189	31	87	504	39	0	3	4	0	0	1075	8067
S	53	4038	2790	6	178	216	14	71	398	105	1	3	1	0	0	993	7874

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 0142  
 DESCRIPTION: SR 15 .1 MI. N. OF SR 16 TO E.  
 START DATE: 07/25/2024  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	16	22	22	9	69	16	12	10	11	49	118	
0100	23	7	8	22	60	8	10	10	8	36	96	
0200	35	7	11	5	58	10	9	10	5	34	92	
0300	10	18	45	7	80	6	14	9	17	46	126	
0400	25	17	29	43	114	33	56	59	118	266	380	
0500	59	48	73	79	259	79	151	161	180	571	830	
0600	109	144	170	183	606	213	282	295	314	1104	1710	
0700	204	194	248	232	878	257	261	228	262	1008	1886	
0800	185	213	209	208	815	200	253	199	208	860	1675	
0900	176	211	153	187	727	183	200	192	186	761	1488	
1000	203	190	196	202	791	168	165	184	189	706	1497	
1100	183	194	225	207	809	179	202	184	254	819	1628	
1200	252	243	185	231	911	202	249	231	243	925	1836	
1300	188	210	229	195	822	168	244	203	207	822	1644	
1400	247	218	250	248	963	189	173	189	219	770	1733	
1500	285	311	335	271	1202	190	227	237	232	886	2088	
1600	280	268	322	292	1162	220	233	255	232	940	2102	
1700	317	298	296	269	1180	238	224	222	190	874	2054	
1800	228	205	162	149	744	161	168	113	96	538	1282	
1900	114	124	116	84	438	103	109	127	83	422	860	
2000	92	88	94	84	358	60	84	67	75	286	644	
2100	53	65	55	39	212	66	54	63	31	214	426	
2200	46	36	25	32	139	45	43	40	19	147	286	
2300	29	22	23	34	108	25	26	22	19	92	200	
24-HOUR TOTALS:					13505						13176	26681

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	878	645	1060	645	1889
P.M.	1630	1229	1615	958	1630	2178
DAILY	1630	1229	615	1148	1630	2178

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 3101  
 DESCRIPTION: SR 15 100' N. OF BLACK CREEK BRIDGE  
 START DATE: 06/27/2024  
 START TIME: 0600

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	24	27	18	21	90	45	33	34	26	138	228
0100	16	18	14	17	65	19	21	30	17	87	152
0200	30	16	16	9	71	22	9	16	16	63	134
0300	9	18	35	45	107	19	16	16	24	75	182
0400	32	54	62	68	216	16	28	46	48	138	354
0500	79	136	160	185	560	63	92	92	98	345	905
0600	277	308	352	334	1271	151	193	254	269	867	2138
0700	400	393	385	394	1572	272	267	284	260	1083	2655
0800	372	382	380	310	1444	271	225	285	217	998	2442
0900	324	380	320	301	1325	304	266	289	236	1095	2420
1000	318	305	282	325	1230	242	254	286	292	1074	2304
1100	287	325	333	345	1290	275	258	301	311	1145	2435
1200	334	345	305	373	1357	321	316	330	299	1266	2623
1300	303	314	294	310	1221	324	313	341	332	1310	2531
1400	305	354	315	298	1272	340	305	354	332	1331	2603
1500	322	358	409	372	1461	359	358	413	389	1519	2980
1600	365	413	409	405	1592	404	452	417	395	1668	3260
1700	393	450	400	355	1598	458	468	390	408	1724	3322
1800	301	292	297	247	1137	397	358	284	276	1315	2452
1900	204	200	201	164	769	242	231	273	252	998	1767
2000	146	95	128	116	485	202	232	187	175	796	1281
2100	111	73	66	64	314	182	147	154	89	572	886
2200	84	60	49	46	239	83	93	87	56	319	558
2300	29	34	27	29	119	82	70	55	47	254	373
24-HOUR TOTALS:	20805					20180					40985

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	1572	645	1092	700	2655
P.M.	1630	1657	1630	1738	1630	3395
DAILY	1630	1657	1630	1738	1630	3395

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 0030  
 DESCRIPTION: SR 15 .5 MI N. CLARKES CREEK BRIDGE  
 START DATE: 06/26/2024  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	5	10	5	7	27	12	3	5	5	25	52	
0100	6	7	7	7	27	6	4	7	2	19	46	
0200	6	2	10	14	32	10	8	8	2	28	60	
0300	1	18	17	27	63	11	14	10	4	39	102	
0400	17	36	42	48	143	13	24	19	15	71	214	
0500	51	65	76	126	318	19	37	51	68	175	493	
0600	117	127	171	147	562	60	75	100	80	315	877	
0700	122	104	109	112	447	84	115	107	99	405	852	
0800	115	105	100	90	410	86	92	96	89	363	773	
0900	82	81	118	98	379	98	103	87	73	361	740	
1000	103	87	93	77	360	63	87	77	94	321	681	
1100	100	103	83	93	379	88	100	106	94	388	767	
1200	83	92	98	90	363	73	73	93	87	326	689	
1300	99	101	92	106	398	82	91	94	82	349	747	
1400	101	101	83	130	415	103	118	97	120	438	853	
1500	91	109	110	124	434	113	112	154	151	530	964	
1600	99	128	115	110	452	149	130	124	149	552	1004	
1700	128	137	81	115	461	150	109	122	106	487	948	
1800	88	82	77	54	301	77	72	93	57	299	600	
1900	63	66	41	42	212	50	57	56	47	210	422	
2000	44	46	31	26	147	41	33	35	33	142	289	
2100	32	19	20	23	94	30	13	25	22	90	184	
2200	13	20	15	14	62	14	11	9	6	40	102	
2300	8	18	9	5	40	12	6	6	16	40	80	
24-HOUR TOTALS:					6526						6013	12539

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	482	715	407	645	868
P.M.	1630	490	1530	584	1530	1045
DAILY	615	567	1530	584	1530	1045

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 5019  
 DESCRIPTION: SR 15 200' N. OF NORTH ST.  
 START DATE: 06/27/2024  
 START TIME: 0630

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	16	21	17	14	68	15	14	27	15	71	139
0100	9	12	19	11	51	11	10	16	10	47	98
0200	41	14	7	6	68	4	14	9	11	38	106
0300	5	6	38	24	73	15	14	17	26	72	145
0400	15	25	22	34	96	24	40	34	75	173	269
0500	37	44	83	87	251	46	91	103	101	341	592
0600	155	156	164	160	635	160	178	236	257	831	1466
0700	182	208	240	226	856	241	253	204	199	897	1753
0800	229	195	205	228	857	195	223	218	177	813	1670
0900	206	201	160	182	749	166	205	203	202	776	1525
1000	217	156	202	189	764	168	172	191	194	725	1489
1100	183	213	233	239	868	187	232	175	224	818	1686
1200	281	228	214	228	951	215	260	242	210	927	1878
1300	210	228	214	222	874	207	198	209	223	837	1711
1400	213	241	209	252	915	205	211	237	228	881	1796
1500	236	296	291	287	1110	194	220	215	219	848	1958
1600	291	270	311	305	1177	255	218	243	235	951	2128
1700	342	292	266	247	1147	227	228	212	207	874	2021
1800	212	201	186	167	766	202	191	192	135	720	1486
1900	166	142	131	137	576	136	131	95	106	468	1044
2000	112	71	118	86	387	124	104	86	86	400	787
2100	79	60	48	62	249	73	83	67	62	285	534
2200	49	43	27	30	149	28	32	41	31	132	281
2300	19	28	26	32	105	17	35	21	21	94	199
24-HOUR TOTALS:	13742					13019					26761

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	903	645	955	715	1754
P.M.	1630	1250	1600	951	1630	2183
DAILY	1630	1250	630	987	1630	2183

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2024 HISTORICAL AADT REPORT

COUNTY: 71 - CLAY

SITE: 0189 - SR-15/US-17,0.6 MI S OF CR-220,CLAY CO.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	43163 C	N 21430	S 21733	9.00	54.10	6.40
2023	44210 C	N 22156	S 22054	9.00	54.10	6.40
2022	43067 C	N 21523	S 21544	9.00	54.20	6.40
2021	42200 C	N 21046	S 21154	9.00	53.70	6.50
2020	38262 C	N 19077	S 19185	9.00	54.80	6.60
2019	41487 C	N 20735	S 20752	9.00	54.30	5.90
2018	40400 C	N 20139	S 20261	9.00	54.50	5.80
2017	40139 C	N 19984	S 20155	9.00	55.30	5.70
2016	38922 C	N 19389	S 19533	9.00	54.20	5.40
2015	37447 C	N 18634	S 18813	9.00	54.80	5.20
2014	36239 C	N 18043	S 18196	9.00	55.10	5.00
2013	35557 C	N 17705	S 17852	9.00	55.40	5.20
2012	35587 C	N 17730	S 17857	9.00	55.40	5.00
2011	35562 C	N 17670	S 17892	9.00	56.10	5.10
2010	36439 C	N 18120	S 18319	9.42	54.63	5.10
2009	36304 C	N 18028	S 18276	9.32	54.57	5.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 71  
 STATION: 0131  
 DESCRIPTION: US 17 100' S. OF DOCTOR INLET BRIDGE  
 START DATE: 06/27/2024  
 START TIME: 0530

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	38	44	27	28	137	73	68	41	43	225	362
0100	30	16	22	22	90	25	36	24	32	117	207
0200	26	31	33	18	108	31	24	19	20	94	202
0300	29	26	36	53	144	19	18	26	45	108	252
0400	55	106	109	112	382	13	27	46	57	143	525
0500	180	193	306	316	995	66	83	116	151	416	1411
0600	384	541	516	571	2012	126	246	271	256	899	2911
0700	681	679	655	554	2569	274	366	441	428	1509	4078
0800	619	515	640	526	2300	399	395	356	379	1529	3829
0900	385	536	511	490	1922	381	402	375	373	1531	3453
1000	405	466	408	464	1743	319	336	368	408	1431	3174
1100	407	436	453	410	1706	357	420	368	441	1586	3292
1200	396	447	425	421	1689	431	426	456	437	1750	3439
1300	433	408	390	525	1756	467	421	449	513	1850	3606
1400	511	495	525	419	1950	505	500	556	557	2118	4068
1500	470	490	494	534	1988	588	578	643	659	2468	4456
1600	508	560	456	529	2053	638	628	685	733	2684	4737
1700	598	522	504	456	2080	639	671	688	622	2620	4700
1800	416	371	370	280	1437	566	423	389	395	1773	3210
1900	282	278	234	247	1041	340	331	388	299	1358	2399
2000	238	199	169	193	799	265	279	248	184	976	1775
2100	197	147	123	105	572	201	174	188	140	703	1275
2200	110	103	81	83	377	139	163	95	98	495	872
2300	73	67	35	37	212	119	98	76	77	370	582
24-HOUR TOTALS:	30062					28753					58815

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME
A.M.	645	2586	730	1663	715	4141
P.M.	1645	2153	1645	2731	1645	4884
DAILY	645	2586	1645	2731	1645	4884

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 0195  
 DESCRIPTION: SR 15 350' S. OF CR 209  
 START DATE: 05/21/2024  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	2	10	14	7	33	9	8	7	4	28	61
0100	9	5	9	3	26	2	3	3	25	33	59
0200	9	9	3	10	31	6	3	9	2	20	51
0300	9	37	15	30	91	7	4	10	8	29	120
0400	26	46	45	60	177	16	13	8	35	72	249
0500	55	83	81	106	325	47	76	73	51	247	572
0600	132	195	161	167	655	70	101	78	90	339	994
0700	111	114	123	97	445	105	103	103	89	400	845
0800	112	100	106	108	426	107	121	109	108	445	871
0900	117	102	76	89	384	108	82	99	86	375	759
1000	83	82	95	119	379	85	105	99	100	389	768
1100	127	111	97	98	433	113	94	82	100	389	822
1200	102	81	113	101	397	111	92	116	118	437	834
1300	92	133	72	84	381	81	109	88	108	386	767
1400	109	94	96	106	405	106	115	117	102	440	845
1500	98	115	109	97	419	146	159	121	119	545	964
1600	135	178	148	134	595	117	137	147	129	530	1125
1700	133	105	100	103	441	127	124	117	110	478	919
1800	60	77	66	59	262	83	95	70	58	306	568
1900	53	61	39	44	197	50	46	48	40	184	381
2000	28	27	33	29	117	33	48	49	34	164	281
2100	24	20	17	20	81	37	25	25	20	107	188
2200	10	19	9	11	49	21	10	17	19	67	116
2300	8	13	8	15	44	14	8	11	6	39	83
24-HOUR TOTALS:	6793					6449					13242

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	515	815	446	645	916
P.M.	1600	595	1500	545	1615	1133
DAILY	600	655	1500	545	1615	1133

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 0195  
 DESCRIPTION: SR 15 350' S. OF CR 209  
 START DATE: 05/22/2024  
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	9	9	6	5	29	4	3	3	4	14	43
0100	8	4	8	7	27	4	7	5	15	31	58
0200	8	6	3	5	22	6	4	9	12	31	53
0300	20	46	18	21	105	10	5	14	14	43	148
0400	19	30	33	57	139	11	19	21	31	82	221
0500	67	79	115	118	379	56	74	76	73	279	658
0600	161	174	155	120	610	78	95	97	105	375	985
0700	119	121	114	113	467	99	106	101	95	401	868
0800	116	92	87	96	391	117	104	98	94	413	804
0900	116	101	105	89	411	95	73	100	75	343	754
1000	103	90	87	82	362	107	78	93	123	401	763
1100	99	101	107	89	396	113	100	118	94	425	821
1200	114	101	101	94	410	91	98	116	124	429	839
1300	101	122	91	132	446	115	126	115	95	451	897
1400	86	95	124	107	412	93	118	118	122	451	863
1500	113	115	123	99	450	127	178	142	149	596	1046
1600	117	144	142	131	534	136	149	141	139	565	1099
1700	127	104	103	77	411	122	127	118	102	469	880
1800	95	68	60	51	274	90	83	71	75	319	593
1900	65	56	55	31	207	66	43	47	37	193	400
2000	29	38	29	24	120	47	34	38	38	157	277
2100	32	20	32	47	131	36	25	29	11	101	232
2200	32	16	11	12	71	16	16	11	15	58	129
2300	5	10	8	5	28	10	8	11	9	38	66
24-HOUR TOTALS:	6832					6665					13497

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	474	715	419	645	885
P.M.	1615	544	1515	605	1600	1099
DAILY	600	610	1515	605	1600	1099

GENERATED BY SPS 5.0.0.61

COUNTY: 71  
 STATION: 3101  
 DESCRIPTION: SR 15 100' N. OF BLACK CREEK BRIDGE  
 START DATE: 06/27/2024  
 START TIME: 0600

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	24	27	18	21	90	45	33	34	26	138	228
0100	16	18	14	17	65	19	21	30	17	87	152
0200	30	16	16	9	71	22	9	16	16	63	134
0300	9	18	35	45	107	19	16	16	24	75	182
0400	32	54	62	68	216	16	28	46	48	138	354
0500	79	136	160	185	560	63	92	92	98	345	905
0600	277	308	352	334	1271	151	193	254	269	867	2138
0700	400	393	385	394	1572	272	267	284	260	1083	2655
0800	372	382	380	310	1444	271	225	285	217	998	2442
0900	324	380	320	301	1325	304	266	289	236	1095	2420
1000	318	305	282	325	1230	242	254	286	292	1074	2304
1100	287	325	333	345	1290	275	258	301	311	1145	2435
1200	334	345	305	373	1357	321	316	330	299	1266	2623
1300	303	314	294	310	1221	324	313	341	332	1310	2531
1400	305	354	315	298	1272	340	305	354	332	1331	2603
1500	322	358	409	372	1461	359	358	413	389	1519	2980
1600	365	413	409	405	1592	404	452	417	395	1668	3260
1700	393	450	400	355	1598	458	468	390	408	1724	3322
1800	301	292	297	247	1137	397	358	284	276	1315	2452
1900	204	200	201	164	769	242	231	273	252	998	1767
2000	146	95	128	116	485	202	232	187	175	796	1281
2100	111	73	66	64	314	182	147	154	89	572	886
2200	84	60	49	46	239	83	93	87	56	319	558
2300	29	34	27	29	119	82	70	55	47	254	373
24-HOUR TOTALS:	20805					20180					40985

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	1572	645	1092	700	2655
P.M.	1630	1657	1630	1738	1630	3395
DAILY	1630	1657	1630	1738	1630	3395

GENERATED BY SPS 5.0.0.61

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 71 - CLAY

SITE: 3140 - SR 15 100' S. OF I-295 RAMPS

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	89500	E				9.00	52.20	7.80
2023	89000	S	N 43500		S 45500	9.00	54.30	9.40
2022	85000	F	N 41500		S 43500	9.00	53.80	6.40
2021	84000	C	N 41000		S 43000	9.00	53.50	6.50
2020	70500	C	N 33500		S 37000	9.00	54.50	6.60
2019	80000	C	N 38500		S 41500	9.00	54.10	5.90
2018	85500	C	N 41000		S 44500	9.00	54.20	5.80
2017	88000	C	N 42000		S 46000	9.00	54.50	5.70
2016	84500	C	N 40500		S 44000	9.00	54.30	5.40
2015	78500	C	N 37000		S 41500	9.00	54.50	5.20
2014	67000	C	N 32500		S 34500	9.00	54.50	5.00
2013	65000	C	N 29500		S 35500	9.00	55.10	5.20
2012	69500	C	N 34500		S 35000	9.00	54.60	5.00
2011	68000	C	N 36500		S 31500	9.00	54.70	5.10
2010	64500	C	N 33500		S 31000	9.86	54.07	5.10
2009	67500	C	N 35000		S 32500	9.76	54.11	5.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 71  
 STATION: 5007  
 DESCRIPTION: SR 15 100' N. OF SR 224  
 START DATE: 04/03/2024  
 START TIME: 0000

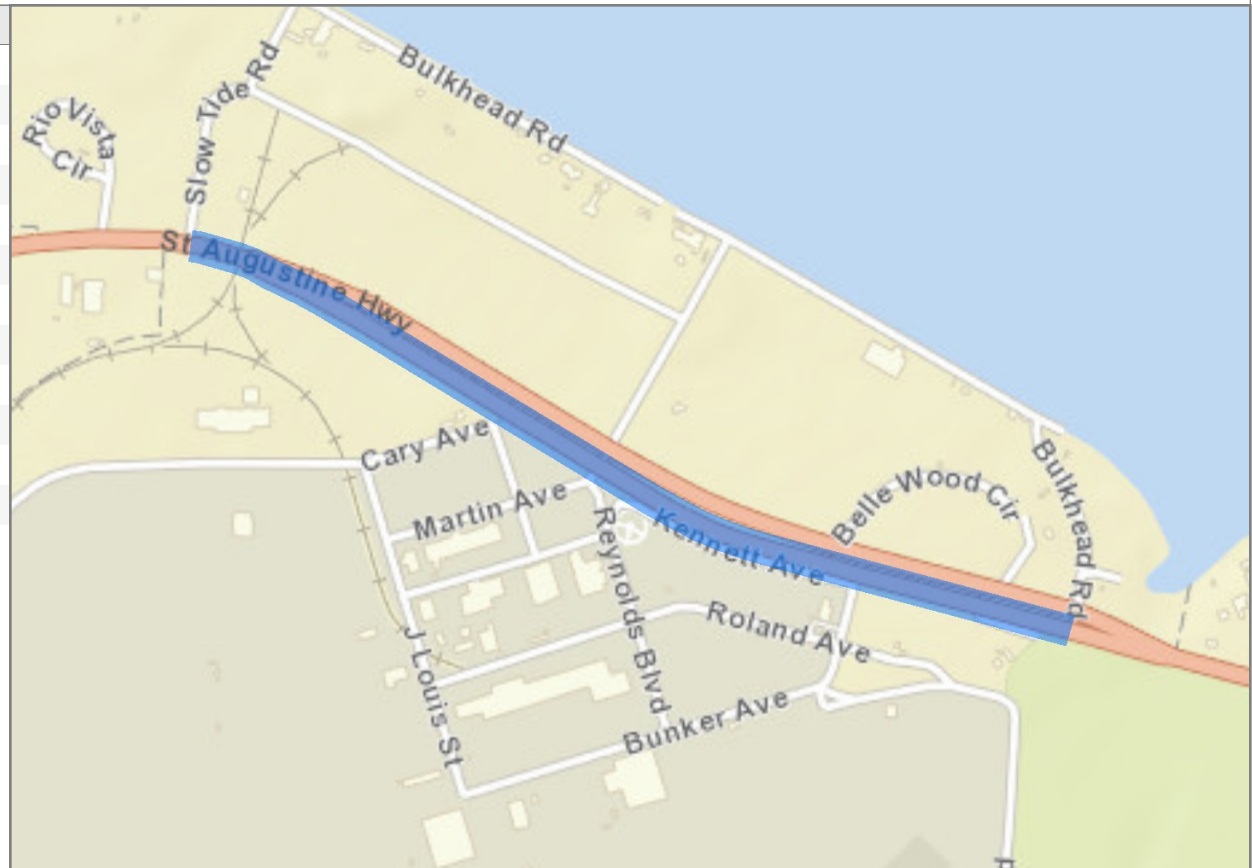
TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	40	34	39	46	159	65	58	46	46	215	374
0100	21	22	22	36	101	28	26	16	30	100	201
0200	19	33	33	39	124	26	18	16	29	89	213
0300	41	72	60	91	264	29	17	17	26	89	353
0400	101	160	212	214	687	38	44	50	60	192	879
0500	286	407	561	526	1780	67	83	113	170	433	2213
0600	630	775	898	863	3166	189	295	331	400	1215	4381
0700	985	1016	1049	861	3911	336	427	566	483	1812	5723
0800	832	918	861	784	3395	431	467	493	468	1859	5254
0900	679	726	590	622	2617	402	417	425	426	1670	4287
1000	561	641	655	600	2457	372	396	393	424	1585	4042
1100	604	555	502	454	2115	430	390	351	449	1620	3735
1200	391	464	400	392	1647	392	477	454	399	1722	3369
1300	423	452	428	466	1769	478	406	421	421	1726	3495
1400	447	392	438	398	1675	525	540	568	594	2227	3902
1500	457	456	441	457	1811	593	595	652	681	2521	4332
1600	474	480	443	448	1845	692	670	658	668	2688	4533
1700	534	517	449	389	1889	706	658	604	671	2639	4528
1800	397	379	328	289	1393	587	481	421	395	1884	3277
1900	260	230	220	212	922	296	384	275	310	1265	2187
2000	183	192	168	159	702	275	298	269	224	1066	1768
2100	161	137	110	112	520	179	190	193	207	769	1289
2200	107	104	79	68	358	162	139	113	115	529	887
2300	48	56	54	41	199	108	95	86	64	353	552
24-HOUR TOTALS:	35506					30268					65774

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	3913	730	1947	700	5723
P.M.	1645	1948	1615	2702	1630	4632
DAILY	645	3913	1615	2702	700	5723

# Appendix B2 (FDOT D2 LOS Tool)

**SR-16, RCI MP 0.749-1.679, Clay County**

Attribute	Value
Segment ID:	20787
Segment Length (miles):	0.930 mi
County:	Clay
Roadway ID:	71100000
Begin MP:	0.749
End MP:	1.679
SHS System:	On-System
SIS Status:	Not SIS
SIS Type:	Not SIS
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	1.0%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

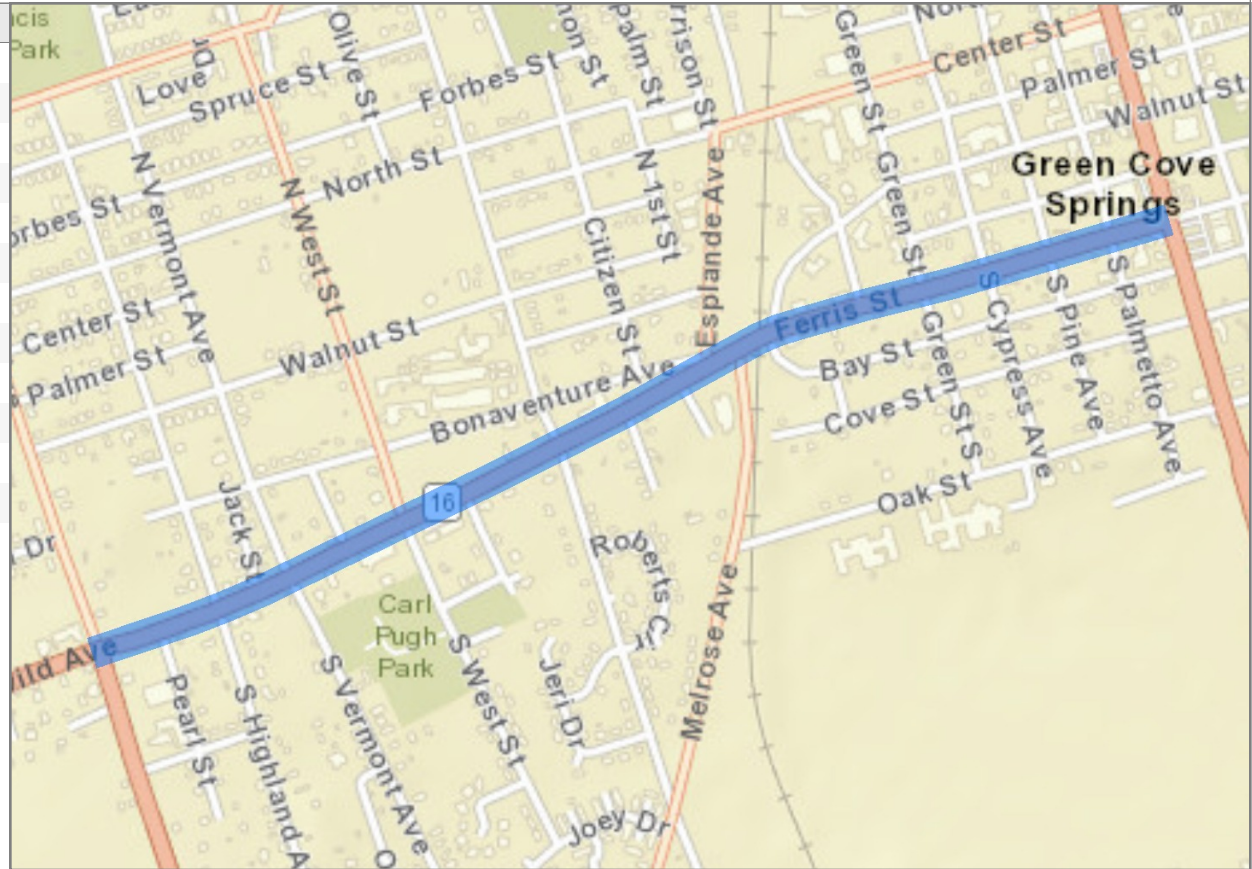
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Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	20,500	21,727	22,955	23,977	25,000
Peak Hour Traffic Volume	1,845	1,955	2,066	2,158	2,250
Peak Hour Maximum Service Volume	3,290	3,290	3,290	3,290	3,290
Peak Hour LOS	C	C	C	C	C

Notes:

**SR-16 / Idlewild Ave, RCI MP 22.49-23.614, Clay County**

Attribute	Value
Segment ID:	20773
Segment Length (miles):	1.124 mi
County:	Clay
Roadway ID:	71050000
Begin MP:	22.490
End MP:	23.614
SHS System:	On-System
SIS Status:	Not SIS
SIS Type:	Not SIS
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	3.2%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

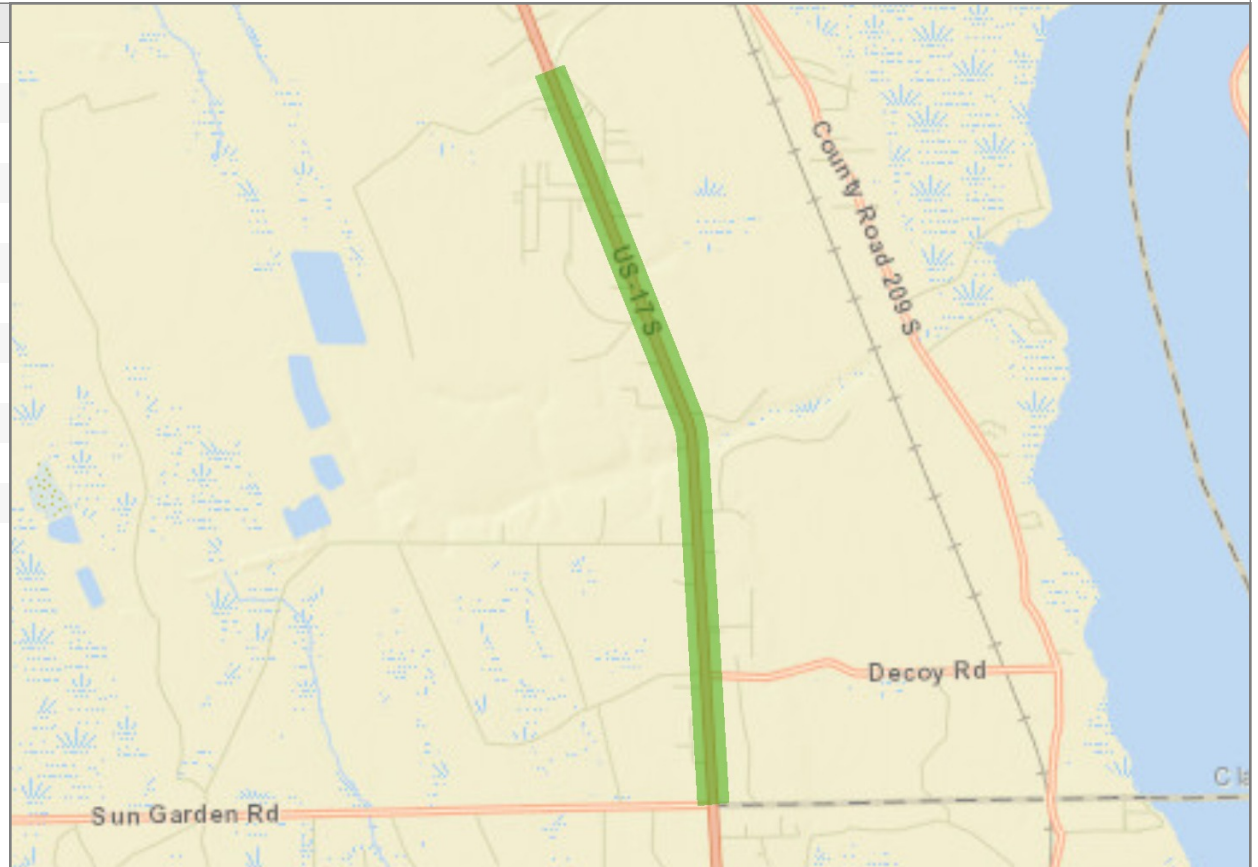
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Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C4	C4	C4	C4	C4
AADT	12,500	14,873	17,245	19,223	21,200
Peak Hour Traffic Volume	1,125	1,339	1,552	1,730	1,908
Peak Hour Maximum Service Volume	3,088	3,088	3,088	3,088	3,088
Peak Hour LOS	C	C	C	C	C

Notes:

**US-17 / SR-15, RCI MP 0-5.859, Clay County**

Attribute	Value
Segment ID:	20737
Segment Length (miles):	5.859 mi
County:	Clay
Roadway ID:	71010000
Begin MP:	0.000
End MP:	5.859
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.5
LOS Target:	C
Growth Rate:	2.9%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

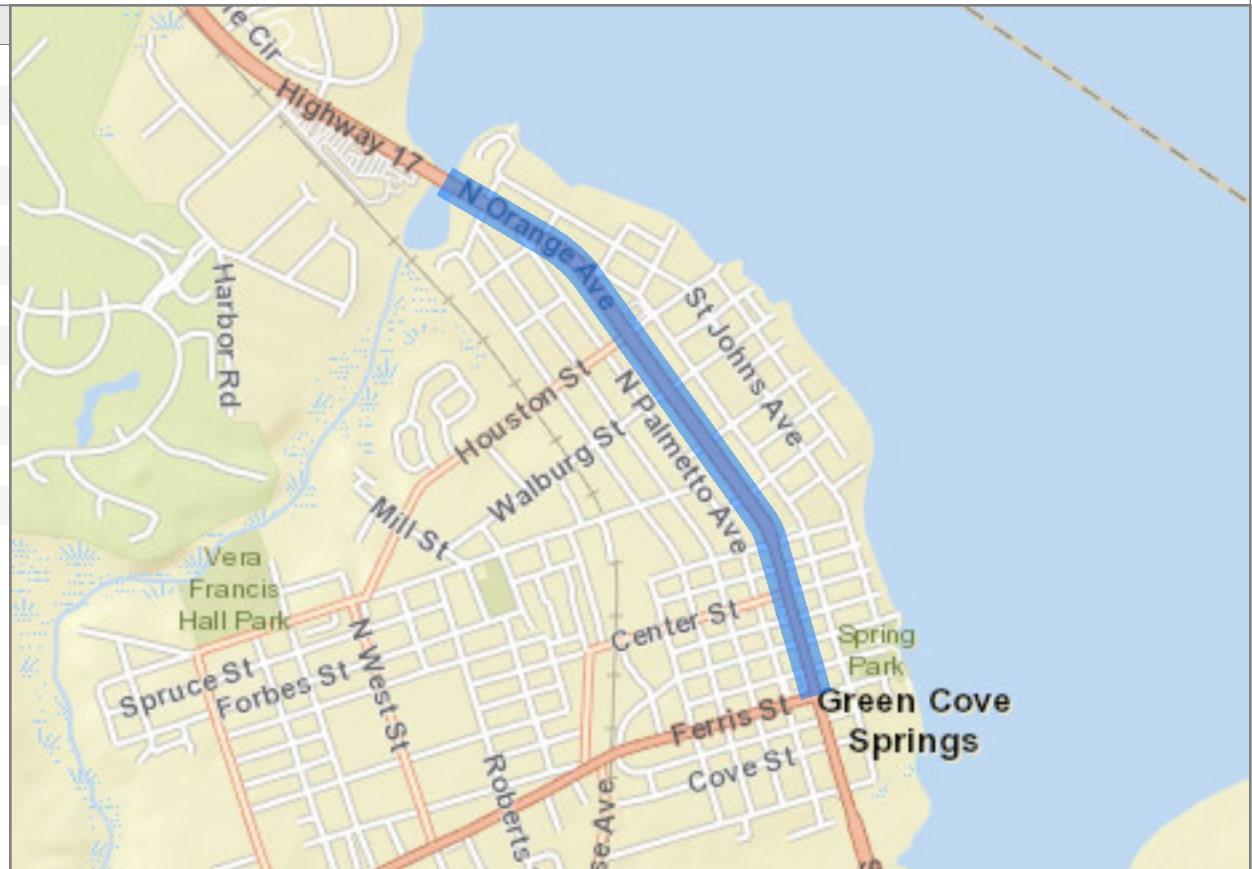
<http://maps.google.com/maps?q=29.8811805046226,-81.6646973422076>

Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C2	C2	C2	C2	C2
AADT	10,000	11,718	13,436	14,868	16,300
Peak Hour Traffic Volume	950	1,113	1,276	1,412	1,549
Peak Hour Maximum Service Volume	4,350	4,350	4,350	4,350	4,350
Peak Hour LOS	B	B	B	B	B

Notes:

**US-17 / SR-15, RCI MP 0-1.263, Clay County**

Attribute	Value
Segment ID:	20742
Segment Length (miles):	1.263 mi
County:	Clay
Roadway ID:	71020000
Begin MP:	0.000
End MP:	1.263
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	4.6%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

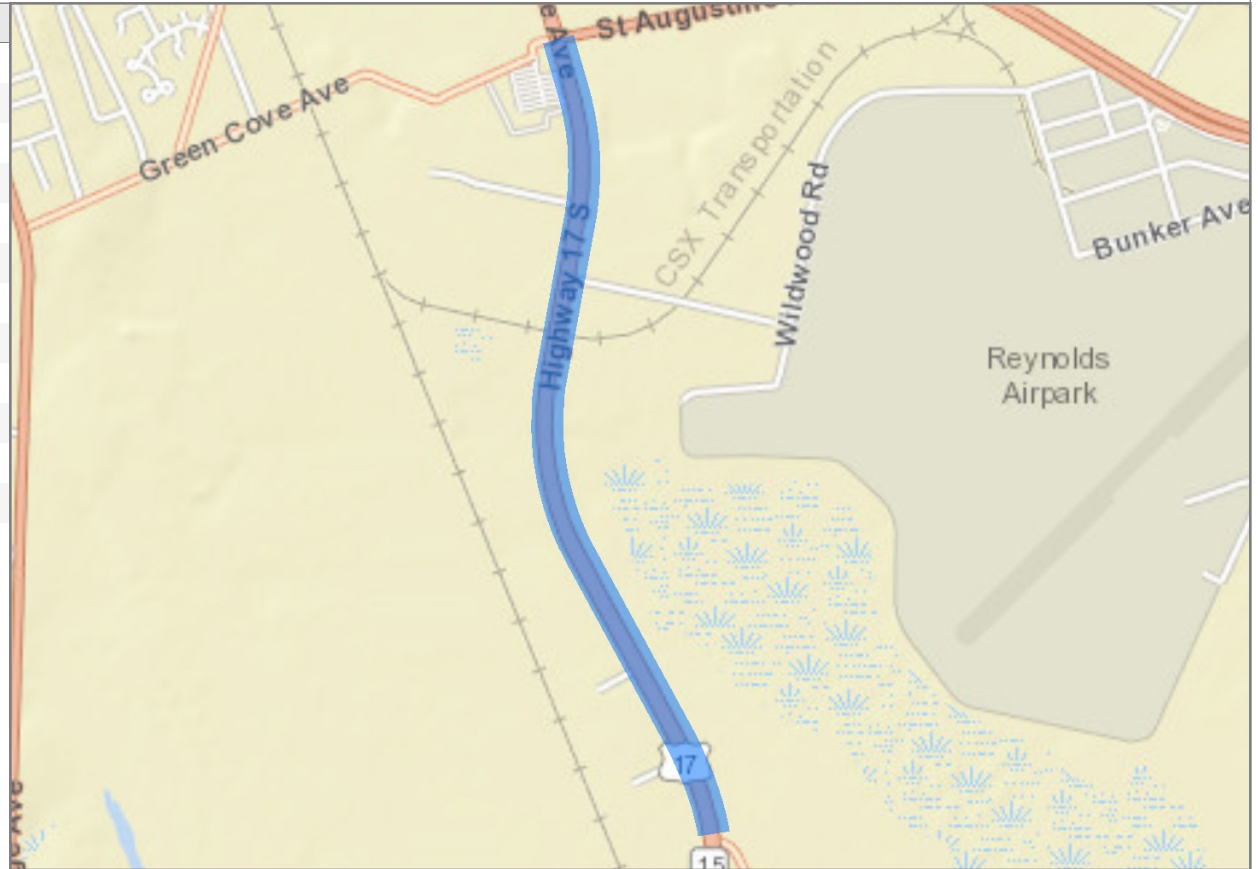
<http://maps.google.com/maps?q=30.0001460201864,-81.6833769822619>

Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C4	C4	C4	C4	C4
AADT	22,500	28,691	34,882	40,041	45,200
Peak Hour Traffic Volume	2,025	2,582	3,139	3,604	4,068
Peak Hour Maximum Service Volume	3,250	3,250	3,250	3,250	3,250
Peak Hour LOS	C	D	D	E	F

Notes:

**US-17 / SR-15, RCI MP 9.037-10.647, Clay County**

Attribute	Value
Segment ID:	20739
Segment Length (miles):	1.609 mi
County:	Clay
Roadway ID:	71010000
Begin MP:	9.037
End MP:	10.647
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	2.2%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

<http://maps.google.com/maps?q=29.9717294701172,-81.6762047304139>

Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	15,300	17,345	19,391	21,095	22,800
Peak Hour Traffic Volume	1,377	1,561	1,745	1,899	2,052
Peak Hour Maximum Service Volume	3,290	3,290	3,290	3,290	3,290
Peak Hour LOS	C	C	C	C	C

Notes:

**US-17 / SR-15/16, RCI MP 10.647-11.09, Clay County**

Attribute	Value
Segment ID:	20740
Segment Length (miles):	0.442 mi
County:	Clay
Roadway ID:	71010000
Begin MP:	10.647
End MP:	11.090
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	4.1%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

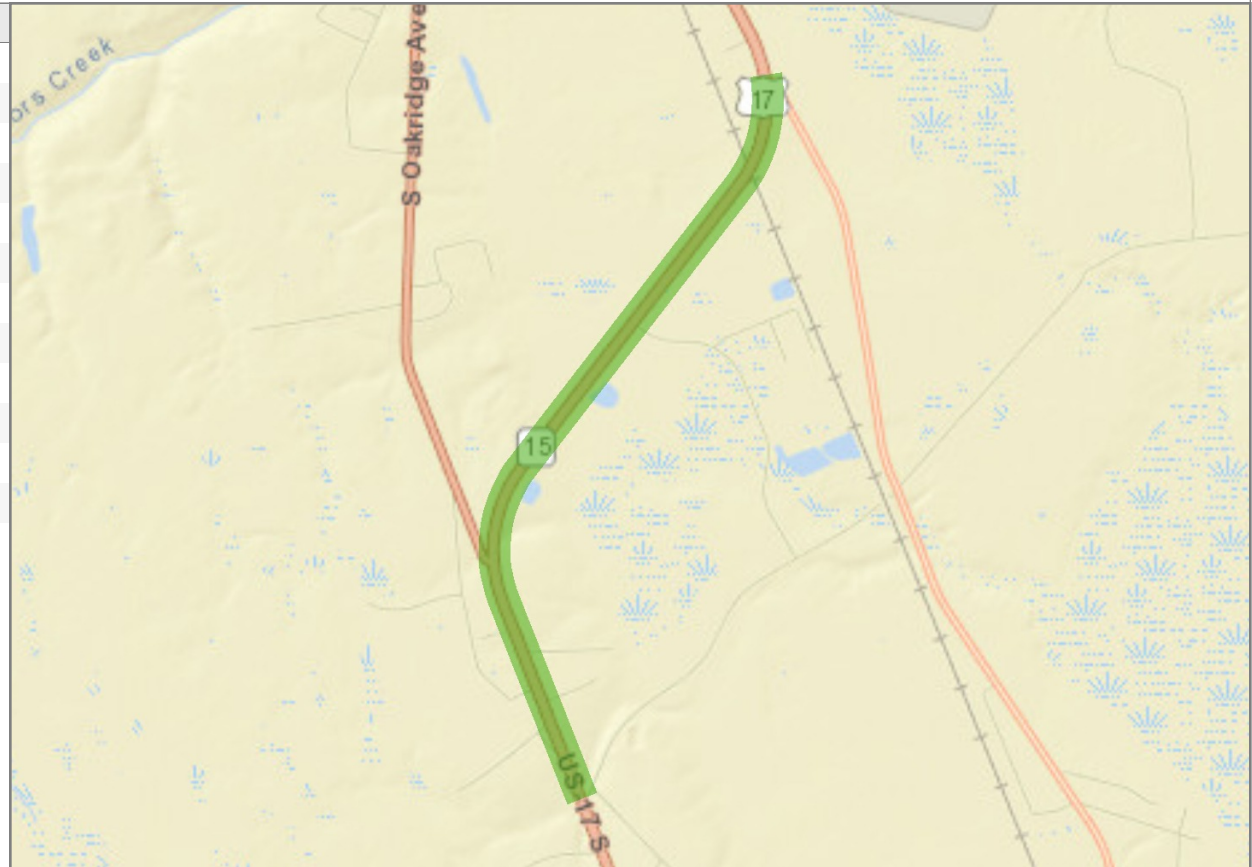
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Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	19,500	24,245	28,991	32,945	36,900
Peak Hour Traffic Volume	1,755	2,182	2,609	2,965	3,321
Peak Hour Maximum Service Volume	3,290	3,290	3,290	3,290	3,290
Peak Hour LOS	C	C	C	D	F

Notes:

**US-17 / SR-15, RCI MP 5.859-9.037, Clay County**

Attribute	Value
Segment ID:	20738
Segment Length (miles):	3.178 mi
County:	Clay
Roadway ID:	71010000
Begin MP:	5.859
End MP:	9.037
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.5
LOS Target:	C
Growth Rate:	2.3%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

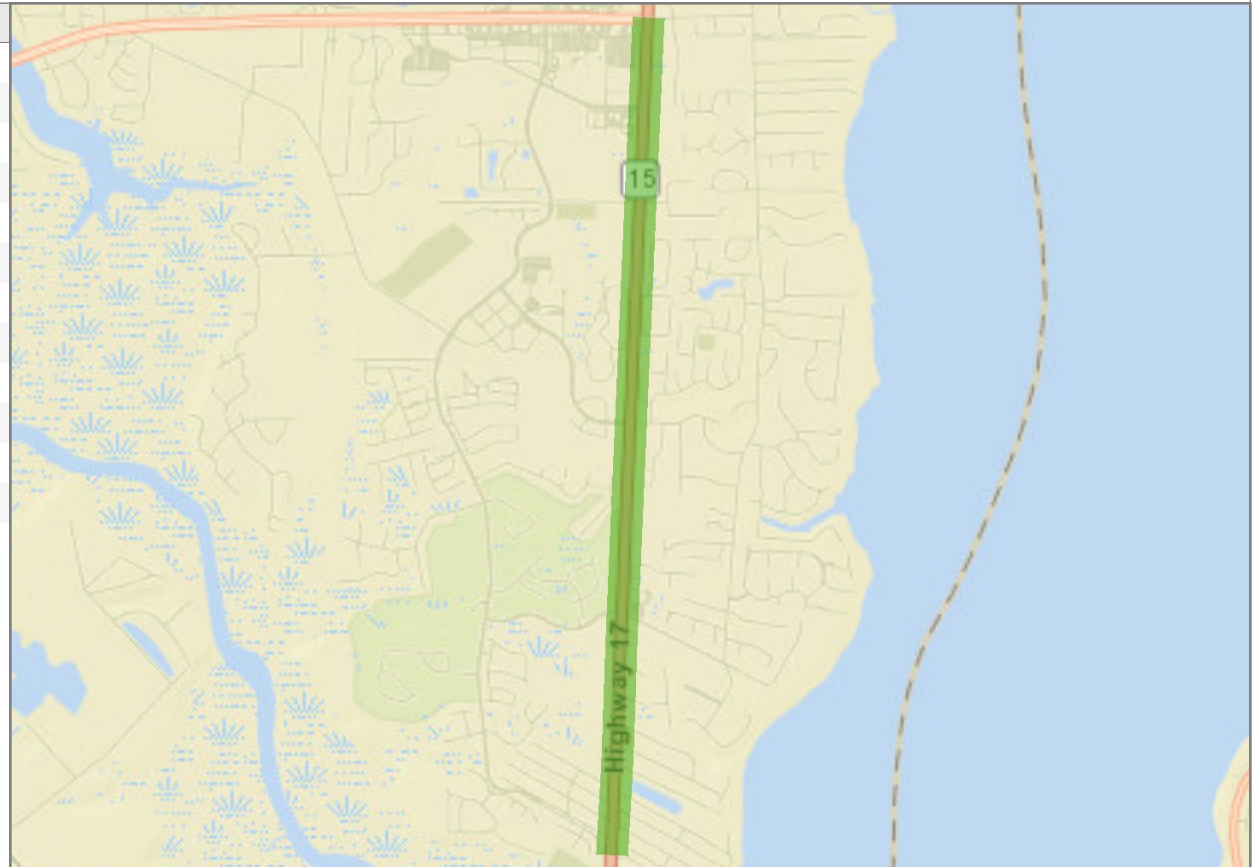
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Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C2	C2	C2	C2	C2
AADT	10,500	11,945	13,391	14,595	15,800
Peak Hour Traffic Volume	998	1,135	1,272	1,387	1,501
Peak Hour Maximum Service Volume	4,350	4,350	4,350	4,350	4,350
Peak Hour LOS	B	B	B	B	B

Notes:

**US-17 / SR-15, RCI MP 5.042-8.261, Clay County**

Attribute	Value
Segment ID:	20744
Segment Length (miles):	3.218 mi
County:	Clay
Roadway ID:	71020000
Begin MP:	5.042
End MP:	8.261
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	2.9%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

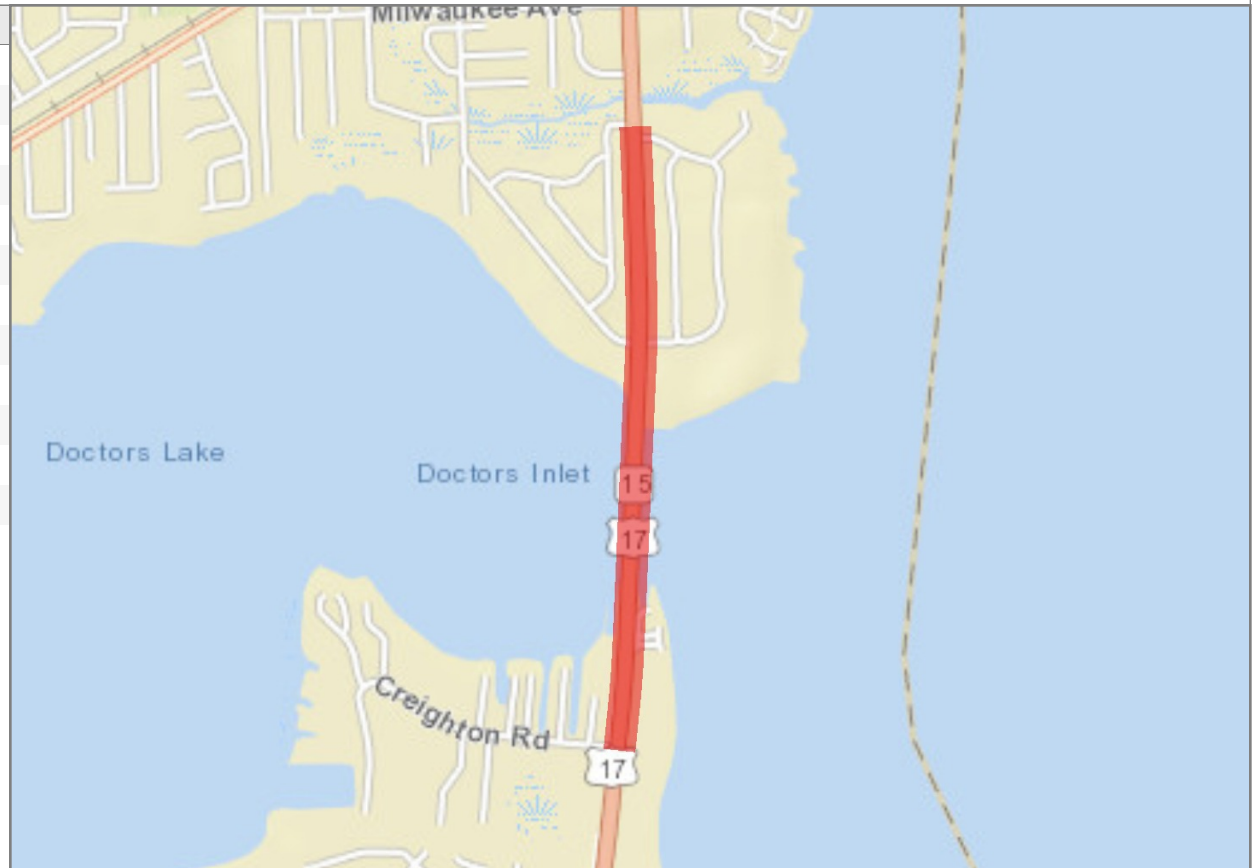
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Projected Values	2023	2029	2035	2040	2045
Number of Lanes	6	6	6	6	6
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	44,210	52,007	59,805	66,302	72,800
Peak Hour Traffic Volume	3,979	4,681	5,382	5,967	6,552
Peak Hour Maximum Service Volume	8,950	8,950	8,950	8,950	8,950
Peak Hour LOS	B	B	C	C	C

Notes:

**US-17 / SR-15, RCI MP 11.019-12.218, Clay County**

Attribute	Value
Segment ID:	20746
Segment Length (miles):	1.198 mi
County:	Clay
Roadway ID:	71020000
Begin MP:	11.019
End MP:	12.218
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	1.2%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

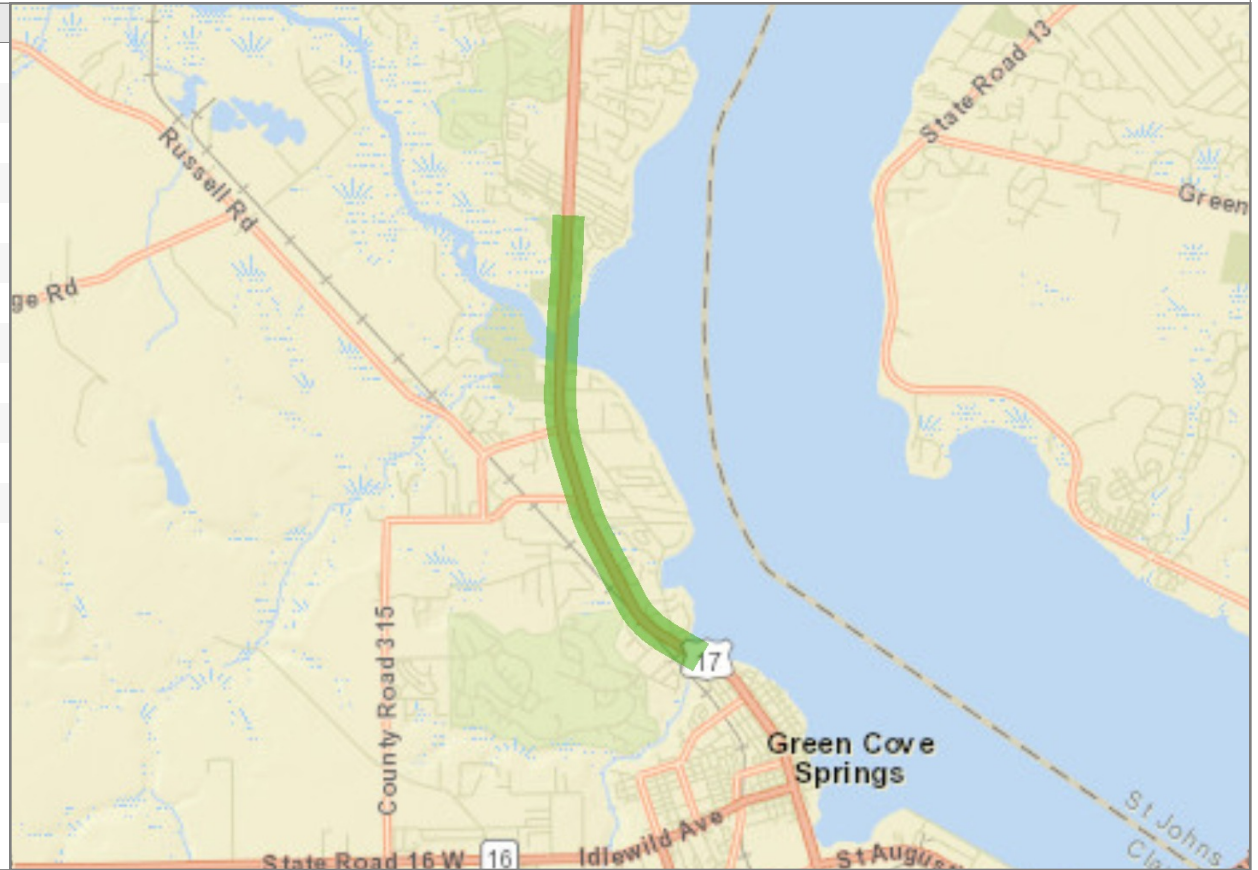
<http://maps.google.com/maps?q=30.1507305932154,-81.7006792499922>

Projected Values	2023	2029	2035	2040	2045
Number of Lanes	6	6	6	6	6
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	58,000	62,200	66,400	69,900	73,400
Peak Hour Traffic Volume	5,220	5,598	5,976	6,291	6,606
Peak Hour Maximum Service Volume	4,870	4,870	4,870	4,870	4,870
Peak Hour LOS	F	F	F	F	F

Notes:

**US-17 / SR-15, RCI MP 1.263-5.042, Clay County**

Attribute	Value
Segment ID:	20743
Segment Length (miles):	3.779 mi
County:	Clay
Roadway ID:	71020000
Begin MP:	1.263
End MP:	5.042
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	4.0%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

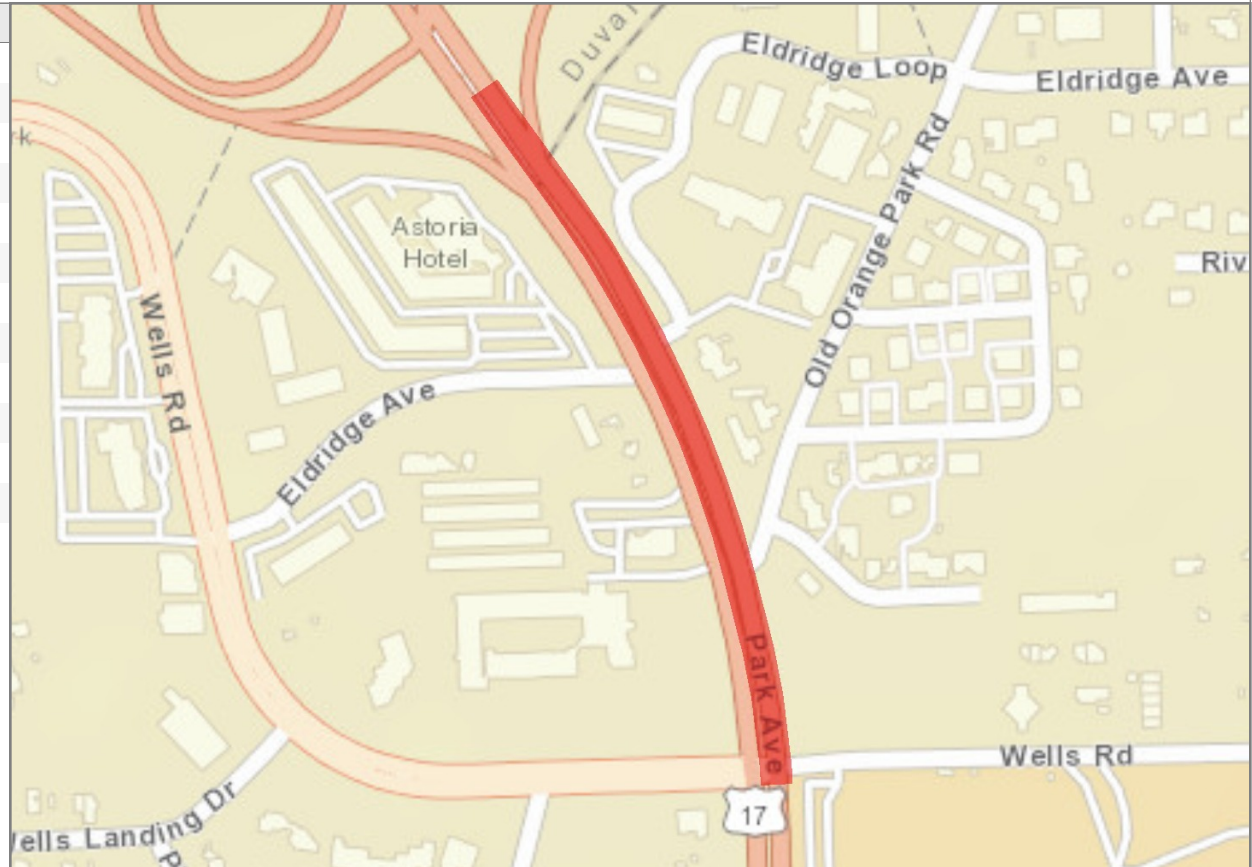
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Projected Values	2023	2029	2035	2040	2045
Number of Lanes	4	4	4	4	4
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	34,500	42,709	50,918	57,759	64,600
Peak Hour Traffic Volume	3,105	3,844	4,583	5,198	5,814
Peak Hour Maximum Service Volume	5,960	5,960	5,960	5,960	5,960
Peak Hour LOS	B	C	C	D	D

Notes:

**US-17 / SR-15, RCI MP 13.997-14.365, Clay County**

Attribute	Value
Segment ID:	20749
Segment Length (miles):	0.368 mi
County:	Clay
Roadway ID:	71020000
Begin MP:	13.997
End MP:	14.365
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	1.3%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

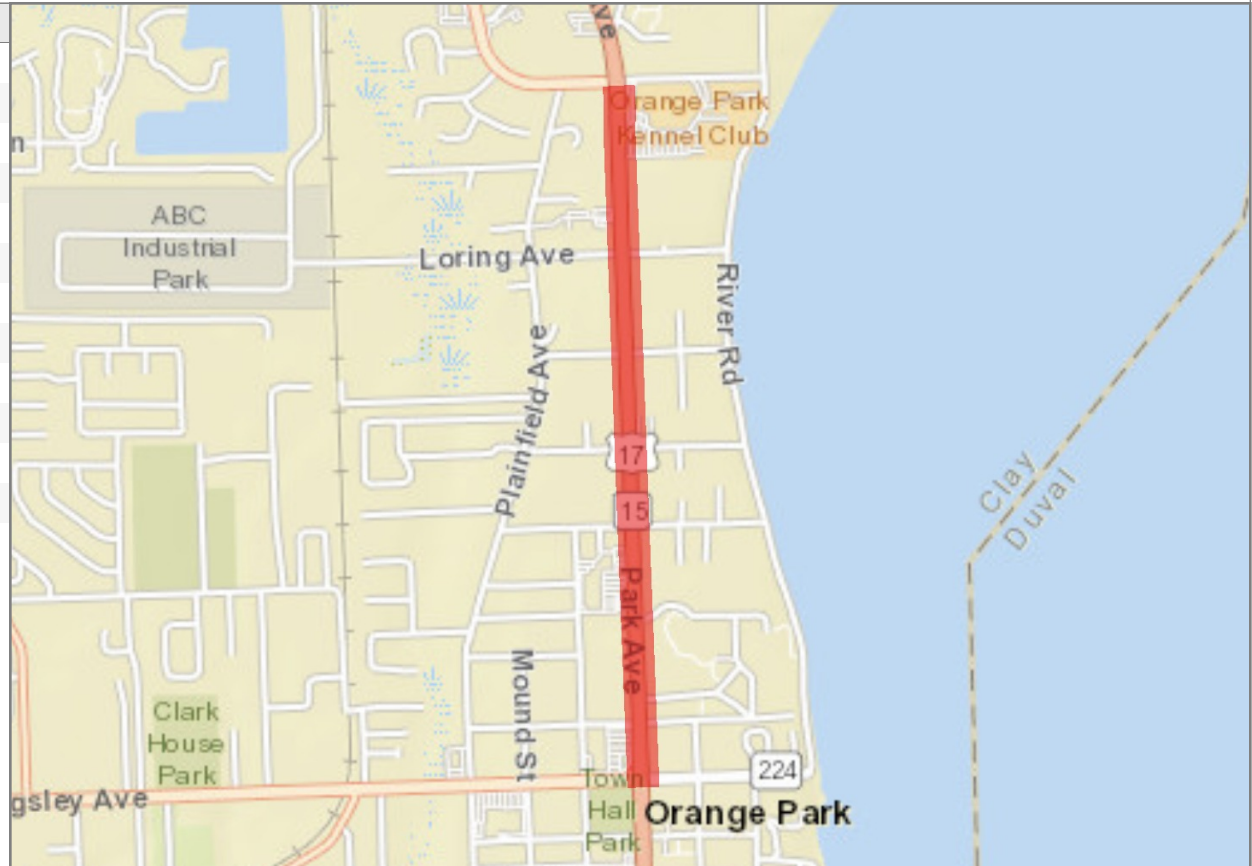
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Projected Values	2023	2029	2035	2040	2045
Number of Lanes	8	8	8	8	8
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	89,000	95,818	102,636	108,318	114,000
Peak Hour Traffic Volume	8,010	8,624	9,237	9,749	10,260
Peak Hour Maximum Service Volume	6,372	6,372	6,372	6,372	6,372
Peak Hour LOS	F	F	F	F	F

Notes:

**US-17 / SR-15, RCI MP 12.65-13.997, Clay County**

Attribute	Value
Segment ID:	20748
Segment Length (miles):	1.346 mi
County:	Clay
Roadway ID:	71020000
Begin MP:	12.650
End MP:	13.997
SHS System:	On-System
SIS Status:	Existing SIS
SIS Type:	SIS Corridor
Standard K-Factor:	9.0
LOS Target:	D
Growth Rate:	1.5%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM  
 Google Street View:  
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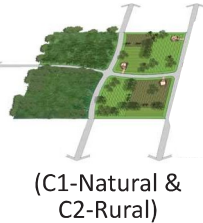
Projected Values	2023	2029	2035	2040	2045
Number of Lanes	6	6	6	6	6
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	58,500	63,845	69,191	73,645	78,100
Peak Hour Traffic Volume	5,265	5,746	6,227	6,628	7,029
Peak Hour Maximum Service Volume	4,870	4,870	4,870	4,870	4,870
Peak Hour LOS	F	F	F	F	F

Notes:

Appendix B3  
(2023 FDOT LOS Handbook Tables)

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables



### Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

### Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

### AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

### Adjustment Factors

- 2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
- Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
- Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional

### Peak Hour Two-Way

### AADT



(C3C-Suburban Commercial)

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

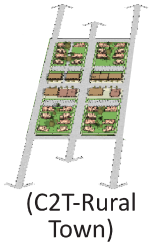
	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

### Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

### Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

### AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

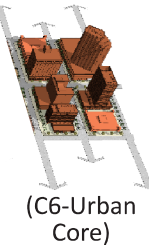


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

### Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities  
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities  
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05  
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05  
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95  
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75  
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

\* Cannot be achieved using table input value defaults.

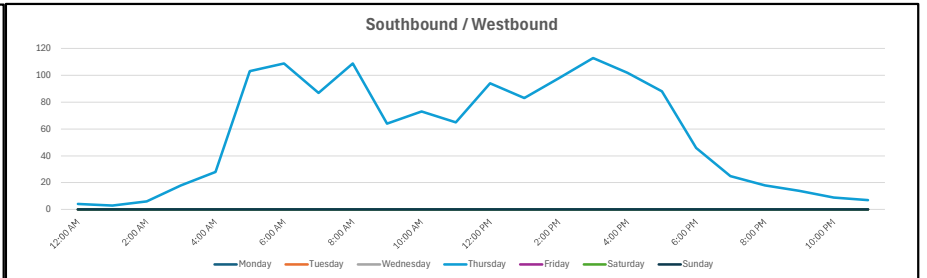
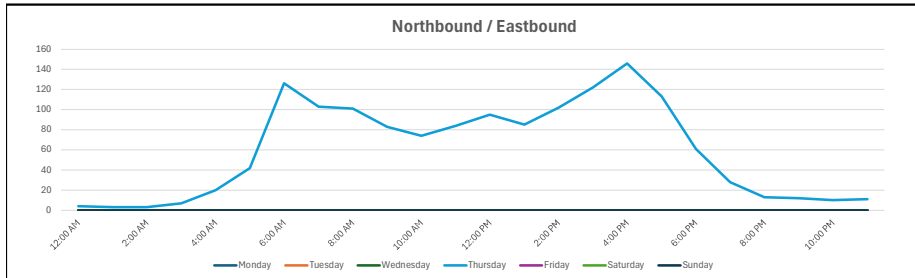
\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

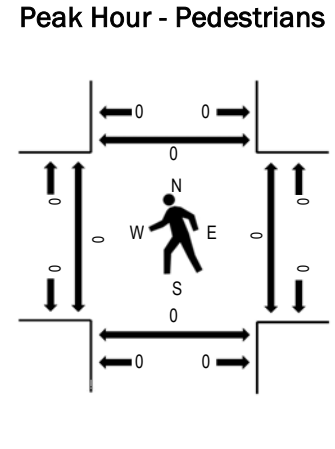
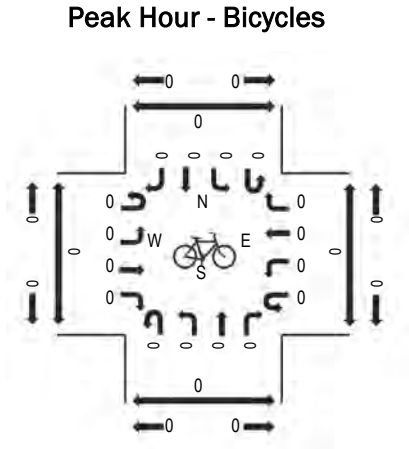
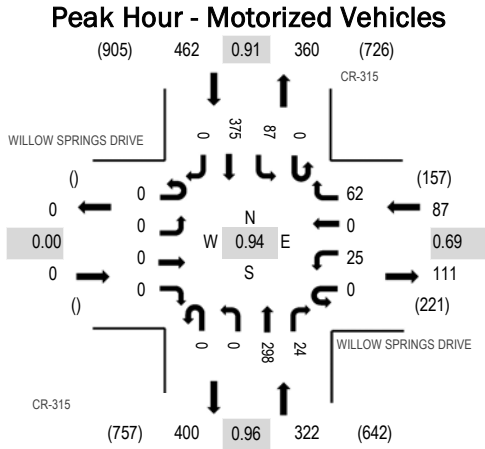
# Appendix B4 (Traffic Counts)

### Vehicle Volume Report - Hourly

Site Description: CR 15A North of First Coast Expressway  
 Site Number: 3  
 Start Date: 11/20/2025  
 End Date: 11/20/2025

Time	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			3 Day Avg		5 Day Avg		7 Day Avg	
	11/17/25			11/18/25			11/19/25			11/20/25			11/21/25			11/22/25			11/23/25			Tue-Thu		Mon-Fri		Mon-Sun	
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	NB
12:00 AM	-	-	-	-	-	-	-	-	-	4	4	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 AM	-	-	-	-	-	-	-	-	-	3	3	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 AM	-	-	-	-	-	-	-	-	-	3	6	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 AM	-	-	-	-	-	-	-	-	-	7	18	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 AM	-	-	-	-	-	-	-	-	-	20	28	48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 AM	-	-	-	-	-	-	-	-	-	42	103	145	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	-	-	-	-	-	-	-	-	-	126	109	235	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	-	-	-	-	-	-	-	-	-	103	87	190	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 AM	-	-	-	-	-	-	-	-	-	101	109	210	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 AM	-	-	-	-	-	-	-	-	-	83	64	147	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 AM	-	-	-	-	-	-	-	-	-	74	73	147	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	-	-	-	-	-	-	-	-	-	84	65	149	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	-	-	-	-	-	-	-	-	-	95	94	189	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 PM	-	-	-	-	-	-	-	-	-	85	83	168	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	-	-	-	-	-	-	-	-	-	102	98	200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	-	-	-	-	-	-	-	-	-	122	113	235	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	-	-	-	-	-	-	-	-	-	146	102	248	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 PM	-	-	-	-	-	-	-	-	-	113	88	201	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 PM	-	-	-	-	-	-	-	-	-	61	46	107	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 PM	-	-	-	-	-	-	-	-	-	28	25	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 PM	-	-	-	-	-	-	-	-	-	13	18	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 PM	-	-	-	-	-	-	-	-	-	12	14	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 PM	-	-	-	-	-	-	-	-	-	10	9	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 PM	-	-	-	-	-	-	-	-	-	11	7	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 9:00 AM	-	-	-	-	-	-	-	-	-	330	305	635	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM - 6:00 PM	-	-	-	-	-	-	-	-	-	381	303	684	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 7:00 PM	-	-	-	-	-	-	-	-	-	1295	1131	2426	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 AM - 12:00 AM	-	-	-	-	-	-	-	-	-	1448	1366	2814	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Percent	-	-	-	-	-	-	-	-	-	51.5%	48.5%	100.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-	-	-	-	-	-	-	-	6:00 AM	7:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	-	-	-	-	-	-	-	-	-	4:00 PM	5:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-





Note: Total study counts contained in parentheses.

### Traffic Counts - Motorized Vehicles

Interval Start Time	WILLOW SPRINGS DRIVE Eastbound				WILLOW SPRINGS DRIVE Westbound				CR-315 Northbound				CR-315 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
	4:00 PM	0	0	0	0	0	1	0	18	0	0	73	5	1	15	102			0	215	870	0
4:15 PM	0	0	0	0	0	1	0	24	0	0	77	1	0	23	84	0	210	856	0	0	0	0
4:30 PM	0	0	0	0	0	6	0	27	0	0	74	6	0	20	99	0	232	871	0	0	0	0
4:45 PM	0	0	0	0	0	8	0	6	0	0	72	3	0	22	102	0	213	866	0	0	0	0
5:00 PM	0	0	0	0	0	2	0	16	0	0	75	10	0	23	75	0	201	834	0	0	0	0
5:15 PM	0	0	0	0	0	9	0	13	0	0	77	5	0	22	99	0	225		0	0	0	0
5:30 PM	0	0	0	0	0	1	0	10	0	0	76	10	0	35	95	0	227		0	0	0	0
5:45 PM	0	0	0	0	0	3	0	12	0	0	75	3	0	18	70	0	181		0	0	0	0

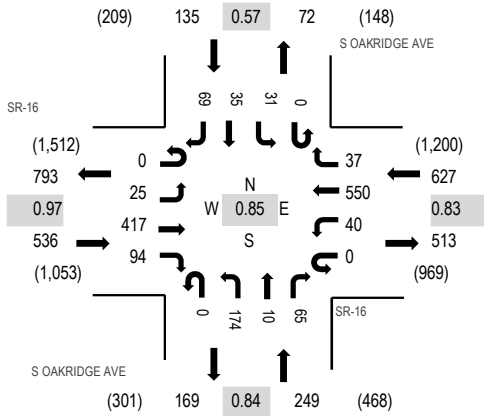
### Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total					
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right						
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	0	0	0	25	0	61	0	0	288	23	0	87	363	0	847					
Mediums	0	0	0	0	0	0	0	1	0	0	10	1	0	0	12	0	24					
Total	0	0	0	0	0	25	0	62	0	0	298	24	0	87	375	0	871					

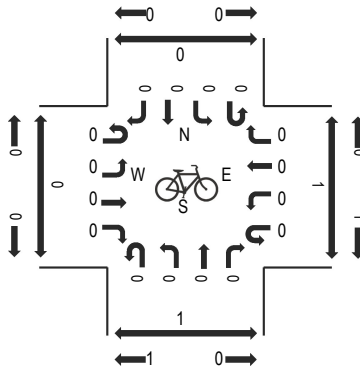
### Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total					
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right						
Heavy Vehicle %																						
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	3.4%	4.2%	0.0%	0.0%	3.2%	0.0%	2.8%					
Peak Hour Factor																						
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.69	0.00	0.69	0.00	0.00	0.98	0.70	0.25	0.73	0.95	0.00	0.94					

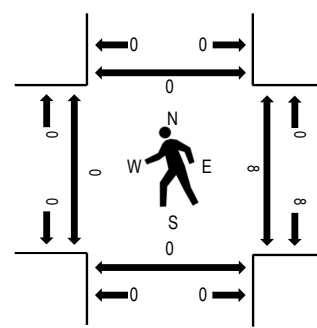
**Peak Hour - Motorized Vehicles**



**Peak Hour - Bicycles**



**Peak Hour - Pedestrians**



Note: Total study counts contained in parentheses.

**Traffic Counts - Motorized Vehicles**

Interval Start Time	SR-16 Eastbound				SR-16 Westbound				S OAKRIDGE AVE Northbound				S OAKRIDGE AVE Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	11	115	26	0	9	170	10	0	40	4	9	0	14	14	31	453	1,547	0	8	0	0
4:15 PM	0	4	99	26	0	10	126	13	0	41	4	29	0	7	4	11	374	1,465	0	0	0	0
4:30 PM	0	5	95	14	0	13	116	11	0	35	1	18	0	8	10	16	342	1,452	0	0	0	0
4:45 PM	0	5	108	28	0	8	138	3	0	58	1	9	0	2	7	11	378	1,450	0	0	0	0
5:00 PM	0	6	102	29	0	11	151	3	0	34	8	8	0	2	0	17	371	1,383	0	1	0	0
5:15 PM	0	11	101	23	0	12	124	8	0	48	7	12	0	3	1	11	361		0	1	0	0
5:30 PM	0	6	106	21	0	7	120	10	0	29	4	13	0	4	5	15	340		0	0	0	0
5:45 PM	0	5	91	16	0	5	119	3	0	38	5	13	0	1	2	13	311		0	0	0	0

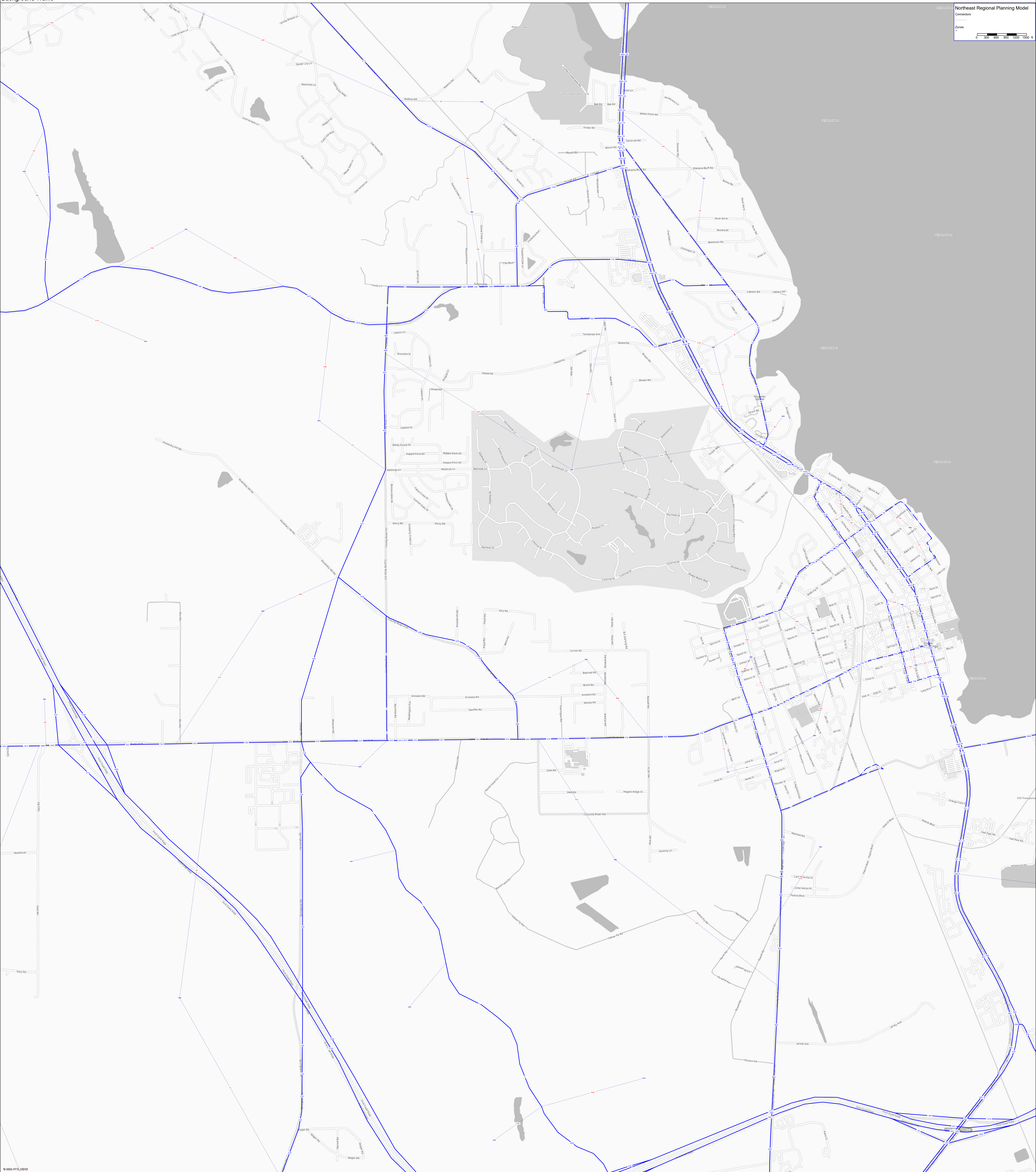
**Peak Rolling Hour Flow Rates**

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	1	0	0	0	0	0	3	0	0	0	0	0	0	6
Lights	0	25	392	87	0	37	541	37	0	165	10	57	0	31	35	68	1,485
Mediums	0	0	23	6	0	3	9	0	0	6	0	8	0	0	0	1	56
Total	0	25	417	94	0	40	550	37	0	174	10	65	0	31	35	69	1,547

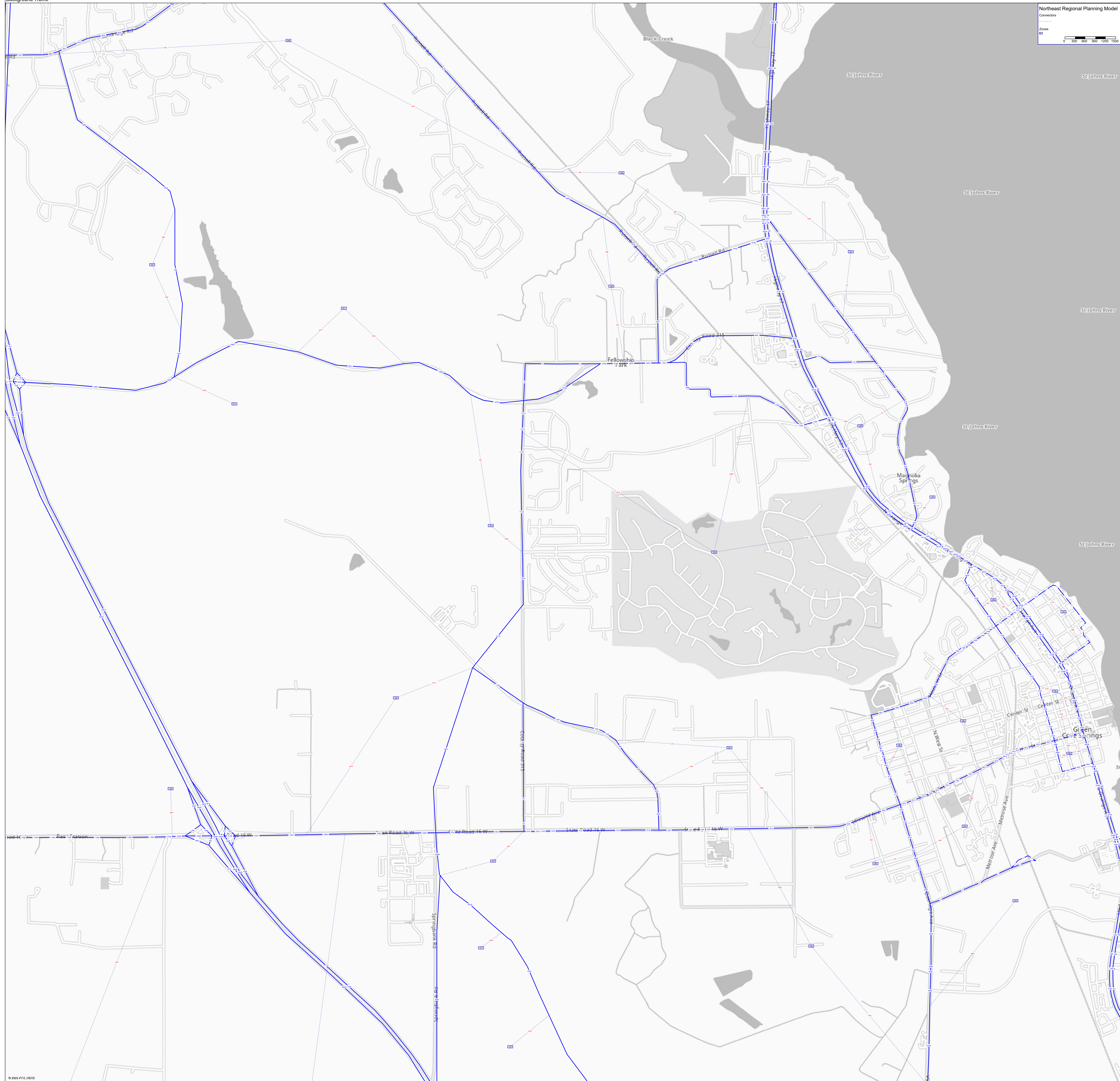
**Heavy Vehicle Percentage and Peak Hour Factor**

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	6.0%				1.9%				6.8%				0.7%				4.0%
Heavy Vehicle %	0.0%	0.0%	6.0%	7.4%	0.0%	7.5%	1.6%	0.0%	0.0%	5.2%	0.0%	12.3%	0.0%	0.0%	0.0%	1.4%	4.0%
Peak Hour Factor	0.97				0.83				0.84				0.57				0.85
Peak Hour Factor	0.00	0.64	0.91	0.87	0.00	0.85	0.81	0.71	0.00	0.75	0.75	0.56	0.00	0.55	0.63	0.56	0.85

Appendix C  
(NERPM Background Traffic Model Printouts)



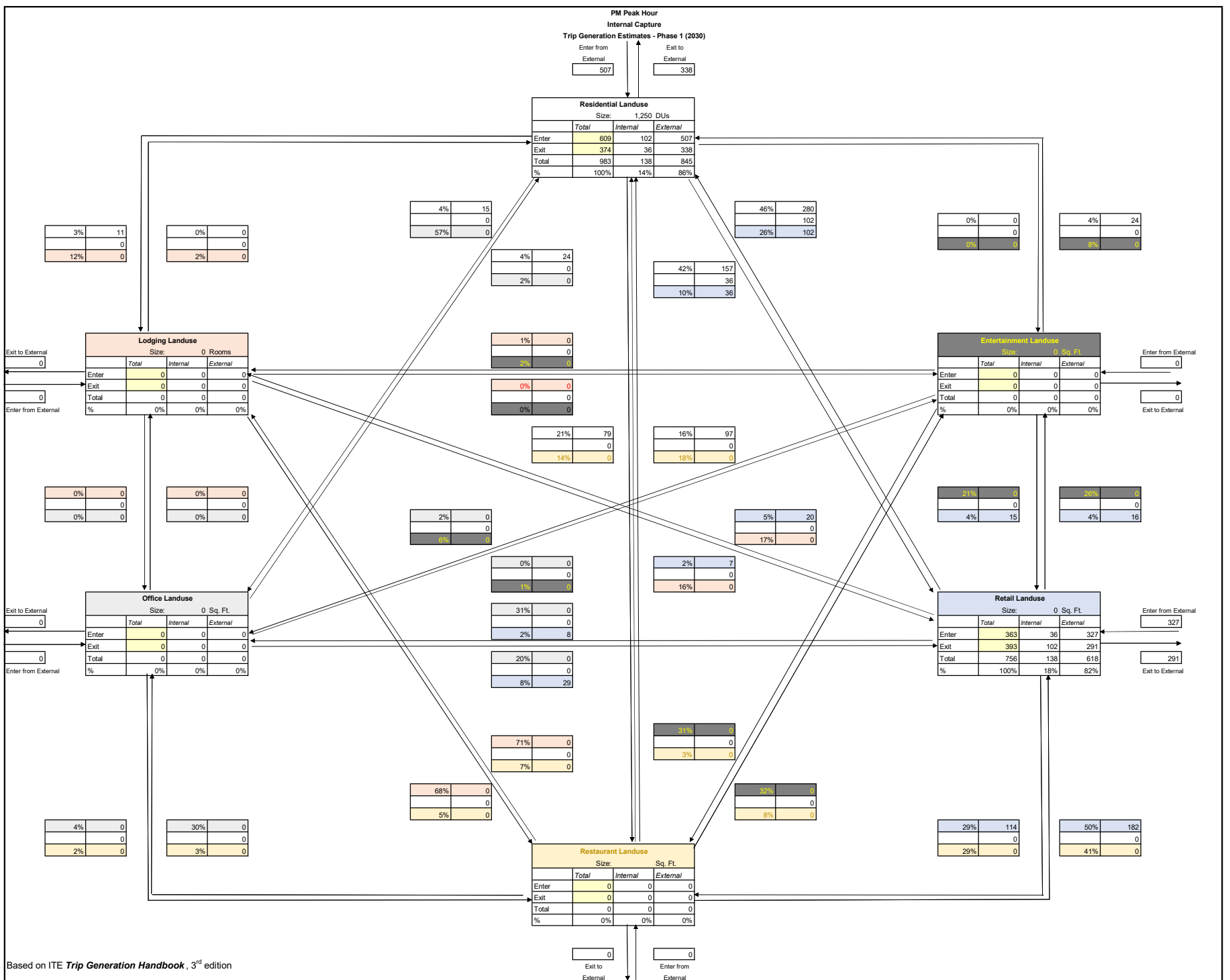
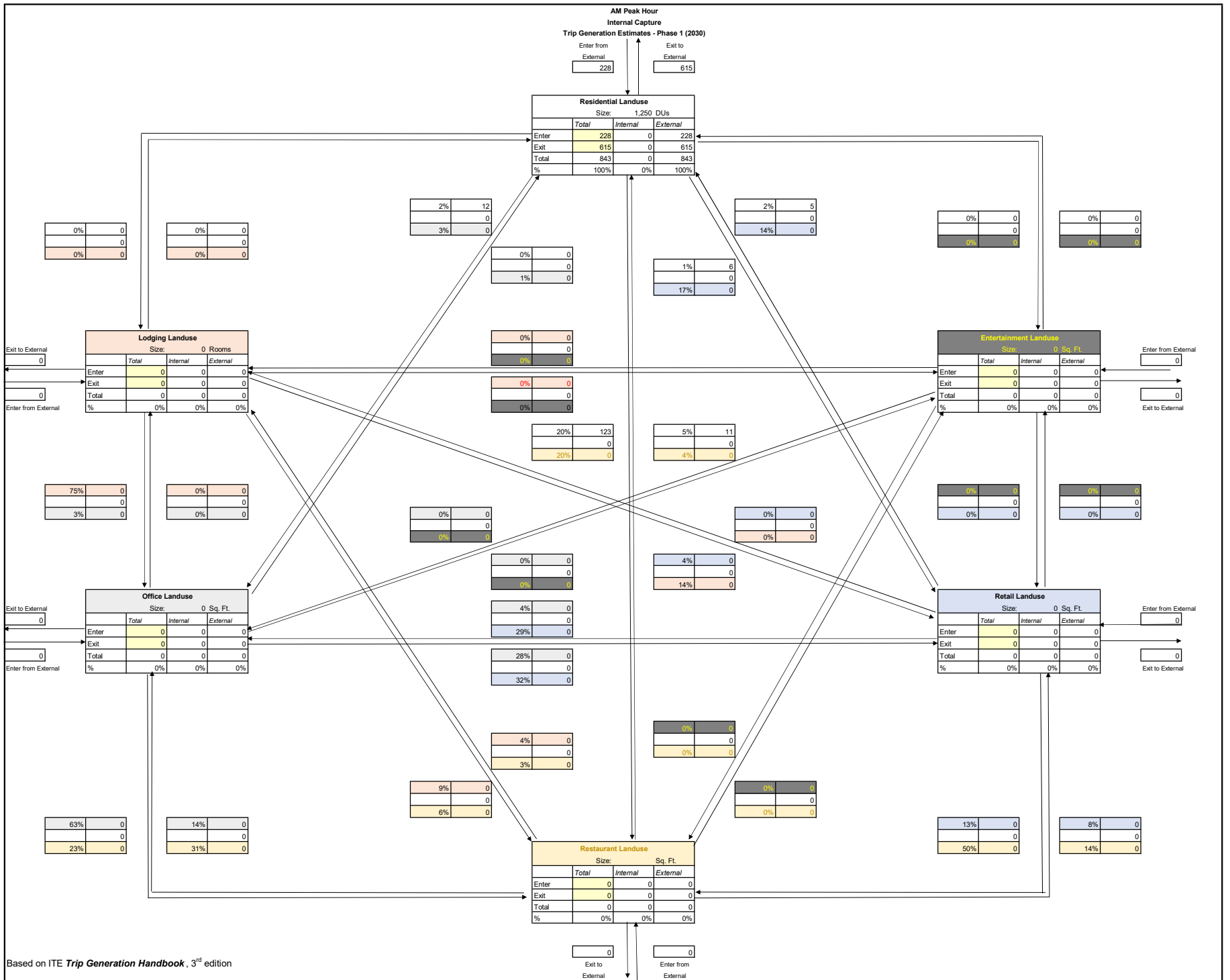


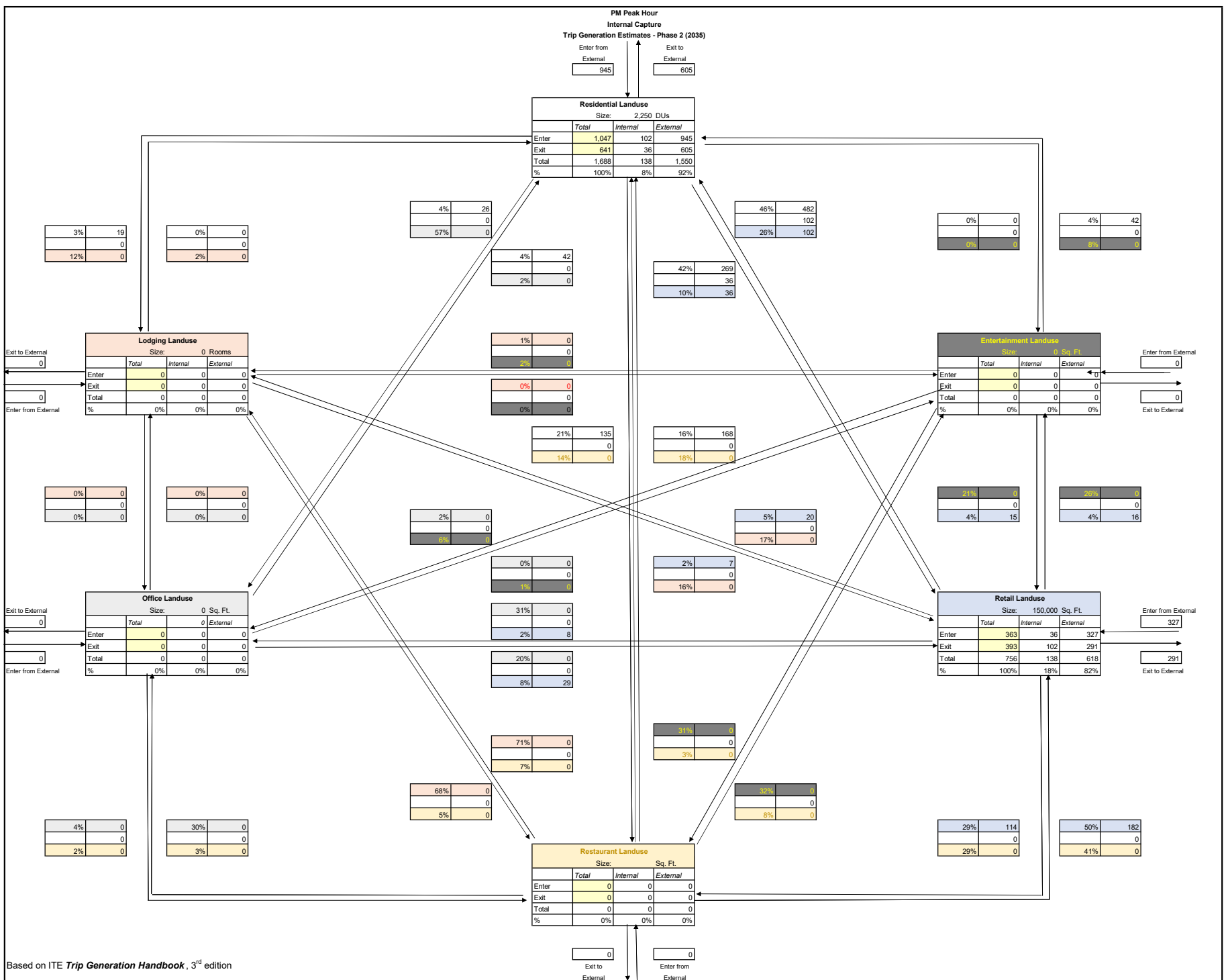
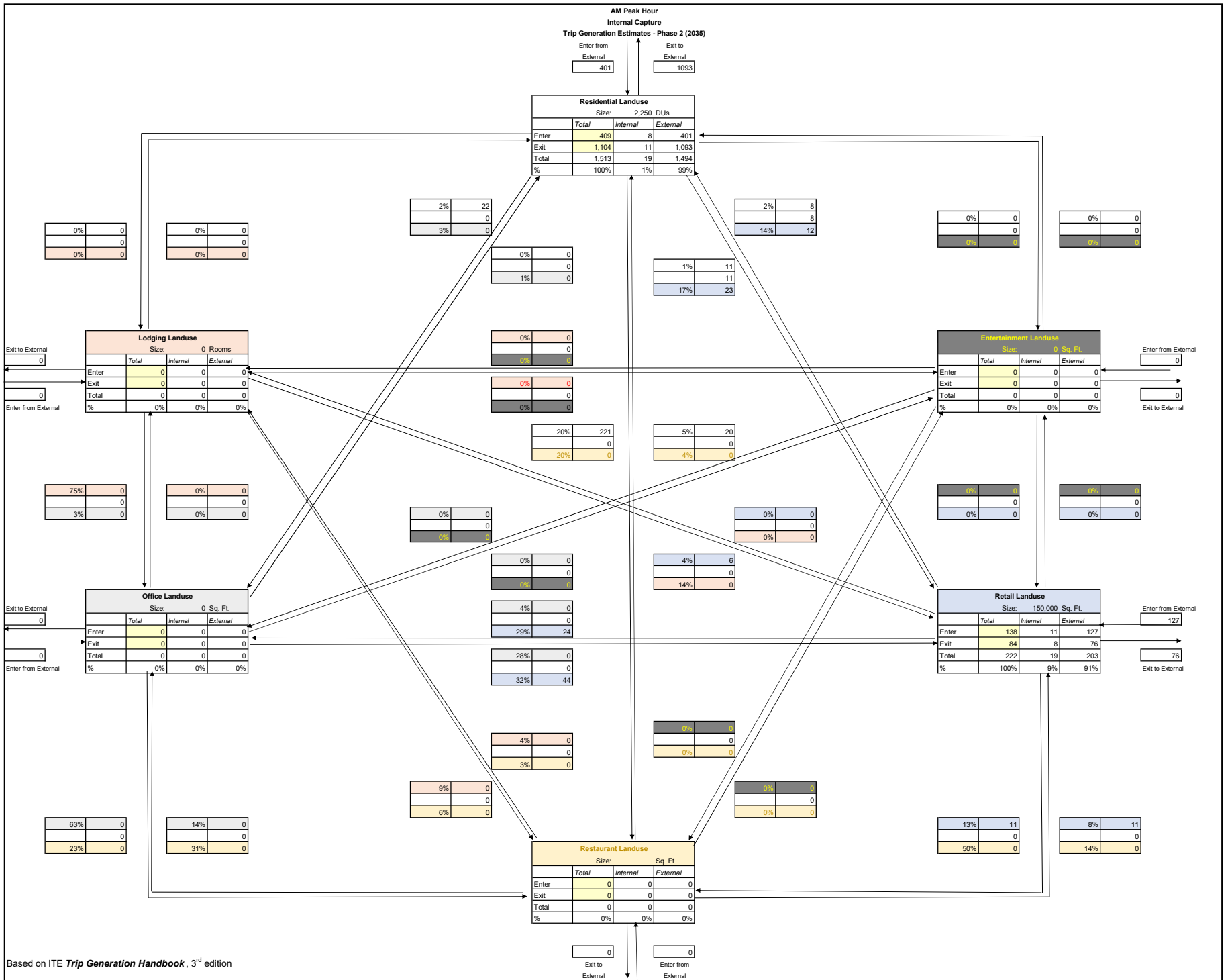


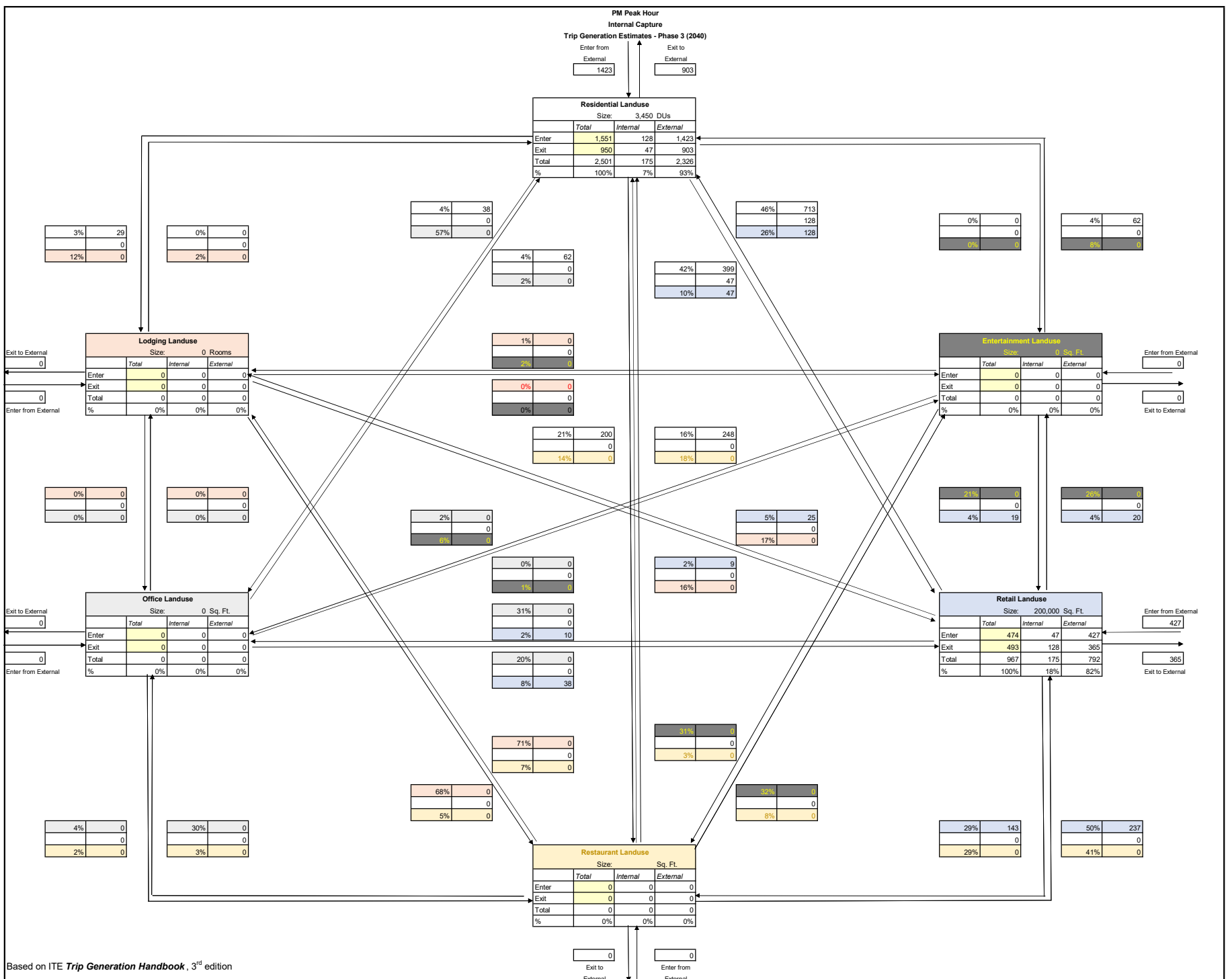
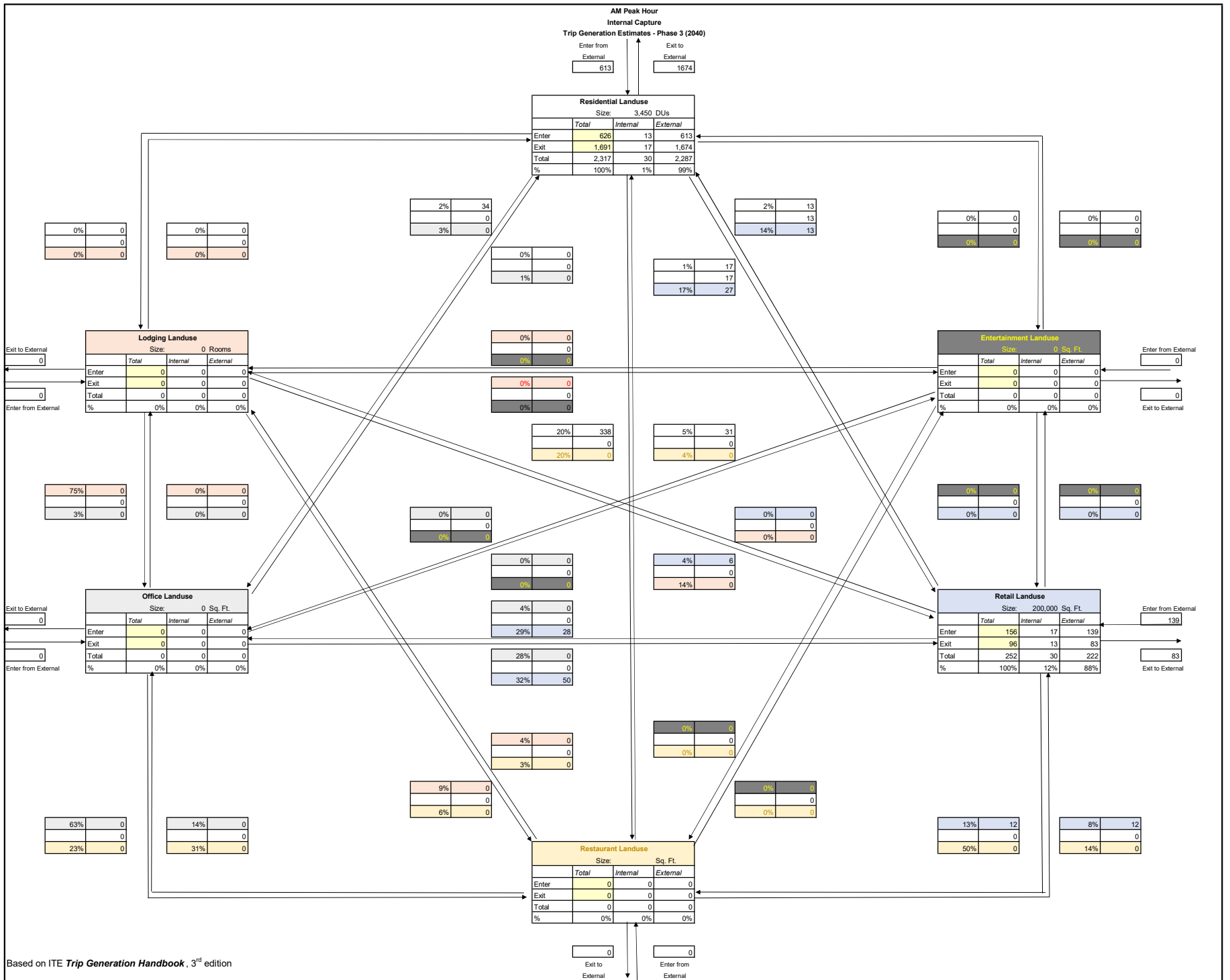


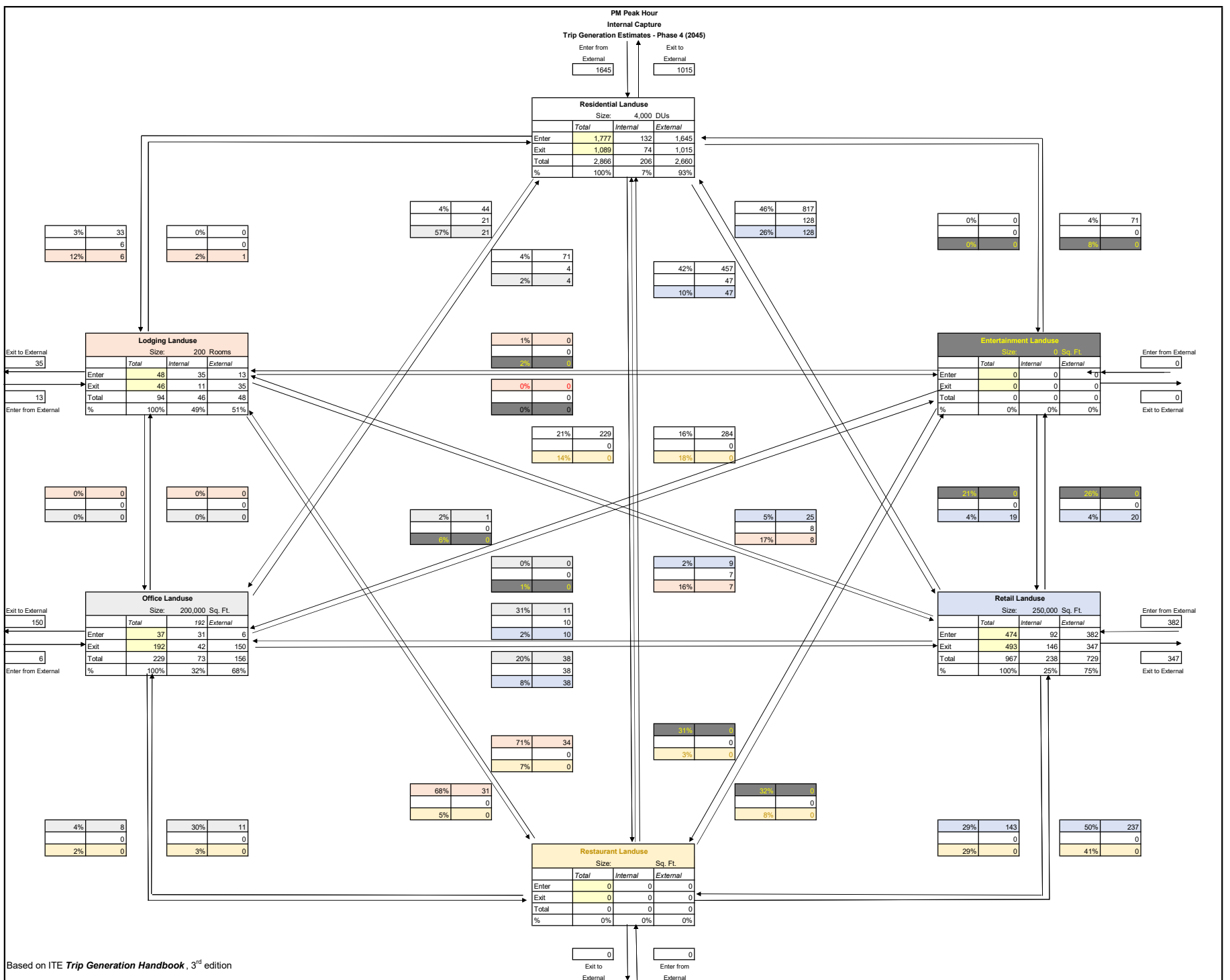
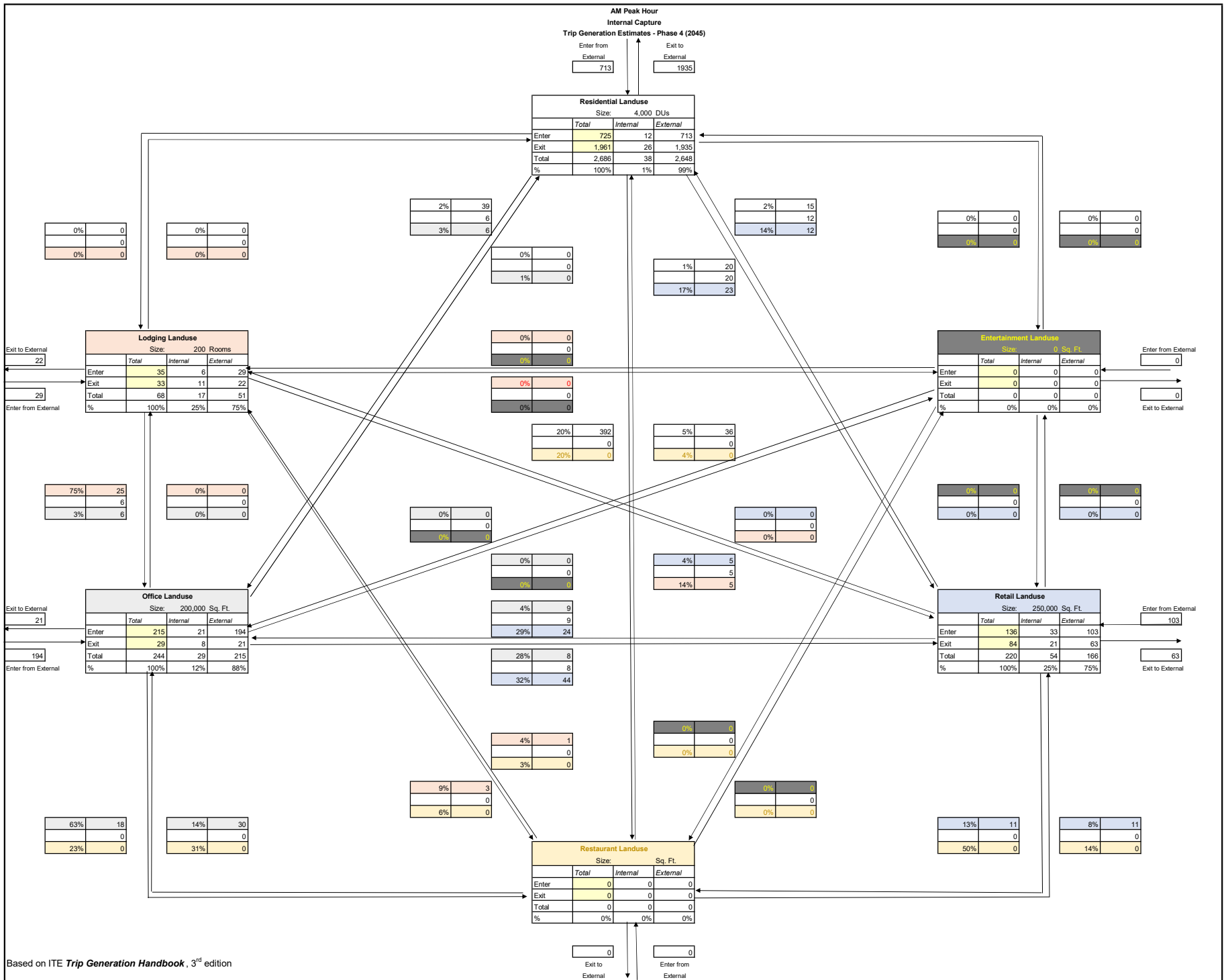
# Appendix D

## (Internal Capture Matrices & Pass-by Tables)





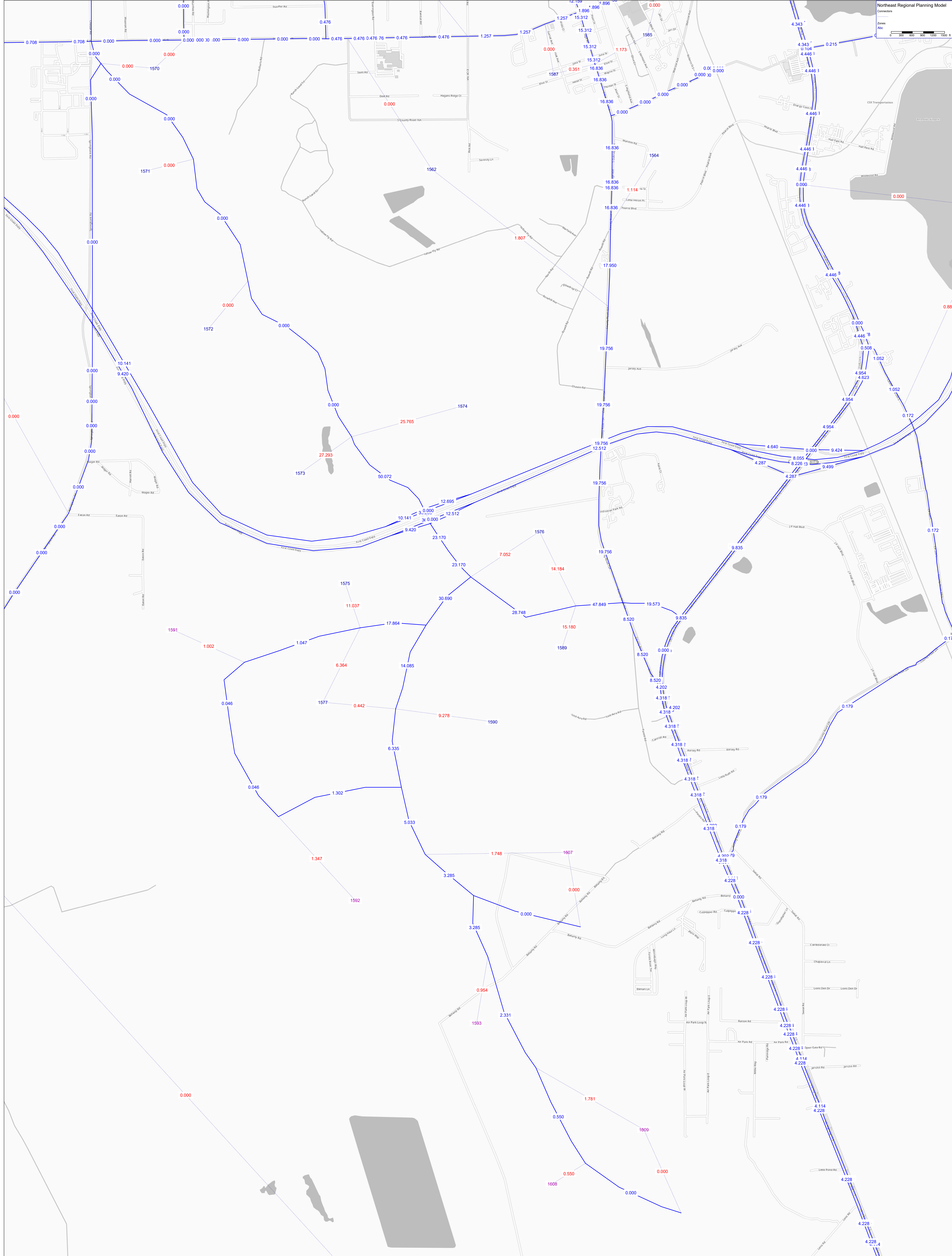




Vehicle Pass-By Rates by Land Use									
Source: ITE Trip Generation Manual, 11th Edition									
Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
						Non-Pass-By Trips			Adj Stret Peak
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

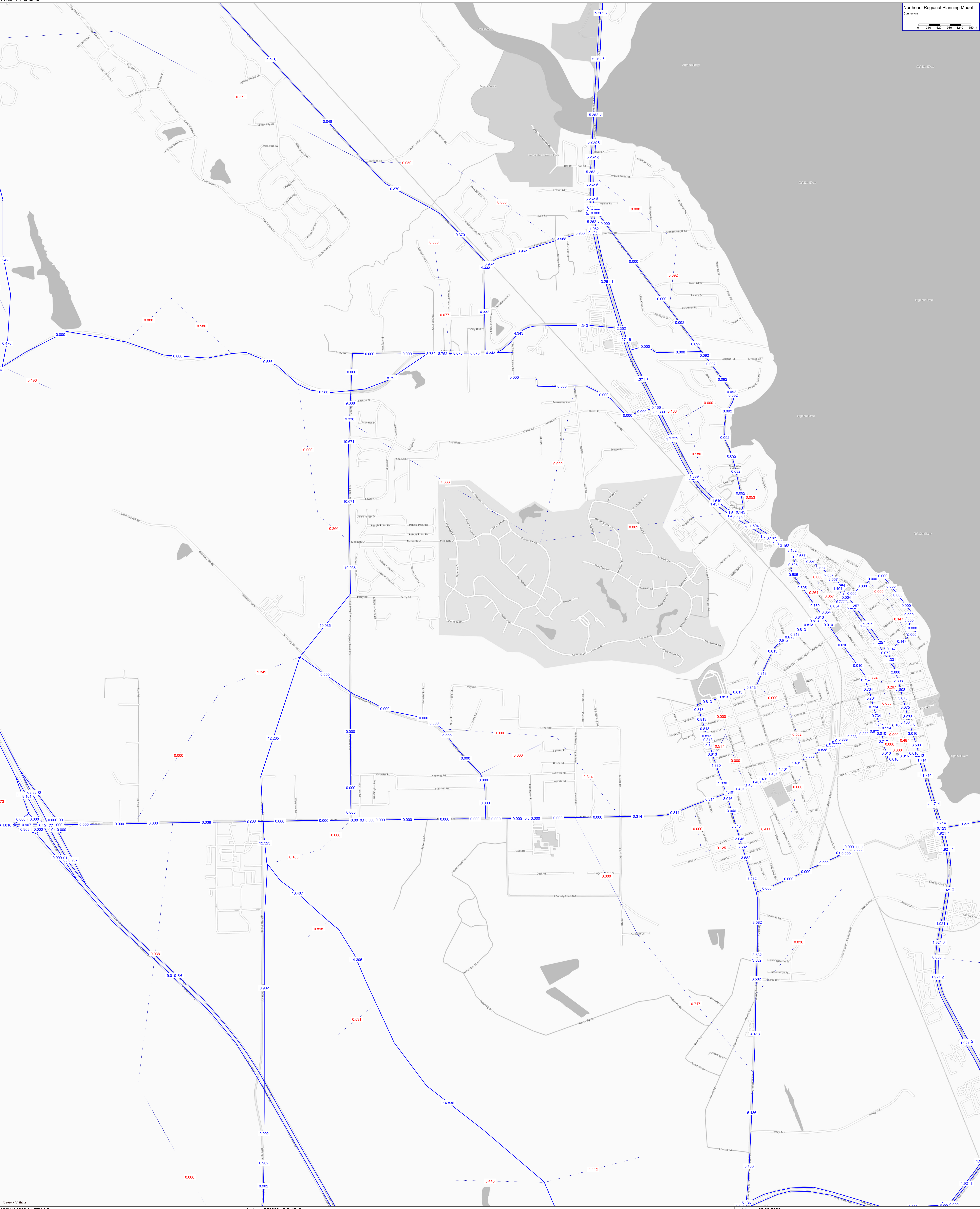
Appendix E  
(NERPM Distribution Printouts)

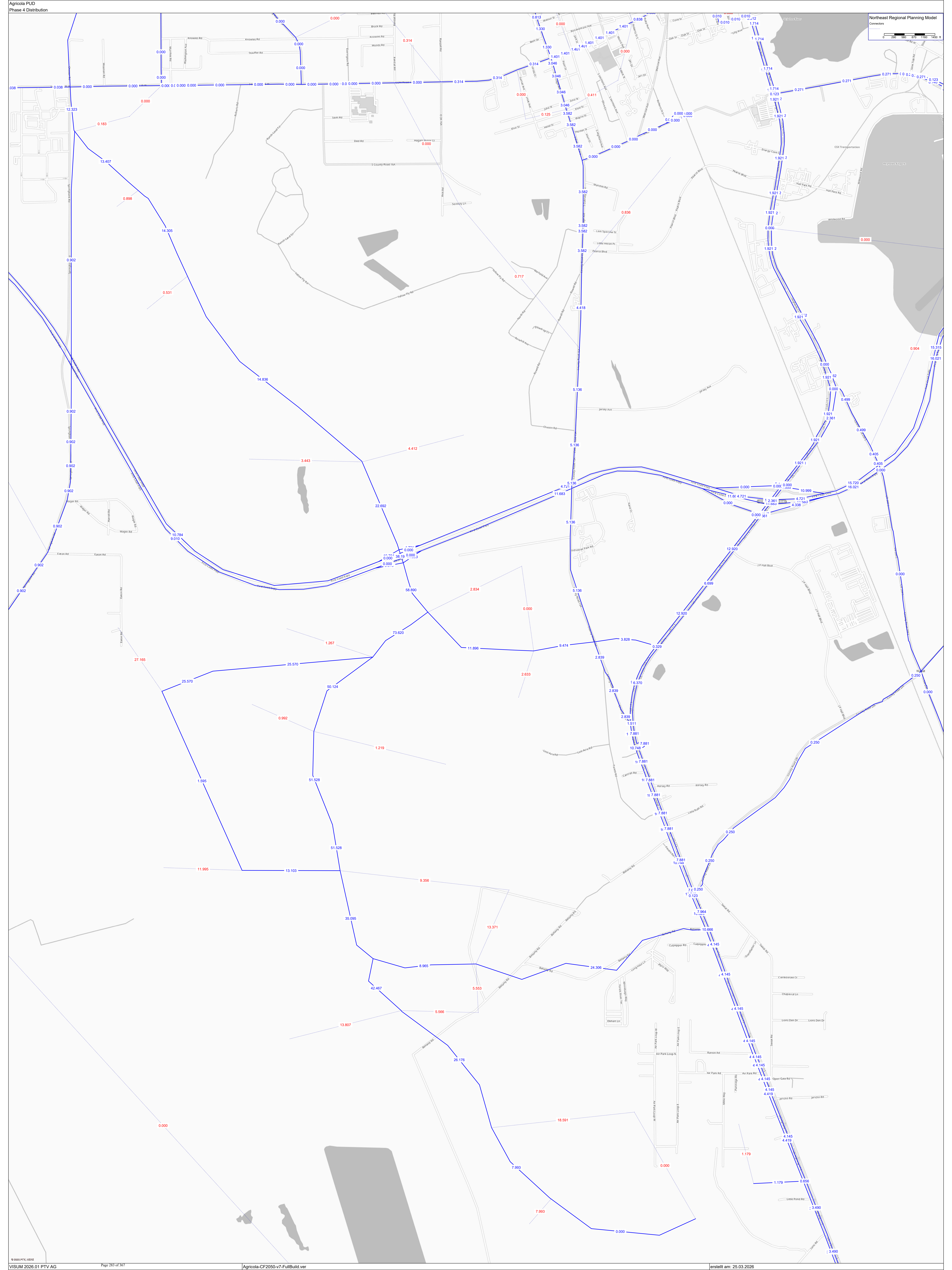














Agenda Item  
PLANNING COMMISSION

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

TO: Planning Commission

DATE: 6/28/2026

FROM: Beth Carsons, Director of Planning and  
Zoning

SUBJECT:

This application is a FLUM amendment to change approximately 1,264 acres from Agriculture (AG) and Commercial (COM) to Planned Community (PC). The property is proposed to be added to the Governors Park DRI and PUD.

AGENDA ITEM TYPE:

---

Planning Requirements:

Public Hearing Required (Yes\No):

**Yes**

Hearing Type: Comprehensive Plan Amendment Transmittal Hearing

Initiated By: Applicant

Ray Spofford, ETM (Agent)

Ellen Avery Smith, Rogers Towers, P.A. (Agent)

Kevin Cramer (Owner, Governors Park Property Holdings LLC and Clay Dairy Property Holdings, LLC)

ATTACHMENTS:

Description	Type	Upload Date	File Name
COMP_26-0009_Staff_Report	Cover Memo	7/2/2026	COMP_26-0009-Staff_Report.ADA_aw.pdf
COMP_26-0009_Statement_of_Purpose	Backup Material	6/30/2026	Ex_D_Statement_of_Purpose__Scope_and_Justification.ADA_aw.pdf
COMP_26-0009_Maps	Backup Material	6/30/2026	Ex_E_Maps.ADA_aw.pdf
COMP_26-0009_Ordinance	Ordinance	7/2/2026	COMP_26-0009-ORD_final.ADA_aw.pdf
COMP_26-0009_Listed_Wildlife	Backup Material	6/30/2026	Ex_F_Listed_Wildlife_and_Habitat_Assessment_Report.ADA_aw.pdf



---

1 **Staff Report and Recommendations for COMP 26-0009**

2  
3 **Copies of the application are available at the Clay County Planning and Zoning Office**  
4 **located at 435 Walburg Street Green Cove Springs, FL 32043.**  
5

---

6 **Owner / Applicant Information:**

**Owner:** Governors Park Property Holdings, LLC  
and Clay Dairy Property Holdings, LLC, c/o Kevin  
Kramer

**Agents:** Ellen Avery-Smith (Rogers Towers, P.A.)  
and Raymond Spofford/Casey Dendor (England-  
Thims & Miller.)

---

7  
8 **Property Information**

**Parcel ID:** 18-06-26-015601-001-00, 20-06-26-  
015609-000-00, 29-06-26-015611-000-00, 30-  
06-26-015613-000-00, 19-06-26-015606-000-  
00, 18-06-26-015601-000-00, 17-06-26-015574-  
000-00 and portions of 17-06-26-015574-001-  
00, 17-06-26-015574-002-00 and 21-06-26-  
015610-000-00

**Parcel Address:** intersection of State Road 16 W and  
Springbank Road

**Current Land Use:** Agriculture (AG) and  
Commercial (COM)  
**Proposed Land Use:** Planned Community (PC)  
**Commission District:** 5, Comm. Burke

**Current Zoning:** Agricultural District (AG) and  
Commercial and Professional Office District (BA-2)  
**Acres affected by FLU change:** 1,265 +/- acres  
**Planning District:** Springs

---

9  
10 **Introduction:**

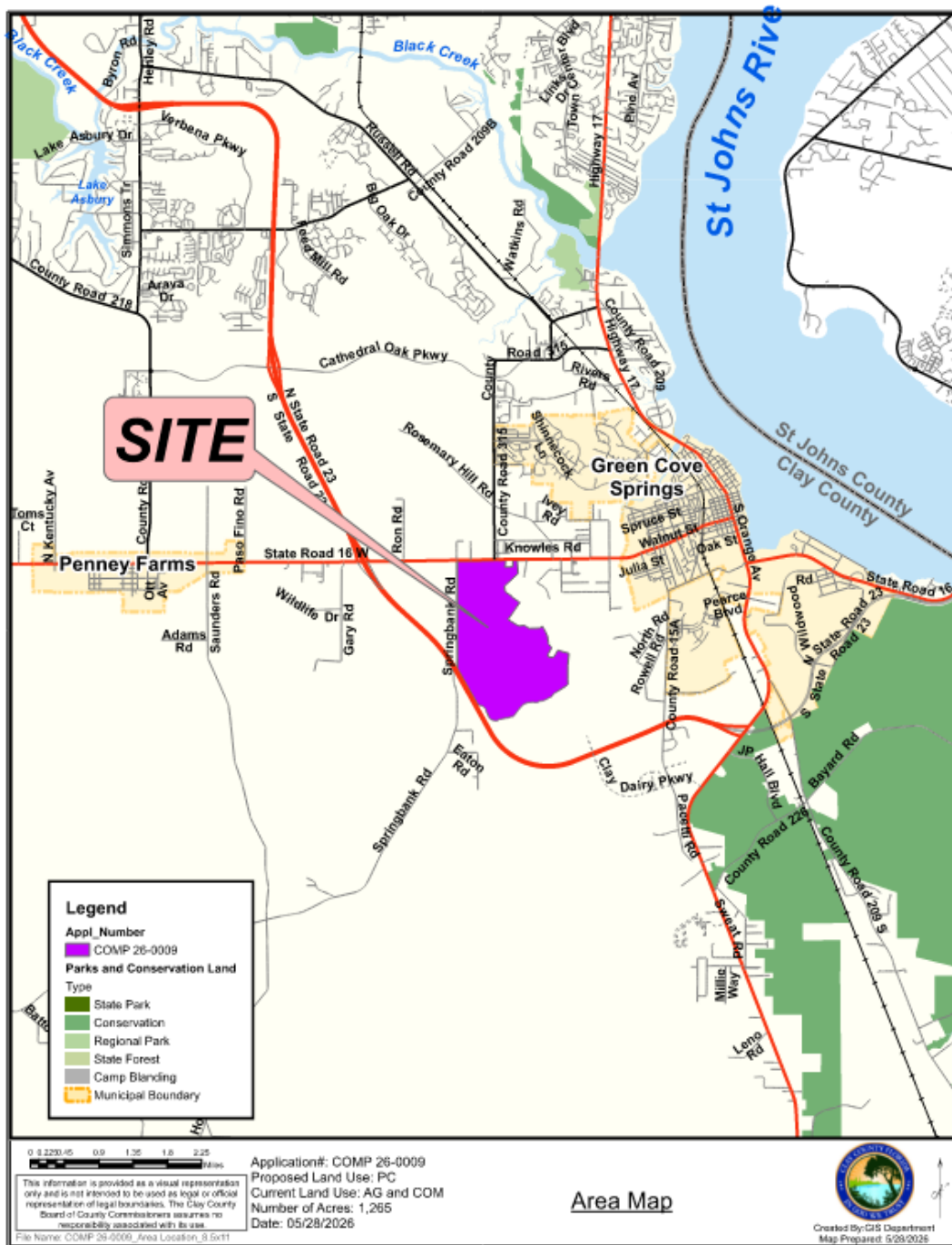
11 This application is a Large-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change seven parcels and portions of three others from Agriculture (AG)  
13 and Commercial (COM) to Planned Community (PC). The subject parcels, often referred to as G Bar Ranch,  
14 are south of SR 16, east of Springbank Road, are mostly vacant and are currently used for agriculture and  
15 silviculture pursuits.

16  
17 The purpose of this application is to incorporate the subject parcels into the Governors Park Development of  
18 Regional Impact (DRI) which is a previously approved mixed use development of approximately 3,267 acres.  
19 In conjunction with this application, the following companion applications are provided for information  
20 purposes at this time and will be presented for consideration following State review of this application, should  
21 it be transmitted:

22  
23  
24  
25  
26  
27  
28

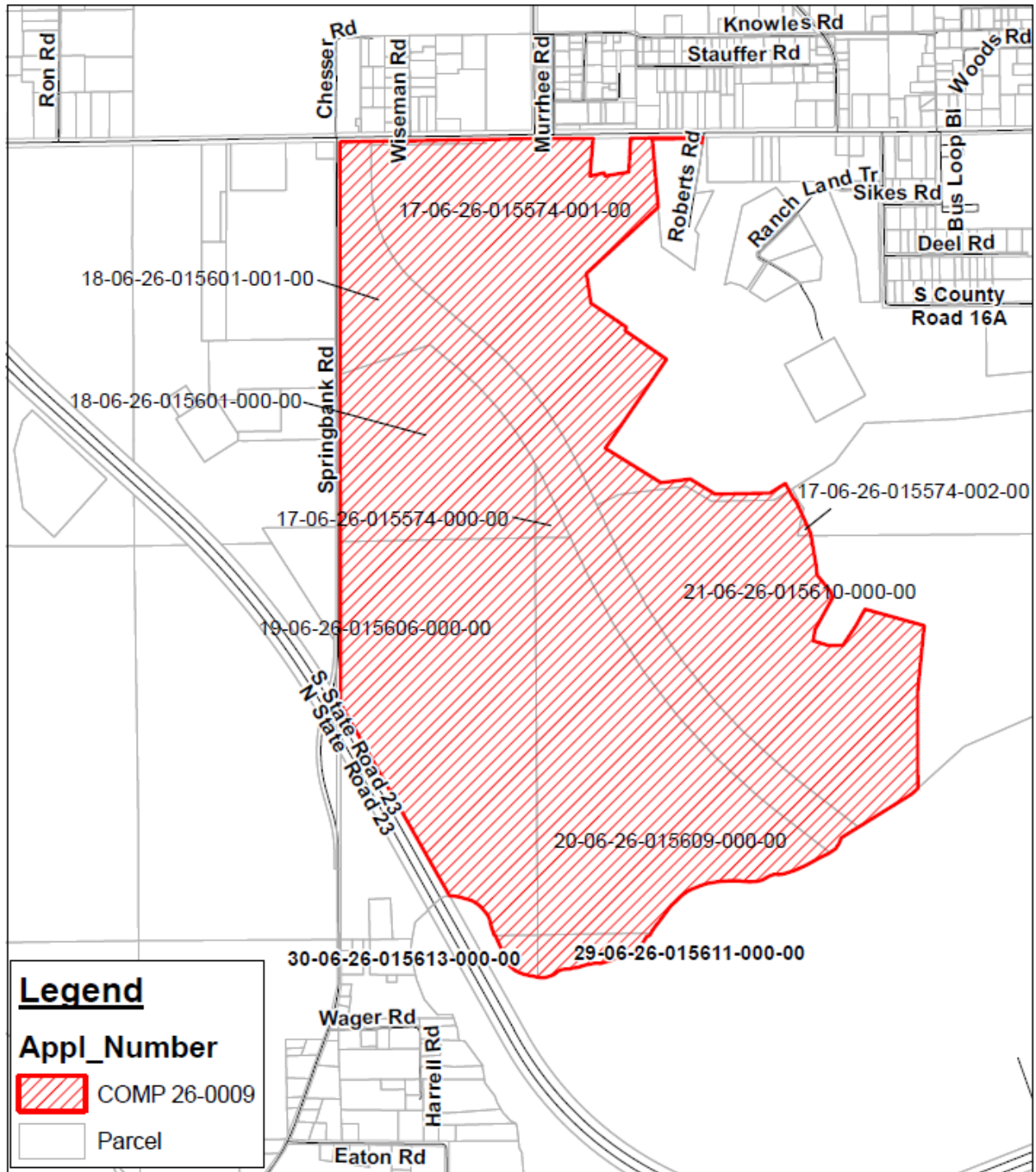
- DEVOA26-0001 (an amendment to the Development Order for Governors Park to incorporate subject parcels in this application)
- PUD 26-0009 (an amendment to the Governors Park PUD to incorporate subject parcels I this application)

Figure 1 – Location Map



29

Figure 2 – Parcel Map



Parcel Location Map  
COMP 26-0009



0 850 1,700 3,400 Feet

Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

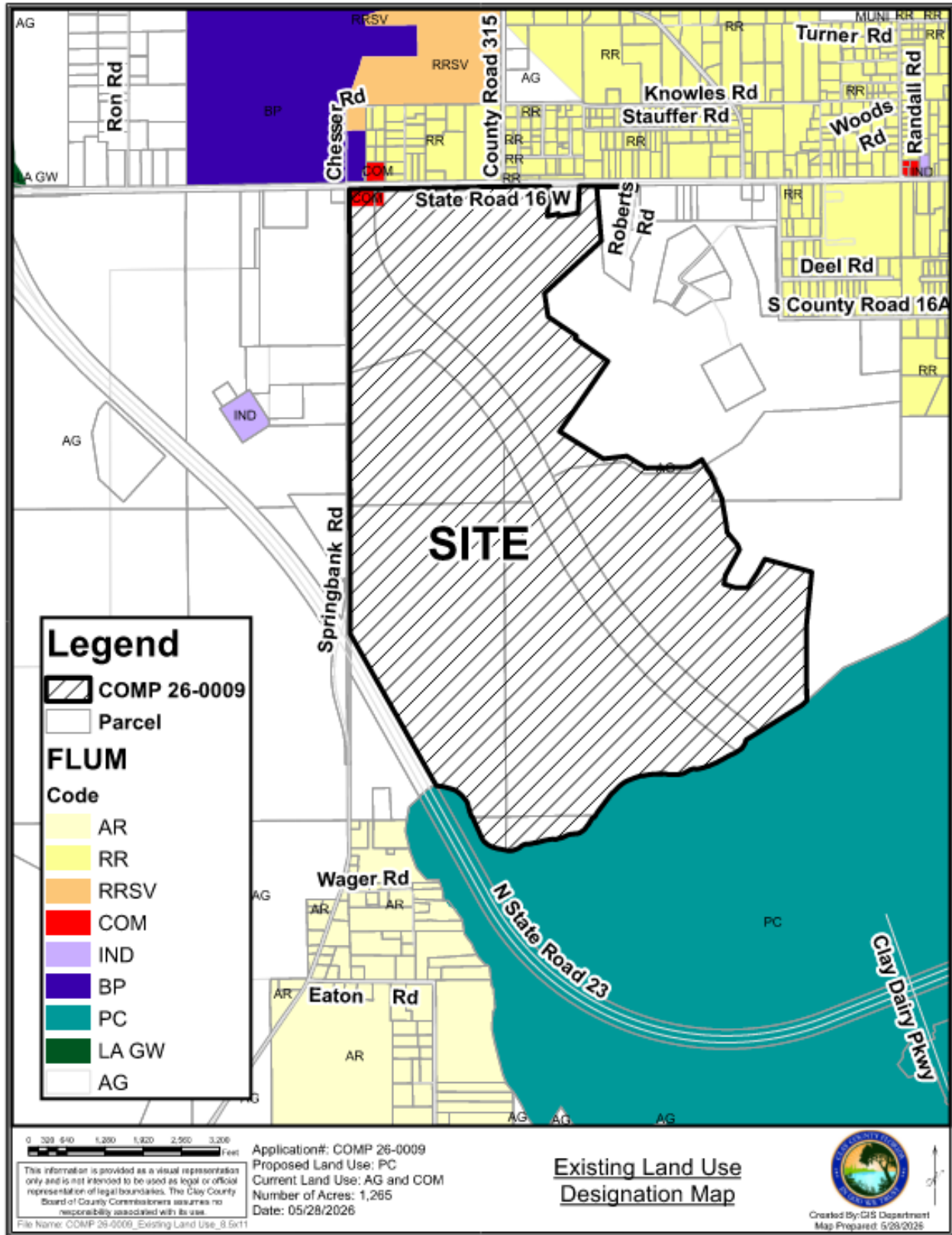


Figure 5 – Proposed Future Land Use Designation Map

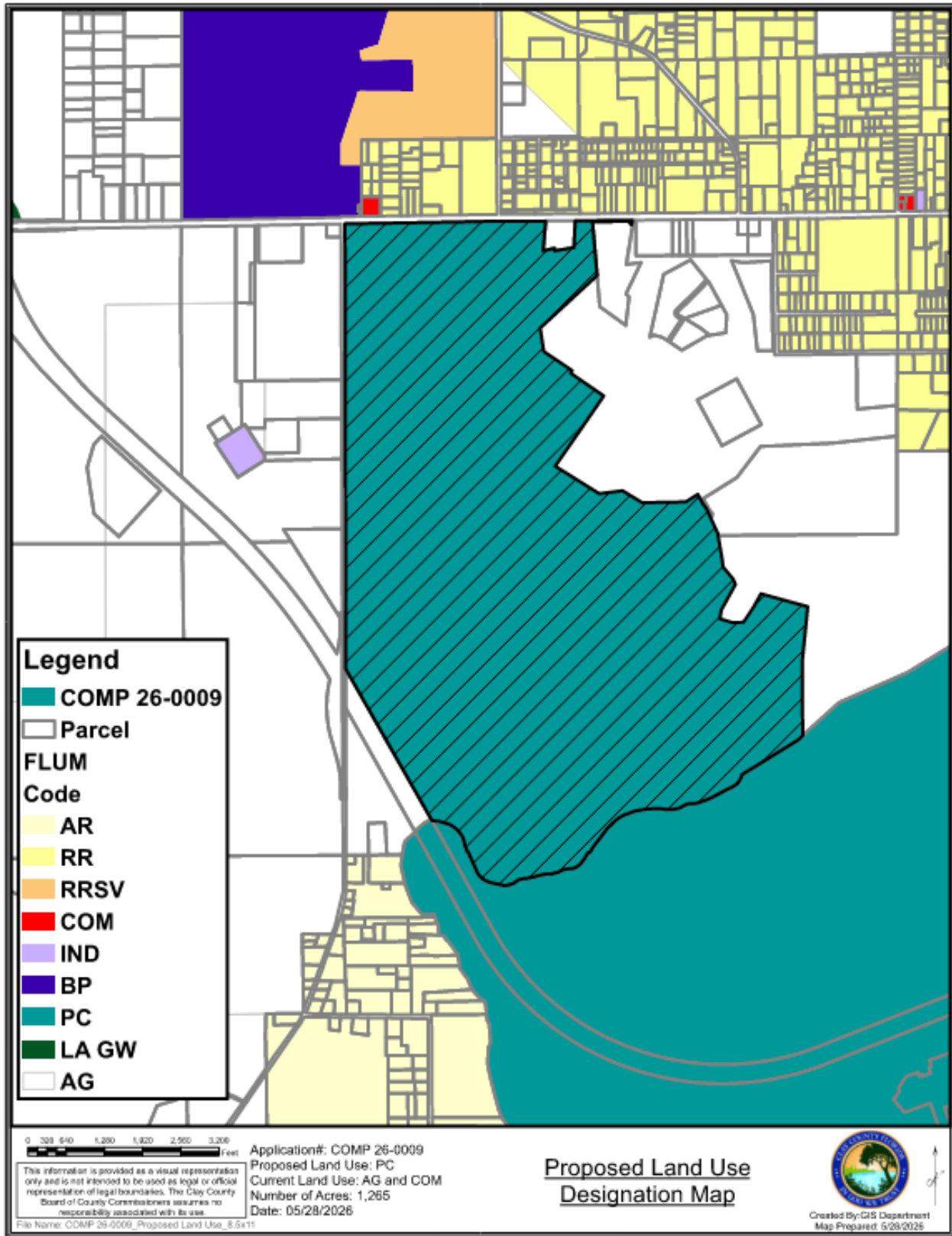
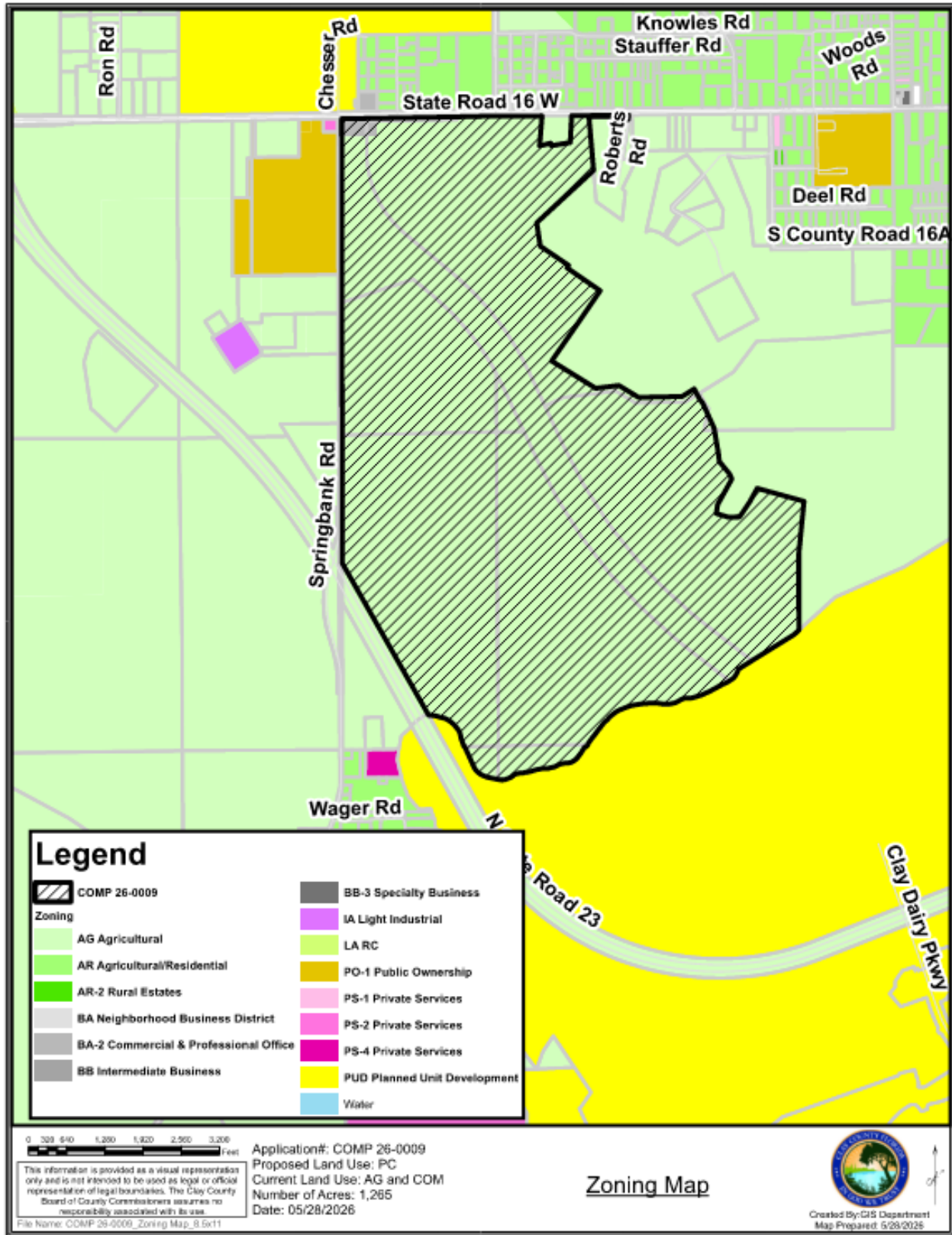


Figure 6 – Zoning Map



40 **Analysis of Proposed Future Land Use Map Amendment**

41 The applicant’s request is to amend the future land use of the subject parcels to Planned Community to  
 42 incorporate the land into the adjacent Governors Park DRI. FLU Policy 1.4.1 describes the Planned  
 43 Community land use as follows:

44 11) Planned Community – “PC”: A planned community is defined as a very large area under  
 45 unified ownership that contains several different proposed land uses with a significant  
 46 percentage being devoted to residential uses. These areas are characterized by unified  
 47 planning for the project as a whole, clustering of development to preserve useable open  
 48 space and other natural features, a mixture of housing types, and may include a variety of  
 49 non-residential uses. This designation is used in conjunction with the state coordinated  
 50 review process provided in Section 163.3184, F.S. and a development agreement provided  
 51 in Section 163.3221 et seq., F.S. The densities and intensities permitted within the areas  
 52 shown as Planned Communities shall be as stated in the current valid, unexpired  
 53 development agreement. Existing DRIs shall continue to be subject to the conditions in  
 54 their adopted Development Orders.  
 55

56 The table below, as provided in the Applicant’s Statement of Purpose, indicates the proposed development  
 57 for the expanded Governors Park DRI:

<b>Net Change in Land Uses</b>				
<b>Land Use</b>	<b>Units</b>	<b>Approved</b>	<b>Proposed</b>	<b>Net Change</b>
Single Family Residential	D.U.	4,500	5,500	1,000
Multi Family Residential	D.U.	2,500	1,500	-1,000
Commercial Retail/Service	S.F.	840,780	2,000,030	1,159,250
Commercial Office	S.F.	400,000	350,000	-50,000
Hotel	Rooms	400	200	-200
Light Industrial	S.F.	1,000,000	0	-1,000,000
Golf Course	Holes	18	18	0

58  
 59 No additional residential units are proposed; only a shift of 1,000 units from multi-family to single family.  
 60 Other changes include an expansion of Commercial Retail/Service by just over one million square feet while  
 61 there is a reduction of nearly the same square footage in Light Industrial and Commercial Office. The Hotel  
 62 entitlement is also being reduced to 200 rooms.

63  
 64  
 65

66 **Availability of Services**

67 The subject parcels are located within the Urban Service Area just north of the Governors Park DRI. The  
68 parcels are bounded on the north by SR 16, a primary arterial providing east-west movement through the  
69 middle portion of the County.

70

71 Traffic Facilities:

72

73 A Traffic Impact Analysis was conducted for the amended Governors Park DRI, incorporating the subject  
74 parcels. The development includes the construction of the Clay Dairy Parkway in phases as a 4 lane  
75 collector roadway from US 17 to SR 16 including interchange ramps at the First Coast Expressway. Details  
76 regarding the timing of the construction can be found in the development agreement.

77

78 Schools:

79 There are no additional residential uses associated with this land use change. Information provided by the  
80 applicant indicates that by adding this land to the Governors Park DRI and allowing the shifting of land  
81 uses, the high school may be located at a site that is more desirable by the Clay County School District.

82

83 Recreation:

84 There are no additional residential uses associated with this land use change. Required recreational facilities  
85 will be relocated to correlate to the residential use as they are redistributed through the expanded boundary  
86 of the DRI.

87

88 Water and Wastewater:

89 The subject parcels are within the Urban Service Area where water and sewer are both available to serve the  
90 property.

91

92 Stormwater/Drainage:

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

95 Solid Waste:

96 Clay County has a contract for solid waste disposal facilities with adequate capacity to service the  
97 development.

98

99 **Land Suitability:**

100 Soils:

101 The parcels contain a wide range of soil types. See Figure 7.

102 Flood Plain:

103 There are no areas of floodway within the property. See Figure 8.

104 Topography:

105 The subject parcel has an elevation range from a high of 95 feet near the south/southwest portion of the site  
106 to a low of approximately 31 feet near Governors Creek. A ridge runs through the central portion of the site.  
107 See Figure 9.

108 Regionally Significant Habitat:

109 The majority of the site contains planted pine plantation, field crops and improved and unimproved pasture.  
110 There have been black bear sightings to the west of the subject property. See Figure 10.

111 Historic Resources:

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

113 Compatibility with Military Installations:

114 The subject property is not located near Camp Blanding.

115

116 **Analysis of Surrounding Uses**

117 The proposed future land use amendment would change the subject parcels from Commercial (COM) and  
118 Agriculture (AG) to Planned Community (PC) land use.

	Future Land Use	Zoning District
North	Business Park (BP), Commercial (COM), Rural Residential (RR) and Agriculture (AG)	Planned Unit Development (PUD), Commercial and Professional Office District (BA-2) Agricultural Residential (AR) and Agricultural (AG)
South	Planned Community	Planned Unit Development (PUD)
East	Agriculture	PUD (Planned Unit Development) and Agricultural (AG)
West	Agriculture	PCD (Planned Commercial Development) and PUD (Planned Unit Development)

119

120

121

Figure 7 – Soil Map

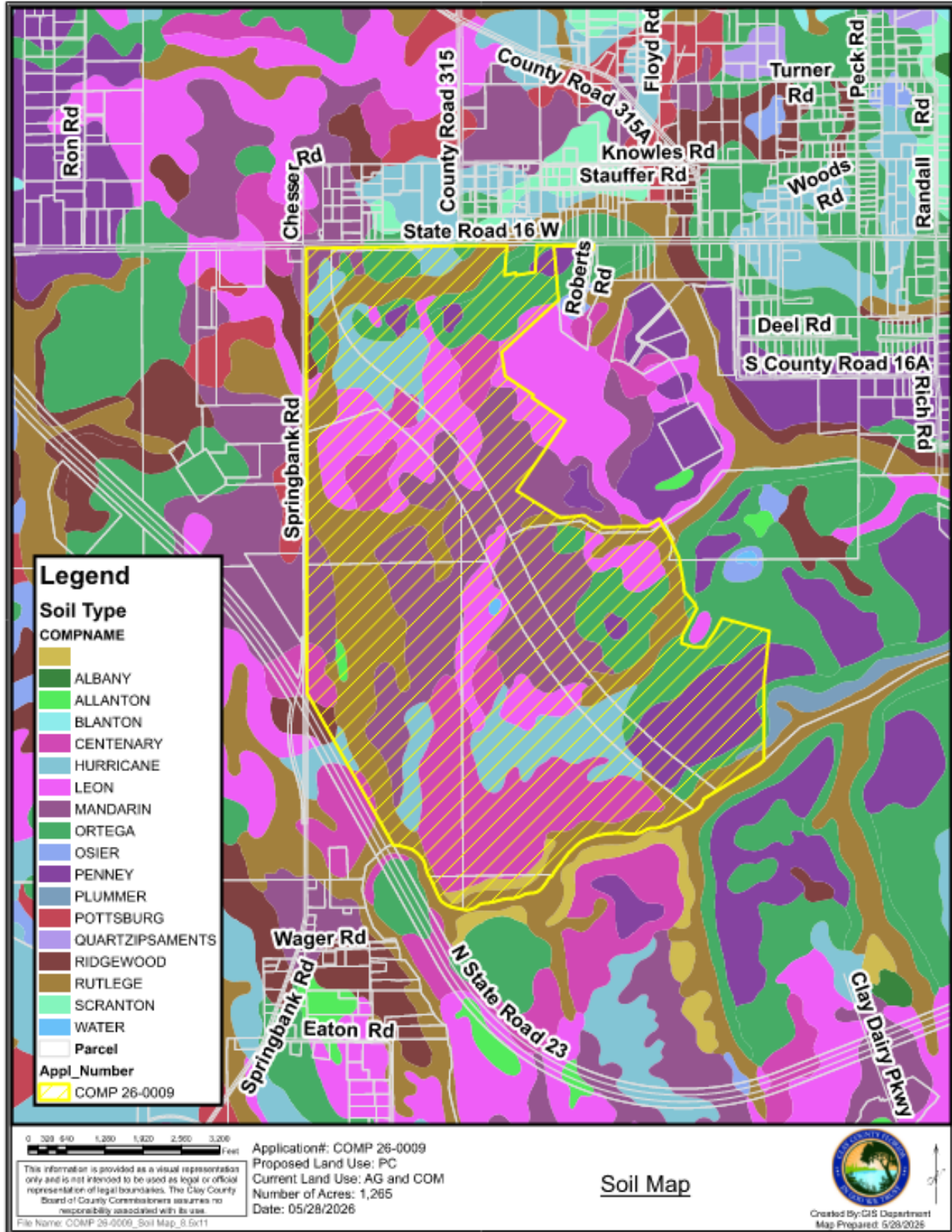


Figure 8 – Flood Zone Map

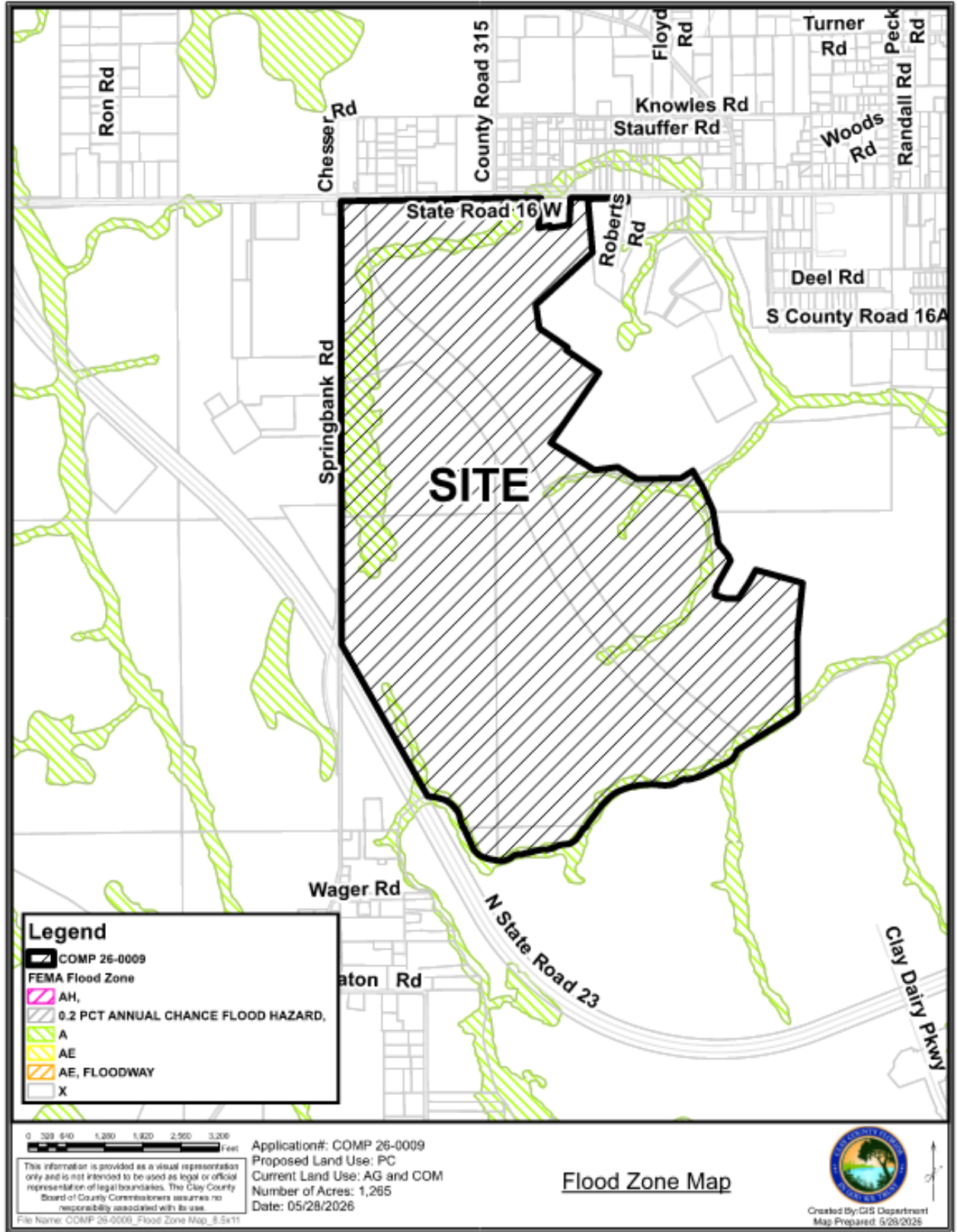


Figure 9 – Topography Map

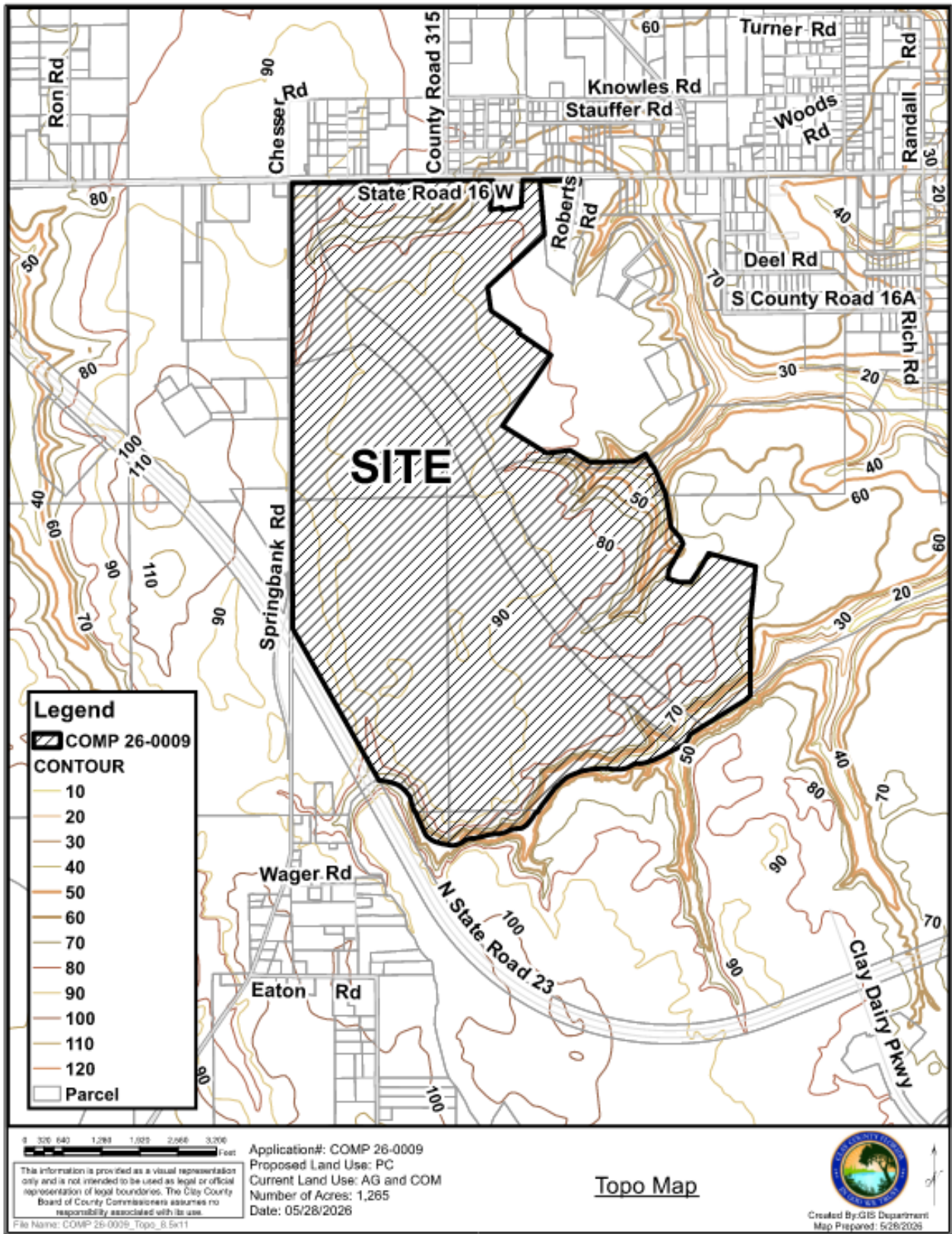


Figure 10 – Habitat Value Map

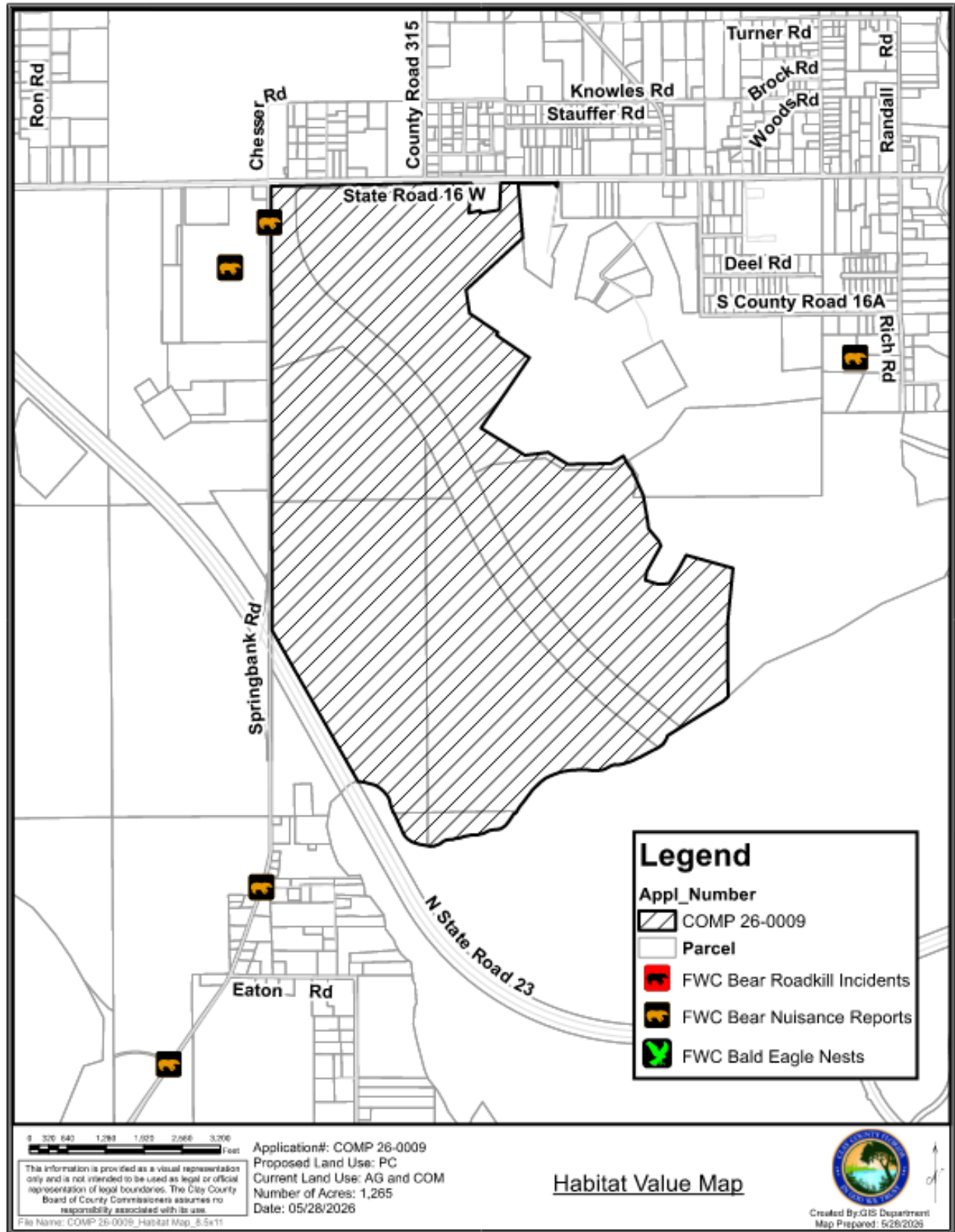
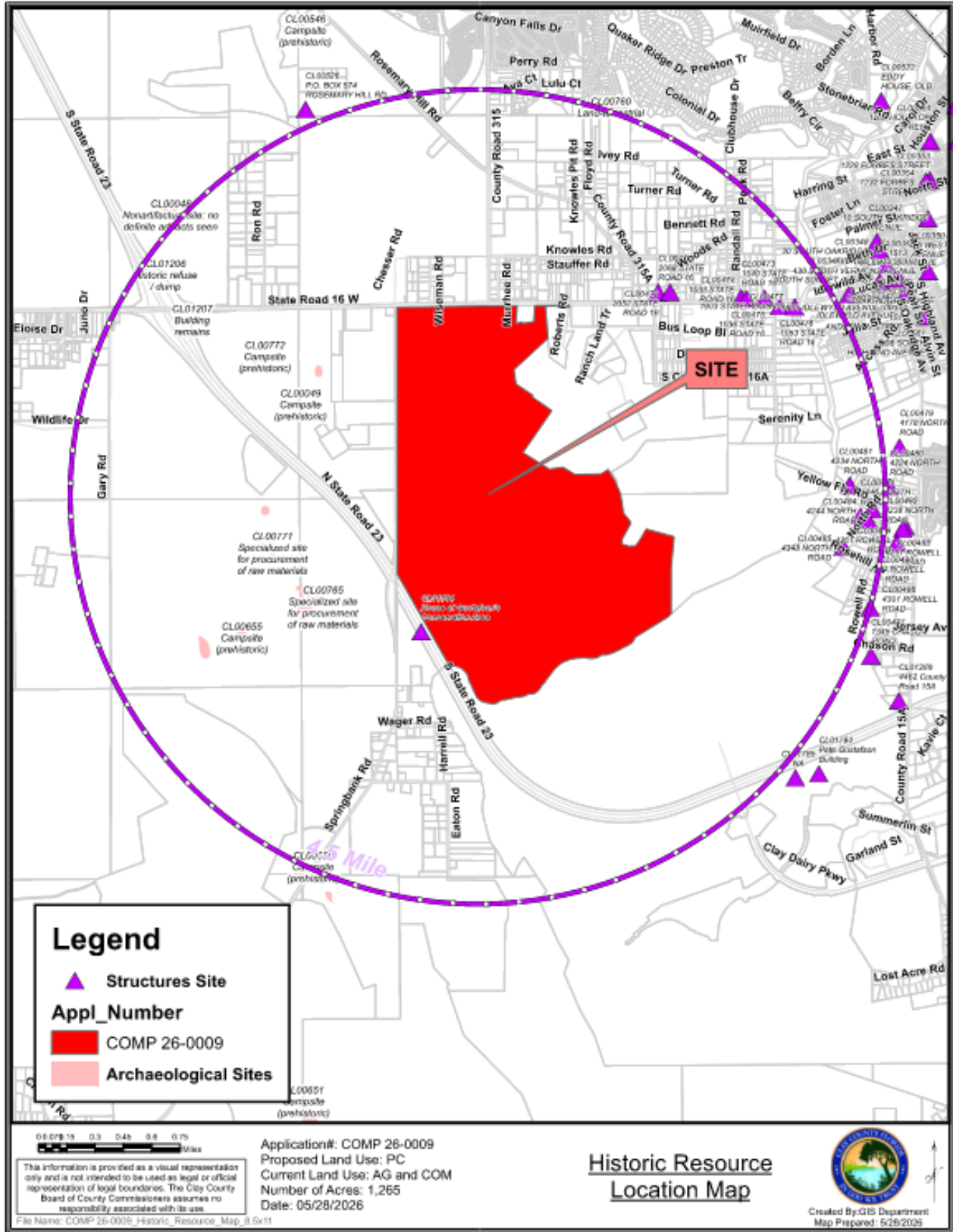


Figure 11 - Historical Resources



132 Analysis Regarding Urban Sprawl

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

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

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

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

166

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

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

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

187

188 **Staff Analysis regarding Sprawl:**

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

192

193 Staff Finding: Directs 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  
195 resources and ecosystems. The subject parcels are located between the developing Governors  
196 Park project and the City of Green Cove Springs. The site has previously been disturbed by  
197 agricultural and silvicultural pursuits.

198 Staff Finding: Promotes the efficient and cost-effective provision or extension of public infrastructure and  
199 services. The proposed amendment is an infill development project which will be able to take

200 advantage of previously expanded utility infrastructure serving adjacent development but  
201 will also contribute to expediting the expansion of the road infrastructure network.

202 Staff Finding: Promotes walkable and connected communities and provides for compact development and  
203 a mix of uses at densities and intensities that will support a range of housing choices and a  
204 multimodal transportation system, including pedestrian, bicycle, and transit, if available.  
205 The proposed development includes a mix of land uses with a development pattern that will  
206 promote multimodal transportation including walking and cycling on the planned multi-use  
207 trails.

208 Staff Finding: Preserves open space and natural lands and provides for public open space and recreation  
209 needs. The development will meet all open space and recreation requirements in addition to  
210 conserving approximately 250 acres of wetlands and uplands near Governors Creek.

211

212 **Recommendation**

213 Staff recommend approval of COMP 26-0009

# **EXHIBIT D**

## **Statement of Purpose, Scope and Justification**

# EXHIBIT D

## STATEMENT OF PURPOSE, SCOPE, AND JUSTIFICATION

### Project Location

Governors Park Property Holdings, LLC and Clay Dairy Property Holdings, LLC (the “Applicant”) is the owner of approximately 1,265+/- acres of land located between State Road 16 (“SR 16”) and Governors Creek east of Springbank Road and the First Coast Expressway (the “Property”). The Property is mostly vacant and used primarily for agricultural and silvicultural purposes. The Property has Clay County Parcel Identification Numbers as listed in Table 1 below and shown on the **Parcel Map** in Attachment E.

**Table 1**  
**Parcel Identification Numbers and Owners**

Parcel Numbers	Owners
Part of 17-06-26-015574-001-00	Clay Dairy Property Holdings, LLC
Part of 17-06-26-015574-002-00	Clay Dairy Property Holdings, LLC
Part of 21-06-26-015610-000-00	Clay Dairy Property Holdings, LLC
18-06-26-015601-001-00	Governors Park Property Holdings, LLC
20-06-26-015609-000-00	Clay Dairy Property Holdings, LLC
29-06-26-015611-000-00	Clay Dairy Property Holdings, LLC
30-06-26-015613-000-00	Clay Dairy Property Holdings, LLC
19-06-26-015606-000-00	Clay Dairy Property Holdings, LLC
18-06-26-015601-000-00	Clay Dairy Property Holdings, LLC
17-06-26-015574-000-00	Clay Dairy Property Holdings, LLC

The general location of the Property is depicted on the **Location Map** and an aerial photograph showing the features of the Property and the surrounding area are shown on the **Aerial Map** included in Exhibit E. The **Location Map** shows the Property in relation to the existing and planned roadway network. The planned roadway known as the Green Cove Springs Bypass (the “Bypass”, also known as Clay Dairy Parkway) will ultimately provide an alternative route to US Highway 17 through downtown Green Cove Springs. The Bypass will connect from US Highway 17 to the south through the Governors Park Development of Regional Impact (“DRI”) and the Property and connect to County Road (“CR”) 315 and continue to US Highway 17 north of Green Cove Springs.

### Project Description

The Property is being added to the boundaries of the adjacent Governors Park DRI and Planned Unit Development (“PUD”). Residential and non-residential development rights in Governors Park will be spread to the Property. The total number of approved residential units in the Governor Park DRI and PUD will not be increased. There is a request to increase the amount of retail/service development rights based on an increase in demand for such uses located at the Bypass on the First Coast Expressway.

The Property is located within the Urban Service Area boundary and contiguous to the north boundary of the Governors Park DRI. The Property has adopted Future Land Use Map

designations of Agriculture and Commercial as shown on the **Adopted Future Land Use Map**. This application is for a Large-Scale Plan Amendment to change the Future Land Use Map designation to Planned Community, as depicted on the **Proposed Future Land Use Map**. The Governors Park DRI Development Order will serve as the companion to support the Planned Community future land use designation. The Applicant is also filing applications to modify the Governors Park DRI and PUD to add the Property.

### **Project Benefits**

The Property is being added to the Governors Park DRI and PUD boundaries to create a unified and cohesive master planned community under single control. Existing development rights in Governors Park are being spread to the Property with no additional residential units above what is currently approved.

The Property is located within the Urban Service Area boundary and will serve as a natural extension of the residential neighborhoods to the north and east in and adjacent to the City of Green Cove Springs municipal boundaries. Many other public facilities and services are in close proximity including Clay High School less than one mile away and County Fire Station 20 less than two miles to the east.

Development of this Property will help to construct the Bypass as a four-lane major collector road sooner than would likely occur without single, unified control and only with development of the Governors Park DRI. The Green Cove Springs Bypass will be constructed as a four-lane major collector road from SR 16 to the Bypass interchange on the First Coast Expressway and continues down to US Highway 17.

The CCUA is expanding the Peters Creek wastewater treatment plant located north of State Road 16 and recently completed the water treatment plant located to the south within Governors Park DRI. The main trunk lines have been extended within the Bypass corridor on the Property.

Having unified control of Governors Park allows the high school site to be located further north within the Property, which the Clay County School District has indicated is a more desirable location closer to the population it will serve. Adding the Property to Governors Park also allows for the construction of a 100-acre regional park.

G Bar Ranch has been designed to minimize impacts to wetlands and endangered or threatened species. The Owner will preserve about 250 acres of wetlands including those associated with Governors Creek and its tributaries. A minimum, average 100-ft upland buffer will be provided from the wetlands associated with Governors Creek in order to form a greenway that provides a wildlife habitat corridor and passive recreation and open space opportunities.

The Property will include a Village Center at the intersection of the future Bypass and SR 16, providing shopping and employment opportunities near existing residential neighborhoods to the north.

## Existing Conditions/Site Suitability:

### Surrounding Uses

As shown on the **Aerial Map**, the Property is surrounded on the north by State Road 16 and residential; the west by Springbank Road, the First Coast Expressway (the “FCE”) and the Clay County Fairgrounds; the south by Governors Creek, pastureland, and silviculture within the approved Governor’s Park DRI; and the east by silviculture, pastureland and residential. The Governor’s Park DRI and PUD is approved for a maximum of 4,500 single family homes, a maximum of 2,500 multi-family homes, and more than 3.5 million square feet of commercial, office and industrial space, up to 400 hotel rooms, and an 18-hole golf course. Table 2 lists the future land use designations and existing land uses surrounding the Property.

**Table 2**  
**Adjacent Land Use**

<b>Direction</b>	<b>Future Land Use</b>	<b>Existing Land Use (Current Use of Property)</b>
North	Commercial, Rural Residential, Rural Reserve, Business Park	Residential, Undeveloped
South	Planned Community, Agriculture Residential	Residential, vacant, and undeveloped
East	Rural Residential, Agriculture, Commercial	Residential, vacant, and undeveloped, Clay High School
West	Agriculture, Industrial	Clay County Fairgrounds, Vacant and undeveloped, Residential

### Wetlands

The **Wetlands Map** depicts the location and extent of approximately 276 acres of wetlands located within the Property. The extent of wetlands was determined by aerial photographic interpretation and ground truthing completed by Oneida LG2 Environmental Solutions, Inc. The wetlands are relatively well defined by Governors Creek and its tributaries.

### Flood Zones

The **Flood Zone Map** shows the location and extent of the 100-year floodplain on the Property. These areas are located within Flood Zone A that do not have an established base flood elevation. There are no areas of floodway within the Property. The flood zones are primarily contained within the major wetland systems that will be conserved.

### Land Cover and Vegetation

The general location and extent of the vegetative communities are depicted on the **FLUCFCS Map**. The vegetative communities are defined by the Florida Land Use, Cover and Forms Classification System (“FLUCFCS”). The majority of the Property contains planted pine plantation, field crops and improved and unimproved pasture. There are no unique or significant vegetative communities located on the Property.

## Topography

The elevation ranges from a high of about 95 feet in the south and southwest portion of the site to a low of approximately 31 feet in southeast corner near Governors Creek, as depicted on the **Topography Map**. A ridge runs generally through the middle of the site from south to north. Most of the Property drains to Governors Creek and its tributaries, which ultimately outfalls to the St. Johns River.

## Stormwater Management

The stormwater management system for G Bar Ranch will provide for the effective removal of stormwater from the development areas through a series of stormwater management facilities (“SMFs”) designed to provide attenuation and treatment of stormwater runoff. The master stormwater management system is expected to generally follow the natural drainage divides.

It is anticipated that wet detention will be the primary method used for stormwater treatment. The normal water elevation (“NWL”) of each SMF will be designed and established so the groundwater elevation of adjacent wetland areas is not affected.

The removal of stormwater runoff from the development areas will be accomplished by the routing of stormwater flows through a system of pipes and swales to the wet detention ponds prior to discharge to the existing creeks and wetlands. Control structures for the wet detention ponds will be designed to provide the required stormwater treatment volumes.

Drainage design for the site will provide for peak flow attenuation for the 25 year/24-hour storm event in accordance with St. Johns River Water Management District (“SJRWMD”) regulations. The following design storms will be analyzed in accordance with the SJRWMD and/or Clay County standards.

- 25 yr/24 hr storm event
- mean annual storm event (commercial development only, where the impervious areas of watershed exceeds 50 percent)

The volume and quality of runoff from the site will be designed to meet the criteria of the SJRWMD. The SJRWMD requires that wet detention system runoff shall be treated as follows:

For wet detention systems, the design treatment volume is the greater of the following:

- (a) One inch of runoff over the drainage area
- (b) 2.5 inches times the impervious area (excluding water bodies)
- (c) No increase in Nitrogen and Phosphorous nutrient runoff volumes.

Each construction project within G Bar Ranch will be permitted by the SJRWMD and Clay County, with the control elevation and treatment volumes to be determined based upon site-specific permitting

## Public Facilities Impact Analysis

This application proposes to change the future land use map designation of the Property from Agriculture and Commercial to Planned Community, with companion applications for a DRI Development Order Amendment and PUD rezoning modification to incorporate the Property into the Governors Park DRI/PUD. Policy 1.4.1.11) of the Future Land Use Element of the Comprehensive Plan states that densities and intensities permitted within the areas shown as Planned Communities shall be as stated in the current valid, unexpired development agreement and existing DRIs shall continue to be subject to the conditions in their adopted Development Orders.

Table 3 below compares the current, approved land uses to the proposed land uses as included in the companion DRI Development Order Amendment and PUD rezoning applications. The overall number of residential units proposed is not changing. Only the mix of housing types have changed. Other changes include an increase in commercial retail/service uses with decreases in commercial office and light industrial space, and hotel rooms. The purpose of this table is to show that there is little overall net change in the land uses and the associated impacts to public facilities, which are addressed by the various conditions in the DRI Development Order, the existing Governors Park School Proportionate Share Mitigation Agreement and the existing Governors Park Utility Agreement.

**Table 3**

Net Change in Land Uses				
Land Use	Units	Approved	Proposed	Net Change
Single Family Residential	D.U.	4,500	5,500	1,000
Multi Family Residential	D.U.	2,500	1,500	-1,000
Commercial Retail/Service	S.F.	840,780	2,000,030	1,159,250
Commercial Office	S.F.	400,000	350,000	-50,000
Hotel	Rooms	400	200	-200
Light Industrial	S.F.	1,000,000	0	-1,000,000
Golf Course	Holes	18	18	0

### Transportation

A Traffic Impact Assessment (“TIA”) was prepared to evaluate the impacts of the proposed Governors Park DRI amendment on the surrounding major roadway network, which includes the Property subject to this application. The TIA is included in Exhibit G. The TIA concludes that the proposed development’s proportionate share cost is estimated at approximately \$57,721,083 and the proposed mitigation plan totals \$105,764,095 at buildout. As a result, the proposed mitigation plan more than offsets the proportionate share cost. The proposed mitigation plan includes the construction of the Green Cove Springs Bypass a.k.a. Clay Dairy Parkway in phases as a 4-lane collector roadway from US Highway 17 to SR 16, including construction of the interchange ramps to connect to the State Road 23 (“SR 23”)/First Coast Expressway.

Schools

Table 4 lists the projected number of students by school type at buildout. This projection assumes there would be no age-restricted dwelling units, but it is likely there will be a component of age restricted residential units. Governors Park currently has a school proportionate share mitigation agreement that requires the donation of three school sites: two elementary sites and a high school site and the payment of the then applicable impact fees. At the school impact fee rates effective June 1, 2026, the proposed development will generate more than \$65 million in impact fee revenue to the school district in addition to the ad valorem revenue due to the school district. The Owner has worked with the school district to locate the required school sites in mutually acceptable locations, which are conceptually depicted on the DRI and PUD Master Plan Maps.

**Table 4  
Student Population by School Type**

Type	Dwelling Units	Elem. Factor	Elementary Students	Jr. High Factor	Jr. High Students	Sr. High Factor	Sr. High Students	Total Students
Single Family	5500	0.256	1408	0.081	446	0.158	869	2723
Multi-Family	1,500	0.105	158	0.021	32	0.063	95	284
<b>Totals</b>	<b>7,000</b>		<b>1,566</b>		<b>477</b>		<b>964</b>	<b>3,006</b>

Student generation factors obtained from Clay County School District, Education Facilities Plan FY 2024-25.

Water, Wastewater and Reuse

The estimated potable water demand is provided in Table 5 below. Total average daily potable water demand is estimated to be 2.28 million gallons per day at build out. Governors Park currently has a utility service agreement with Clay County Utility Authority (“CCUA”). The agreement included the prepayment of connection fees for 1,000 residential units in order to extend utility lines and construct a water treatment plant within Governors Park.

**Table 5  
Potable Water Demand**

Land Use by Phase	Development Amount	Potable Water Demand (MGD)
Single Family (Units)	5,500	1.540
Multi Family (Units)	1,500	0.360
Commercial (Square Feet)	2,000,030	0.300
Commercial Office	350,000	0.053
Hotel	200	0.020
Golf Course	18	0.010
<b>Total</b>		<b>2.283</b>

The estimated wastewater demand is provided in Table 6 below. Total average daily wastewater demand is estimated to be 1.99 million gallons per day at build out. Governors Park is within the Peters Creek Wastewater Treatment Plant service area, as depicted on the Centralized Sewer Service Area Map of the Clay County Comprehensive Plan.

**Table 6  
Wastewater Demand**

<b>Land Use by Phase</b>	<b>Development Amount</b>	<b>Wastewater Generation (MGD)</b>
Single Family (DU)	5,500	1.320
Multi Family (DU)	1,500	0.300
Commercial Retail/Service(SF)	2,000,030	0.200
Commercial Office	350,000	0.053
Hotel	200	0.020
Golf Course	18	0.100
<b>Total</b>		<b>1.993</b>

Solid Waste

Table 7 provides an estimate of the average daily solid waste generation at buildout. It is estimated that the project will generate a total of 189,972 pounds per day solid waste at buildout. Clay County has contracted for disposal of wastes out of county at the Chesser Island Sanitary Landfill in Georgia, which currently has a significant remaining site life and potential to add more capacity.

**Table 7  
Solid Waste Generation**

<b>Land Use by Phase</b>	<b>Development Amount</b>	<b>Generation Rate Per Day</b>	<b>Domestic Solid Waste (lbs/day)</b>
Single Family (Units)	5,500	3.99 lbs. per person	59,471
Multi Family (Units)	1,500	3.99 lbs. per person	16,219
Commercial (Square Feet)	2,000,030	5.5 lbs per 100 s.f.	110,002
Commercial Office	350,000	1 lb. per 100 s.f.	3,500
Hotel	200	2.5 lbs. per room	500
Golf Course	18	280 lbs. per day	280
<b>Total</b>			<b>189,972</b>

Recreation and Open Space

The residential development of the Property will create a demand for park space based on the County's adopted levels of service for neighborhood and community park acreage, as listed in Table 8. The neighborhood park level of service standard is one acre per 2,100 persons and the community park level of service standard is one acre per 700 persons. The companion DRI amendment and PUD modification applications will provide for a minimum of 100 acres of community park acreage and 40 acres of neighborhood park acreage.

**Table 8  
Recreation Demand**

	<b>Dwelling Units</b>	<b>Neighborhood Parks (Acres)</b>	<b>Community Parks (Acres)</b>	<b>Total (Acres)</b>
<b>Dwelling Units</b>	7,000	9.03	27.10	36.13

Urban Sprawl Analysis

**Section 163.3177(6)(a)9.a., Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:**

**1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

The Property is located between existing developed areas around the City of Green Cove Springs and the existing Governors Park DRI, which is under construction. The vast majority of the site has been impacted by historic silvicultural, pastureland and cropland use. The wetland systems on the site are relatively well defined and most of these areas will be preserved. The major contiguous wetland systems will be conserved through clustering of development. Additional protection will be provided along Governors Creek to help protect water quality by establishing a minimum, average 100-foot upland buffer. The Listed Wildlife and Habitat Assessment concluded the only listed species observed on the site was gopher tortoises and their burrows. A formal 100 percent gopher tortoise burrow survey will be conducted prior to any development within the Property's potential gopher tortoise habitat and any gopher tortoises within development areas will be permitted for relocation through the Florida Fish and Wildlife Conservation Commission ("FFWCC").

**2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

The proposed amendment is in an infill location between the Governors Park DRI and existing development, and it will allow for a magnitude of development that will enable a more efficient and cost-effective provision of infrastructure and extension of roadway, water, wastewater, and reuse infrastructure to support the proposed communities. Central utility service is readily available to the Property. Other public infrastructure exists in close proximity or is planned such as fire stations, parks, and schools.

**3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

The proposed development will include a mix of land uses located in a compact and walkable development pattern. The proposed development will include densities to support a range of housing options connected to adjacent parcels (nonresidential and residential) through the use of streets, sidewalks, multi-use trails and/or bike lanes/paths. Sidewalks or other pedestrian ways internal to the development site will be required to provide connection between uses. The Property is located on a transit route so there will be multi-modal options available to residents and businesses. The Owner will also construct sidewalks, bike lanes and a shared use path along the Green Cove Springs Bypass.

**4. Promotes conservation of water and energy.**

The mixed-use nature of the proposed amendment and the close proximity to employment centers in Governors Park and Green Cove Springs will help to preserve energy by reducing vehicle miles traveled. The CUA will require the installation of reuse lines to conserve water.

**5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

The Property is currently used for silvicultural/timbering and agricultural operations. Such activities will continue within the Property until developed. The companion PUD modification application will address the continuation of such uses until applicable parcels are developed. In addition, the proposed amendment promotes infill development to accommodate future growth without leapfrogging into more rural areas of the County in silvicultural and agricultural use.

**6. Preserves open space and natural lands and provides for public open space and recreation needs.**

Governors Park will exceed all applicable open space and recreation requirements of the Comprehensive Plan and Land Development Code (“LDC”). In addition, approximately 250 acres of on-site jurisdictional wetlands will be conserved as open space, including wetlands and uplands buffers adjacent to Governors Creek.

**7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

Governors Park includes residential and non-residential land uses. Most of the non-residential needs will be provided within the Town Center District of Governors Park around the First Coast Expressway interchange. The proposed amendment will allow for non-residential development within an area of the County that is currently underserved with commercial services near existing residential neighborhoods.

**8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164.**

The proposed amendment will allow for a mix of uses and densities and intensities of development that is more efficient than the more unplanned, incremental development in the surrounding areas. The proposed amendment will allow for a mixed use, master planned development covering approximately 4,300 acres at a future interchange on a limited access highway.

## Consistency Analysis with 2045 Clay County Comprehensive Plan

Each of the applicable objectives and policies of the Clay County Comprehensive Plan are listed below followed by a consistency statement relevant to the proposed comprehensive plan amendment.

### **FUTURE LAND USE ELEMENT**

**Objective 1.1: The County shall regulate new development to ensure the preservation and protection of floodplains, wetlands, upland native vegetative communities, wildlife, and fisheries.**

Development of the Property will comply with all applicable federal, state, and local laws including compliance with County flood protection regulations, upland buffer requirements and the provision of open space including SJRWMD and Army Corps of Engineers (“ACOE”) wetland permitting requirements. A Listed Species and Habitat Assessment was conducted and is included in Exhibit F. A formal 100 percent gopher tortoise burrow survey will be conducted prior to any development within the Property’s potential gopher tortoise habitat and any gopher tortoise burrows proposed to be impacted will be permitted for relocation through the FFWCC.

**Policy 1.1.2: Prior to the issuance of a final development order or permit, proposed developments will be reviewed to ensure that future land uses are compatible with the topography and soil conditions in the area.**

A topographic survey and geotechnical investigations will be conducted prior to final design and engineering plans being submitted to the County to ensure development is compatible with topographic and soil conditions in the area.

**Policy 1.1.5: The County shall protect its natural resources and agricultural lands by encouraging new development to locate as “in-fill development” in existing urbanized areas.**

Approval of the proposed amendment will encourage in fill development in an area that is currently served or planned to be served by the necessary infrastructure. The Property is located in an infill location between existing development to the north in or near the City of Green Cove Springs and new development occurring to the south and east in Governors Park and the Rookery.

**Policy 1.1.9: The presence of listed wildlife species on proposed development sites shall require the developer to submit a habitat management plan to preserve such wildlife according to the requirements of the Conservation Element.**

The only listed wildlife species observed on the Property during an on-site investigation were gopher tortoises as documented in the Listed Wildlife and Habitat Assessment Report included in Exhibit F. A formal 100 percent gopher tortoise burrow survey will be conducted prior to any development within the Property’s potential gopher tortoise habitat and any gopher tortoise burrows proposed to be impacted will be permitted for relocation through the FFWCC.

**Objective 1.2.: The County shall encourage the protection of its historical, architectural, cultural, and archaeological heritage.**

A Phase 1 Cultural Resource Assessment Survey will be conducted prior to any development of the Property. Such a survey is required as part of any wetland permitting with the ACOE.

**Policy 1.3.8:** The County shall require that all developments requiring a development permit (as defined in Section 163.3164 F.S., including comprehensive plan amendments) shall, at the time the subject permit application is filed, submit information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

Development of the Property will comply with the County’s concurrency management requirements and Mobility Fee Ordinance.

**Policy 1.4.1:** The Future Land Use categories are declared to be a part of the adopted Future Land Use Policies. The categories have been developed to help in the determination of where development should occur over the planning period and are described below:

**11) Planned Community – “PC”:** A planned community is defined as a very large area under unified ownership that contains several different proposed land uses with a significant percentage being devoted to residential uses. These areas are characterized by unified planning for the project as a whole, clustering of development to preserve useable open space and other natural features, a mixture of housing types, and may include a variety of non-residential uses. This designation is used in conjunction with the state coordinated review process provided in Section 163.3184, F.S. and a development agreement provided in Section 163.3221 et seq., F.S. The densities and intensities permitted within the areas shown as Planned Communities shall be as stated in the current valid, unexpired development agreement. Existing DRIs shall continue to be subject to the conditions in their adopted Development Orders.

Companion applications are being submitted with this Comprehensive Plan Amendment application to add the Property to the Governors Park DRI and PUD. Governors Park includes a mix of land uses with a significant percentage of the land area planned for residential uses. Governors Park is being master planned in a unified manner by clustering development to conserve natural features and open space. The proposed non-residential areas are being planned around the interchange at the First Coast Expressway and Bypass as well as near the State Road 16 and Springbank Road intersection.

**Policy 1.4.9:** The County shall amend its land development regulations to include design guidelines and performance standards relating to commercial development which encourage the clustering of commercial uses... Strip commercial land use patterns shall be avoided. Strip commercial land use shall only be allowed as infill of existing strip commercial areas, and will not be permitted to extend the existing strip commercial area.

The companion PUD modification application will demonstrate that commercial development will be developed in a nodal pattern near the intersection of the Bypass and State Road 16. The development pattern will generally have the highest density and intensity of development near this node with decreasing density and intensity radiating outward from the node.

**Objective 1.5: The County shall discourage urban sprawl by directing urban growth to the Urban Service Area (USA) where public facilities and services are available or are anticipated to be available within the horizon of this Plan.**

**Policy 1.5.4: Future urban intensity development requiring access to public facilities shall be located within or near areas where public facilities and services are available. New residential developments at gross densities less than three units per acre shall be discouraged in the Urban Service Area except for those areas designated Rural Fringe wherein a minimum density of one unit per net acre is allowed.**

**Policy 1.5.5.: The Centralized Water and Sewer Service Area Map is identified in the future land use map series and shall be updated annually.**

The land within the Centralized Water and Sewer Service Area Map is served or is planned to be served with adequate water and sewer services, which are guaranteed through development agreements or by ‘agreements to serve’ by the Clay County Utility Authority, based on the County’s adopted level-of service standards.

**Policy 1.6.1.: Clay County shall encourage Urban Infill and/or Redevelopment.**

The Property is already located within the Urban Service Area boundary where public facilities and services are available or are anticipated to be available within the horizon of the 2045 Comprehensive Plan. The Property is located within an area that will encourage infill development.

**Policy 1.7.3: Clay County shall encourage Mixed-Use developments.**

Development of the Property and the overall Governors Park DRI will include a mix of land uses.

**Policy 1.7.7: Clay County shall promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.**

The Property is located in close proximity to planned employment centers around the First Coast Expressway and the Bypass (also known as Clay Dairy Parkway) interchange to the south, Peters Creek Business Park to the north and existing employment centers in Green Cove Springs. The proposed amendment will increase the potential to shorten vehicular trips and encourage other modes of travel by providing housing in close proximity to employment and commercial services that are connected by a multi-use trail.

## **TRANSPORTATION ELEMENT**

**Policy 1.1.5: Consider existing manmade or natural constraints, in determining collector roadways, arterial roadways and limited/controlled access facilities that are necessary to serve projected future traffic forecasts and should be included on the *Future Traffic Circulation Map*.**

**Policy 1.2.2: Utilize the Future Traffic Circulation Map to review proposed development orders for compatibility with the existing and future roadway plans of Clay County and other government entities.**

The planned Bypass corridor was designed in consideration of manmade and natural constraints. The Bypass is a Designated Mobility Improvement in the County's adopted Mobility Plan and is included on the County's 2045 Traffic Circulation Map. Approval of the proposed amendment will expedite construction of this much need Designated Mobility Improvement as a four-lane major collector road.

**Policy 1.6.2: Ensure proper coordination of all new developments with the public and/or private programming of transportation improvements so that impacts will be mitigated concurrent with the development and its corresponding traffic impacts.**

The companion DRI and rezoning applications will address the phasing of the Bypass construction to ensure that the traffic impacts will be mitigated concurrently with the development.

**Policy 1.7.2: Maximize arterial capacity by acquiring and/or protecting adequate rights-of-way during the development review process.**

The construction of the Bypass will help to maximize arterial capacity of US Highway 17 and SR 16 by providing a parallel route and a shortcut from taking US 17 to SR 16 through Green Cove Springs. State Road 16 between the First Coast Expressway and the Bypass is programmed to be widened from two to four lanes. Area along the frontage of the Property will be reserved to accommodate the future widening of SR 16 from the Bypass to the existing four-lane section at CR 15A.

**Policy 1.9.2: Within the Urban Service Area, the County shall require new local streets and all collector roads serving residential areas and nonresidential land uses to include five foot sidewalks within the dedicated right-of-way or an approved alternative pedestrian circulation system.**

Development of the Property will comply with this Policy and the corresponding sidewalk requirements of the County's LDC.

**Policy 1.9.7: Designated bicycle lanes shall be built when constructing or reconstructing roads in Clay County and in accordance with FDOT standards. The outside lane of major arterial, minor arterial, and collector roadways, except for residential collector roadways, shall include a 4 foot wide bicycle lane for urban roadways and a 5 foot wide bicycle lane for rural roadways. Construction projects for existing roads shall be reviewed on a case-by-case basis and only under extreme right-of-way width constraints will designated bicycle lanes be excluded from a project.**

The Bypass will be constructed with five-foot wide bicycle lanes on each side of the roadway. A typical roadway cross section will be provided in the companion rezoning application to match the typical cross section of the Bypass as approved in the Governors Park PUD.

**Policy 6.1.1: Clay County shall improve accessibility to job centers and further designate job generating land uses to capture local trips and reduce vehicle miles traveled.**

The Bypass and the First Coast Expressway will provide easy access to the job centers planned for Governors Park and the surrounding area. Altogether, nearly three million square feet of non-residential uses are planned.

### **COMMUNITY FACILITIES ELEMENT**

**Policy 1.1.7:** The Applicant seeking development approval shall coordinate with the service provider to trace existing and committed use of facilities to determine if adequate capacity is available to maintain the adopted level of service.

Governors Park has an existing utility agreement with CCUA and will provide more park space than is required by the level of service.

**Policy 1.4.2:** All non-residential, multi-family and platted subdivision developments within the Urban Service Area shall be required to be served by central sewer and potable water service, when available.

All development within the Property will be served by central sewer and potable water.

**Policy 1.5.1:** All non-residential and multi-family developments within the Urban Service Area will access water reuse lines located within 500 feet.

CCUA policy is to require the installation of reuse lines.

**Policy 1.6.1:** Areas shown by the SJRWMD to potentially contribute 8 inches or more per year of recharge to the Floridan Aquifer are designated as high recharge areas as shown on the Floridan Aquifer Recharge Map. An Aquifer Recharge Overlay Zone showing these high recharge areas shall be created in the land development regulations and shall be protected from incompatible land uses to ensure adequate recharge rates and water quality maintenance.

The Property is located within an area of low aquifer recharge as shown on the Upper Floridan Aquifer Recharge Areas Map included in Exhibit E.

### **PUBLIC SCHOOL FACILITIES ELEMENT**

**Policy 1.3.1:** The County shall not approve any non-exempt residential development applications for rezoning, preliminary plat, site plan or their functional equivalents until the School District has issued a School Concurrency Reservation Letter (SCRL) verifying available capacity.

There is an existing Schools Proportionate Share Mitigation Agreement for Governors Park DRI consistent with DRI Development Order Condition 28. The Owner is not proposing additional residential units than has been approved in the Governors Park DRI and PUD therefore, there is no additional impact on schools.

**CONSERVATION ELEMENT**

**Policy 1.4.1:** The County shall continue its water conservation programs which require the use of water-saving devices and xeriscaping, and promote water conservation through public education and awareness.

**Policy 1.4.4.:** The County shall encourage the use of reclaimed water for residential irrigation and other beneficial uses based on availability.

Irrigation water will be provided by reuse water consistent with CCUA’s Reuse Policy. The Governors Park DRI Development Order includes a Water Conservation Plan.

**RECREATION AND OPEN SPACE ELEMENT**

**Policy 1.1.1.:** The County will adopt and maintain the following countywide recreation levels of service (LOS) for parks:

<b>Type of Park:</b>	
Neighborhood Parks	1 acre per 2,100 persons
Community Parks	1 acre per 700 persons

The companion DRI and PUD rezoning applications include provisions for exceeding these minimum recreation level of service standards.

**Policy 1.2.1:** New Planned Unit Developments (PUDs) shall provide a system of bikeways, footpaths, or nature trails linking recreational facilities and open space within residential areas.

A system of bikeways, trails and sidewalks will be provided to connect the residential neighborhoods with parks, shopping, and employment areas.

**Policy 1.4.3.:** The County shall establish minimum open space requirements for mixed-use (PUDs) and multi-family developments that are consistent with the adopted recreation LOS standards.

The companion DRI and rezoning applications include minimum open space and active recreation set asides in excess of the LDC standards.

**HOUSING ELEMENT**

**OBJ 1.1** Clay County shall provide appropriate land use categories and land development regulations to allow for a variety of housing types and values for the additional dwelling units needed to meet the projected rise in population by the year 2045.

**Policy 1.1.1.:** The County shall provide incentives for “in-fill” development in existing urbanized areas in order to discourage unwarranted urban sprawl.

The proposed amendment allows for a mix of uses and densities and intensities of a more urban character than has developed in the surrounding area and in many areas of the County at an infill location. The proposed development will include a mix of uses in a more compact, walkable pattern with higher densities than has typically occurred throughout the County. This is a more financially and environmentally sustainable development pattern for the County that helps to discourage urban sprawl and encourage compact development in a location with available public facilities and services.

### **ECONOMIC DEVELOPMENT ELEMENT**

**Policy 1.2.1:** Clay County shall prioritize the land use planning of sites meeting the locational requirements of identified targeted/key industries and basic industries uses in appropriate and compatible locations and recognize this priority during the review of plan amendments, rezoning requests, site plan approvals and permitting processes.

**Policy 1.2.2:** Clay County shall support employment generating land uses in order to maintain a diverse and fiscally sustainable property tax base.

**Policy 1.3.2:** Clay County shall encourage the location of businesses and industries in areas with adequate infrastructure; in areas scheduled for future infrastructure improvements to expand existing capacity as identified in the Capital Improvement Element; or in areas to be provided with the required infrastructure as identified in binding development agreements.

**Policy 2.2.2:** Expand housing options that support the local workforce by planning new urban residential development near employment centers.

The proposed amendment provides an opportunity to develop job generating land uses in close proximity to a future labor force. In addition, it is anticipated that a wide range of housing options will be provided.

# **EXHIBIT E**

## **Maps**



# G Bar Ranch

## Parcels

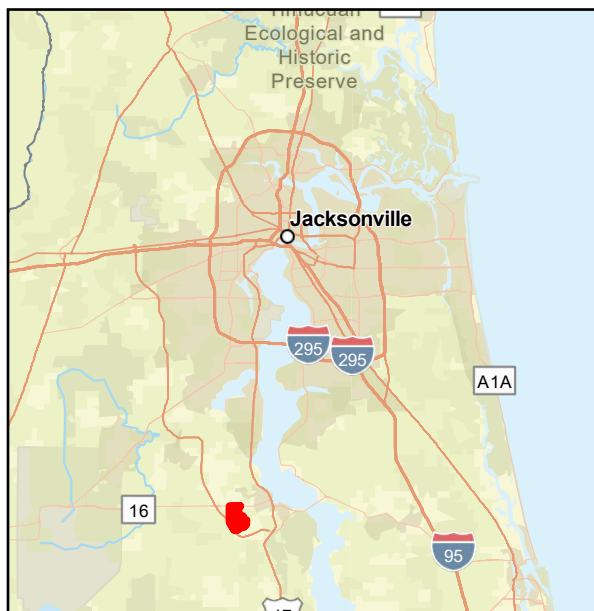
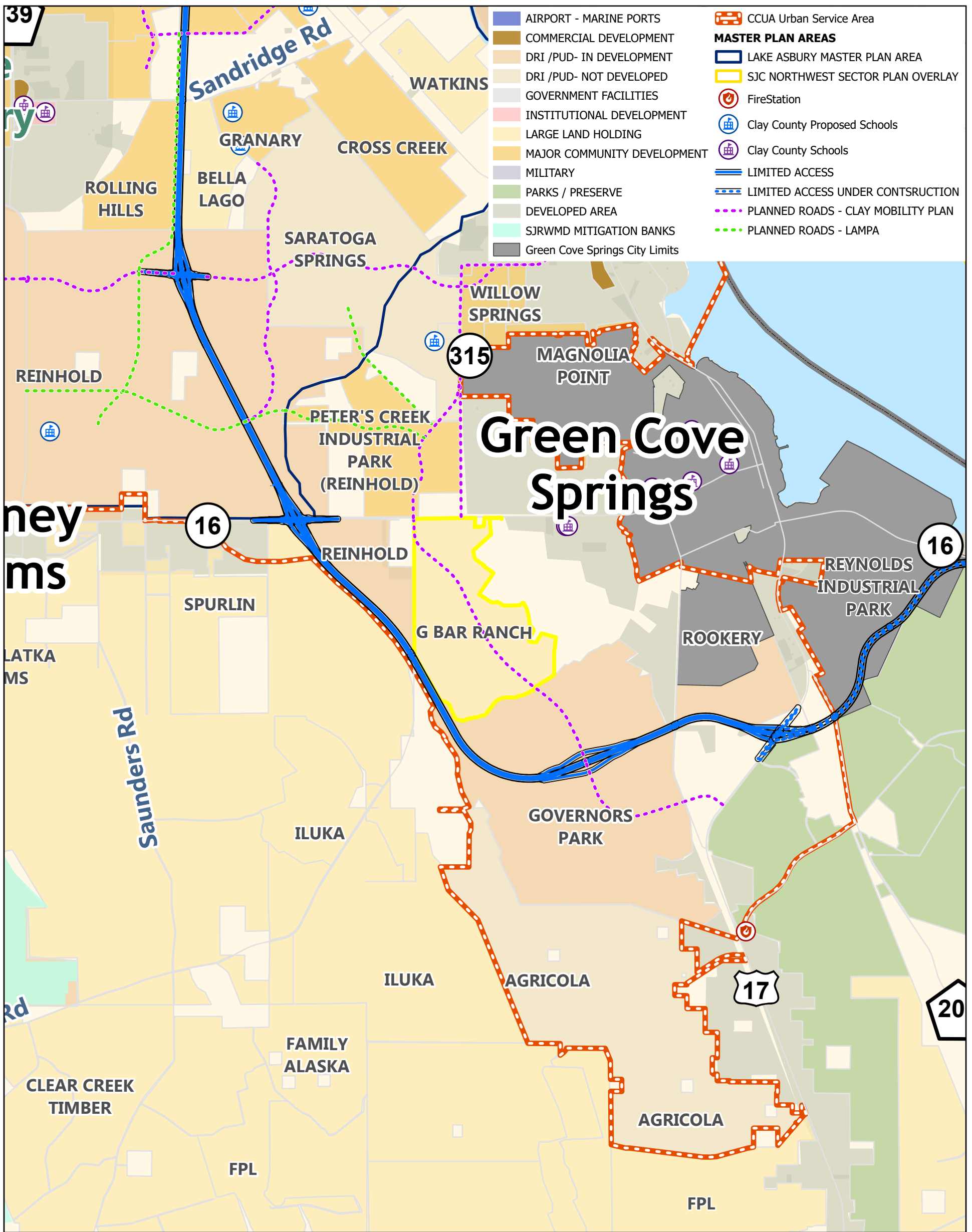
Source: ETM, Clay County

- Subject Property
- Parcels Part of Subject Property



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**G Bar Ranch**

**Location**

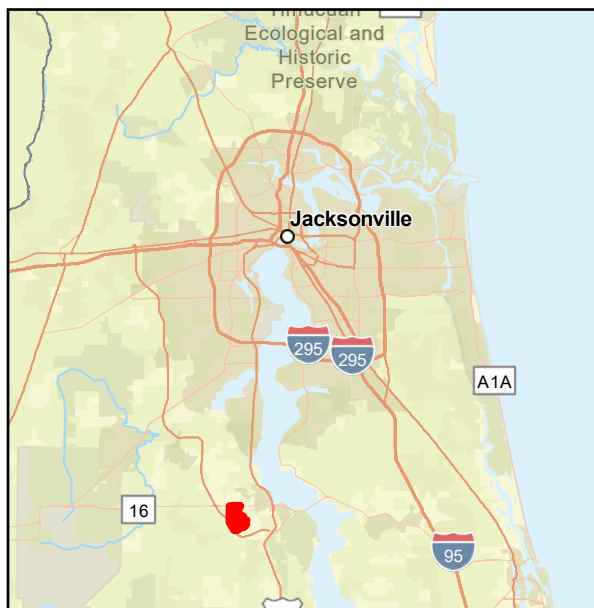
Source: ETM, Clay County

Subject Property



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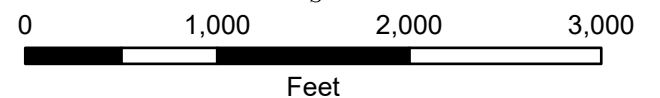


G Bar Ranch

Aerial

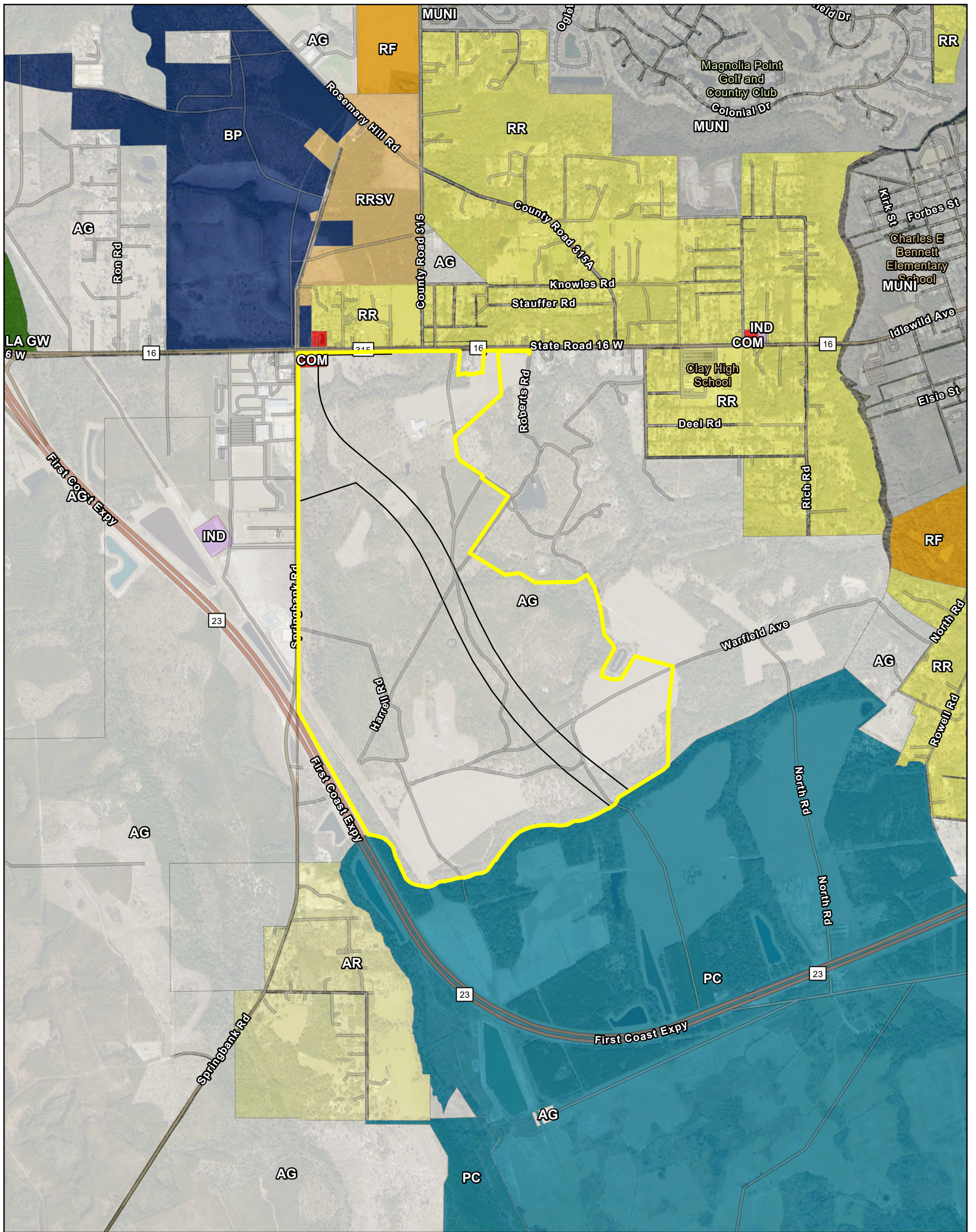
Source: ETM, Clay County

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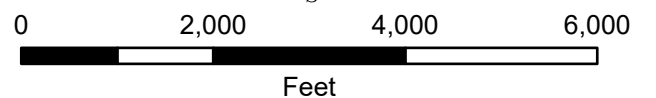


## G Bar Ranch

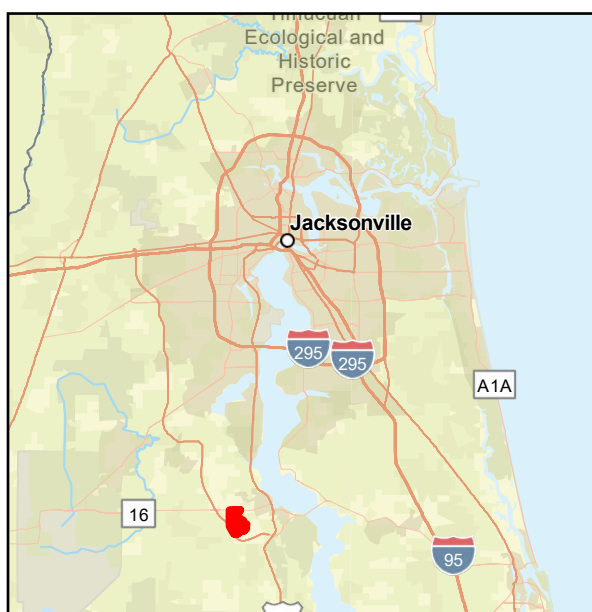
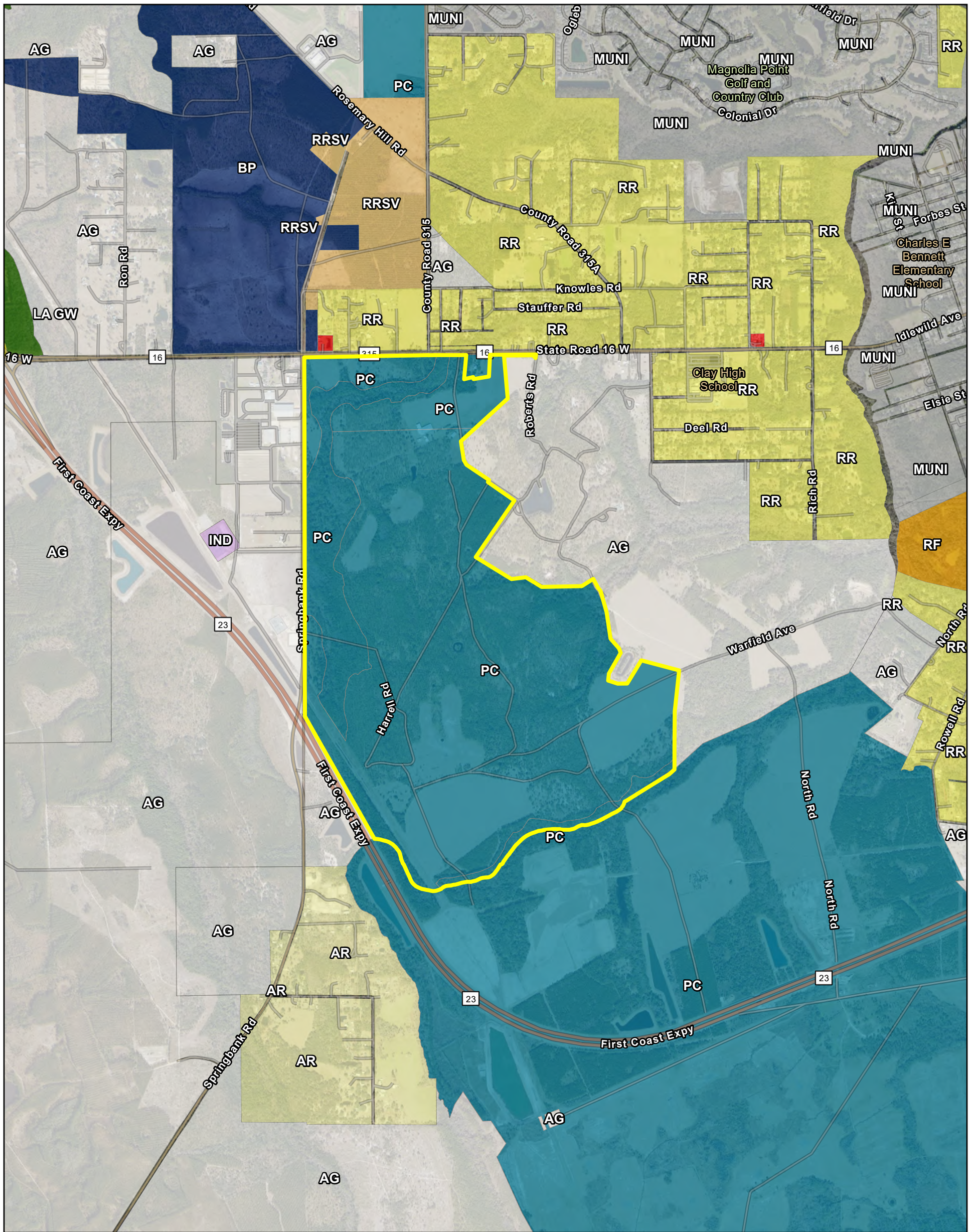
### Adopted Future Land Use

Source: ETM, Clay County

- |                                    |                       |
|------------------------------------|-----------------------|
| Subject Property                   | COM: COMMERCIAL       |
| Green Cove Springs Bypass Corridor | IND: INDUSTRIAL       |
| <b>Future Land Use</b>             | BP: BUSINESS PARK     |
| AR: AGRICULTURE/RESIDENTIAL        | PC: PLANNED COMMUNITY |
| RR: RURAL RESIDENTIAL              | LA GW: LAKE ASBURY GW |
| RRSV: RURAL RESERVE                | MUNI: MUNICIPAL       |
| RF: RURAL FRINGE                   | AG: AGRICULTURE       |



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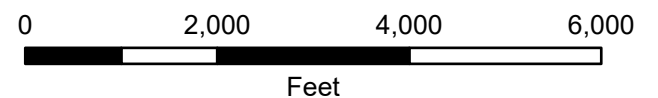
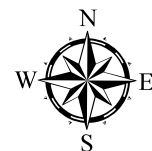


## G Bar Ranch

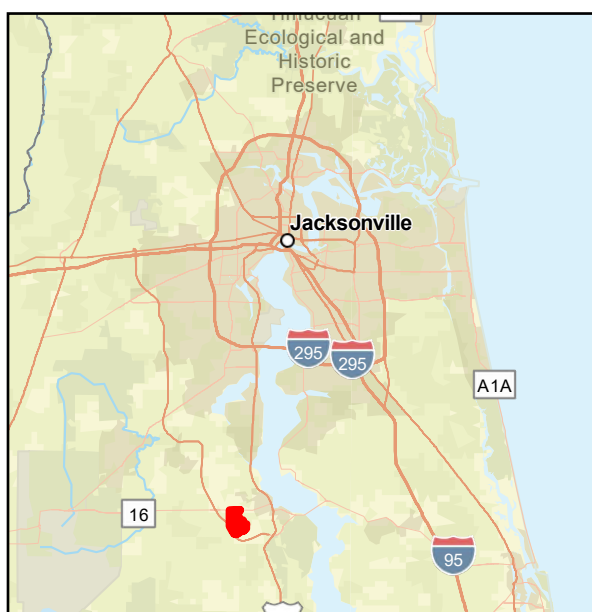
### Proposed Future Land Use

Source: ETM, Clay County

- |                                 |                         |
|---------------------------------|-------------------------|
| Subject Property                | LA MPC: LAKE ASBURY MPC |
| <b>Proposed Future Land Use</b> | LA RC: LAKE ASBURY RC   |
| AG: AGRICULTURE                 | MUNI: MUNICIPAL         |
| AR: AGRICULTURE/RESIDENTIAL     | PC: PLANNED COMMUNITY   |
| BP: BUSINESS PARK               | RF: RURAL FRINGE        |
| COM: COMMERCIAL                 | RR: RURAL RESIDENTIAL   |
| IND: INDUSTRIAL                 | RRSV: RURAL RESERVE     |
| LA GW: LAKE ASBURY GW           |                         |



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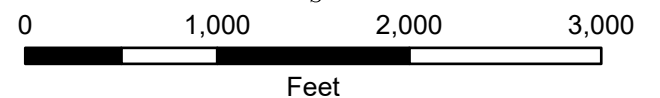


# G Bar Ranch

## Wetlands

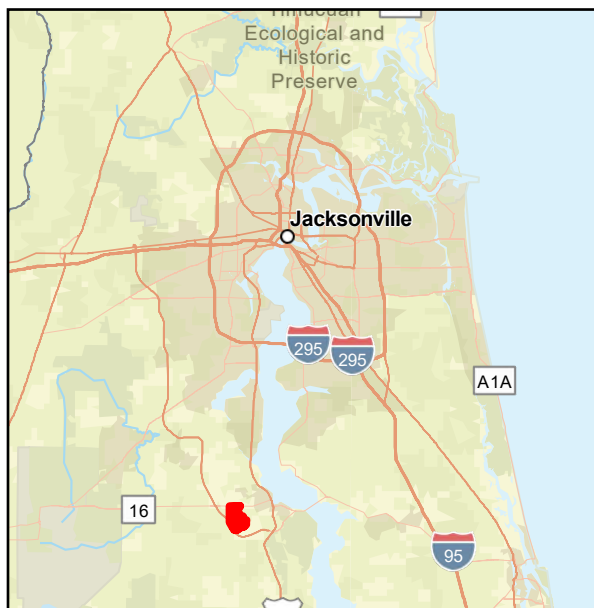
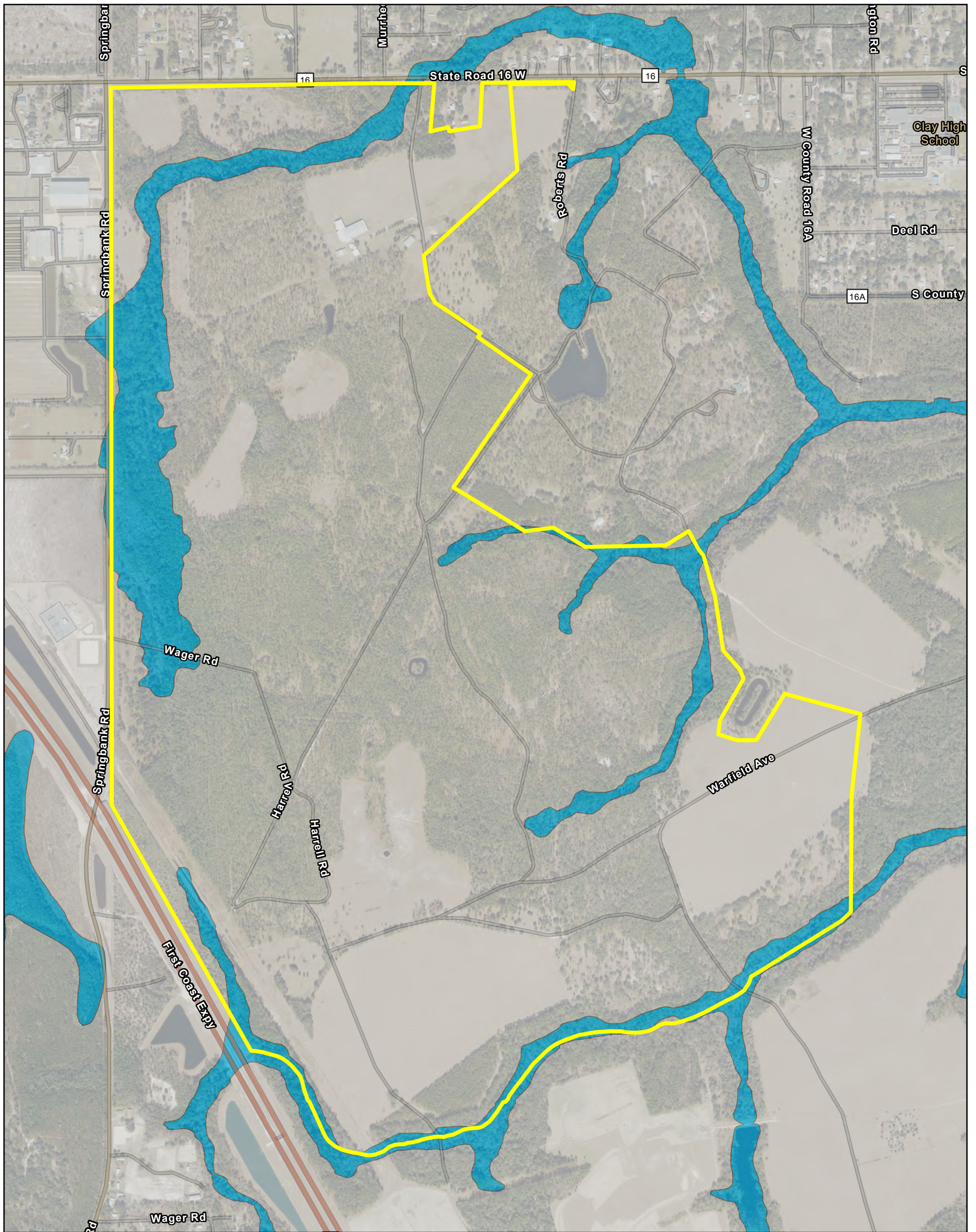
Source: ETM, Clay County, LG2 Environmental Solutions, Inc.

- Subject Property
- Wetlands



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Date: 3/18/2026



# G Bar Ranch

## Flood Zone

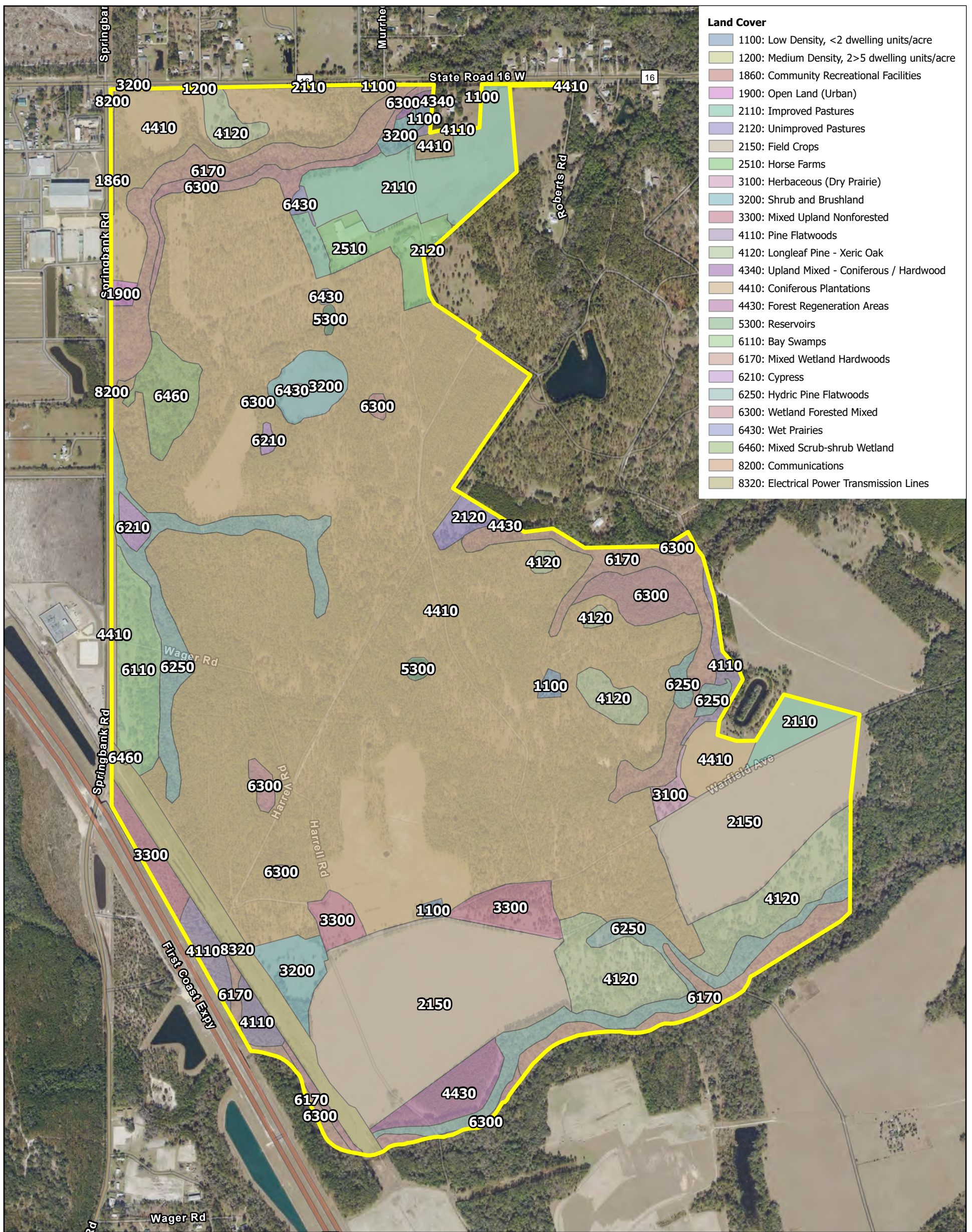
Source: ETM, Clay County, FEMA FIRM

- Subject Property
- A
- X, AREA OF MINIMAL FLOOD HAZARD



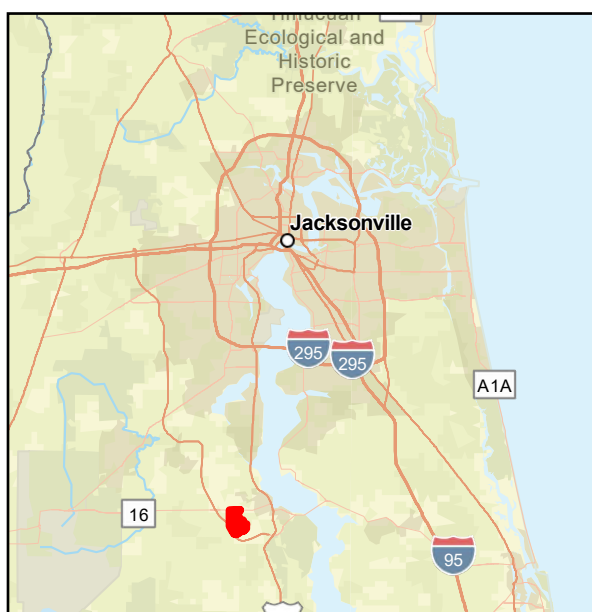
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Date: 3/16/2026



**Land Cover**

- 1100: Low Density, <2 dwelling units/acre
- 1200: Medium Density, 2>5 dwelling units/acre
- 1860: Community Recreational Facilities
- 1900: Open Land (Urban)
- 2110: Improved Pastures
- 2120: Unimproved Pastures
- 2150: Field Crops
- 2510: Horse Farms
- 3100: Herbaceous (Dry Prairie)
- 3200: Shrub and Brushland
- 3300: Mixed Upland Nonforested
- 4110: Pine Flatwoods
- 4120: Longleaf Pine - Xeric Oak
- 4340: Upland Mixed - Coniferous / Hardwood
- 4410: Coniferous Plantations
- 4430: Forest Regeneration Areas
- 5300: Reservoirs
- 6110: Bay Swamps
- 6170: Mixed Wetland Hardwoods
- 6210: Cypress
- 6250: Hydric Pine Flatwoods
- 6300: Wetland Forested Mixed
- 6430: Wet Prairies
- 6460: Mixed Scrub-shrub Wetland
- 8200: Communications
- 8320: Electrical Power Transmission Lines

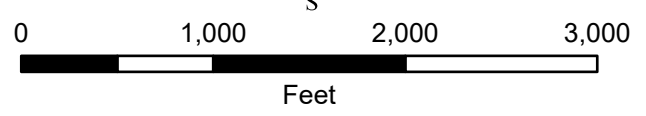


**G Bar Ranch**

**FLUCFCS**

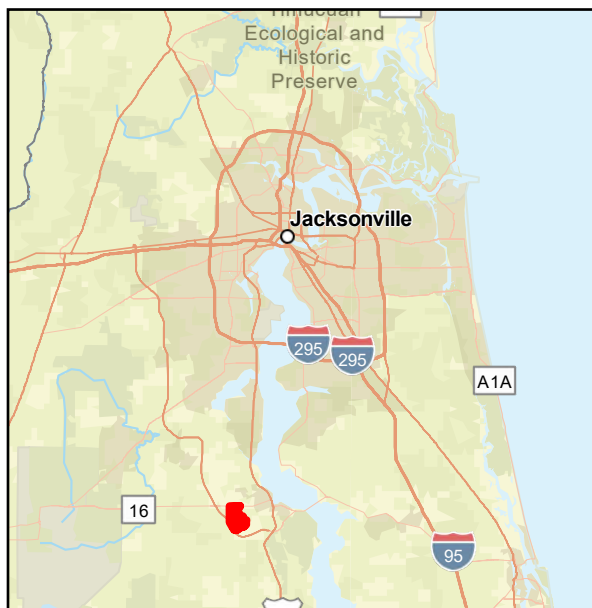
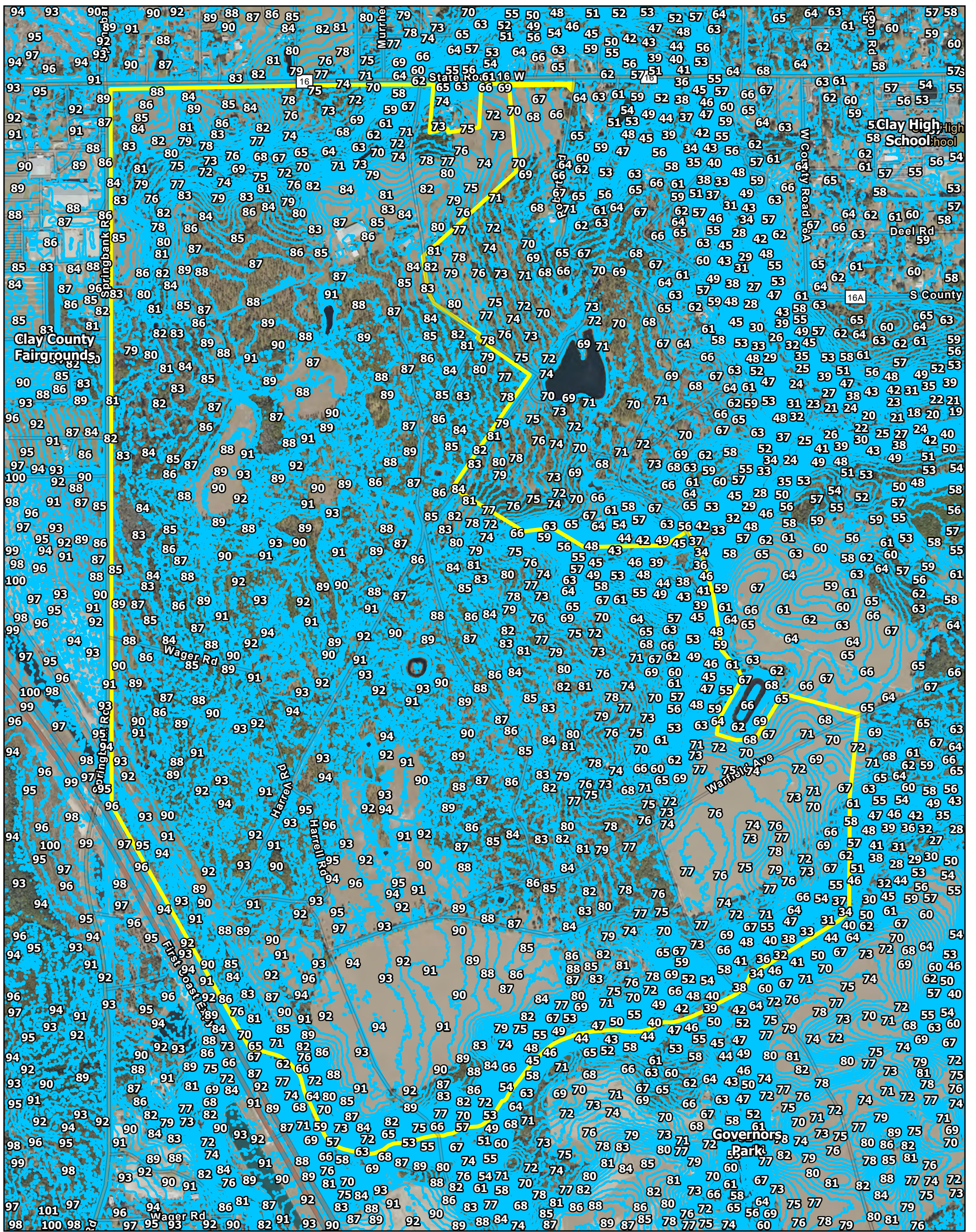
Source: ETM, Clay County, FDOT, Geographic Mapping Section

Subject Property



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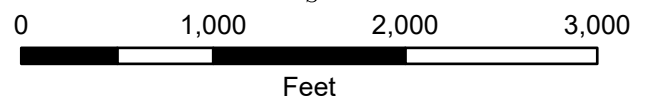


# G Bar Ranch

## Topography

Source: ETM, Clay County

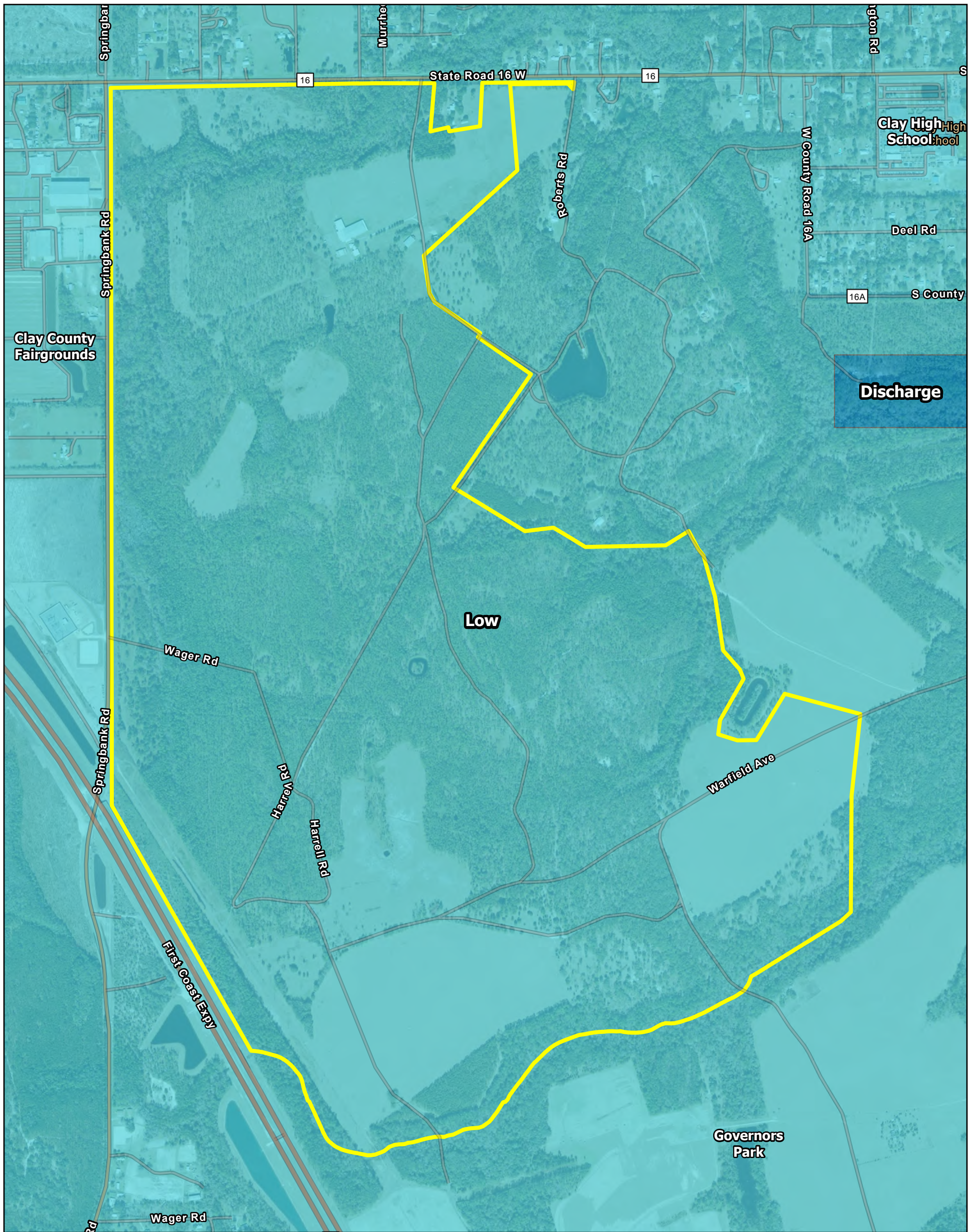
- ▬ Subject Property
- ▬ 1 ft Contours



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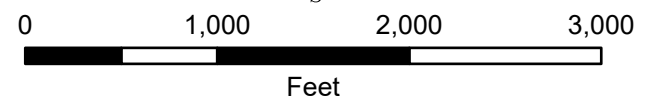


## G Bar Ranch

### Upper Floridan Aquifer Recharge Areas

Source: ETM, Clay County, SJRWMD

- Subject Property
- Upper Floridan Aquifer Recharge Areas**
- Discharge
- Low



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Date: 3/13/2026

**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 THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF SEVEN PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 18-06-26-015601-001-00, 20-06-26-015609-000-00, 29-06-26-015611-000-00, 30-06-26-015613-000-00, 19-06-26-015606-000-00, 18-06-26-015601-000-00, and 17-06-26-015574-000-00) AND PORTIONS OF THREE PARCELS OF LAND (TAX PARCEL IDENTIFICATION #s 17-06-26-015574-001-00, 17-06-26-015574-002-00 and 21-06-26-015610-000-00), TOTALING APPROXIMATELY 1,265 ACRES, FROM AGRICULTURE (AG) AND COMMERCIAL (COM) TO PLANNED COMMUNITY (PC); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, Application COMP 26-0009, 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 seven parcels of land (Tax Parcel Identification #s 18-06-26-015601-001-00, 20-06-26-015609-000-00, 29-06-26-015611-000-00, 30-06-26-015613-000-00, 19-06-26-015606-000-00, 18-06-26-015601-000-00, and 17-06-26-015574-000-00) and portions of three parcels of land (Tax Parcel identification #s 17-06-26-015574-001-00, 17-06-26-015574-002-00 and 21-06-26-015610-000-00), totaling approximately 1,265 acres, described in Exhibit “A-1”, and depicted in Exhibit “A-2” is hereby changed from AGRICULTURE (AG) and COMMERCIAL (COM) to PLANNED COMMUNITY (PC).

**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.** 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 September, 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"

**G-Bar Ranch West**

All of Fractional Section 29, together with a portion of Sections 17, 18, 19, 20, and fractional Section 30, all lying in Township 6 South, Range 26 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 18; thence South  $89^{\circ}07'20''$  West, along the Northerly line of said Section 18, a distance of 666.39 feet; thence South  $00^{\circ}09'49''$  East, departing said Northerly line, 60.03 feet to a point lying on the Southerly right of way line of State Road No. 16, a public 120 foot right of way as presently established, thence South  $89^{\circ}07'24''$  West, along said Southerly right of way line, 1939.78 feet to its intersection with the Easterly right of way line of County Road No. 315 (Springbank Road), an 80 foot right of way as depicted on Florida Department of Transportation Right of Way Map Section 7156-150; thence South  $00^{\circ}09'49''$  East, departing said Southerly right of way line and along said Easterly right of way line, 2619.49 feet; thence South  $00^{\circ}09'41''$  East, continuing along said Easterly right of way line, 454.42 feet to a point lying on the boundary line of 500' Bypass Corridor Parcel "A", as described and recorded in Official Records Book 4219, page 323, of the Public Records of said county, and the Point of Beginning.

From said Point of Beginning, thence along said boundary line of 500' Bypass Corridor Parcel "A" the following 8 courses: Course 1, thence North  $89^{\circ}50'11''$  East, departing said Easterly right of way line, 27.78 feet; Course 2, thence North  $71^{\circ}54'03''$  East, 1225.50 feet; Course 3, thence South  $50^{\circ}17'07''$  East, 446.53 feet to the point of curvature of a curve concave Southwesterly having a radius of 4334.00 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of  $25^{\circ}19'43''$ , an arc length of 1915.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $37^{\circ}37'15''$  East, 1900.36 feet; Course 5, thence South  $24^{\circ}57'24''$  East, 1361.86 feet to the point of curvature of a curve concave Northeasterly having a radius of 8607.00 feet; Course 6, thence Southeasterly along the arc of said curve, through a central angle of  $27^{\circ}17'06''$ , an arc length of 4098.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $38^{\circ}35'57''$  East, 4060.15 feet; Course 7, thence South  $52^{\circ}14'30''$  East, 650.00 feet to a point hereinafter referred to as Reference Point "A"; Course 8, thence continue South  $52^{\circ}14'30''$  East, 187 feet, more or less, to the approximate centerline of Governor's Creek; thence Westerly, departing said 500' Bypass Corridor Parcel "A", and along the meanderings of said approximate centerline, 6405 feet, more or less, to its intersection with the Northeasterly limited access right of way line of State Road No. 23 (First Coast Outer Beltway), a 324 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 71493; thence Northwesterly along said Northeasterly limited access right of way line, the following 3 courses: Course 1, thence North  $29^{\circ}14'56''$  West, departing said approximate centerline, 88 feet, more or less, to a point that bears South  $82^{\circ}16'07''$  West, 4950.23 feet from said Reference Point "A"; Course 2, thence North  $29^{\circ}14'56''$  West, 2650.00 feet to the point of curvature of

a curve concave Southwesterly having a radius of 11621.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of  $01^{\circ}02'46''$ , an arc length of 212.19 feet to a point lying on the Easterly right of way line of County Road No. 315, a variable with right of way as depicted on said Florida Department of Transportation Right of Way Map Section No. 71493, said arc being subtended by a chord bearing and distance of North  $29^{\circ}46'19''$  West, 212.19 feet; thence Northerly along said Easterly right of way line the following 4 courses: Course 1, thence North  $00^{\circ}09'41''$  West, departing said Northeasterly limited access right of way line and along a non-tangent line, 445.31 feet to a point on a non-tangent curve concave Westerly having a radius of 1970.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of  $08^{\circ}20'04''$ , an arc length of 286.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $04^{\circ}00'22''$  East, 286.31 feet; Course 3, thence North  $00^{\circ}09'41''$  West, 210.00 feet; Course 4, thence South  $89^{\circ}50'19''$  West, 20.75 feet to a point lying on said Easterly right of way line of County Road No. 315 (Springbank Road) as depicted on said Florida Department of Transportation Right of Way Map Section 7156-150; thence North  $00^{\circ}09'41''$  West, along said Easterly right of way line, 3444.34 feet to the Point of Beginning.

Containing 633 acres, more or less.

Together with:

**500' BYPASS CORRIDOR: PARCEL "A"**

A portion of Sections 17, 18 and 20, Township 6 South, Range 26 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of the Northeast one-quarter of said Section 18; thence North  $89^{\circ}07'20''$  East, along the Northerly line of said Section 18, a distance of 64.05 feet; thence South  $00^{\circ}46'30''$  East, departing said Northerly line, 59.99 feet to a point lying on the Southerly right of way line of State Road No. 16, a public 120 foot right of way as presently established, and the Point of Beginning.

From said Point of Beginning, thence North  $89^{\circ}07'24''$  East, along said Southerly right of way line of State Road No. 16, a distance of 1915.08 feet; thence South  $00^{\circ}09'49''$  East, departing said Southerly right of way line, 50.00 feet; thence South  $89^{\circ}07'24''$  West, 1519.59 feet; thence South  $00^{\circ}09'49''$  East, 512.23 feet to the point of curvature of a curve concave Northeasterly having a radius of 1800.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $50^{\circ}07'18''$ , an arc length of 1574.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $25^{\circ}13'28''$  East, 1524.89 feet; thence South  $50^{\circ}17'07''$  East, 1030.60 feet to the point of curvature of a curve concave Southwesterly having a radius of 4834.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $25^{\circ}19'43''$ , an arc length of 2136.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $37^{\circ}37'16''$  East, 2119.59 feet; thence South  $24^{\circ}57'24''$  East, 1361.86 feet to the point of curvature of a curve concave Northeasterly having a radius of 8107.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $27^{\circ}17'06''$ , an arc length of 3860.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $38^{\circ}35'57''$  East, 3824.27

feet; thence South 52°14'30" East, 730.00 feet to a point hereinafter referred to as Reference Point "A"; thence continue South 52°14'30" East, 214 feet more or less, to the centerline of Governor's Creek; thence Southwesterly along the meanderings of said centerline, 782 feet, more or less; thence North 52°14'30" West, departing said centerline, 187 feet to a point that bears South 46°50'46" West, 506.36 feet from said Reference Point "A"; thence continue North 52°14'30" West, 650.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 8607.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 27°17'06", an arc length of 4098.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 38°35'57" West, 4060.15 feet; thence North 24°57'24" West, 1361.86 feet to the point of curvature of a curve concave Southwesterly having a radius of 4334.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 25°19'43", an arc length of 1915.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 37°37'15" West, 1900.36 feet; thence North 50°17'07" West, 446.53 feet; thence South 71°54'03" West, 1225.50 feet; thence South 89°50'11" West, 27.78 feet to a point lying on the Easterly right of way line of County Road No. 315A (Springbank Road), a public 80 foot right of way as presently established; thence North 00°09'41" West, along said Easterly right of way line, 454.42 feet; thence North 00°09'49" West, 2594.79 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 89°17'13", an arc length of 38.96 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 44°28'47" East, 35.13 feet.

Containing 154.88 acres, more or less.

Together with:

#### **G BAR EAST**

A portion of Sections 17, 18 and 20, Township 6 South, Range 26 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 18; thence South 89°07'20" West, along the Northerly line of said Section 18, a distance of 666.39 feet; thence South 00°09'49" East, departing said Northerly line, 60.03 feet to the Northeasterly corner of Corridor Parcel "A-1", as described and recorded in Official Records Book 4219, page 310, of the Public Records of said county, said corner lying on the Southerly right of way line of State Road No. 16, a 120 foot right of way as presently established, and being the Point of Beginning.

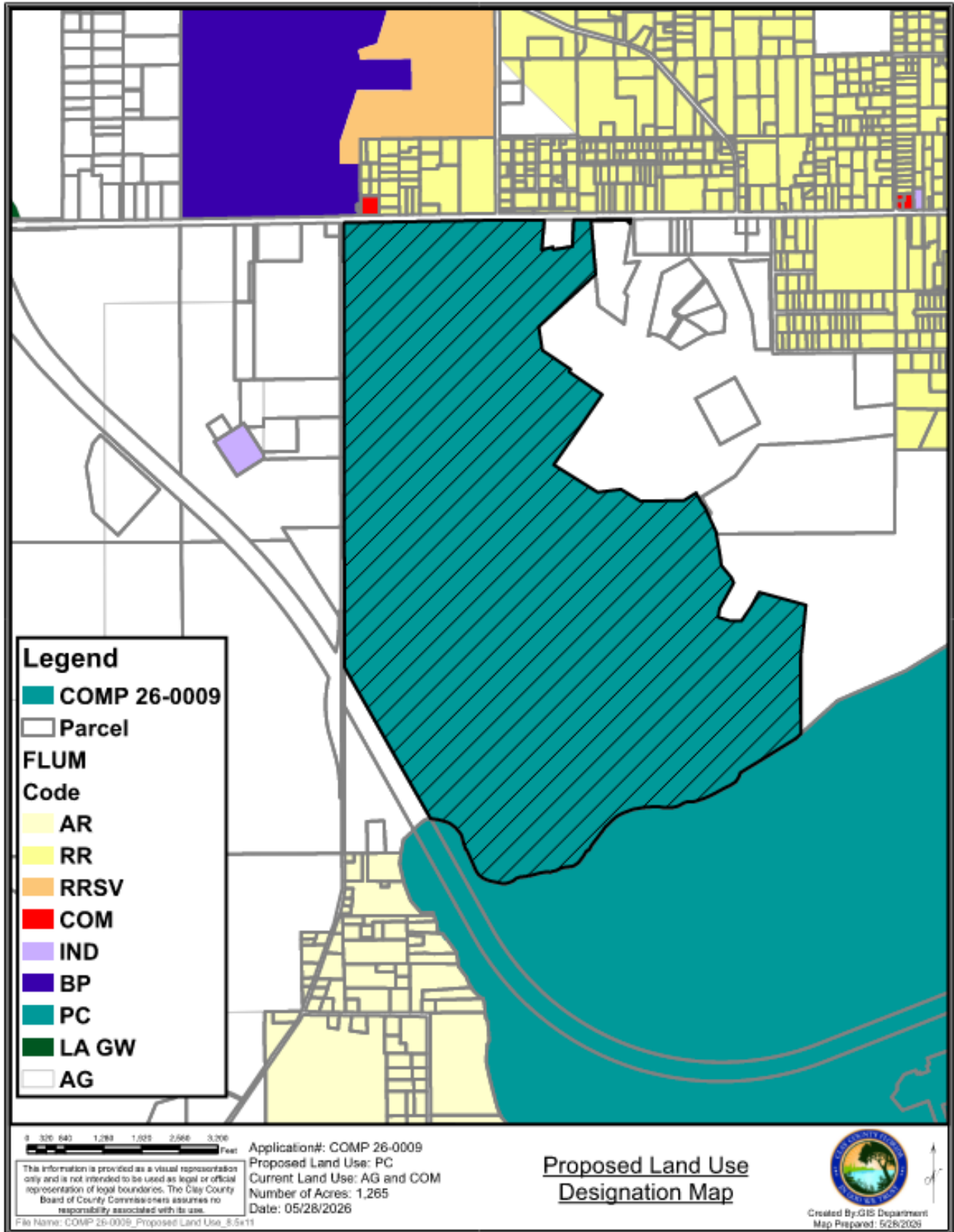
From said Point of Beginning, thence North 89°07'24" East, along said Southerly right of way line of State Road No. 16, a distance of 1438.39 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 3486, page 838, of said Public Records; thence along the boundary line of said Official Records Book 3486, page 838, the following 5 courses: Course 1, thence South 04°47'37" West, departing said Southerly right of way line, 501.50 feet; Course 2, thence North 76°47'53" East, 192.23 feet; Course 3, thence South 12°18'40" East, 43.48 feet; Course 4, thence North 80°28'58" East, 323.09 feet; Course 5, thence North 03°01'35" East, 453.14 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of State Road No.

16; thence North 89°07'24" East, along said Southerly right of way line, 286.15 feet to the Northwesterly corner of Access Easement Parcel E-1, as described and recorded in Official Records Book 3486, page 825, of said Public Records; thence South 00°38'06" East, departing said Southerly right of way line and along the Westerly line of said Access Easement Parcel E-1, a distance of 20.97 feet to the Northwesterly corner of those lands described and recorded in said Official Records Book 3486, page 825; thence South 04°51'22" East, along the Westerly line of said Official Records Book 3486, page 825, a distance of 906.54 feet; thence South 47°19'41" West, departing said Westerly line, 1295.54 feet; thence South 08°35'43" East, 398.02 feet; thence South 30°27'19" East, 107.45 feet; thence South 55°58'40" East, 573.45 feet; thence South 30°48'58" West, 49.66 feet; thence South 55°28'36" East, 673.00 feet; thence South 34°26'38" West, 672.03 feet; thence South 34°45'33" West, 759.94 feet; thence South 58°10'33" East, 869.50 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 3104, page 845, of said Public Records; thence along said Southerly line the following 4 courses: Course 1, thence North 82°56'54" East, 392.38 feet; Course 2, thence South 58°48'33" East, 386.09 feet; Course 3, thence North 88°52'47" East, 728.76 feet; Course 4, thence North 58°05'57" East, 238.33 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 3116, page 960, of said Public Records; thence South 28°16'18" East, departing said Southerly line and along the Westerly line of said Official Records Book 3116, page 960, a distance of 191.93 feet; thence South 37°53'03" East, continuing along said Westerly line, 87.27 feet; thence South 24°25'56" East, departing said Westerly line, 458.41 feet; thence South 09°42'31" East, 445.39 feet; thence South 06°02'08" East, 123.29 feet; thence South 39°48'24" East, 268.51 feet; thence South 22°46'32" East, 93.79 feet; thence South 28°52'58" West, 491.40 feet; thence South 08°33'06" West, 148.93 feet; thence South 73°04'34" East, 207.91 feet; thence North 89°18'11" East, 193.53 feet; thence North 33°36'12" East, 305.95 feet; thence North 29°09'28" East, 256.53 feet; thence South 74°32'00" East, 814.36 feet; thence South 05°42'46" West, 875.11 feet; thence Due South, 940.00 feet to a point hereinafter referred to as Reference Point "A"; thence continue Due South, 200 feet, more or less, to the approximate centerline of Governor's Creek; thence Southwesterly along the meanderings of said approximate centerline, 1150 feet, more or less, to its intersection with the Easterly line of Corridor Parcel "A-2", as described and recorded in Official Records Book 4219, page 314, of said Public Records; thence along said Easterly line the following 3 courses: Course 1, thence North 52°14'30" West, departing said approximate centerline, 214 feet, more or less, to a point that bears South 58°45'57" West, 1215.44 feet from said Reference Point "A"; Course 2, thence continue North 52°14'30" West, 730.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 8107.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 27°17'06", an arc length of 3860.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 38°35'57" West, 3824.27 feet; thence North 24°57'24" West, continuing along said Easterly line and along the Easterly line of said Corridor Parcel "A-1", a distance of 1361.86 feet to the point of curvature of a curve concave Southwesterly having a radius of 4834.00 feet; thence continue along said Easterly line of Corridor Parcel "A-1" the following 6 courses: Course 1, thence Northwesterly along the arc of said curve, through a central angle of 25°19'43", an arc length of 2136.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 37°37'16" West, 2119.59 feet; Course 2, thence North 50°17'07" West, 1030.60 feet to the point of curvature of a curve concave

Northeasterly having a radius of 1800.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of  $50^{\circ}07'18''$ , an arc length of 1574.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $25^{\circ}13'28''$  West, 1524.89 feet; Course 4, thence North  $00^{\circ}09'49''$  West, 512.23 feet; Course 5, thence North  $89^{\circ}07'24''$  East, 1519.59 feet; Course 6, thence North  $00^{\circ}09'49''$  West, 50.00 feet to the Point of Beginning.

Containing 477 acres, more or less.

Exhibit "A-2"





# **EXHIBIT F**

## **Listed Wildlife and Habitat Assessment Report**

# Listed Wildlife and Habitat Assessment Report

## Gustafson Option Parcel

State Road 16

Green Cove Springs, Clay County, Florida 32043

Parcel Identification Numbers: 17-06-26-015574-001-00(portion), 18-06-26-015601-001-00, 18-06-26-015601-000-00, 19-06-26-015606-000-00, 19-06-26-015606-000-00, 29-06-26-015611-000-00, 21-06-26-015610-000-00 (portion), 17-06-26-015574-001-06

Project Number: 312022380

Task Number: 3201

April 13, 2022

Prepared for:



**D.D.I. Inc**  
4310 Pablo Oaks Ct.  
Jacksonville, FL 32224

Prepared by:



**LG2 Environmental Solutions**  
10475 Fortune Parkway, Suite 201  
Jacksonville, Florida 32256

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## 1.0 Introduction

On October 29, 2021, LG2 Environmental Solutions, Inc. (LG2) conducted a listed wildlife and habitat assessment of the subject property in Clay County, Florida. The purpose of the assessment was to determine the potential presence and extent of wildlife species and their associated habitats listed as endangered, threatened, and/or Species of Special Concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, on-site habitat types, including jurisdictional wetlands, were examined and their approximate extents mapped.

The subject property is in Township 6 South, Range 26 East, Sections 17 – 20 on the U.S. Geological Survey (USGS) 7.5-minute *Green Cove Springs* Topographic Quadrangle map (Appendix A: Figure 1). The subject property is bordered to the north by State Road 16, west by Spring Bank Road, and to the east and south by undeveloped land (Appendix A: Figure 2).

## 2.0 Methodology

Prior to the site assessment, aerial orthophoto satellite images, USGS topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps were reviewed for the potential presence of onsite listed wildlife habitats. The soil survey for Clay County was reviewed to help evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1987). FWC Databases (FWC 2020), Florida Natural Areas Inventory Biodiversity Matrix (FNAI 2021), bald eagle (*Haliaeetus leucocephalus*) nest locator (FWC 2021), and USFWS Information for Planning and Consultation (IPaC) Endangered Species List (USFWS 2021) were accessed, as well as the USACE Jacksonville District USFWS Wood Stork Programmatic Key (USFWS 2008) and Eastern Indigo Snake Programmatic Effect Determination Key (USFWS 2013), in order to determine the potential for sensitive wildlife species and their suitable habitats.

During the subject property assessment, meandering pedestrian transects were conducted through accessible areas of each vegetative community. Within each transect, data collection included, but was not limited to, plant species, wildlife species, weather conditions, time of assessment, and anthropogenic activity. Vegetative communities were identified according to the Florida Land Cover Classification System (FLCCS) (FWC 2018). These methods are consistent with recognized FWC survey guidelines for a general wildlife assessment.

## 3.0 Database Review of Site Conditions

### 3.1 USDA Soil Survey

The *Soil Survey of Clay County* (USDA-NRCS 1987) reported 13 soil types on the subject property. The soil types are described below and depicted on the attached Appendix A: Figure 3.

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**Cassia fine sand (2t2v1)** – This soil series consists of somewhat poorly drained soils with a parent material of sandy marine deposits. The water table is usually 18 to 42 inches below ground surface. Slopes range from 0 to 2 percent. This soil series is generally found throughout the property.

**Hurricane fine sand, 0 to 5 percent slopes (3)** – This soil series consists of somewhat poorly drained soils with a parent material of sandy marine deposits. The water table is usually 12 to 42 inches below ground surface. Slopes range from 0 to 5 percent. This soil series is generally found throughout the property.

**Penney fine sand, 0 to 5 percent slopes (5)** – This soil series consists of excessively drained soils with a parent material of eolian or sandy marine deposits. The water table is usually more than 80 inches below ground surface. Slopes range from 0 to 5 percent. This soil series is generally found throughout the property.

**Centenary fine sand, 0 to 5 percent slopes (7)** – This soil series consists of moderately well drained soils with a parent material of sandy marine deposits. The water table is usually 42 to 60 inches below ground surface. Slopes range from 0 to 5 percent. This soil series is generally found throughout the property.

**Leon fine sand, 0 to 2 percent slopes (9)** – This soil series consists of poorly drained soils with a parent material of sandy marine deposits. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent. This soil series is found throughout the property.

**Ortega fine sand, 0 to 5 percent slopes (10)** – This soil series consists of moderately well drained soils with a parent material of eolian or sandy marine deposits. The water table is usually 42 to 60 inches below ground surface. Slopes range from 0 to 5 percent. This soil series is generally found throughout the property.

**Allanton and Rutlege mucky fine sands, depressional (11)** – This soil series consists of very poorly drained soils with a parent material of sandy marine deposits. The water table is usually at the surface. Slopes range from 0 to 2 percent. This soil series is found in the central-western region of the property.

**Plummer fine sand (17)** – This soil series consists of poorly drained soils with a parent material of sandy and loamy marine deposits. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent. This soil series is found in the southeastern region of the property.

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**Ridgewood fine sand, 0 to 5 percent slopes (18)** – This soil series consists of somewhat poorly drained soils with a parent material of sandy marine deposits. The water table is usually 12 to 42 inches below ground surface. Slopes range from 0 to 5 percent. This soil series is found along the western boundary of the property.

**Osier fine sand (19)** – This soil series consists of poorly drained soils with a parent material of sandy alluvium. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent. This soil series is found in the northeastern portion of the property.

**Rutlege-Osier complex, frequently flooded (29)** – This soil series consists of very poorly drained soils with a parent material of sandy marine deposits and/or fluviomarine deposits. The water table is usually at the surface to 6 inches below ground surface. Slopes range from 0 to 2 percent. This soil series is generally found throughout the property.

**Pottsburg fine sand (31)** – This soil series consists of poorly drained soils with a parent material of sandy marine deposits. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent. This soil series is found in a small area along the western boundary of the property.

**Ortega fine sand, 5 to 8 percent slopes (36)** – This soil series consists of moderately well drained soils with a parent material of eolian or sandy marine deposits. The water table is usually 42 to 60 inches below ground surface. Slopes range from 5 to 8 percent. This soil series is found in the southeastern region of the property.

## 4.0 Site Visit Summary

October 29, 2021, LG2 biologists conducted a site visit to assess the onsite habitats with emphasis on the presence of listed wildlife species. The location of natural resource issues of concern and occurrences were recorded using a hand-held global positioning system (GPS) unit for later use in generating report graphics and recommendations. The observed vegetative communities are described in Section 4.1. The weather conditions during the site visit were reported as mostly cloudy skies with an average high temperature of 63°-75° F. These conditions, considering the time of day, the season, and the scope of the inspection, may have influenced the wildlife species observed. The presence of specific wildlife species was determined audibly and visually, by evidence of tracks, scat, nests, burrows, and/or dens. Observed wildlife species were recorded and are described in Section 4.2.

### 4.1 Observed Vegetative Communities

During the site assessment, LG2 biologists conducted a series of pedestrian transects throughout the subject property to categorize the on-site vegetative communities in accordance with FLCCS criteria. The

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vegetative communities observed onsite are described below and are depicted on the attached Appendix A: Figure 4.

#### 4.1.1 Uplands

**Live Oak (FLCCS 1123)** – This vegetative community consisted of live oak (*Quercus sp.*), magnolia (*Magnolia grandiflora*), and laurel oak (*Quercus laurifolia*) with an understory of bitter gallberry (*Ilex glabra*) and bracken fern (*Pteridium sp.*).

**Sandhill (FLCCS 1240)** – This vegetative community consisted of open canopy of slash pine (*Pinus elliotii*) and loblolly pine (*Pinus taeda*) with an understory of turkey oak (*Quercus laevis*) and wiregrass (*Aristida stricta*).

**Shrub and Brushland (FLCCS 1500)** – This vegetative community consisted of various shrubs, tree saplings, and lesser amounts of grasses and herbs and included wax myrtle (*Morella cerifera*), saltbush (*Atriplex sp.*), sumac (*Rhus sp.*), elderberry (*Sambucus nigra*), saw palmetto, blackberry (*Rubus spp.*), gallberry, broomsedge (*Andropogon virginicus*), and dog fennel (*Eupatorium capillifolium*).

**Improved Pasture (FLCCS 183313)** – This vegetative community consisted primarily of bahia grass (*Paspalum notatum*).

**Coniferous Plantation (FLCCS 183332)** – This vegetative community consisted primarily of planted slash pine with saw palmetto, gallberry, muscadine (*Vitis rotundifolia*), and bracken fern (*Pteridium aquilinum*).

#### 4.1.2 Wetlands

**Mixed Wetland Hardwoods (FLCCS2233)** – This vegetative community consisted of a canopy of bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), laurel oak, swamp tupelo (*Nyssa aquatica*), and sweetbay magnolia (*Magnolia virginiana*) with an understory of fetterbush (*Pieris sp.*), royal fern (*Osmunda regalis*), virginia chain fern (*Woodwardia virginica*), and cinnamon fern (*Osmundastrum cinnamomeum*).

**Artificial /Farm Pond (FLCS 3210)** – This vegetative community consisted of man-made ponds.

## 4.2 Wildlife

During the site assessment, LG2 biologists conducted meandering pedestrian transects and stationary observations to survey the onsite habitat types, with emphasis on those areas with vegetative assemblages, hydrology, and/or soils potentially indicative for the presence of listed wildlife species identified in the desktop review. The scope of this effort was a presence/absence survey for listed wildlife species and the supporting habitats identified for each species. Formal, species-specific, surveys were not within the

scope of this site assessment but can be conducted to satisfy any future permitting requirements. Observed wildlife and potentially occurring listed species are detailed in the following sections. The wildlife species observed during the site assessment are listed in Table 1.

*Table 1 – Observed Wildlife Species*

Common Name	Scientific Name	Observation	Listing Status*
American crow	<i>Corvus brachyrhynchos</i>	Visual/Auditory	None
American kestrel	<i>Falco sparverius</i>	Visual/Auditory	None
Black vulture	<i>Coragyps atratus</i>	Visual	None
Blue jay	<i>Cyanocitta cristata</i>	Visual/Auditory	None
Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>	Visual/Auditory	None
Brown anole	<i>Anolis sagrei</i>	Visual	None
Cattle	<i>Bos taurus</i>	Visual/Auditory	None
Downy woodpecker	<i>Dryobates pubescens</i>	Visual/Auditory	None
Eastern Bluebird	<i>Sialia sialis</i>	Visual/Auditory	None
Gopher Tortoise	<i>Gopherus polyphemus</i>	Visual	C/ST
Gray catbird	<i>Dumetella carolinensis</i>	Auditory	None
Horse	<i>Equus caballus</i>	Visual	None
Northern cardinal	<i>Cardinalis cardinalis</i>	Visual	None
Pileated woodpecker	<i>Dryocopus pileatus</i>	Visual	None
Red-bellied woodpecker	<i>Melanerpes carolinus</i>	Visual/Auditory	None
Red-shouldered hawk	<i>Buteo lineatus</i>	Visual/Auditory	None
Sherman’s fox squirrel	<i>Sciurus niger shermani</i>	Visual	None
Six-lined racerunner	<i>Aspidoscelis sexlineata</i>	Visual	None
Yellow-throated warbler	<i>Setophaga dominica</i>	Visual/Auditory	None

State-designated threatened (ST); Federal Candidate Species (C).

#### 4.2.1 Sensitive Species and Supporting Habitats

Sensitive species are those species listed as federally endangered (FE), State of Florida and federally threatened (ST and FT), and State of Florida SSC by the FWC and/or USFWS. Prior to conducting the site assessment, LG2 biologists reviewed online databases including, but not limited to, FNAI biodiversity matrix, FWC Bald Eagle Nest data, and USFWS IPaC resource list, for known occurrences of listed species and potential suitable habitats within the subject property.

The FNAI biodiversity matrix listed zero “documented”, zero “likely” and four “potential” listed wildlife species expected to inhabit the surrounding area. The IPaC listed two additional federally listed wildlife species. The threatened and/or endangered wildlife species mentioned in both reports are detailed in Table 2 and are attached as Appendix B.

Table 2 – Listed Wildlife Species

FNAI Biodiversity Matrix Listed Wildlife Species				
Result	Common Name	Taxonomic Name	Observed On-Site	Listing Status*
Likely	Florida black bear	<i>Ursus americanus floridanus</i>	No	N
Potential	Eastern indigo snake	<i>Drymarchon couperi</i>	No	FT
Potential	Gopher tortoise	<i>Gopherus polyphemus</i>	Yes	C/ST
Potential	Florida sandhill crane	<i>Grus canadensis pratensis</i>	No	ST
Potential	Southern hognose snake	<i>Heterodon simus</i>	No	N
Potential	Gopher frog	<i>Lithobates capito</i>	No	N
Potential	Round-tailed muskrat	<i>Neofiber alleni</i>	No	N
Potential	Striped newt	<i>Notophthalmus perstriatus</i>	No	C
Potential	Red-cockaded woodpecker	<i>Picoides borealis</i>	No	FE
Potential	Florida mouse	<i>Podomys floridanus</i>	No	N
Potential	Sherman’s fox squirrel	<i>Sciurus niger shermani</i>	No	N
USFWS IPaC Endangered Species List				
Result	Common Name	Taxonomic Name	Observed On-Site	Listing Status*
Potential	Eastern black rail	<i>Laterallus jamaicensis ssp. Jamaicensis</i>	No	FT
Potential	Wood stork	<i>Mycteria americana</i>	No	FT

\*Federally-designated endangered (FE); Federally-designated threatened (FT); State-designated threatened (ST); Federal Candidate Species (C); No longer listed (N).

State and federally listed wildlife species that occurred, or could potentially occur, within the subject property are discussed below. The marine aquatic dependent wildlife species mentioned in both reports are omitted from the following discussion because the proposed project site does not contain habitats which could sustain these species. Wildlife species listed in both FNAI and IPaC reports, but no longer classified as threatened or endangered by FWC and/or USFWS, are not included in the discussion below because these species are no longer regulated by State or federal management guidelines.

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### **Gopher Tortoise**

The gopher tortoise is classified as a state-threatened species and is protected by Florida's Endangered and Threatened Species Rule (Rule 68A-27, Florida Administrative Code [F.A.C.]). Additionally, the gopher tortoise is listed as a federal candidate species. The gopher tortoise is a moderate-sized, terrestrial turtle averaging 9 to 11-inches in length. The species is identified by its stumpy, elephantine hind feet and flattened; shovel-like forelimbs adapted for digging. The shell is oblong and generally tan, brown, or gray in coloration. They prefer upland habitats with open canopy and well drained soils.

Gopher tortoises and their burrows were observed during the site assessment. The soils and vegetation within the upland habitats were well suited to support gopher tortoises (Appendix A: Figure 6). Formal, species-specific, surveys were not within the scope of this site assessment but can be conducted to satisfy any future permitting requirements. A formal 100% gopher tortoise burrow survey should be conducted within the subject property's potential gopher tortoise habitat and any gopher tortoise burrows proposed to be impacted can be permitted for relocation through FWC. At the time of this assessment, the proposed project may adversely affect this species.

### **Eastern Indigo Snake**

The eastern indigo snake is listed as threatened by the federal Endangered Species Act (ESA) and as federally designated Threatened by Florida's Endangered and Threatened Species Rule. They are a non-venomous, bluish-black colored snake that can reach lengths of 8-feet. Eastern indigo snakes inhabit a mosaic of habitats including sandhills, pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. Especially in their northern range, eastern indigo snakes are closely associated with gopher tortoise whose burrows provide shelter from winter cold and summer heat.

The eastern indigo snake was not observed during the site assessment. The subject property contained potentially suitable habitat which could sustain eastern indigo snakes, particularly gopher tortoise burrows in which they tend to cohabitate. The USFWS Eastern Indigo Snake Programmatic Key was used to identify potential impacts to eastern indigo snakes and whether further consultation with USFWS would be required. Per the Key and depending on the results of a 100% gopher tortoise burrow survey, projects proposing to impact less than 25 acres of xeric habitat supporting less than 25 gopher tortoise burrows results in a "Not Likely to Adversely Impact" (NLAA) determination, provided the Standard Protection Measures of the eastern indigo snake are followed during construction activities. At the time of this assessment, the proposed project is not likely to adversely affect this species.

### **Florida Sandhill Crane**

The Florida sandhill crane is listed as state designated Threatened by Florida's Endangered and Threatened Species Rule. This species is identified by its long neck, long legs, and red skin on top of their

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head. The Florida sandhill crane can reach a height of 47 inches with a 78-inch wingspan. There are two subspecies of sandhill crane found in Florida, the non-migratory year-round breeding resident (Florida sandhill crane) and the greater sandhill crane which migrates down every winter. Sandhill cranes forage in open prairies, wetlands, and grasslands.

Florida sandhill cranes were not observed within the subject property during the site assessment. The subject property did contain pasture habitat which is considered suitable foraging habitat to support this species. Suitable nesting habitat (herbaceous marsh) for the Florida sandhill crane was not present within the subject property. At the time of this assessment, development at the subject property is not likely to adversely affect the Florida sandhill crane.

### **Red-Cockaded Woodpecker**

The red-cockaded woodpecker is listed as Endangered by the federal ESA and as federally designated Endangered by Florida's Endangered and Threatened Species Rule. Red-cockaded woodpeckers are about the size of a common cardinal, with a back that is barred with black and white horizontal stripes and a black cap and nape that encircle large white check patches. Red-cockaded woodpeckers prefer mature pine forests, especially longleaf pine trees.

Red-cockaded woodpeckers were not observed during the site assessment. The subject property contained minimal suitable mature pine habitat to support this species. It is unlikely that this species would occur onsite. At the time of this assessment, the proposed project is not likely to adversely affect this species.

### **Wood Stork**

The wood stork is listed as threatened by the federal ESA and as federally designated Threatened by Florida's Endangered and Threatened Species Rule. For projects with on-site wetlands, additional consideration must be taken regarding wood storks. They are large wading birds with a long, heavy curved bill and long legs. This species is identified by the scaly appearance of their head due to its lack of feathers. According to the USFWS, wood storks prefer to forage in ponds and marshes with little or no canopy but have been observed in forested wetlands with canopies of less than 20%. Suitable foraging habitat (SFH) for wood storks includes freshwater marshes, cypress depressions, swamp sloughs and tidal creeks and pools.

For counties in Northeast Florida, USFWS has designated a 13-mile core foraging area (CFA) buffer around active nesting wood stork colonies to protect wood stork SFH. The subject property is approximately 24 miles from the Dee Dot Ranch wood stork nesting colony and is outside of the wood stork CFA (Appendix A: Figure 5).

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Wood storks were not observed during the site assessment. The onsite ponds could be considered potential wood stork SFH, however, the subject property falls outside of the CFA of a wood stork nesting colony and should not require further coordination with USACE/FDEP. At the time of this assessment, the proposed project is not likely to adversely affect this species.

### **Eastern Black Rail**

The Eastern black rail is listed as Threatened by the federal ESA and as federally designated Threatened by Florida's Endangered and Threatened Species Rule. They are 4-6 inches long with a pale to blackish-gray body and bright red eyes. According to the USFWS, Eastern black rails inhabit salt to freshwater marshes with dense cover and upland areas around these marshes.

The Eastern black rail was not observed during the site assessment. The subject property did not contain suitable marsh habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

### **Bald Eagle**

Although the bald eagle is no longer protected under the ESA, it is still afforded protection under the Bald and Gold Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (MBTA). In addition to the federal law, the state of Florida protects eagles under the State Eagle Rule (Rule 68A-16.002, F.A.C.).

The bald eagle is a large-bodied raptor. Bald eagles typically nest in forested areas adjacent to large bodies of water, staying away from heavily developed areas when possible. Bald eagles are tolerant of human activity when feeding, and may congregate around fish processing plants, dumps, and below dams where fish concentrate. For perching, bald eagles prefer tall, mature coniferous or deciduous trees that afford a wide view of the surroundings.

Bald eagles and/or their nests were not observed during the site assessment. The subject property did contain mature pine trees capable of sustaining bald eagles and/or their nests. LG<sup>2</sup>ES searched the FWC eagle nest locator database for documented bald eagle nests within the proximity of the property. The search results identified five bald eagle nests within 5-miles of the subject property, the closest being approximately 2 miles southwest of the subject property (FWC 2021). At the time of this assessment, the proposed project is not likely to adversely affect this species.

## **5.0 Conclusion and Summary**

The Gustafson Option Parcel was evaluated for the purpose of assessing on-site habitats and vegetative communities and to identify and document the presence of any state or federally protected wildlife

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species occurring on-site. During the listed wildlife site assessment, LG2 biologists conducted meandering pedestrian transects and stationary observation posts throughout each on-site habitat type to observe the potential presence of listed wildlife species.

LG2 documented one state or federally listed wildlife species, gopher tortoise, utilizing the property during the on-site assessment. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, gopher tortoise, eastern indigo snake, and red-cockaded woodpecker. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

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## 6.0 References

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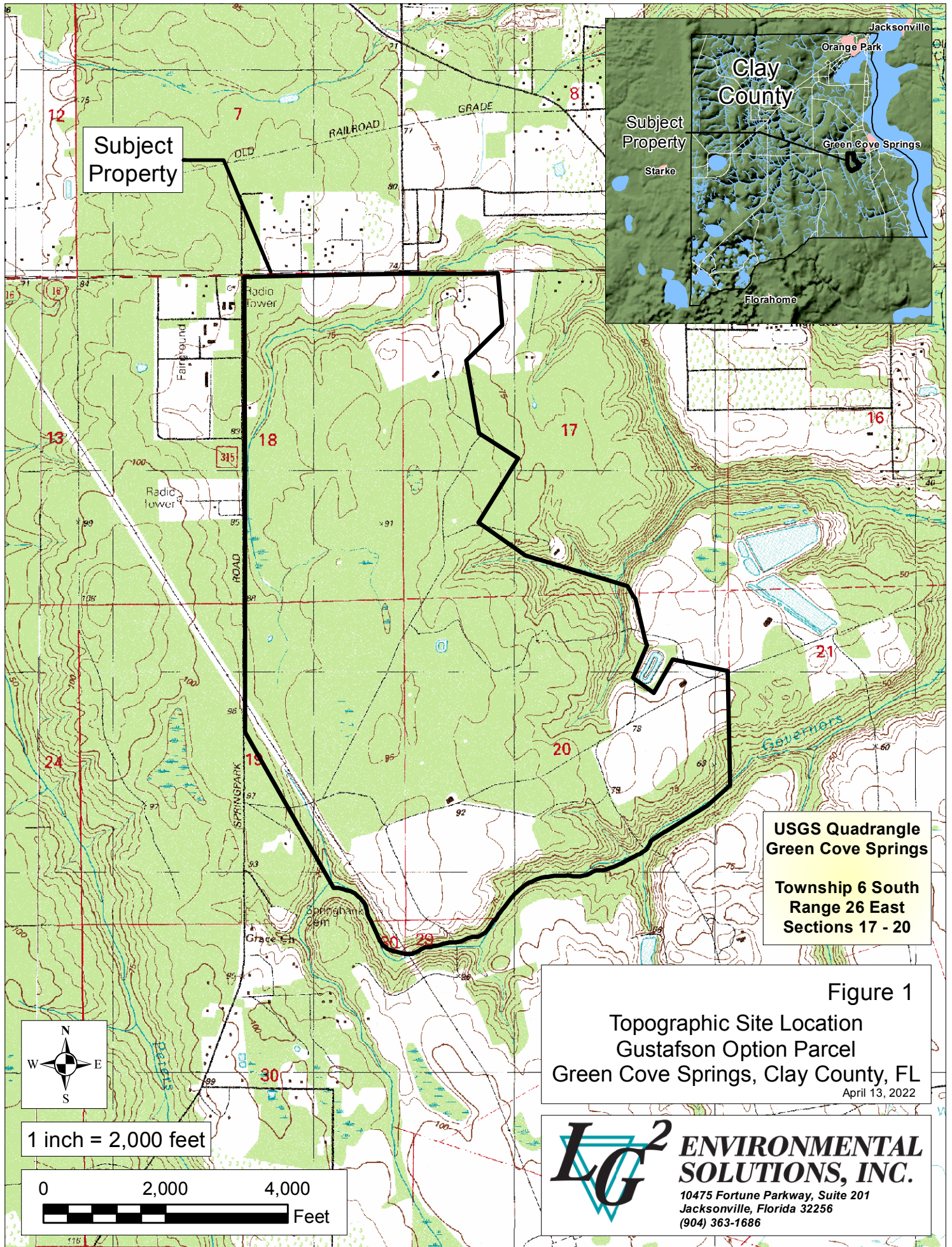
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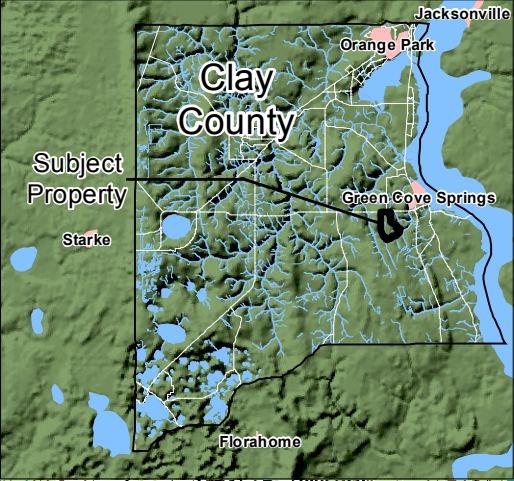
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United States Fish & Wildlife Service (USFWS) 2021. Threatened & Endangered Species System (TESS); listings by state and territory as of December 2020; online at <https://ecos.fws.gov/ecp0/reports/ad-hoc-species-report>

**APPENDIX A**  
**Figures 1 – 6**



Subject Property

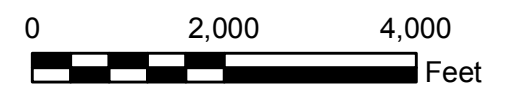


USGS Quadrangle  
Green Cove Springs  
Township 6 South  
Range 26 East  
Sections 17 - 20

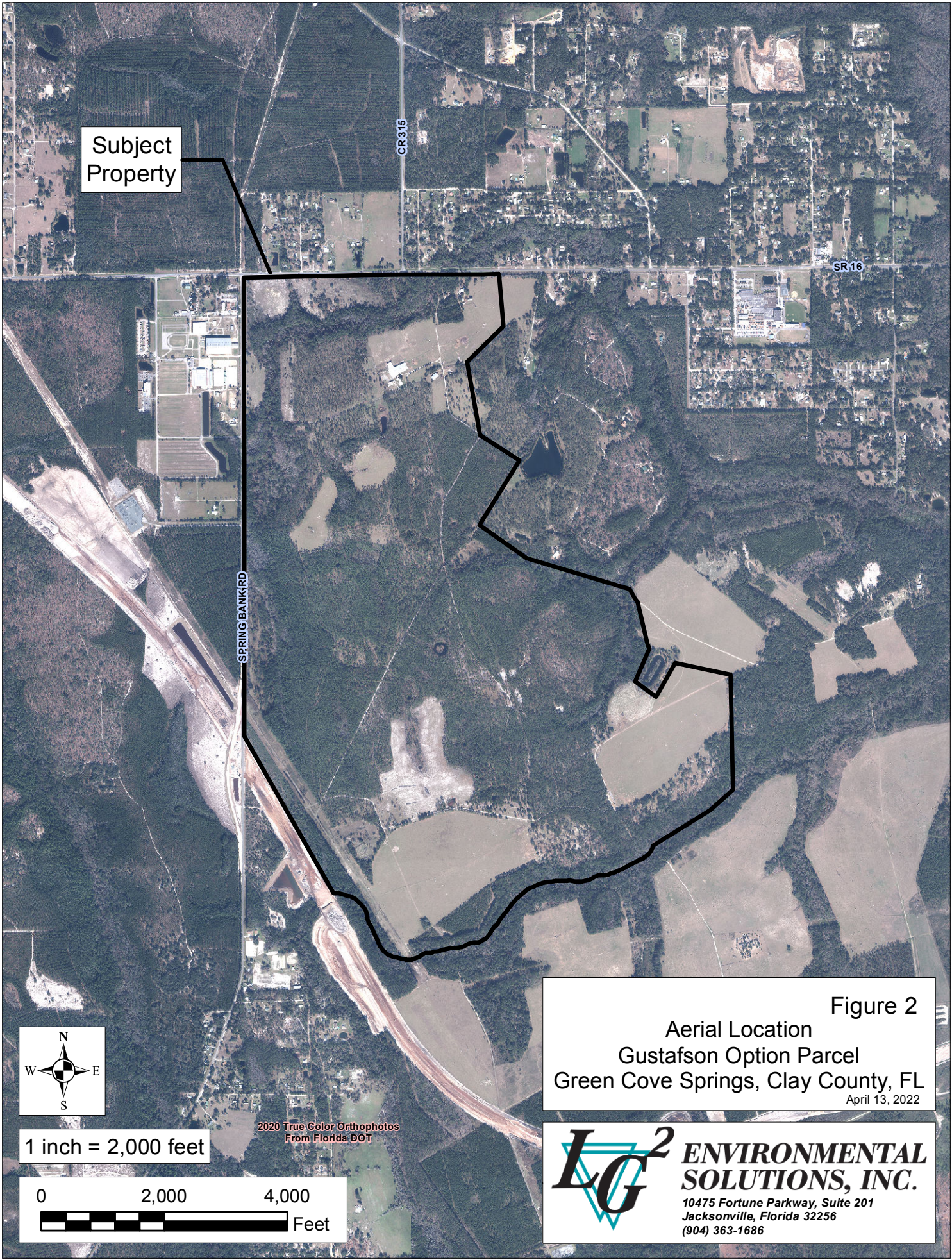
Figure 1  
Topographic Site Location  
Gustafson Option Parcel  
Green Cove Springs, Clay County, FL  
April 13, 2022



1 inch = 2,000 feet



**LG<sup>2</sup> ENVIRONMENTAL SOLUTIONS, INC.**  
10475 Fortune Parkway, Suite 201  
Jacksonville, Florida 32256  
(904) 363-1686



Subject Property

CR 315

SR 16

SPRINGBANK RD



1 inch = 2,000 feet

2020 True Color Orthophotos From Florida DOT

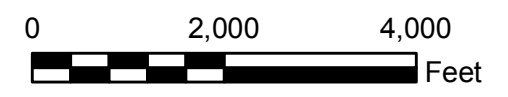
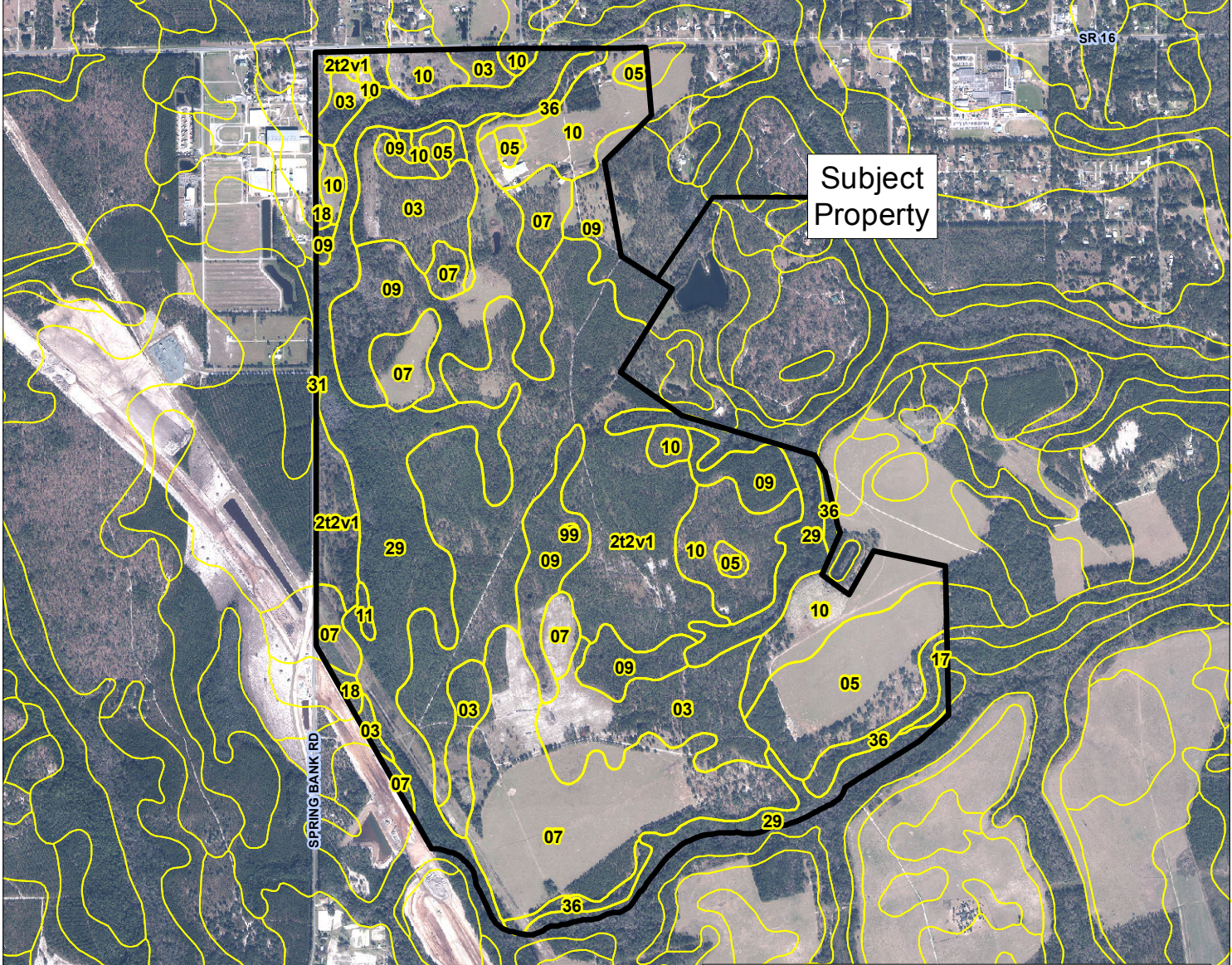


Figure 2  
Aerial Location  
Gustafson Option Parcel  
Green Cove Springs, Clay County, FL  
April 13, 2022

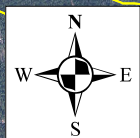
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Jacksonville, Florida 32256  
(904) 363-1686

- |  |  |   |
|--|--|---|
| 03 - HURRICANE FINE SAND,<br>0 TO 5 PERCENT SLOPES | 10 - ORTEGA FINE SAND,<br>0 TO 5 PERCENT SLOPES                | 29 - RUTLEGE-OSIER COMPLEX,<br>FREQUENTLY FLOODED |
| 05 - PENNEY FINE SAND,<br>0 TO 5 PERCENT SLOPES    | 11 - ALLANTON AND<br>RUTLEGE MUCKY FINE<br>SANDS, DEPRESSIONAL | 2t2v1 - CASSIA FINE SAND                          |
| 07 - CENTENARY FINE SAND,<br>0 TO 5 PERCENT SLOPES | 17 - PLUMMER FINE SAND   | 31 - POTTSBURG FINE SAND                          |
| 09 - LEON FINE SAND,<br>0 TO 2 PERCENT SLOPES      | 18 - RIDGEWOOD FINE SAND,<br>0 TO 5 PERCENT SLOPES             | 36 - ORTEGA FINE SAND,<br>5 TO 8 PERCENT SLOPES   |
|  |  | 99 - WATER  |

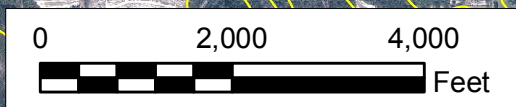


Subject Property

Figure 3  
Soils  
Gustafson Option Parcel  
Green Cove Springs, Clay County, FL  
April 13, 2022



1 inch = 2,000 feet

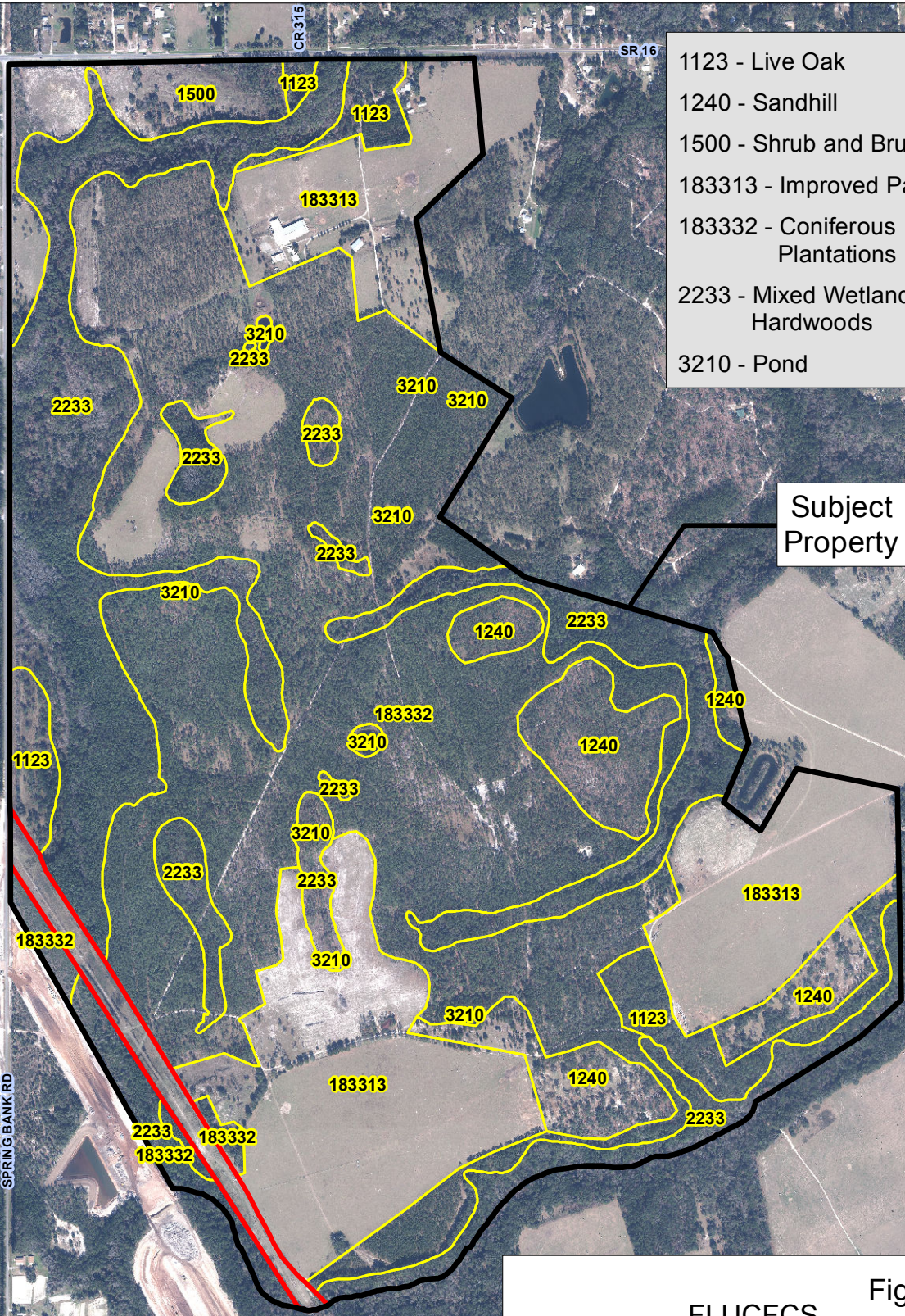


2020 True Color Orthophotos  
From Florida DOT

**ENVIRONMENTAL SOLUTIONS, INC.**  
10475 Fortune Parkway, Suite 201  
Jacksonville, Florida 32256  
(904) 363-1686

- 1123 - Live Oak
- 1240 - Sandhill
- 1500 - Shrub and Brushland
- 183313 - Improved Pasture
- 183332 - Coniferous Plantations
- 2233 - Mixed Wetland Hardwoods
- 3210 - Pond

Subject Property



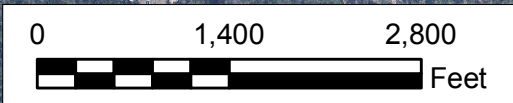
 Easement

Figure 4  
 FLUCFCS  
 Gustafson Option Parcel  
 Green Cove Springs, Clay County, FL  
 April 13, 2022

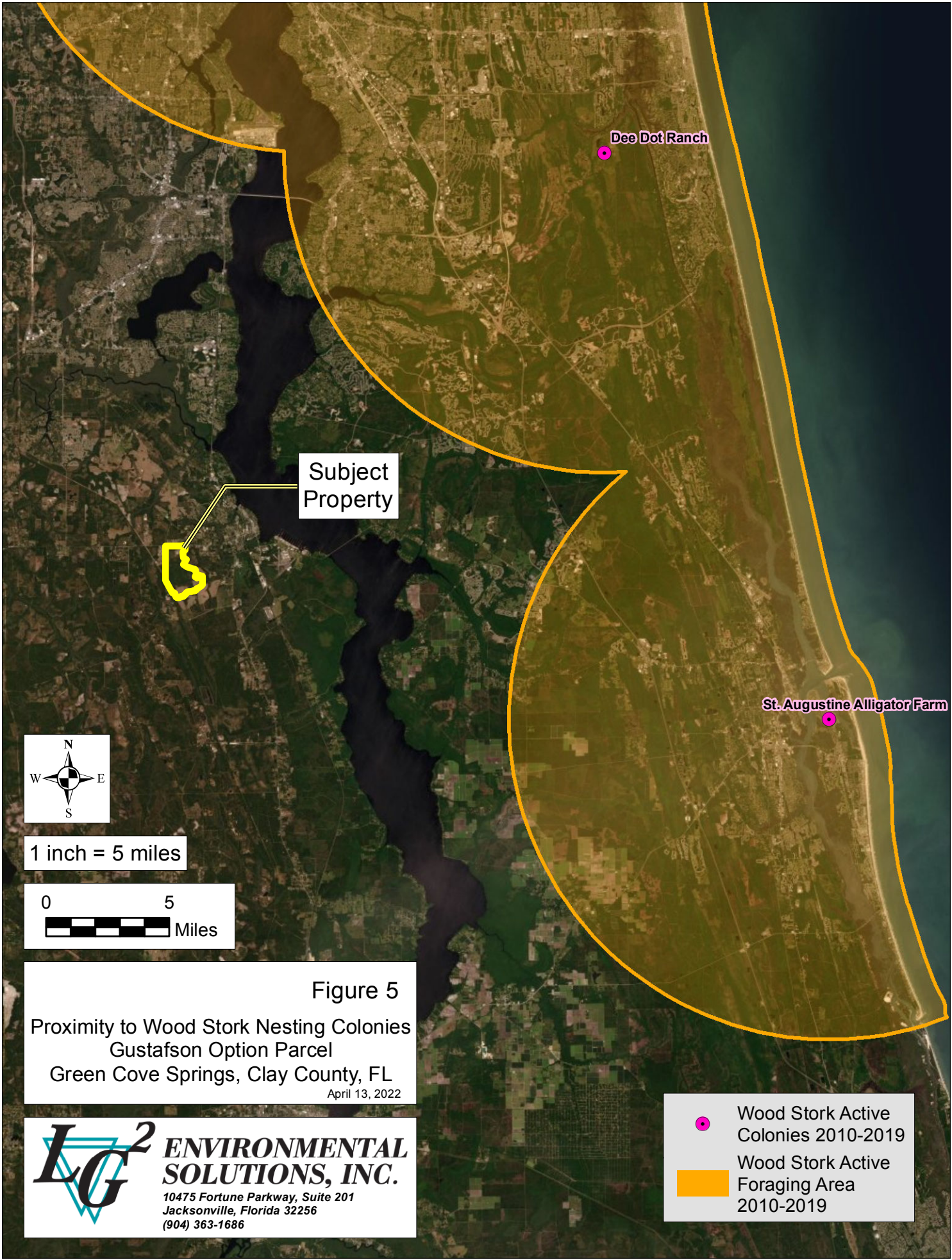


1 inch = 1,400 feet

2020 True Color Orthophotos  
 From Florida DOT



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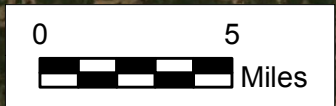
Subject Property

Dee Dot Ranch

St. Augustine Alligator Farm



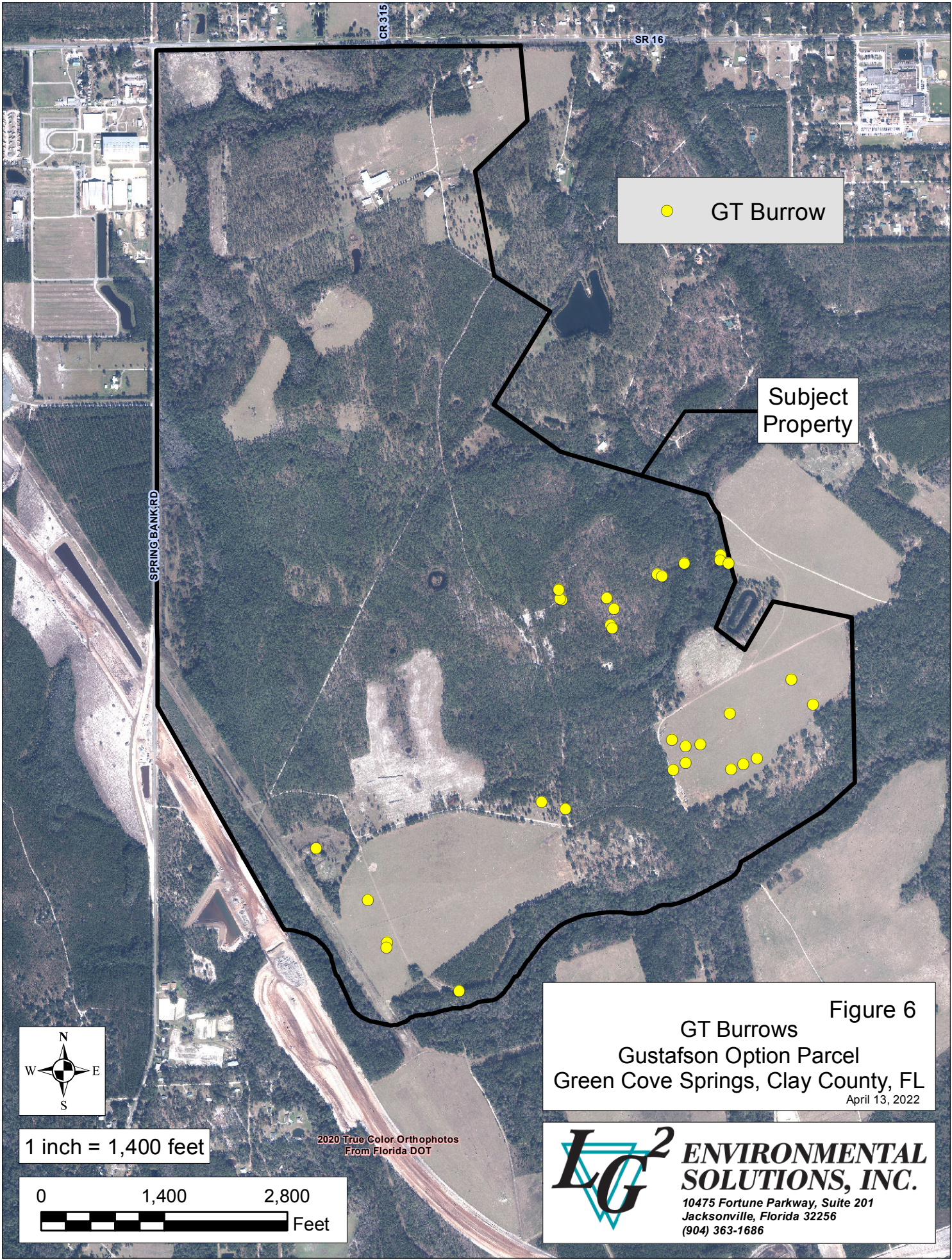
1 inch = 5 miles



**Figure 5**  
 Proximity to Wood Stork Nesting Colonies  
 Gustafson Option Parcel  
 Green Cove Springs, Clay County, FL  
 April 13, 2022

**LG<sup>2</sup> ENVIRONMENTAL SOLUTIONS, INC.**  
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 Jacksonville, Florida 32256  
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- Wood Stork Active Colonies 2010-2019
- Wood Stork Active Foraging Area 2010-2019



● GT Burrow

Subject Property

Figure 6  
 GT Burrows  
 Gustafson Option Parcel  
 Green Cove Springs, Clay County, FL  
 April 13, 2022



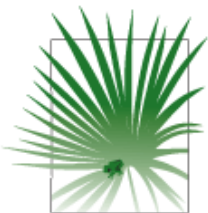
1 inch = 1,400 feet

2020 True Color Orthophotos  
 From Florida DOT



**LG<sup>2</sup> ENVIRONMENTAL SOLUTIONS, INC.**  
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 Jacksonville, Florida 32256  
 (904) 363-1686

**APPENDIX B**  
**FNAI Biodiversity Matrix Report**  
**IPaC Endangered Species List**



1018 Thomasville Road  
 Suite 200-C  
 Tallahassee, FL 32303  
 850-224-8207  
 850-681-9364 fax  
 www.fnai.org

FLORIDA  
**Natural Areas**  
 INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

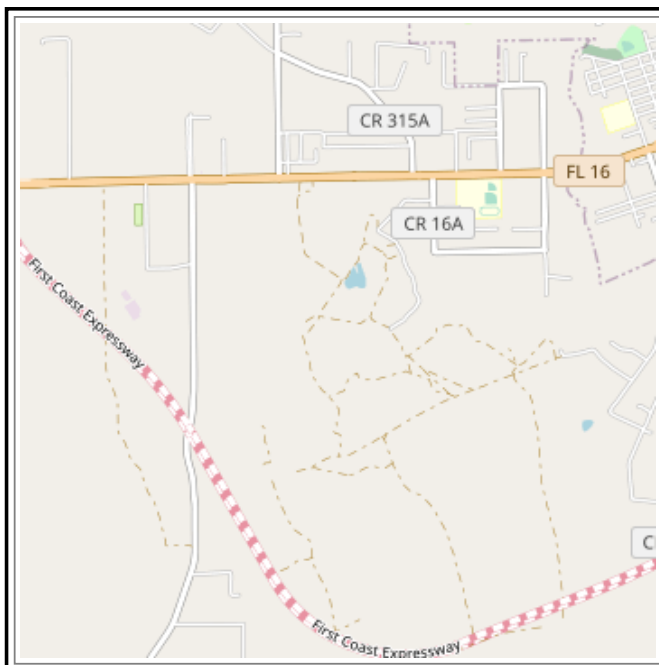
UNOFFICIAL REPORT

Created 4/13/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

**Report for 4 Matrix Units: 38604 , 38605 , 38966 , 38967**



**Descriptions**

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

**Matrix Unit ID: 38604**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Calydorea coelestina</a> Bartram's Ixia	G2G3	S2S3	N	E
Mesic flatwoods	G4	S4	N	N
Sandhill	G3	S2	N	N
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T2	S2	N	N

**Matrix Unit ID: 38605**

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Balduina atropurpurea</a>	G2	S1	N	E

Purple Honeycomb-head				
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N
<a href="#">Ursus americanus floridanus</a>	G5T2	S2	N	N
Florida Black Bear				

**Matrix Unit ID: 38966**

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Balduina atropurpurea</a>	G2	S1	N	E
Purple Honeycomb-head				
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N
<a href="#">Ursus americanus floridanus</a>	G5T2	S2	N	N
Florida Black Bear				

**Matrix Unit ID: 38967**

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Balduina atropurpurea</a>	G2	S1	N	E
Purple Honeycomb-head				
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Sandhill</i>	G3	S2	N	N
<a href="#">Ursus americanus floridanus</a>	G5T2	S2	N	N
Florida Black Bear				

**Matrix Unit IDs: 38604 , 38605 , 38966 , 38967**

35 Potential Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i>	G3	S2	N	T
Incised Groove-bur				
<i>Arnoglossum diversifolium</i>	G2	S2	N	T
Variable-leaved Indian-plantain				
<a href="#">Asclepias viridula</a>	G2	S2	N	T
Southern Milkweed				
<a href="#">Asplenium heteroresiliens</a>	GNA	S1	N	N
Wagner's Spleenwort				
<a href="#">Balduina atropurpurea</a>	G2	S1	N	E
Purple Honeycomb-head				
<i>Baptisia calycosa</i> var. <i>calycosa</i>	G3T1	S1	N	E
Canby's Wild Indigo				
<a href="#">Calopogon multiflorus</a>	G2G3	S2S3	N	T
Many-flowered Grass-pink				
<a href="#">Calydorea coelestina</a>	G2G3	S2S3	N	E
Bartram's Ixia				
<a href="#">Ctenium floridanum</a>	G2	S2	N	E
Florida Toothache Grass				
<a href="#">Drymarchon couperi</a>	G3	S3	LT	FT
Eastern Indigo Snake				
<a href="#">Gopherus polyphemus</a>	G3	S3	C	ST
Gopher Tortoise				
<a href="#">Grus canadensis pratensis</a>	G5T2T3	S2S3	N	ST
Florida Sandhill Crane				
<a href="#">Hartwrightia floridana</a>	G2	S2	N	T
Hartwrightia				

<a href="#">Heterodon simus</a> Southern Hognose Snake	G2	S2	N	N
<a href="#">Linum westii</a> West's Flax	G1	S1	N	E
<a href="#">Lithobates capito</a> Gopher Frog	G3	S3	N	SSC
<a href="#">Litsea aestivalis</a> Pondspice	G3?	S2	N	E
<a href="#">Lythrum curtissii</a> Curtiss' Loosestrife	G1	S1	N	E
<a href="#">Matelea floridana</a> Florida Spiny-pod	G2	S2	N	E
<a href="#">Monotropis reynoldsiae</a> Pygmy Pipes	G1Q	S1	N	E
<a href="#">Nemastylis floridana</a> Celestial Lily	G2	S2	N	E
<a href="#">Neofiber alleni</a> Round-tailed Muskrat	G3	S3	N	N
<a href="#">Notophthalmus perstriatus</a> Striped Newt	G2G3	S2	C	N
<a href="#">Peucaea aestivalis</a> Bachman's Sparrow	G3	S3	N	N
<a href="#">Picoides borealis</a> Red-cockaded Woodpecker	G3	S2	LE	FE
<a href="#">Podomys floridanus</a> Florida Mouse	G3	S3	N	SSC
<a href="#">Pteroglossaspis ecristata</a> Giant Orchid	G2G3	S2	N	T
<a href="#">Pycnanthemum floridanum</a> Florida Mountain-mint	G3	S3	N	T
<a href="#">Rhododendron chapmanii</a> Chapman's Rhododendron	G1	S1	LE	E
<a href="#">Rhynchospora thornei</a> Thorne's Beaksedge	G3	S1S2	N	N
<a href="#">Rudbeckia nitida</a> St. John's Blackeyed Susan	G3	S2	N	E
<a href="#">Salix floridana</a> Florida Willow	G2	S2	N	E
<a href="#">Sciurus niger shermani</a> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<a href="#">Sideroxylon alachuense</a> Silver Buckthorn	G1	S1	N	E
<a href="#">Verbesina heterophylla</a> Variable-leaf Crownbeard	G2	S2	N	E

**Disclaimer**

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Clay County, Florida



## Local office

Florida Ecological Services Field Office

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Birds

NAME	STATUS
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Eastern Black Rail *Laterallus jamaicensis* ssp. *jamaicensis* Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Wood Stork *Mycteria americana* Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

## Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon corais couperi* Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Gopher Tortoise *Gopherus polyphemus* Candidate

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6994>

## Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus* Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

## Flowering Plants

NAME

STATUS

Chapman Rhododendron *Rhododendron chapmanii* Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3168>

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.