



PLANNING COMMISSION MEETING

March 7, 2017

7:00 PM

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

Call to Order

Pledge of Allegiance

1. **Approval of Minutes**

Approval of Minutes for February 7, 2017

Public Comment

Public Hearings

1. Public Hearing to Consider Rezoning Application PCD-17-01 BA to PCD Corner of CR 220 & Plantation Drive
Public Hearing to Consider Rezoning Application PCD-17-01 BA to PCD Corner of CR 220 & Plantation Drive.

Old Business/New Business

1. Reorganization of Planning Commission
Reorganization of the Planning Commission for new year.
2. Presentations to Marsha Dumler and Gayward Hendry
Presentations to outgoing Planning Commission members.
3. Summary of Comprehensive Plan Update Community Workshops
During the month of January and the first week of February, staff has conducted public workshops to solicit input for the Evaluation and Appraisal Report (EAR) update of the Comprehensive Plan. A total of seven workshops were held - one in each planning district. Attendance was somewhat sparse but those that attended actively participated in developing and ranking issues facing the County in the next two decades. These issues will be considered as we develop our update to the Comprehensive Plan. Attached is a list of the issues developed in rank order as determined in each of the seven meetings.

Adjournment

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, March 7 7:00 PM

TO: Planning
Commission

DATE: 2/16/2017

FROM: Teresa
Capo

SUBJECT:

AGENDA ITEM
TYPE:

ATTACHMENTS:

	Description	Type	Upload Date	File Name
▢	PC Minutes February 7, 2017	Backup Material	2/16/2017	PC_Minutes_Packet_02-07-17.pdf



PLANNING COMMISSION MINUTES

February 7, 2017

7:00 PM

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

Call to Order

Present

Joe Anzalone, Chairman
Belinda Johnson, Vice Chairman
Scott Westervelt
Michael Bourré

Absent

Richard Fain
James Fossa, CCSB
Major Ryan Leonard, Camp Blanding

Staff Present

Courtney Grimm, County Attorney
Ed Lehman, Director of Planning & Zoning
Carolyn Morgan, Chief Planner
Chad Williams, Zoning Chief
Teresa Capo, Recording Secretary

1. **Approval of Minutes**

Commissioner Bourré made the motion to approve the minutes for January 3, 2017. Vice Chairman Johnson seconded the motion which carried 4-0.

Public Comment

No public comments were received.

Public Hearings

1. **Public Hearing to Consider Rezoning Application Z-17-01 PS-1 to BB-3 1150 Blanding**

Chad Williams, Zoning Chief, informed the Commission of Application Z-17-01, which is a change in zoning from PS-1 (Private Services District) to BB-3 (Specialty Business District), in order to redevelop a nonoperational church into an RV sales and service center.

Mr. Williams stated that back in October of 2016, the Board of County Commissioners voted unanimously for the approval of Comprehensive Land Use

Amendment 16-07 to approve a change in land use from urban core to commercial for the subject property. Mr. Williams explained that the applicant is now seeking commercial entitlements so that the zoning is consistent with the Comprehensive Plan.

Staff recommended approval of Z-17-01 as presented.

Chairman Anzalone opened the public hearing.

Michael J. Bueme, P.E., 975 Arthur Moore Drive, Green Cove Springs, addressed the Commission on behalf of the Applicant and stated that he was available for questions.

Chairman Anzalone closed the public hearing.

Following a brief discussion, Vice Chairman Johnson made the motion to recommend approval of the rezoning, to include staff comments and recommendations, along with their findings and conclusions. Commissioner Westervelt seconded the motion which carried 4-0.

2. Public Hearing to Consider Comprehensive Plan Amendment 2017-01

Carolyn Morgan, Chief Planner, informed the Commission of an application she received from Warner Road Trading Company, to amend the Future Land Use Map, a small scale amendment, from Industrial to Agriculture on 4.5 acres.

Ms. Morgan reported that the request is for a portion of a 315 acre site that was amended from AG (Agricultural District) to (IND) Industrial, CPA 2011-02, which is an undeveloped site.

Staff recommended approval of Comprehensive Plan Amendment 2017-01 as presented.

Chairman Anzalone opened the public hearing.

Laurie Brown, Fleming Island, Representing Warner Trading, addressed the Commission and stated that she was available for questions.

Chairman Anzalone closed the public hearing.

With no further discussion, Commissioner Bourré made the motion to recommend approval of Comprehensive Plan Amendment 2017-01 as presented by staff. Vice Chairman Johnson seconded the motion which carried 4-0.

Old Business/New Business

Ed Lehman, Planning & Zoning Director, reported that staff has completed the seven public workshops for the Comprehensive Plan Updates and that staff will

be scheduling two more meetings within the Lake Asbury and Oakleaf Plantation locations.

Public Comment

No public comments were received.

There being no further business, the meeting was adjourned at 7:14 P.M.

Approved: _____

Teresa Capo
Recording Secretary

Joe Anzalone
Chairman



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, March 7 7:00 PM

TO: Planning Commission

DATE: 2/27/2017

FROM: Chad A. Williams, Zoning Chief

SUBJECT: Public Hearing to Consider Rezoning Application PCD-17-01 BA to PCD Corner of CR 220 & Plantation Drive.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Applicant is requesting a change in zoning to allow for a self service car wash with all other permitted BA uses.

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Application	Backup Material	2/27/2017	Application.pdf
▢ Written Narrative	Backup Material	2/27/2017	CR_220_Plantation_Drive_Rezoning_Written_Desc._v.2_(002).pdf
▢ Site Plan	Backup Material	2/27/2017	2017-02-22_CR220_Concept_5_(2).pdf
▢ Staff Report	Backup Material	2/27/2017	PUD-17-01Staff_report(PC).pdf
▢ Ordinance	Ordinance	2/27/2017	Ordinance_PCD-17-01.pdf
▢ Staff Presentation	Cover Memo	3/10/2017	March_7__2017_PC.pdf
▢ Public Comment Card	Cover Memo	3/10/2017	Public_Comment_Card.pdf
▢ Pictures	Cover Memo	3/10/2017	Pics.pdf
▢ Citizen Email	Cover Memo	3/10/2017	Email.pdf

Rezoning Application



Owner Information

Name Phoenix Development Company, Inc. If the property is under more than one ownership please use multiple property ownership sheets.

Address 812 Gravier Street, Suite 360

City New Orleans State Louisiana Zip Code 70112

Phone Number +1 (504) 524-8602 Email jfwjunipercreek@gmail.com

Parcel & Rezoning Information

Parcel Identification Number 02-05-25-008971-000-00

Address Southwest corner of CR 220 and Plantation Drive

Number of Acres Being Rezoned approx. 1 acre Current Zoning BA Current Land Use Commercial

Proposed Zoning PCD Planned Commercial Development I am Seeking A ☒ Permitted Use ☐ Conditional Use

Property Will Be Used As See Exhibit "B".

Required Attachments

Please Check The Following Included Attachments

- ☒ Deed ☒ Survey ☒ Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5
- ☒ Agents Authorization Attachment A-1 ☒ Owners Affidavit Attachment A-2 ☒ Legal Description Attachment A-3

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I., III. and XII of the Clay County Code.

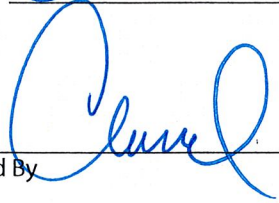
for owner
 Owners Signature
Emily Gordinier Pierce
 Print Name

Date: 1/10/17

Official Use

Date Received 1-15-17 Application Number PCD2017000001 OT Number _____

PC Date 3-7-17 BCC Date 3-28-17 2nd BCC Date if Applicable _____

Accepted By  _____

5 acres \$750.00 plus \$20.00 per sign. Greater than 5 acres, \$750.00, plus \$20.00 per acre over 5, plus \$20.00 per sign.

For PUD, PCD, PID the fee is \$2200.00 plus \$7.00 per acre plus \$20.00 for each required sign.

of Signs 2 Fee \$ 2,247.00

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 days in advance of the date of the first required public hearing . The sign(s) may be removed only after final action of the Board of County Commissioners and must be removed within 10 days of such action. The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 7 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.

Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent **must be present**. If there are members of the public who wish to testify regarding your petition, they are normally allowed three minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your rezoning hearing, you will need a record of the proceedings at your expense, and for such purpose **you should ensure that a verbatim record of the proceedings is made**, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your rezoning legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

The rest of this space is intentionally left blank

Legal Description

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

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

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

CONTAINING 1.026 ACRES/44,676 SQAURE FEET, MORE OR LESS.

Clay County Rezoning Agent Authorization Affidavit

Attachment A-1



Date: Nov. 22, 2016

Clay County Board of County Commissioners
Divisions of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, Florida 32043

Re: Agent Authorization

To Whom It May Concern:

Be advised that I am the lawful owner of the property described in the provided legal description attached hereto. As the owner, I hereby authorize and empower

Rogers Towers, P.A. whose address is: 1301 Riverplace Blvd., Suite 1500,
Jacksonville, FL 32207

Phone 904-346-5787 Email EPierce@rtlaw.com

to act as agent for rezoning the property located at: (address or parcel ID)

02-05-25-008971-000-00

and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

[Signature page follows]

Owner:

PHOENIX DEVELOPMENT COMPANY,
INC., a Delaware Corporation

By: [Signature]

Name: JOHN F. WHITE, JR

Its: Vice President

STATE OF LOUISIANA
COUNTY OF ORLEANS
PARISH

The foregoing affidavit was sworn and subscribed before this 22ND day of NOVEMBER
(month), 2016 (year) by JOHN F. WHITE, JR, who is personally known to me or
has produced _____ as identification.

[Signature]
(Notary Signature)

Notary Seal

MARC M. LIVAUDAIS
NOTARY PUBLIC (BAR NO. 01839)
PARISH OF ORLEANS, STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE

Clay County Rezoning Property Ownership Affidavit

Attachment A-2



Date: Nov. 22, 2016

Clay County Board of County Commissioners
Divisions of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, Florida 32043

To Whom It May Concern:

Be advised that I am the lawful owner of the property described in the provided legal description attached hereto. I give full consent to process the application for rezoning.

Owner:

PHOENIX DEVELOPMENT COMPANY,
INC., a Delaware Corporation

By:

Name:

Its:

JOHN F. WHITE, JR
Vice President

STATE OF LOUISIANA
COUNTY OF ORLEANS
PARISH

The foregoing affidavit was sworn and subscribed before this 22ND day of NOVEMBER (month), 2016 (year) by JOHN F. WHITE, JR, who is personally known to me or has produced _____ as identification.

(Notary Signature)

MARC M. LIVAUDAIS
NOTARY PUBLIC (BAR NO. 01839)
PARISH OF ORLEANS, STATE OF LOUISIANA
MY COMMISSION IS ISSUED FOR LIFE

Notary Seal

Tom Schedler
Secretary of State

**State of
Louisiana
Secretary of
State**



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
LAKE CHARLES NAVAL STORES CO., INC.	Business Corporation	NEW ORLEANS	Inactive

Business: LAKE CHARLES NAVAL STORES CO., INC.

Charter Number: 09003570D

Registration Date: 4/10/1918

Domicile Address

830 UNION ST., STE. 200
NEW ORLEANS, LA 70112

Mailing Address

C/O JOHN F. WHITE
830 UNION ST., STE. 200
NEW ORLEANS, LA 70112

Status

Status: **Inactive**

Inactive Reason: **MERGED**

File Date: 4/10/1918

Last Report Filed: 4/16/2013

Type: Business Corporation

Registered Agent(s)

Agent:	JOHN F. WHITE
Address 1:	830 UNION STREET, SUITE 200
City, State, Zip:	NEW ORLEANS, LA 70112
Appointment Date:	6/29/1992

Officer(s)

Additional Officers: No

Officer:	JOHN F. WHITE, JR.
Title:	Vice-President
Address 1:	830 UNION STREET, SUITE 200
City, State, Zip:	NEW ORLEANS, LA 70112

Officer:	R. PARKER LECORGNE
Title:	Secretary/Treasurer
Address 1:	4200 POCHE CT W

City, State, Zip: NEW ORLEANS, LA 70129**Mergers (1)**

Filed Date	Effective Date:	Type	Charter#	Chater Name	Role
12/23/2013	12/23/2013	MERGE	16300760F	PHOENIX DEVELOPMENT COMPANY, INC.	SURVIVOR
			09003570D	LAKE CHARLES NAVAL STORES CO., INC.	NON-SURVIVOR

Amendments on File (8)

Description	Date
Amendment	2/21/1930
Amendment	12/29/1936
Amendment	11/25/1942
Amendment	2/7/1949
Amendment	5/12/1960
Amendment	4/29/1976
Amendment	7/21/1997
Merger	12/23/2013

Print

EXHIBIT B

Clay County

Planned Commercial Development Written Description
CR 220 and Plantation Drive

Owner Contact Information: **Phoenix Development Co., Inc.**
 Attn: John F. White
 812 Gravier Street, Suite 360
 New Orleans, LA 70112
 Email jfwjunipercreek@gmail.com
 Phone (504) 524-8602

Applicant Contact Information: **Emily Pierce**
 1301 Riverplace Blvd., Suite 1500
 Jacksonville, FL 32207
 Email: EPierce@rtlaw.com
 Phone: (904) 346-5787

Parcel Identification Number: **02-05-25-008971-000-00**

Existing Land Use: **Commercial**
Proposed Land Use: **Commercial**

Existing Zoning: **Neighborhood Business District (BA)**
Proposed Zoning: **Planned Commercial Development (PCD)**

Surrounding Land Use: North - Commercial
 South - Rural Fringe
 East - Commercial
 West - Commercial

Surrounding Zoning - North - PCD, BA-1 (could be BA-2, need to call)
 South - PS-1, AR-1
 East - BA, BSC
 West - BA

Existing Site Description:

Vegetation: There is a variety of existing vegetation on site. About forty percent (40%) of the site is covered by mixed scrub type vegetation. The vegetation includes a small pine over story with a dense understory of oaks, saw palmetto, and other shrubs. The remainder of the site includes a mixture of turf with about a fifty (50) foot by fifty (50) foot area containing cat tails.

Soils: The soils onsite are classified as Ocilla and Pelham fine sands, see Soils Map attached as Exhibit

Wetlands: There are jurisdictional wetlands on the site. Any impacts will be permitted through the St. Johns River Water Management District and all applicable requirements will be met.

Drainage: The site drains to the West to what appears to be a drainage swale. A “type c” inlet at the Northwest corner of the property could be utilized as an outfall for the future onsite drainage.

Flood Zone: Subject property is in Flood Zone “X”

Acreage: Approximately one (1) acre

Existing Uses/Improvements:

The site is currently vacant.

Proposed Development:

Permitted Uses:

A self-service tunnel car wash with self-service vacuum stations (the “Car Wash”). In addition to the Car Wash, the following uses shall be permitted subject to approval of an updated site plan by the Planning and Zoning Director, as such alternate uses shall be considered minor changes to the final site plan pursuant to Section 3-31(g) of the Clay County Land Development Code (the “Code”): i) Sale of gasoline including car wash, but without garage or repair facilities; ii) retail sales, including general merchandise, fashion, durable goods and personal services, including those permitted in BA and BA-1, not subject to maximum gross leasable area; iii) convenience store including retail sales of beer and wine pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation for off-site consumption only with sale, display and storage to be conducted within a completely enclosed building; and (iv) those uses permitted by right or by conditional use in the BA zoning district.

Proposed Use:

The applicant proposes to rezone approximately one (1) acre located at the corner of County Road 220 and Plantation Drive, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from BA to PCD. The proposed PCD rezoning permits the property to be developed as the proposed Car Wash. The property is currently undeveloped.

The PCD zoning district allows for “[a]ny non-residential use, including commercial” as permitted uses. Therefore, the Permitted Uses are consistent with the PCD zoning district. The Property is located within the Commercial category on the 2025 Future Land Use Map. As

[t]he location of commercial developments shall be concentrated at major intersections” Plantation Drive and CR 220 form a major intersection appropriate for the Permitted Uses. Therefore, the Permitted Uses are consistent with Commercial land use designation.

The proposed Car Wash will contain one (1) automated drive-thru car wash and up to fifteen (15) self-service vacuuming stations (“Vacuum Station(s)”), plus one (1) handicap Vacuum Station. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”), and is incorporated into this Written Description. Although there will be up to fifteen (15) Vacuum Stations, there will be only two (2) motorized vacuums serving those stations. The “Vacuum Service Area,” as shown on the Site Plan, is located at the center of the Property and therefore will be shielded from adjacent roadways and properties. On the Property, there is also an office area with a lounge and restroom.

Development and Design Criteria: The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

Hours of Operation: The hours of operation for the Car Wash are planned to be from 8:00 a.m. until 8:00 p.m. The Applicant plans for the Car Wash to have three (3) employees on-site during operating hours.

Signage: Signs shall be permitted on Plantation Drive and CR 220 consistent with the Sign Regulations of Clay County, Florida. All sign types consistent with the Sign Regulations shall be permitted, including, but not limited to, permanent freestanding signs, permanent attached signs, permanent canopy signs, under-canopy signs, drive-through menu signs, and noncommercial onsite directional signage.

Parking: The Car Wash will provide at least one (1) onsite parking space per employee. This meets the requirements of Appendix A to Article VIII of the Land Development Code (the “Code”), which requires one (1) parking space per employee for car washes. Additionally, the Car Wash will provide for vehicle stacking meeting or exceeding the requirements of Appendix A for car washes. The employee parking spaces and Vacuum Stations will meet the size requirements found in Table 7 of Article VIII of the Code, as shown on the Site Plan.

Landscaping: Landscaping shall be provided as generally depicted on the Landscape Plan attached as Exhibit “G”, subject to the following:

- i) *Perimeter Buffers:* The landscape buffer to the North and East, abutting CR 220 and Plantation drive, shall be approximately fifteen (15) feet and the landscape buffer to the South and West shall be approximately ten (10) feet.
- ii) *Interior Landscaping:* Landscaping shall not be required in the Vacuum Service Area shown on the Site Plan.

Access: The Property shall be accessed from Plantation Drive, as depicted on the Site Plan.

Number Of Buildings Proposed: 1 proposed building

Building Height: Max height of 35 feet

Ground Coverage in Square Feet & Percent of Site:

- i) Building: approx. 4,375 SF
- ii) Impervious (Vehicle Use Area & Site Work): approx. 19,910 SF or 45% of the entire site
- iii) Retention / Detention Pond: approx. 7,135 SF or 16% of the entire site

Utility Service:

- i) Sewage Treatment: Clay County Utility Authority (CCUA)
- ii) Water Supply: CCUA
- iii) Electricity: Clay Electric

Map Showing a Boundary Survey of

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

A PARCEL OF LAND SITUATED IN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", TARA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE EAST LINE OF SAID BUSINESS TRACT "B", NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS EAST, 223.00 FEET TO THE WEST LINE OF PLANTATION DRIVE; THENCE ON SAID WEST LINE NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 179.19 FEET TO THE PROPOSED RIGHT OF WAY LINE OF COUNTY ROAD NO. 0-220, (AS PER 100% RIGHT OF WAY MAP THEREOF PREPARED BY THOMAS C. MULLS SURVEYOR AND MAPPER NO. 3573 DATED SEPTEMBER 13, 1995); THENCE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 45 DEGREES 12 MINUTES 05 SECONDS WEST, 28.43 FEET; THENCE CONTINUE ON SAID PROPOSED RIGHT OF WAY LINE NORTH 89 DEGREES 01 MINUTES 30 SECONDS WEST, 203 FEET TO SAID EAST LINE OF BUSINESS TRACT "B"; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST, 203.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCE AT THE SOUTHEAST CORNER OF BUSINESS TRACT "B", AS SHOWN ON THE PLAT OF TARA, AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, 50.00 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1482, PAGE 1023 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS EAST, 223.00 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF PLANTATION DRIVE (A 60 FOOT RIGHT OF WAY, AS PER SAID PLAT OF TARA); THENCE NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 179.19 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 220, (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 45 DEGREES 12 MINUTES 05 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 28.43 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 203.00 FEET, TO THE AFORESAID EASTERLY LINE OF BUSINESS TRACT "B"; THENCE SOUTH 00 DEGREES 29 MINUTES 10 SECONDS EAST, 203.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.026 ACRES/44,676 SQUARE FEET, MORE OR LESS.

CERTIFIED TO:

BFC PROPERTY HOLDINGS, INC.
PHOENIX DEVELOPMENT COMPANY, INC.
CHICAGO TITLE INSURANCE COMPANY
ROGERS TOWERS, P.A.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1842, PAGE 1476, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF PLANTATION DRIVE, AS N00°29'10"W.
2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. INTERIOR FENCES, WELLS, TRAIL ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGE WAYS OR JURISDICTIONAL AREAS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN HEREON.
4. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND, BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
5. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
6. THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP 0106E, COMMUNITY NO. 120064, DATED MARCH 17, 2014. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

LEGEND

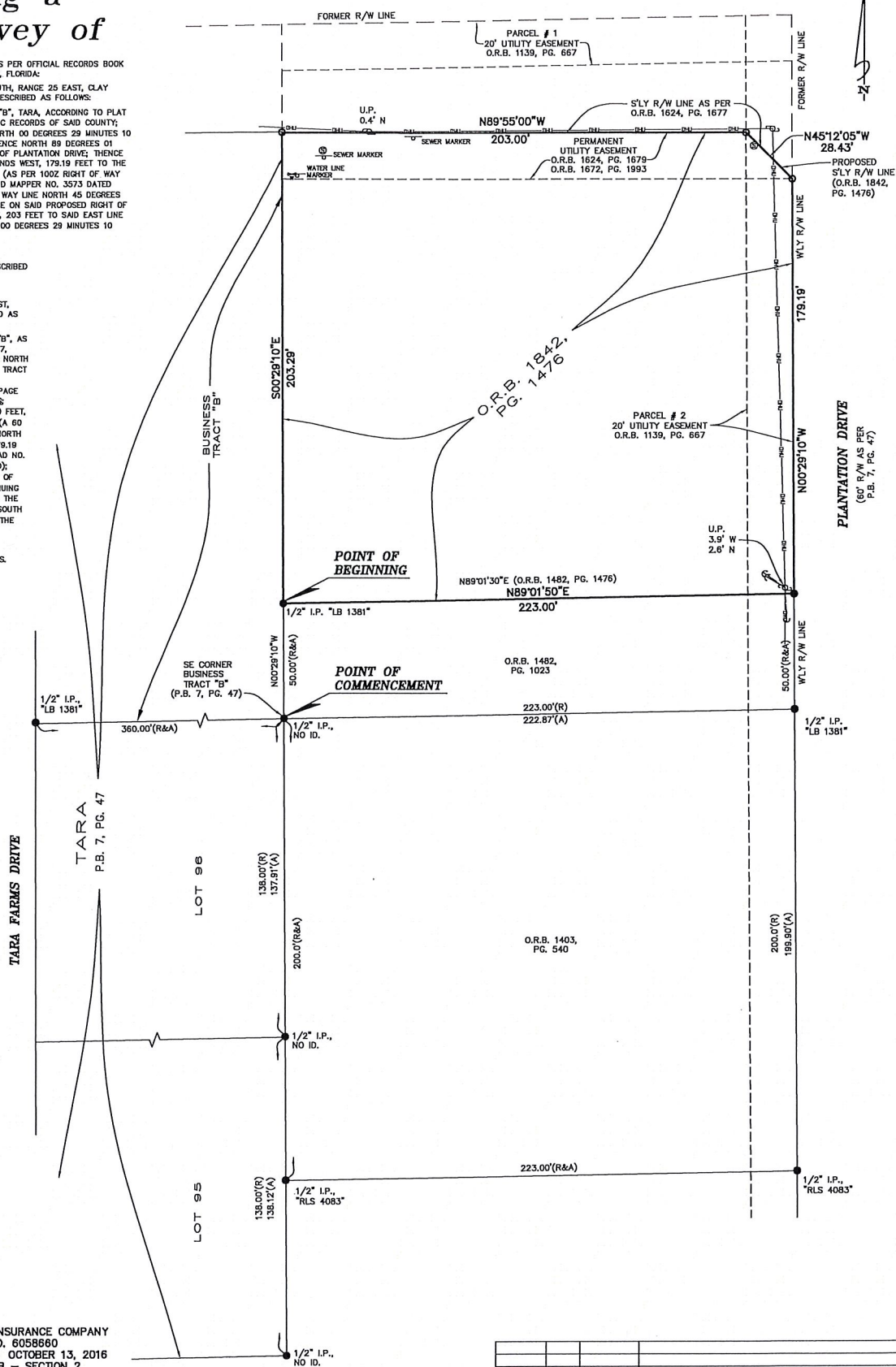
- (A) = ACTUAL
(R) = RECORD
ID. = IDENTIFICATION
I.P. = IRON PIPE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.G. = PAGE
R/W = RIGHT OF WAY
U.P. = UTILITY POLE
U. = UTILITY POLE
G.A. = GUY ANCHOR
S.M. = SANITARY SEWER MANHOLE
W.V. = WATER VALVE
S.P. = SIGN POST
F.I. = FOUND IRON; SIZE/TYPE AS NOTED
S. 1/2" I.P. = SET 1/2" IRON PIPE, "CLARY ASSOC"
O.U.L. = OVERHEAD UTILITY LINE

CHICAGO TITLE INSURANCE COMPANY
FILE NO. 6058660
EFFECTIVE DATE: OCTOBER 13, 2016
SCHEDULE B - SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
7	O.R.B. 1139, PG. 667	EASEMENT DEED	PARCEL # 2 EASEMENT AFFECTS SITE - SHOWN HEREON
8	O.R.B. 1624, PG. 1679 O.R.B. 1672, PG. 1993	PERMANENT EASEMENT	AFFECTS SITE - SHOWN HEREON
9	O.R.B. 1842, PG. 1420	DECLARATION OF RESTRICTIVE COVENANTS	BLANKETS SITE



COUNTY ROAD NO. 220
(A VARIABLE WIDTH R/W)



11/30/2016	GCC	N/A	ADD NEW DESCRIPTION; NO FIELD WORK THIS DATE
REVISION DATE	DRAWER	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE).

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

DRAFTING: GCC

P. C.: HENDERSON

JOB No. 2016-677 F.B. DIGITAL FIELD NOTES CAD FILE: 2016-677.dwg CHECKED BY:

DATE: 11/01/2016

Exhibit C

FILE No. T55-1045

8

3
In: Ret
(EW)

Prepared By and Return to:
Kristi Strickland
LandAmerica Financial Group
27222 N. 46th Street 10530 Decwood PL Bldg 309
Cave Creek, AZ 85331 JAP FL 302SL



Public Records of
St. Johns County, FL
Clerk# 00000386
O.R. 1465 PG 1386
02:14PM 01/04/2000
REC \$13.00 SUR \$2.00
Doc Stamps \$1,197.00

Book: 1842
Page: 1476
Rec: 01/28/2000
09:43 AM
File# 200003839
James B. Jett
Clerk of Courts
Clay County, FL
FEE: \$15.00

This Warranty Deed made and executed this 29th day of December A.D. 1999 by

BUILDING EXCHANGE COMPANY, a Virginia corporation

a corporation existing under the laws of the State of Virginia, and having its principal place of business at

156 West Neal Street, Pleasanton, CA 94566

hereinafter called the grantor, to

LAKE CHARLES NAVAL STORES CO, Inc., a Louisiana corporation

a corporation existing under the laws of the State of Louisiana, and having its principal place of business at 830 Union, Suite 200, New Orleans, LA 70112

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns or individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee a 2/3 undivided interest in that certain land situate in CLAY County, State of FLORIDA, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together in fee simple forever.

Subject to current taxes and other assessments, easements, covenants, conditions, restrictions, agreements, rights of way, and all other matters of record as referenced herein on Exhibit "B" attached hereto and made a part hereof.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written

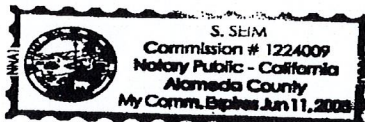
BUILDING EXCHANGE COMPANY, a Virginia corporation

ATTEST: Ilsema Madear BY: Yvonne Phillips (SEAL)
ITS Vice President

STATE OF California
COUNTY OF Alameda

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Yvonne Phillips known to me to be the Vice President respectively of Building Exchange Company, the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person Yvonne Phillips and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 29th day of December A.D. 1999.

S. Seim
Notary Signature

Exhibit D

OR BOOK 1819 PAGE 0907

OR1465PG1387

OR BOOK 1842 PAGE 1477

EXHIBIT "A"

A parcel of land situated in Section 2, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the Southeast corner of Business Tract "B", Tara, according to plat thereof recorded in Plat Book 7, page 47 of the public records of said county; thence on the East line of said Business Tract "B", North 00 degrees 29 minutes 10 seconds West, 50.00 feet to the Point of Beginning; thence North 89 degrees 01 minutes 30 seconds East, 223.00 feet to the West line of Plantation Drive; thence on said West line North 00 degrees 29 minutes 10 seconds West, 179.19 feet to the proposed right of way line of County Road No. C-220, as per 100Z Right of Way Map thereof prepared by Thomas C. Mulls Surveyor and Mapper No. 3573 dated September 13, 1995; thence on said proposed right of way line North 45 degrees 12 minutes 05 seconds West, 28.43 feet; thence continue on said proposed right of way line North 89 degrees 55 minutes 00 seconds West, 203 feet to said East line of Business Tract "B"; thence on said East line South 00 degrees 29 minutes 10 seconds East, 203.29 feet to the Point of Beginning.

OR BOOK 1819 PAGE 0908

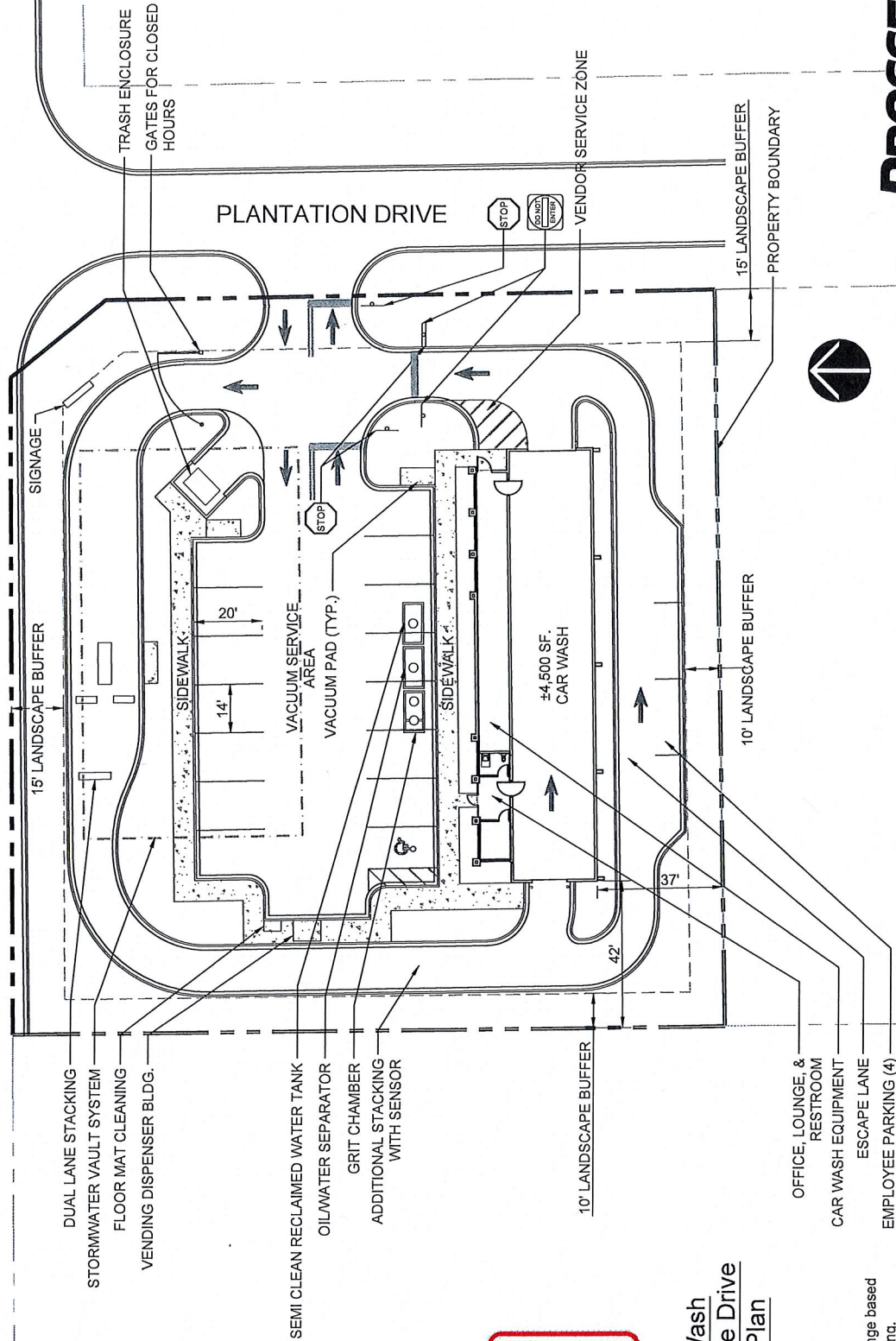
OR1465PG1388

OR BOOK 1842 PAGE 1478

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Easement as set out and reserved in instrument dated April 7, 1988 and recorded April 22, 1988 in Official Records Bookk 1139, Page 667, of the public records of Clay County, Florida.
2. Easement as set out and reserved in instrument dated October 9, 1996 and recorded October 10, 1996 in Official Records Book 1624, Page 1679, together with release recorded in Official Records Book 1672, page 1993, of the public records of Clay County, Florida.

CR 220 (Doctors Inlet Road)



**Gate Express Wash
@ CR220 & College Drive
Car Wash Site Plan**

- PIN: 008971-000-00
- Total Site: ± 1.0 AC
- ± 4,500 SF Car Wash
- 4 Employee Spaces

Note: Site plan is subject to change based on final engineering and permitting.

November 21, 2016



PROSSER™
Community • Management • Energy • Relationships

P:\116062.01\GIS\Gate_Soils_Bx11.mxd



GATE - Express Wash

Soils

October 26, 2016

Exhibit F

Source: NRCS, Clay County, Prosser Inc.

PROSSERTM



0 50 100
Feet

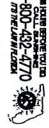
GATE CAR WASH - PLANT LIST

QTY	SYM	DESCRIPTION	SIZE	SPACING	NOTES	INCHES	WATER USE
5	Q	QUERCUS VARIANNA 'CATHEDRAL LINE OAK'	14-15' x 7'-9", 4" CAL., 6" CT. MATCHED	AS SHOWN	N. FVN. FF. WW.	20	M.L.
5	O	PIE PINUS ELIOTTI 'SLASH PINE'	10-12' x 5'-6", 2" CAL., 4" CT. MATCHED	AS SHOWN	N. FVN. FF. WW.	10	L
6	U	ULMUS ALATA 'WINGED ELM'	10-12' x 5'-6", 2" CAL., 4" CT. MATCHED	AS SHOWN	N. FVN. FF. WW.	12	M.L.
5	X	SABAL PALMETTO 'CARABAGE PALM'	6'-7', 6" CT. FULL MATCHED	AS SHOWN	N. FVN. FF. WW.	18	L
5	U	LAGERSTROMIA INDOCA 'MARTINEZ GRAPE MIRTLE'	8'-10' x 4', 3" TRK @ 1" EX., 4" CT. MATCHED	AS SHOWN	N. FVN. FF. WW. DIE	8	M.L.
3	Q	INSH. ILEX X 'NELLIE STEVENS HOLLY'	10'-12' x 3'-4", 2" CAL., 11/8" CT. MATCHED	AS SHOWN	N. FVN. FF. WW.	6	L
109	Q	YBIRICARIA GIBBATA 'MARTINEZ VIBURNUM'	24" x 24", FULL MATCHED	35" OC.	N. FVN. FF. WW.		M
18	Q	YBIRICARIA GIBBATA 'DWARF YAKAACHAACH'	24" x 18", FULL MATCHED	35" OC.	N. FVN. FF. WW.		L

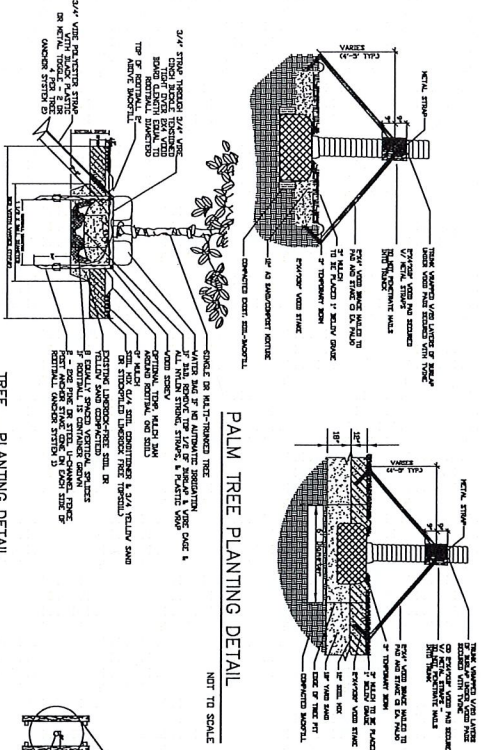
SOD PASPALUM NOTATUM 'ARGENTINE BAHIA' - TSA FREE (NEED FREE) SOD ALL 4:30 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR. SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL.

*PLANT LIST LEGEND:

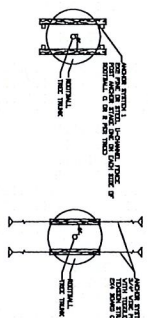
ONE - 45A OVERHEAD ELECTRIC (ACCEPTABLE PLANT LIST)



PALM TREE PLANTING DETAIL



TREE PLANTING DETAIL



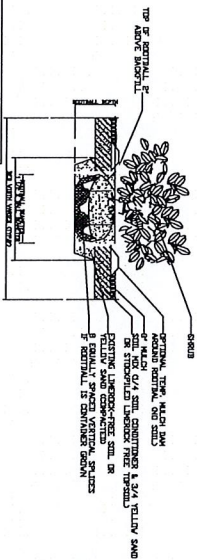
GATE CAR WASH - LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE/ AREA	GREEN AREA REQUIRED SF	GREEN AREA PROVIDED SF	TREES/POINTS REQUIRED	TREES/POINTS PROVIDED	SHRUBS REQ'D	SHRUBS PROVIDED
INTERIOR WVA	18,733 SF	1873	4761	25 POINTS	25+		
				(2 TREE PTS/150 SF)			
RIGHT OF WAY BUFFER							
NORTH	189 LF	2835	2871	12 POINTS	12+	63	63+
EAST	178 LF	2870	2780	11 POINTS	11+	59	59+
				(6 TREE PTS/100 LF)			
PERIMETER BUFFER							
WEST	182 LF	1820	2105	4 TREES	4		
SOUTH	187 LF	1870	1928	4 TREES	4		
				(1 TREE/50 LF)			
TOTAL			11068			122	127

GATE CAR WASH INSTALLED TREES

SPECIES / SIZE	DESIGNATED POINTS	QUANTITY	TOTAL POINTS	%
NATIVE TREES				
LIVE OAK - 4"	4.4	5	22.0	16
WINGED ELM - 2"	2.2	6	13.2	19
SLASH PINE - 2"	2.2	5	11.0	16
NELLIE STEVENS HOLLY - 2"	2.2	3	6.6	9
SABAL PALM - 2"	2.2	9	19.8	28
NON-NATIVE TREES				
GRAPE MIRTLE - 2"	2.0	4	8.0	12
TOTAL		32	80.6	100

SHRUB PLANTING DETAIL



GATE CARWASH LANDSCAPE REQUIREMENTS PUD ZONING

TOTAL SITE AREA	REQUIRED SHADE COVERAGE (POINTS)
1.02 ACRES (6 PFS/ACRE)	16
MINIMUM SIZE DISTRIBUTION	
20% SMALL TREES (4.3 PFS/TREE)	3.28 POINTS (1 TREE)
10% MEDIUM TREES (4.4 PFS/TREE)	1.6 POINTS (1 TREE)
10% LARGE TREES (6.5 PFS/TREE)	1.6 POINTS (1 TREE)

GATE EXPRESS CAR WASH
PLANTATION DRIVE
CLAY COUNTY, FLORIDA

JANET O. WHITMILL, R.L.A., INC.

LANDSCAPE ARCHITECTURE • PLANNING
P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7888

Janet O. Whitmill
Landscape Architect
FL 00012500

LANDSCAPE PLAN
12.02.16

REV.	DATE	DESCRIPTION
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EXHIBIT B

Clay County

Planned Commercial Development Written Description

CR 220 and Plantation Drive

February 24, 2017

Owner Contact Information: **Phoenix Development Co., Inc.**
 Attn: John F. White
 812 Gravier Street, Suite 360
 New Orleans, LA 70112
 Email jfwjunipercreek@gmail.com
 Phone (504) 524-8602

Applicant Contact Information: **Emily Pierce**
 1301 Riverplace Blvd., Suite 1500
 Jacksonville, FL 32207
 Email: EPierce@rtlaw.com
 Phone: (904) 346-5787

Parcel Identification Number: 02-05-25-008971-000-00

Existing Land Use: Commercial

Proposed Land Use: Commercial

Existing Zoning: Neighborhood Business District (BA)

Proposed Zoning: Planned Commercial Development (PCD)

Surrounding Land Use:	North -	Commercial
	South -	Rural Fringe
	East -	Commercial
	West -	Commercial

Surrounding Zoning -	North -	PCD, BA-2
	South -	PS-1
	East -	BA
	West -	BA

Existing Site Description:

Vegetation: There is a variety of existing vegetation on site. About forty percent (40%) of the site is covered by mixed scrub type vegetation. The vegetation includes a small pine over story with a dense understory of oaks, saw

palmetto, and other shrubs. The remainder of the site includes a mixture of turf with about a fifty (50) foot by fifty (50) foot area containing cat tails.

Soils: The soils onsite are classified as Ocilla and Pelham fine sands, see Soils Map attached as Exhibit

Wetlands: There are jurisdictional wetlands on the site. Any impacts will be permitted through the St. Johns River Water Management District and all applicable requirements will be met.

Drainage: The site drains to the West to what appears to be a drainage swale. A “type c” inlet at the Northwest corner of the property could be utilized as an outfall for the future onsite drainage.

Flood Zone: Subject property is in Flood Zone “X”

Acreage: Approximately one (1) acre

Existing Uses/Improvements:

The site is currently vacant.

Proposed Development:

Permitted Uses:

A self-service tunnel car wash with self-service vacuum stations (the “Car Wash”). In addition to the Car Wash, the following uses shall be permitted subject to approval of an updated site plan by the Zoning Chief, as such alternate uses shall be considered minor changes to the final site plan pursuant to Section 3-31(g) of the Clay County Land Development Code (the “Code”): i) Sale of gasoline including car wash, but without garage or repair facilities; ii) retail sales, including general merchandise, fashion, durable goods and personal services, including those permitted in BA, not subject to maximum gross leasable area; and (iv) those uses permitted by right or by conditional use in the BA zoning district.

Proposed Use:

The applicant proposes to rezone approximately one (1) acre located at the corner of County Road 220 and Plantation Drive, more particularly described in the legal description attached as Attachment “A-3” to this application (the “Property”), from BA to PCD. The proposed PCD rezoning permits the property to be developed as the proposed Car Wash. The property is currently undeveloped.

The PCD zoning district allows for “[a]ny non-residential use, including commercial” as permitted uses. Therefore, the Permitted Uses are consistent with the PCD zoning district. The Property is located within the Commercial category on the 2025 Future Land Use Map. As described by the Future Land Use Element, the Commercial land use designation

“accommodates the full range of sales, services, and office activities.” Additionally, it states that [t]he location of commercial developments shall be concentrated at major intersections” Plantation Drive and CR 220 form a major intersection appropriate for the Permitted Uses. Therefore, the Permitted Uses are consistent with Commercial land use designation.

The proposed Car Wash will contain one (1) automated drive-thru car wash and up to fifteen (15) self-service vacuuming stations (“Vacuum Station(s)”), plus one (1) handicap Vacuum Station. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”), and is incorporated into this Written Description. Although there will be up to fifteen (15) Vacuum Stations, there will be only two (2) motorized vacuums serving those stations. The “Vacuum Service Area,” as shown on the Site Plan, is located at the center of the Property and therefore will be shielded from adjacent roadways and properties. On the Property, there is also an office area with a lounge and restroom.

Development and Design Criteria: The following criteria may be amended by an updated final site plan pursuant the Permitted Uses section above.

Hours of Operation: The hours of operation for the Car Wash are planned to be from 8:00 a.m. until 8:00 p.m. The Applicant plans for the Car Wash to have three (3) employees on-site during operating hours.

Signage: Signs shall be permitted on Plantation Drive and CR 220 consistent with the Sign Regulations of Clay County, Florida. All sign types consistent with the Sign Regulations shall be permitted, including, but not limited to, permanent freestanding signs, permanent attached signs, permanent canopy signs, under-canopy signs, drive-through menu signs, and noncommercial onsite directional signage.

Parking: The Car Wash will provide at least one (1) onsite parking space per employee. This meets the requirements of Appendix A to Article VIII of the Land Development Code (the “Code”), which requires one (1) parking space per employee for car washes. Additionally, the Car Wash will provide for vehicle stacking meeting or exceeding the requirements of Appendix A for car washes. The employee parking spaces and Vacuum Stations will meet the size requirements found in Table 7 of Article VIII of the Code, as shown on the Site Plan. All other Permitted Uses shall provide parking in accordance with Article VIII of the Code or as otherwise reviewed and approved by the Zoning Chief.

Landscaping: Landscaping shall be provided as generally depicted on the Landscape Plan attached as Exhibit “G”, subject to the following:

i) Perimeter Buffers:

- a) North: approx. fifteen (15) feet.
- b) South: approx. five (5) feet. This buffer must be reduced in order to accommodate the use on the site.
- c) East: approx. fifteen (15) feet.
- d) West: approx. ten (10) feet.

ii) Interior Landscaping: Landscaping shall not be required in the Vacuum Service Area shown on the Site Plan.

iii) Planting Materials: The planting materials in the buffers along CR 220 and Plantation Drive may deviate from the Article VI requirements due to utility easements along these roads. In such an event, the deviations shall be subject to review and approval by the Zoning Chief.

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

Number Of Buildings Proposed: 1 proposed building

Building Height: Max height of 35 feet

Lighting: Prior to development of the Property, the Applicant shall submit a photometric plan to the County that meets or exceeds County standards.

Ground Coverage in Square Feet & Percent of Site:

i) Building: approx. 4,375 SF

ii) Impervious (Vehicle Use Area & Site Work): approx. 19,910 SF or 45% of the entire site

iii) Retention / Detention Pond: approx. 7,135 SF or 16% of the entire site

Utility Service:

i) Sewage Treatment: Clay County Utility Authority (“CCUA”)

ii) Water Supply: CCUA

iii) Electricity: Clay Electric

P:\116116062.01 GATE PETRO @ CR220 & COLLEGE DRIVE CAR WASH DESIGN\CURRENT\2017-02-22 CR220 Concept 5.dwg [CONCEPT] 2/22/2017 12:21:39 PM Tim O'Reilly



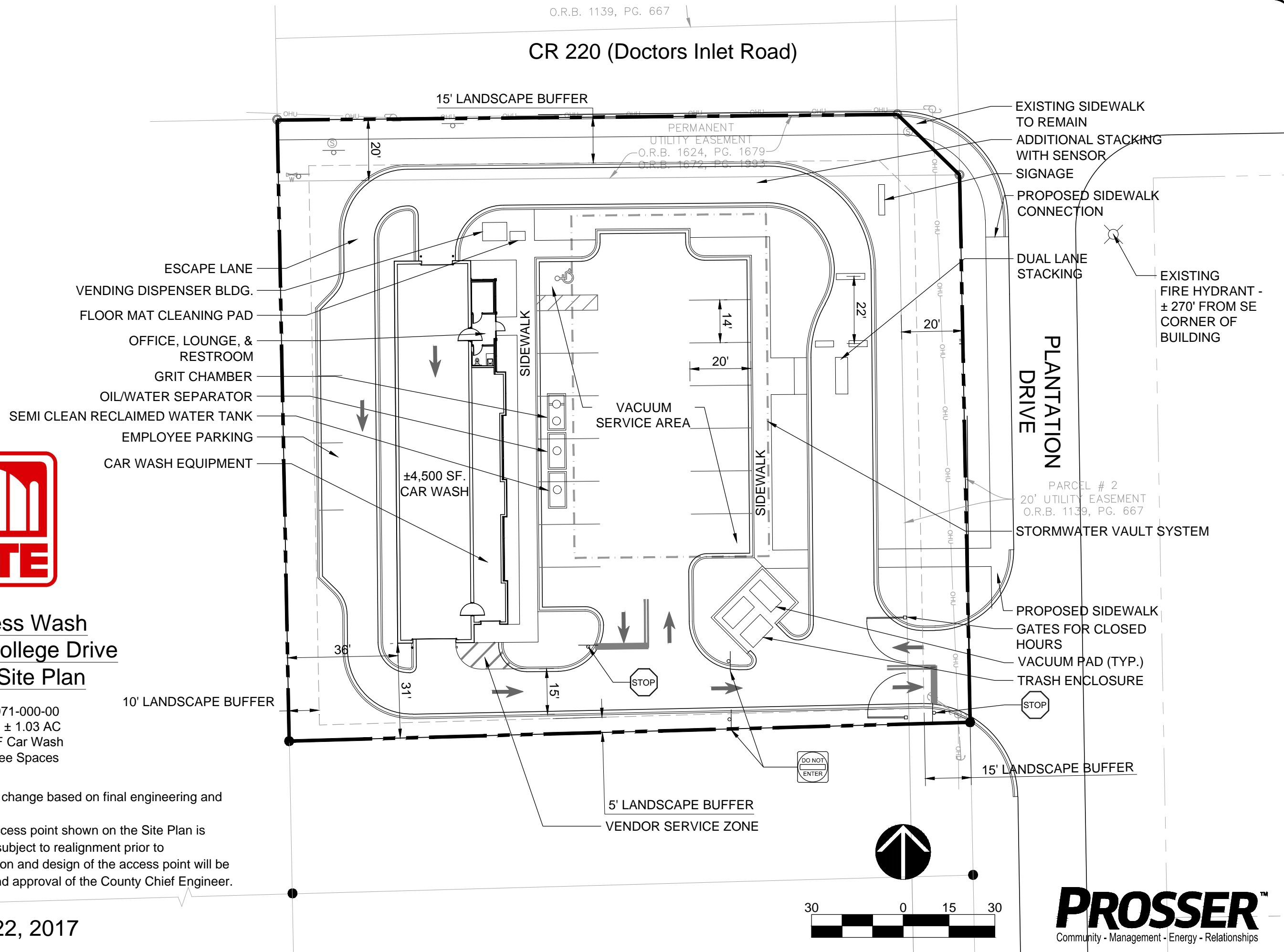
Gate Express Wash @ CR220 & College Drive Car Wash Site Plan

- PIN: 008971-000-00
- Total Site: ± 1.03 AC
- $\pm 4,500$ SF Car Wash
- 4 Employee Spaces

Note:

1. Site plan is subject to change based on final engineering and permitting.
2. The location of the access point shown on the Site Plan is schematic and may be subject to realignment prior to development. The location and design of the access point will be subject to the review and approval of the County Chief Engineer.

February 22, 2017



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Community - Management - Energy - Relationships



Clay County Division of Planning & Zoning
Staff Report and Recommendation

Application Number PUD-17-01

Owner / Agent Information

Owner / Petitioner Phoenix Development Company, Inc.
812 Gravier Street, Suite 360
New Orleans, LA 70112

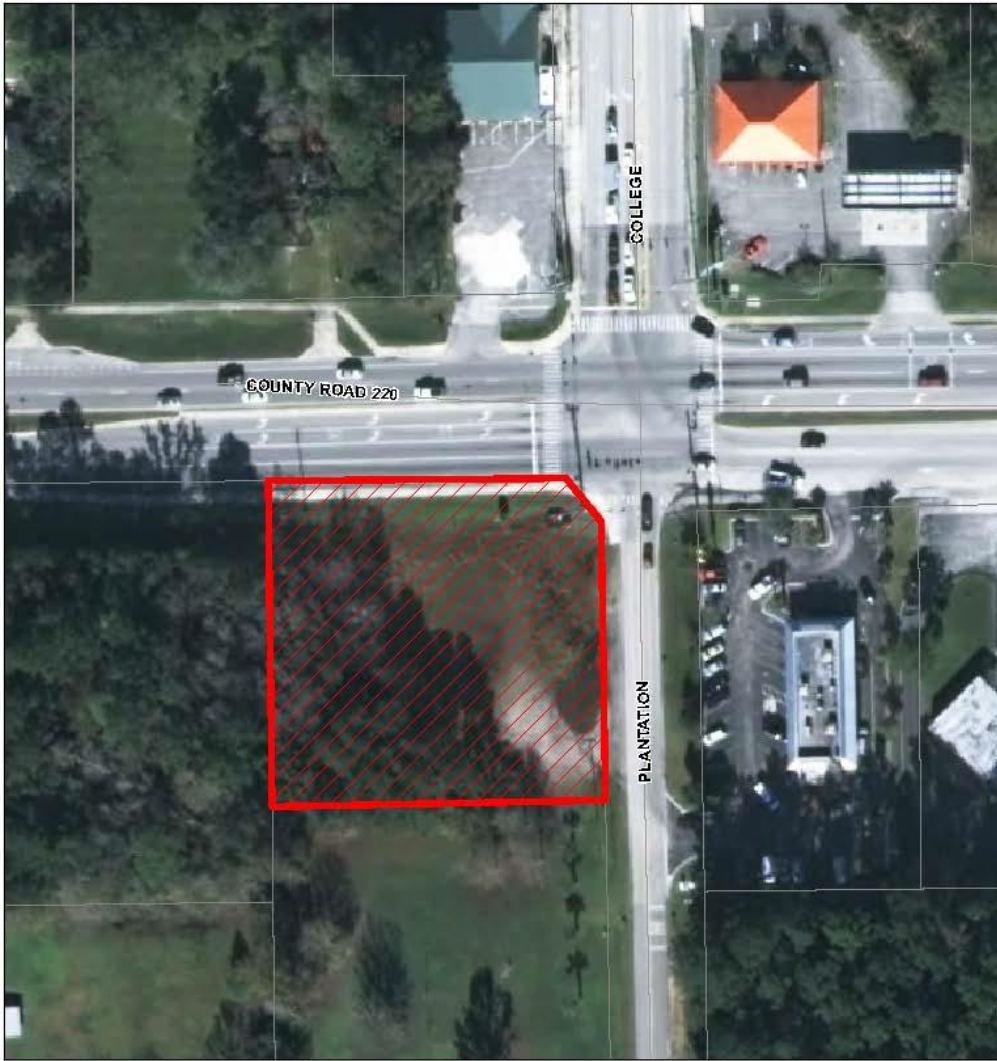
Agent: Emily Pierce

Parcel, Zoning, Land Use, and Other Information

Parcel ID #	008971-000-00
Physical Address	N/A
Planning District:	2 (Doctors Inlet / Ridgewood)
Commission District:	5 (Commissioner Hendry)
Existing Zoning District:	BA (Neighborhood Business)
Proposed Zoning District:	PCD (Planned Commercial District)
Future Land Use Category:	COM (Commercial)
Acreage:	1 +/- acres
Planning Commission Date:	March 7, 2017 @7:00 p.m.
Board of County Commissioners Date:	March 28, 2017 @ 2:00 p.m. or as soon thereafter

Surrounding Zonings and Site Photos





Legend

 Subject Site

Rezoning: PUD\PCD-2017000001
Gate Petroleum

0 50 100 200 Feet





Proposed PCD Zoning District

See the applicant's written narrative and site plan for specific uses.

Staff Report & Recommendation

The applicant is requesting a change in zoning from BA (neighborhood business) to PCD (planned commercial district) to retain the current BA entitlements and add the use of a self-serve tunnel car wash with self-service vacuum stations on approximately 1 acre. The property is located at the southwest corner of County Road 220 and Plantation Drive. The surrounding uses are as follows:

North: PCD (retail store)

South: BA & PS-1 (church)

East: BA: (McDonalds)

West: BA: (vacant commercial)

More specifically, the proposed car wash is to include one automated drive-thru and up to fifteen self-service vacuum stations plus one accessible station. The car wash will have three attendants, so the facility will also include an office, lounge and restroom. The facility will only operate between the hours of 8:00 a.m. to 8:00 p.m. Signage, landscape, parking, drainage, etc. shall comply with the Clay County Land Development Code and the maximum building height is capped at thirty-five feet consistent with the current BA zoning district. The building will be approximately 4,375 square feet with a total impervious surface of 19,910 square feet.

Staff has reviewed the application and determined that the request is consistent with the comprehensive plan and compatible with the surrounding area. Staff is not aware of any similar car wash facilities in the immediate area, therefore the proposed use would provide a service for the surrounding area not currently provided. Staff recommends approval of application PCD-17-01.

ORDINANCE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY FLORIDA, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY UNDER ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED BY ORDINANCE 93-16; FROM ITS PRESENT ZONING CLASSIFICATION OF "BA" NEIGHBORHOOD BUSINESS 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. Pursuant to the application of Phoenix Development Company, Inc., owner of the following described lands, zoning classification of "BA" Neighborhood Business District on the following described land:

See Attached Exhibit "A"

PCD-17-01 is hereby changed to "PCD" Planned Commercial Development District, subject to the conditions outlined in the Written Statement, attached as Exhibit "B".

SECTION 2. Effective Date: This Ordinance shall become effective immediately upon receipt of official acknowledgement of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

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. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

_____ day of _____, 2017 .

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CLAY COUNTY, FLORIDA

COUNTY MANAGER AND CLERK OF
THE BOARD OF COUNTY COMMISSIONERS

BY: _____
WAYNE BOLLA
ITS CHAIRMAN



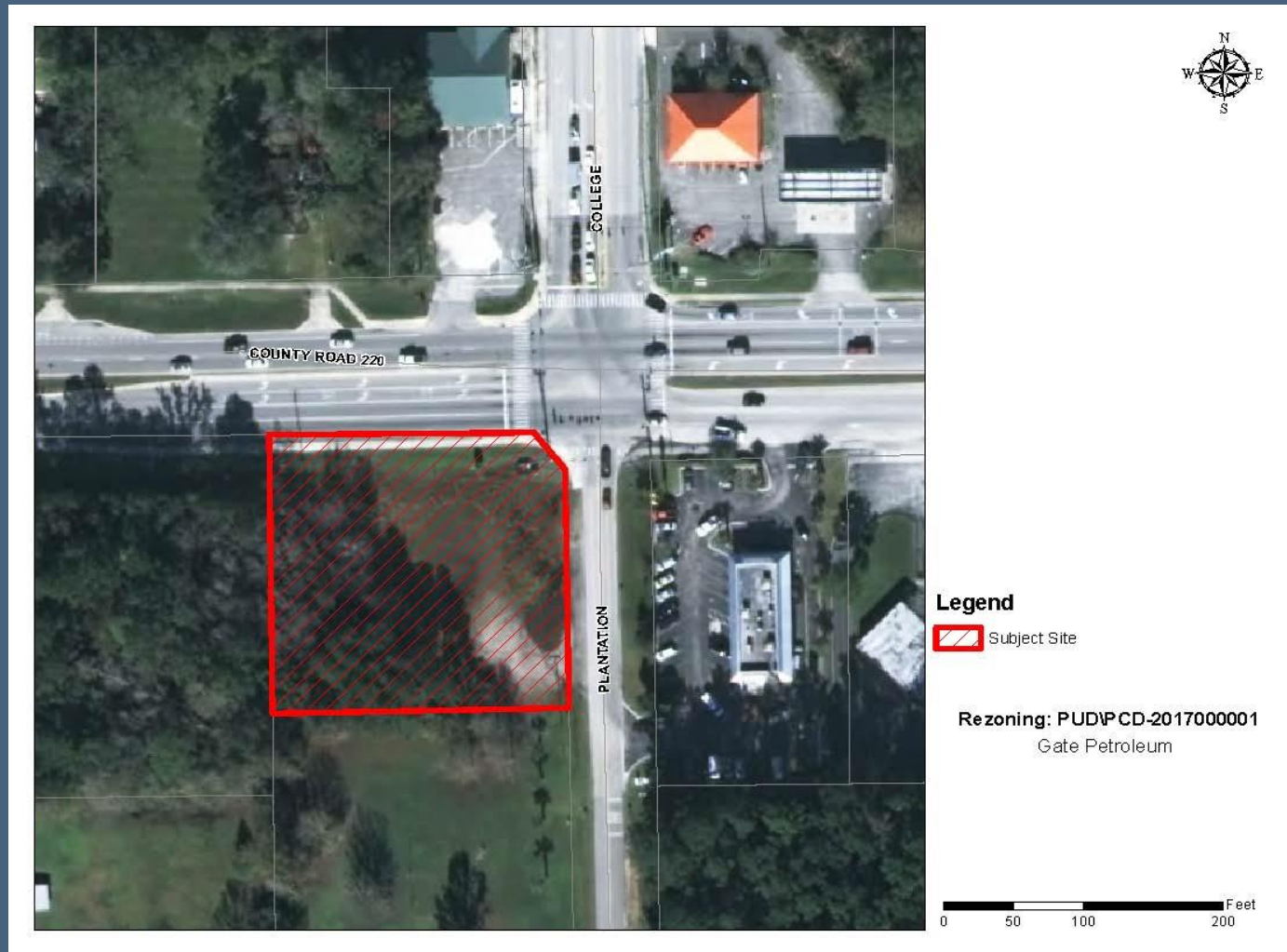
PCD-17-01

- The applicant is requesting a change in zoning from BA (neighborhood business) to PCD (planned commercial)
- The rezoning consists of 1 +/- acres and is located within the Commercial future land use category.

Surrounding Uses / Zoning Districts



Aerial / Site Photos

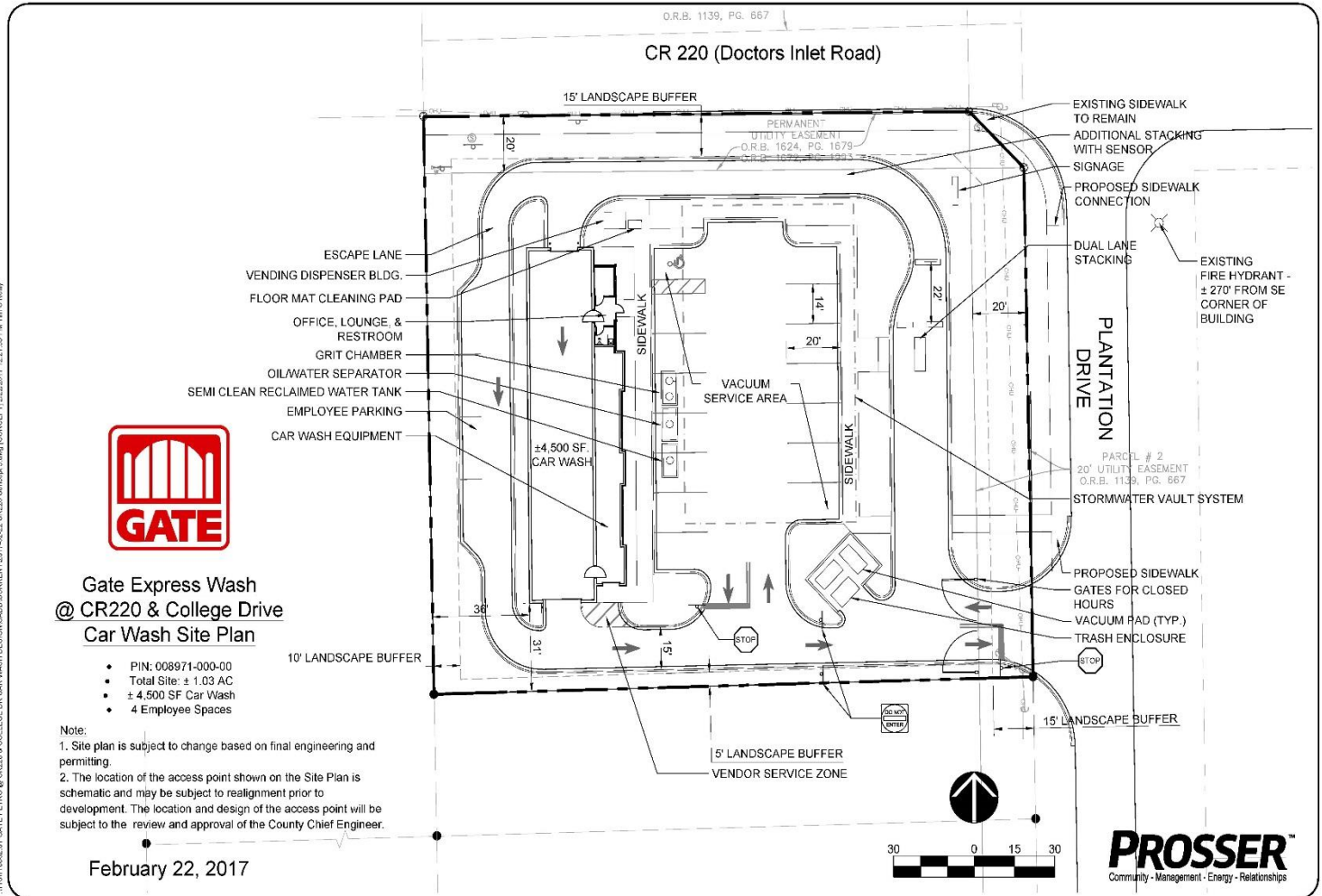




Applicant Request

- The applicant is requesting a change in zoning to develop the property as a self service car wash. The current BA zoning district permits gas stations and convenience stores but not car washes. The applicant's request is to continue to have the current BA entitlements and add the car wash use.
- If approved the development would be subject to their conceptual site plan and will have to meet the Land Development Code requirements for drainage, landscaping, public safety, etc.

Site Plan





Staff Recommendation

- Staff has reviewed the application and has determined that the change in zoning is consistent with the Comprehensive Plan and compatible with the surrounding area.
- Staff recommends approval of application PCD-17-01.

Public Comment Card

☐ First Public Comment _____

☐ Item # _____ PCD -17-01

Date: 3/7/17

Name: Emily Pierce

Address (Optional): 1301 Rimplice Blvd

City: Jax Zip: 32202

Email Address: epierce@rtlaw.com

Public Comment Card

☐ First Public Comment _____ ✓

☐ Item # ☐ 1 PCD 17-01

Date: 3/7/17

Name: Brad Davis

Address (Optional): 13901 SUTTON PARK BLVD S

City: JAX, FL Zip: 32224

Email Address: BDAVIS@PROSSERINC.COM

Date: 3/7/2017

PUBLIC COMMENT CARD

Name: VASANTI BHIDE

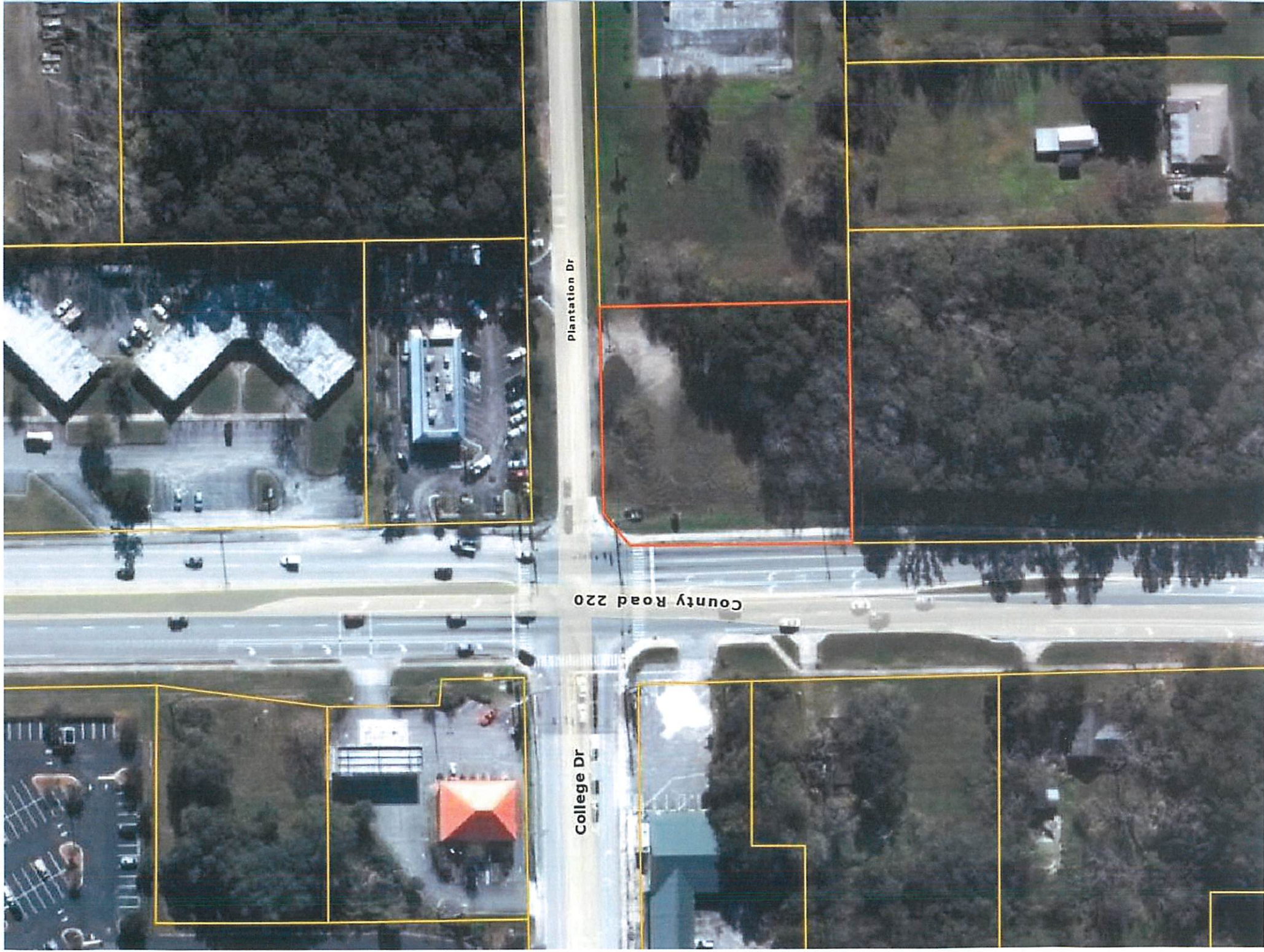
Address (Optional): 13510 MANDARIN RD

City: JAX Zip: 32223

Public Comment (Beg. of Meeting): Item #1

Public Comment (End of Meeting):







Joe A <joe.mediatown@gmail.com>

Rezoning of property at CR220 and Plantation Drive/College Drive

1 message

Tammi Tyre <reojacksonville4@gmail.com>

Thu, Mar 2, 2017 at 3:38 PM

To: 4ralph@gmail.com, joe.mediatown@gmail.com, Joseph.Anzalone@claycountygov.com,
Belinda.Johnson@claycountygov.com, gayward.hendry@claycountygov.com

Cc: Andy McDonald <Andrew.D.Mcdonald@gmail.com>, Mark Jenks <reojacksonville4@gmail.com>

Good Afternoon,

I am reaching out to everyone concerning the rezoning of the 1 acre track at the corner of CR 220 and College Drive. It is my understanding that a Car Wash named Gate Express Car Wash has requested this change.

I do have a few concerns being a family resident for over 35 years in the Tara Farms Subdivision.

1. Only one entrance and exit are both being proposed on Plantation Drive per concept 5 of Car Wash. Why not another on CR 220?

2. This intersection is the Subdivision's only exit from our neighborhood to go east/west on CR 200 or North on College Drive. The other exit/entrance is on Tara Farms, which is a Right turn only, and we end back at CR220/Plantation Dr/College Dr.

3. The McDonald's at Corner of CR220 / Plantation Drive/College Dr (which has two entrances/ exits one on CR 220 and one on Plantation Drive) has increased our traffic load at already and many peak times of day and night to the point of back ups already.

4. There is a vacant dwelling at corner of College and 220 (would this propose more traffic when someone purchases?) Currently a vacant gas station.

✓ My concern is the traffic and safety of my family and other residents in our community. I would truly appreciate your efforts into looking the concerns I have brought before you.

I would also like to say, I have been dealing with a Chad Williams, Zoning Department and he has truly been a pleasure to work with.

Have a great day,

Tammi Tyre
675 Ohara Road
Middleburg FL 32068
904-608-9576 cell

Tammi Tyre
Assistant to Mark Jenks PA
RE/MAX Specialist
12646 San Jose Blvd
Jacksonville FL 32223
904 899-1539 Direct Line

904 260-6056 Fax
904 260-4550 Office
904 813 2686 Mark Cell

reojacksonville4@gmail.com

2 attachments

 **CR 220_Plantation Drive Rezoning Written Desc. v.2 (002).pdf**
172K

 **2017-02-22 CR220 Concept 5 (2).pdf**
157K



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, March 7 7:00 PM

TO: Planning Commission

DATE: 2/16/2017

FROM: Teresa Capo

SUBJECT: Reorganization of the Planning Commission for new year.

AGENDA ITEM TYPE:



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, March 7 7:00 PM

TO: Planning Commission

DATE: 2/16/2017

FROM: Teresa Capo

SUBJECT: Presentations to outgoing Planning Commission members.

AGENDA ITEM TYPE:



Agenda Item
PLANNING COMMISSION

Clay County Administration Building
Tuesday, March 7 7:00 PM

TO: Planning Commission

DATE: 2/23/2017

FROM: Edward Lehman

SUBJECT: During the month of January and the first week of February, staff has conducted public workshops to solicit input for the Evaluation and Appraisal Report (EAR) update of the Comprehensive Plan. A total of seven workshops were held - one in each planning district. Attendance was somewhat sparse but those that attended actively participated in developing and ranking issues facing the County in the next two decades. These issues will be considered as we develop our update to the Comprehensive Plan. Attached is a list of the issues developed in rank order as determined in each of the seven meetings.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

Clay County's EAR Update of the Comprehensive Plan is due on October 1, 2017. Public participation is a critical link in updating the plan. The purpose of this update is to provide the Planning Commission with an update of the status of the EAR process and an overview of the major issues as determined by the public in our seven workshops.

Planning Requirements:

Public Hearing Required (Yes/No):

No

Hearing Type:

Initiated By:Staff

ATTACHMENTS:

Description	Type	Upload Date	File Name
Summary Memo from Staff Summary Report on	Cover Memo	2/23/2017	Planning_Commission_memo-_issues_report.pdf

- Major Backup 2/23/2017 Issues_Identified_During_First_Round_of_Community_Workshops.pdf
Issues from Material
Public
Workshops
- Staff Cover 3/10/2017 EAR_Workshop_Presentation.pdf
Presentation Memo



**Department of Economic
and Development Services**

Memorandum

To: Planning Commissioners
From: Ed Lehman, Director of Planning and Zoning
Date: March 7, 2017
Re: Results of Comprehensive Plan EAR Update Community Workshops

One of the tasks in the Evaluation and Appraisal Report (EAR) development process is to identify major issues affecting the County that should be addressed by revisions to the Comprehensive Plan. In January and February, a series of workshops were held to allow members of the community an opportunity to identify issues they felt are affecting the County as related to the general areas of transportation, jobs, environment, parks and recreation, neighborhoods and quality of life/other. One workshop was held within each of the Planning Districts.

At the March 7th Planning Commission meeting I will present to you a general overview of the issues identified by the citizens to date. A description of the process and the complete list of issues identified is attached for your reference. As you can see in the attached list, a substantial list of issues was identified by the participants who attended these meetings.

We anticipate holding three additional public workshops in late March/early April which will be centrally located in the most populated areas of Oakleaf, Lake Asbury and Fleming Island/Orange Park. At these workshops we hope to review the major issues that were developed in the previous workshops and continue to reach some consensus on those that are most important. These workshops will follow a different agenda and pattern than the seven earlier workshops, so anyone who attended one previously is encouraged to attend and provide us additional input. Information regarding those workshops will be provided to you when available so that you may encourage members of the community to attend.

In addition to the public workshops, we are also conducting an online survey which can be found at <http://www.claycountygov.com/departments/planning-/2025-comprehensive-plan/2040-comprehensive-plan-update-survey>. We hope that you will participate in the survey and encourage others as well.

Issues Identified During First Round of Community Workshops

Evaluation and Appraisal Report

Jan/Feb 2017

During January and early February, the Planning Staff held Public Workshops to identify issues of concern to the residents of the County. One workshop was held within each of the seven planning districts. A brief presentation was made to acquaint the residents with the Comprehensive Plan and the purpose for the Evaluation and Appraisal Report, 2040 population projections and the current land use distribution by planning district. Residents were asked to share their ideas as to what the county needs moving toward 2040 in six general areas: Transportation, Jobs, Parks and Recreation, Environment, Neighborhoods and Quality of Life/Other. Each resident was then given the opportunity to, using six dots, vote on the issues they felt were most important. While attendance was light, a significant number of issues were identified. Based on the 207 votes cast, issues relating to Jobs, Transportation, Parks and Recreation and Neighborhoods are of highest concern to the residents attending the public workshops.

The following are the issues identified by the residents, presented in the order of the scheduled meetings. Those issues identified in **bold** were identified as issues by the attendees in the discussion and then received votes during the ranking stage. Planning districts are listed in parenthesis after the issue for context.

Jobs

There was much concern expressed about the need to expand the employment base in Clay County to attract business and to maintain employment within the County. In particular, the need for clean industry higher paying jobs was an underlying theme. Attendees believed that there is a dearth of employment opportunities in particular for young professionals and the County will continue to be a bedroom community to Jacksonville until a more expansive employment base is established. There were some in the meetings who mentioned that the County should be positioned now for logistics businesses to establish around the First Coast Outer Beltway, and there needs to be some sort of catalyst to stimulate economic employment as an employment center around which other businesses would be located. In addition, there were areas in the southern part of the County that expressed concern about the lack of hotel space, with the lack of hotel rooms limiting the ability to attract weekend visitors and event attendees. In addition, the need to preserve our agriculture base in the County also was mentioned a number of times.

Jobs Issues in Rank Order:

- **Need manufacturing (high tech opportunities)** (FI)
- **Need job opportunities for young adults** (KH)
- **New business / clean industry opportunities** (KH)
- **Need higher paying jobs for professionals** (FI)
- **Need more manufacturing / industrial jobs** (M/CH)
- **SIS (Strategic Intermodal System) Facility needed for job creation** (PF/LA)
- **Need hotels / motels** (KH)
- **Keep agriculture industry active – provide incentives** (PF/LA)

- **A catalyst is needed for an employment center to be developed (GCS)**
- **Need small business retention (KH)**
- **Need to reduce the number of people leaving the county for work – need jobs (FI)**
- **Need a logistics company along the First Coast Beltway (M/CH)**
- **Encourage priority hiring of local companies and citizens (M/CH)**
- **With a predicted 100,000 population increase, what employment will be available and will there be an appropriate mix of higher wage and workforce employment opportunities (GCS)**
- **Technology/Productivity (GCS)**
- **Logistics may be an industry opportunity with the First Coast Expressway completion in the future (GCS)**
- **More professional jobs (DI/R)**
- **Would like to see the redevelopment of the Johns Mandrell Plant in Green Cove Springs (M/CH)**

Parks & Recreation

Attendees expressed the concern that there were inadequate park facilities to serve some of the population centers in the County. Lake Asbury was identified as an area that was underserved by soccer and other athletic fields. In addition, attendees in the Orange Park Planning District expressed the belief that the County should do more to help improve the Orange Park Athletic Association in the Town (it must be stated that the opinions were those of Orange Park residents). There was also support expressed for a better system of greenways and trails in the County. Lastly, water access in the form of increased canoe/kayak launch points and fishing locations were identified as a need.

Parks & Recreation Issues in Rank Order:

- **Need soccer and other athletic fields (PF/LA)**
- **Need fishing locations – access to water (FI)**
- **Would like Clay County to support the Town of Orange Park's recreation facilities which are heavily used by Unincorporated County residents in particular the Orange Park Athletic Association Complex (OP)**
- **Restrooms and other improvements are needed at the Orange Park Athletic Association Complex (OP)**
- **Need to set aside land for parks and recreation (DI/R)**
- **Need places for kids to go / activities (KH)**
- **Need to connect greenways with trails in conservation areas (FI)**
- **Need bicycle trails (FI)**
- **Need more Community Parks – less Pocket or Neighborhood Parks (PF/LA)**
- **Need a Regional Athletic Center (PF/LA)**
- **Need to build the 40 acre park for team sports (land from Fleming Island Plantation DRI) (FI)**
- **Need facilities for team sports (baseball, lacrosse) (FI)**
- **Need canoe/kayak launch (FI)**
- **Need lit fields/courts for night time entertainment for kids and working adults (County run – not an Association) (M/CH)**
- **Need public access to shooting range (M/CH)**
- **Lack of parks and recreation facilities in the Doctors Lake Road area (OP)**

- Lack of parks and recreation facilities in general (OP)
- Athletics are fragmented; centers are needed (GCS)
- Ball fields needed near Fairgrounds (GCS)
- More allocation of bed tax money to fund events (KH)
- Need more recreational opportunities for older residents (M/CH)
- Need more boat landings (M/CH)
- Happy about the addition of campgrounds to the Fairgrounds (M/CH)

Transportation

There were concerns on the conditions of several roadways in Clay County. In particular, attendees voiced concern about the existing conditions of U.S. 17 and Doctor's Lake Road. A commonly repeated comment also was the need for additional bike lanes on many facilities in the County. There also was a consensus that increased transportation funding, such as impact fees or tax-increment financing, should be considered by the County in addressing the future travel needs as the population continues to increase. Attendees also provide input that alternative roads are necessary to relieve congested roadways such as U.S. 17 and S.R. 21. In addition, there were several attendees who supported increased funding and exposure for the transit system offered by Clay Transit.

Transportation Issues in Rank Order

- **Highway 17 needs repair of potholes and ruts in southbound lanes between Village Square Parkway and the Black Creek Bridge (FI)**
- **Doctors Lake Road needs resurfacing (OP)**
- **New development should pay for their impacts to roads and other services (fire) through impact fees. (OP)**
- **Would like TIF financing implemented (GCS)**
- **Bike lanes needed (one example, Henley Road) (PF/LA)**
- **Access to Interstate (First Coast Expressway) needed (PF/LA)**
- **Need to improve (concrete) medians on Highway 17 with landscaping (similar to in Orange Park) (FI)**
- **Better syncing of traffic signal at Wells Road and Highway 17 (FI)**
- **Lack of stacking space on East West Parkway at CR 220 and by Fresh Market (FI)**
- **Need more roads to offer relief from Blanding traffic (M/CH)**
- **Impact Fees – how structured and where does the money go (GCS)**
- **Dashed line roads in the Lake Asbury Master Plan area should get credit toward impact fees (GCS)**
- **Would like a Corridor Plan for US 17 south of Fleming Island (GCS)**
- **Public/Private Partnerships should be considered (GCS)**
- **Improvements needed on CR 209 from Sandridge Road to US 17 (DI/R)**
- **Impact fees needed – current residents should not have to pay for the impacts of new development (DI/R)**
- **Bike lanes/paths needed (DI/R)**
- **Expand SR 21 before housing development occurs (KH)**
- **Need more advertisement for transit (FI)**

- **Deteriorating roads (Doctors Lake Road for example) seen as discouragement to new business** (FI)
- **Would like the extension of Long Bay Road** (M/CH)
- **Need more funding and additional routes for Clay Transit** (M/CH)
- Fair Share trigger is unpredictable (GCS)
- Improvements needed on CR 220 from Knight Boxx Road to CR 739 (DI/R)
- Widen CR 214 South (KH)
- Concerned about how the central and southern portions of the county will be accessed in the future given the Highway 17 and SR 21 traffic (FI)
- Would like better coordination of Clay County's Transit with Jacksonville Transportation Authority (OP)
- Need more bike lanes (M/CH)
- Need a bike lane on Henley Road (M/CH)

Neighborhoods

Attendees expressed the concern that there were too many empty buildings that should be refurbished and renovated instead of allowing for new construction. In addition, the attendees expressed the concern with the amount of residential neighborhoods that were being approved without the commitment for necessary infrastructure improvements, with many new neighborhoods with houses too close together and limited tree plantings. Concerns were raised that the County should slow down in the number of residential permits that were being issued until there was a recognized funding source identified to allow for necessary infrastructure (particularly roads) to get constructed. In addition, some attendees supported the need for more density choices, so that rural Clay County retained its rural nature with low densities, large lots, and agriculture, with urban densities concentrated in areas that are already experiencing growth.

Neighborhoods Issues in Rank Order

- **Need to refurbish empty (commercial) buildings to prevent blight** (FI)
- **Houses are too close together – need more trees** (FI)
- **No more residential until infrastructure catches up** (DI/R)
- **Incomplete construction – finish before starting new construction** (FI)
- **Would like density choices** (PF/LA)
- **Need tiny house standards** (KH)
- **Need more multi-purpose sidewalks / paths on both sides of roads** (M/CH)
- **Think streets need better lighting** (M/CH)
- **A need exists for Workforce neighborhoods** (GCS)
- **A need exists for active Senior Communities (similar to World Golf Village's Cascades)** (GCS)
- **Quality Workforce Housing** (PF/LA)
- **Need aesthetic and structural quality standards for rental property** (KH)
- **Need better connectivity of sidewalks / paths** (M/CH)
- A need exists for Generational Communities (GCS)
- Would like higher density communities that retain the Clay County character ("country feel") (GCS)

- Areas should be identified for higher density development (GCS)
- Village Centers – developments with vertical mixed use can be successful ventures in certain locations but are regarded as high risk (GCS)
- Too much low density development (PF/LA)
- Residents living in recreational vehicles and other unauthorized housing structures (KH)
- Need more affordable housing (condos, townhouses) (M/CH)

Environment

The main issues identified for the environment centered upon the protection of water quality, including protection of springs and the aquifer. As expected, an important issue discussed at the meeting in the Keystone Heights Planning District was the impact of drawdown from the many lakes in the Keystone area, which have seen water levels rapidly lower of the past decades. Attendees also expressed support for the continued maintenance of greenways and parks, recognizing their importance in maintaining the quality of life for Clay County citizens.

Environment Issues in Rank Order

- **Spring Protection / Water Quality Protection** (PF/LA)
- **Negative impacts from draw down of lakes** (KH)
- **Continue to maintain greenways and parks** (FI)
- **Concerned with water quality** (KH)
- **Consider the health impacts of development through a Health Impact Assessment review** (M/CH)
- **Maintain the pristine condition of Bayard Conservation Area** (M/CH)
- **Aquifer Protection** (PF/LA)
- Would like better public access to conservation area lands (GCS)
- Protect the river (DI/R)
- Public access to the river needed (DI/R)
- Concerned about water quality during neighboring construction in the Lake Asbury Planning District (DI/R)
- Concerned about runoff affecting the water quality of Lake Asbury (DI/R)
- Stop target practice and poaching on Lake Geneva (KH)
- Stop 4-wheeling around Lake Geneva (KH)
- Need to preserve farmland (FI)
- Think an Environmental Scan of the County (for Health related issues) should be done (M/CH)

Quality of Life/Other Issues

Quality of Life (aka Other Issues) was the sixth category of issues, with the intent being that any issue that did not fit into a category above would still be listed under this catch-all category. However, as can be seen in the list below, there were some issues brought up that are similar to an issue in the other five categories. As stated above under Jobs, the attendees thought that young people were relocating to areas outside of Clay County due to limited job opportunities. There was also the statement that there were not enough nightlife/entertainment options for young adults, which also has the potential to drive

them to other areas of Northeast Florida. In addition, another idea expressed above but also stated in this section was the need to maintain the rural character of existing rurals.

Quality of Life/Other Issues in Rank Order

- **Need more nightlife/entertainment options (ex: Top Golf, Rebounderz, Autobahn etc.) (FI)**
- **Maintain the rural character of existing rural areas (DI/R)**
- **Ecotourism (PF/LA)**
- **Need to offer incentives to re-use vacant (commercial) buildings (FI)**
- **Need more fire stations (M/CH)**
- **Would like a prison/work camp/juvenile center in the County (M/CH)**
- **Supporting resources needed to create a sense of community (GCS)**
- **Library System is underfunded (PF/LA)**
- **Need better code enforcement (KH)**
- **Need more options for family entertainment (FI)**
- **Would like to see a Welcome Wagon that provides new residents with community information (M/CH)**
- Higher Education opportunities needed (GCS)
- Give consideration to return on investment for development (example opportunities that ball fields or other developments would bring) (GCS)
- Would like Hotels (PF/LA)
- Feel rural part of county is ignored (KH)
- Have had positive experience interacting with sheriff and fire department (KH)
- Would like more Charter Schools (M/CH)
- Would like more Assisted Living Facilities (M/CH)
- Think there should be better promotion of Alert Clay County (M/CH)
- Would like the County to evaluate and determine if there are Food Deserts (M/CH)
- Would like more Farmer's Markets (M/CH)

(OP) Orange Park Planning District

(GCS) Green Cove Springs Planning District

(PF/LA) Penney Farms / Lake Asbury Planning District

(DI/R) Doctors Inlet / Ridgewood Planning District

(KH) Keystone Heights Planning District

(FI) Fleming Island Planning District

(M/CH) Middleburg / Clay Hill Planning District

2040: Building Our Future

Clay County Comprehensive Plan

Evaluation and Appraisal Report

2017



Comprehensive Plan

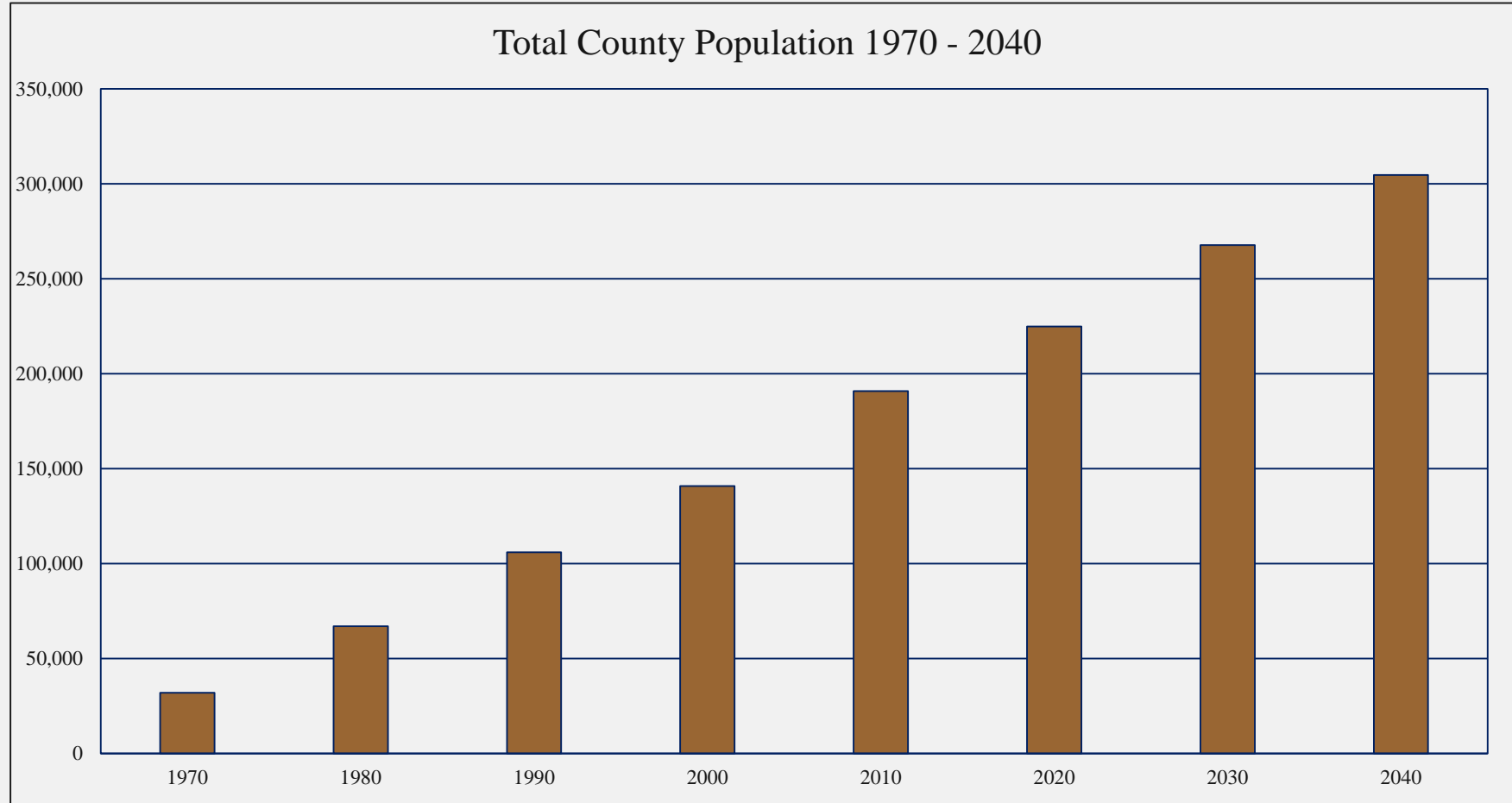
- A series of goals, objectives and policies intended to guide the preservation, growth and provision of services for the future
- Formal review every 7 years resulting in Evaluation and Appraisal Report (EAR) which addresses:
 - Changes in Florida Statutes
 - How well the Plan is working
 - Major Issues for the Future
- Process will be completed and transmitted to the State by October 1, 2017

Comprehensive Plan

The Comprehensive Plan contains 13 Elements:

- Future Land Use
- Housing
- Community Facilities
- Conservation
- Intergovernmental Coordination
- Capital Improvements
- Transportation
- Recreation and Open Space
- Historical
- Economic Development
- Public School Facilities
- Branan Field Master Plan
- Lake Asbury Master Plan

Population



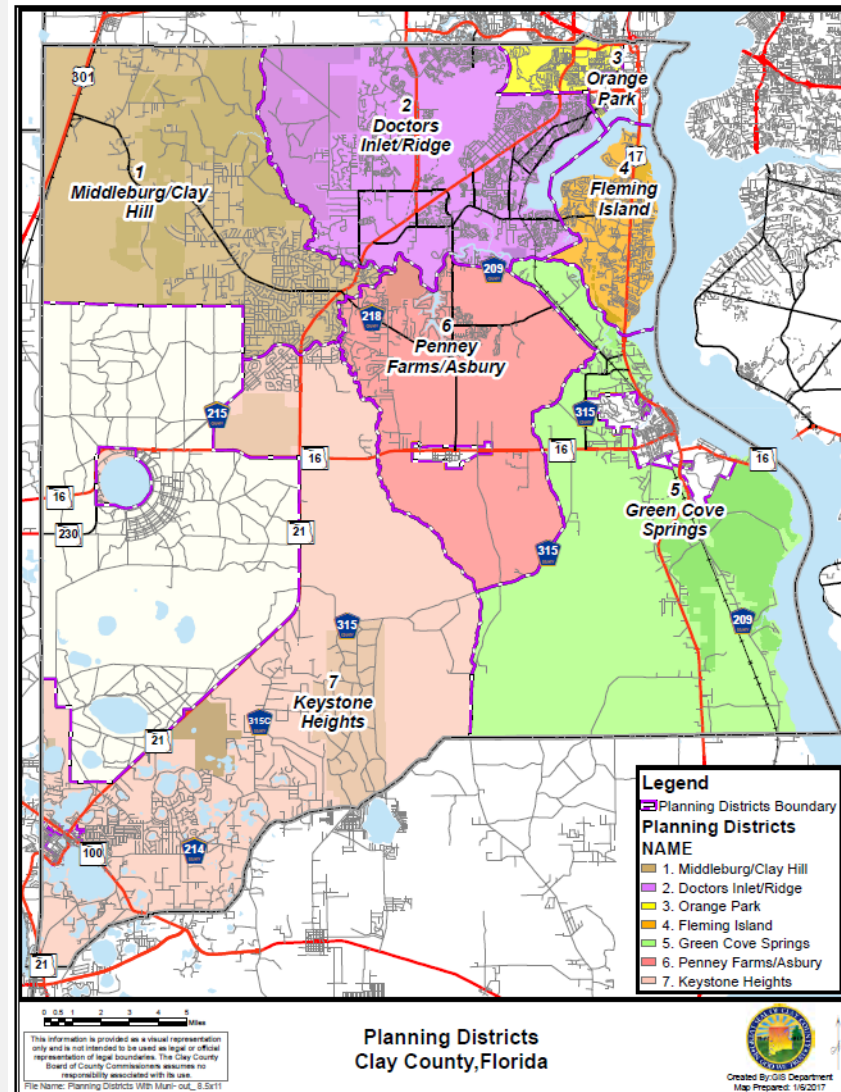
1970: 32,059

2016: 205,321

2040: 304,669

Source: Clay County and Office of Economic and Demographic Research

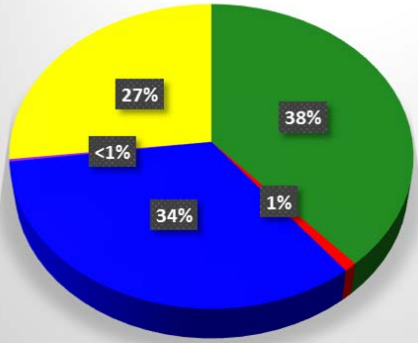
Planning Districts



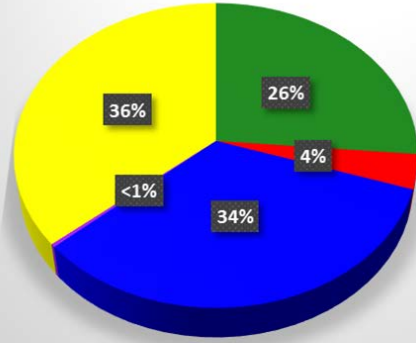
Planning District Population - Subject to Change

Year	Middleburg / Clay Hill	Doctors Inlet / Ridgewood	Orange Park	Fleming Island	Green Cove Springs	Penney Farms / Lake Asbury	Keystone Heights	Total
2010	18,888	73,900	16,657	27,126	7,410	13,434	16,031	173,446
2015	19,277	81,231	16,663	27,866	7,639	14,579	16,357	183,611
2020	18,863	86,243	16,502	27,644	12,462	28,591	16,402	206,707
2025	18,449	90,536	16,341	27,421	17,045	42,363	16,447	228,603
2030	18,610	97,202	16,439	27,822	20,317	51,829	16,564	248,783
2035	18,159	102,738	16,525	27,823	23,797	61,791	16,837	267,671
2040	18,070	108,273	15,928	26,819	27,220	71,501	17,061	284,872

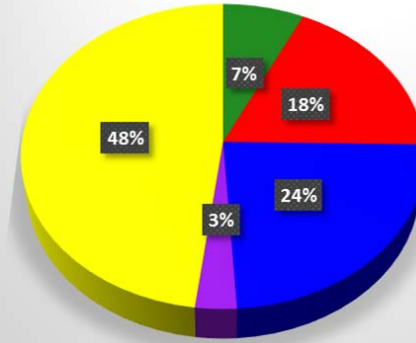
Planning District Land Use Distribution



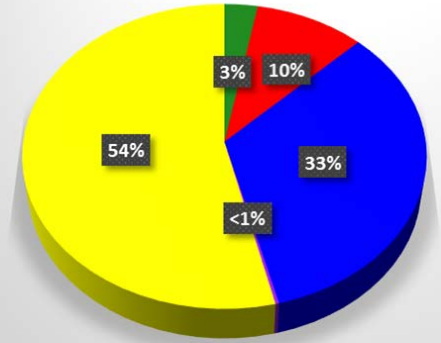
Middleburg/Clay Hill



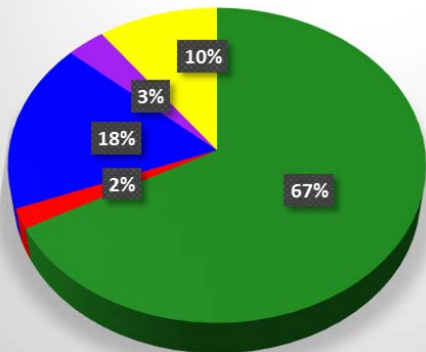
Doctors Inlet/Ridgewood



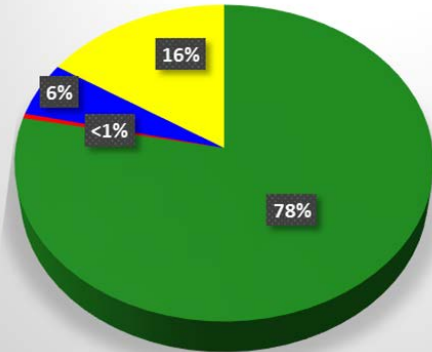
Orange Park



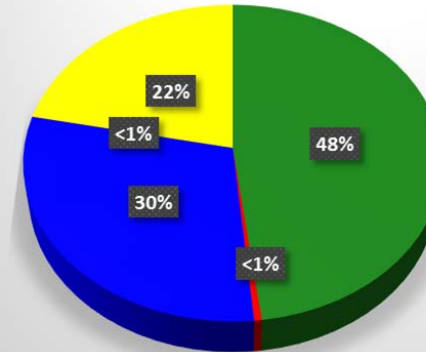
Fleming Island



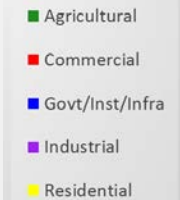
Green Cove Springs



Penney Farms / Lake Asbury



Keystone Heights



Online Survey



2040 Comprehensive Plan Update Survey

Another way you can help.....please take our survey on the Planning website:

<http://www.claycountygov.com/departments/planning-/2025-comprehensive-plan/2040-comprehensive-plan-update-survey>

Issue #1- Jobs

Top 3 issues identified

- Need manufacturing (high tech opportunities)
- Need job opportunities for young adults
- New business/clean industry opportunities

Issue #2- Parks & Recreation

Top 3 issues identified

- Need soccer and other athletic fields
- Need fishing locations – access to water
- Would like Clay County to support the Town of Orange Park's recreations facilities

Issue #3- Transportation

Top 3 issues identified

- Highway 17 needs repair of potholes and ruts
- Doctors Lake Road needs resurfacing
- New development should pay for their impacts to roads and other services through impact fees

Issue #4- Neighborhoods

Top 3 issues identified

- Need to refurbish empty commercial buildings to prevent blight
- Houses are too close together – need more trees
- No more residential until infrastructure catches up

Issue #5- Environment

Top 3 issues identified

- Spring protection/Water Quality protection
- Negative impacts from draw down of lakes
- Continue to maintain greenways and parks

Issue #6- Quality of Life

Top 3 issues identified

- Need more nightlife/entertainment options
- Maintain the rural character of existing rural areas
- Ecotourism