



## PLANNING COMMISSION MEETING MINUTES

December 3, 2024

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

Vice-Chairman Pete Davis led the Pledge of Allegiance.

### Call to Order

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

**Absent:** Camp Blanding Representative Sam Tozer

**Staff Present:** County Attorney Courtney Grimm  
Assistant County Attorney Jamie Hovda  
Assistant County Manager Chereese Stewart  
Director of Planning and Zoning Beth Carson  
Zoning Chief Jenni Bryla  
Chief Planner Dodie Selig  
Economic Services Coordinator Kellie Henry

Chairman Mary Bridgman called the meeting to order at 5:01 pm.

Chairman Mary Bridgman introduced the Board members, recognized several staff members, and thanked CCSO - Deputy Leonard and Deputy Lane for providing security.

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

Planning Commission Meeting Minutes November 5, 2024.

Commissioner Bo Norton made a motion for approval of the November 5, 2024, Planning Commission meeting minutes, seconded by Commissioner Bill Garrison, which carried 8-0.

## **Public Comment**

Chairman Mary Bridgman opened the floor for public comment at 5:05 pm.

Hearing no comments, Chairman Mary Bridgman closed public comment at 5:06 pm.

## **Public Hearings**

1. Public Hearing to Consider ZON 24-0035, Proposal Addressing Replacement Policy (M. Brown)

Text amendment to Article III, Section 3-11, Non-conforming Uses, Lot and Structures of the Land Development Code.

*Item 1 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/December 3, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/December%203,%202024), beginning at 8:33 and ending at 18:42. Below is a summary of the discussion and the vote for this agenda item.*

**Before commencing the public hearings, all those who wished to speak were sworn in.**

Beth Carson, Director of Zoning and Planning, presented a PowerPoint presentation to provide details and information regarding the public hearing to consider ZON-24-0035, which is a county-initiated text amendment to Article III, Section 3-11, Non-conforming Uses, Lot and Structures of the Land Development Code. See Attachment A.

There were questions and discussions regarding building permits, buildable and non-conforming lots, and replacing smaller structures with larger ones.

Chairman Mary Bridgman opened the floor for the public hearing at 5:18 pm.

Hearing no comments, Chairman Mary Bridgman closed the public hearing at 5:18 pm.

Commissioner Michael Bourré made a motion for approval, seconded by Commissioner Joe Anzalone. After further discussion by the Commission, the motion carried 7-0.

2. Public Hearing to Consider PUD 24-0006. (District 1, Comm. Sgromolo) (J. Bryla)  
The item was continued from the November 5th Planning Commission Meeting.

This application is a Rezoning to change 62.64 acres from Agricultural Residential District (AR) to Planned Unit Development District (PUD).

*Item 2 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/December 3, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/December%203,%202024), beginning at 18:45 and ending at 2:32:28. Below is a summary of the discussion and the vote for this*

*agenda item.*

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider PUD-24-0006, an application for rezoning to change 62.64 acres from Agricultural Residential District (AR) to Planned Unit Development District (PUD). See Attachment B.

There were questions and discussions regarding the planned improvements, timeline, traffic improvements, surrounding parcel density, and consideration from the school board.

Frank Miller, 1 Independent Drive, Jacksonville, Florida, speaking on behalf of the developer, Alex Moldovan, Maronda Homes, addressed the Commission to provide more details and information regarding the requested change and intent for development.

Chairman Mary Bridgman opened the floor for the public hearing at 5:43 pm.

Patti Watson, 422 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Troy Patton, 1964 Cattle Gap Lane, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Mike Williamson, 110 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Michael Diaz, 4635 Kangaroo Street, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Matthew Cunningham, 1856 Cross Greenway, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Jenny Hertel, 2110 Blue Heron Cove Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Andrew Cuevas, 2141 Blue Heron Cove Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Margo Cuevas, 2141 Blue Heron Cove Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Jan Sikes, 1918 Suwannee River Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

John Stangle, 1856 Indian River Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Steve Grant, 76 Old Hard Road, Fleming Island, Florida, addressed the Commission

in opposition to the requested change.

Emily Pate, 1982 Cattle Gap Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

John Bagby, 71 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Mike Burns, 72 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Jackie Welch, 1868 Suwannee River Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Gil Hicks, 1945 Little River Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Sheri Chase, 83 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Andrew Grimm, 124 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Angela Mallory, 2121 Blue Heron Cove Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

William Clay Leak, 170 Canova Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Suzy Broadhurst, 1996 Cattle Gap Lane, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Riley Roprogge, 188 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Jake Fuchs, 1925 Salt Creek Drive, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Govinda Poor, 15 Old Hard Road, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Diane Soho, 2120 Flintlock Court, Green Cove Springs, Florida, addressed the Commission to discuss the intent for the property.

Cam Arensdorf, 1889 CR220, Fleming Island, Florida, addressed the Commission in opposition to the requested change.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 6:55 pm.

Mr. Miller requested that the property owner address the Commission to complete her statement, and then he and Mr. Moldovan responded to concerns mentioned in the public hearing.

The Commission continued comments, questions, and discussions to address concerns mentioned in the public hearing and with the application.

Following all discussions, Commissioner Ralph Puckhaber made a motion for denial, seconded by Commissioner Bo Norton, which carried 7-0.

**Chairman Mary Bridgman called at recess at 7:33 pm and reconvened at 7:43 pm.**

3. Public Hearing to consider COMP 24-0024 and ZON 24-0032. (District 4, Comm Condon) (J. Bryla)
  - A. COMP 24-0025  
This application is a FLUM Amendment to change 0.05 acres from Commercial (COM) to Rural Residential (RR).
  - B. ZON 24-0032  
This application is a Rezoning to change from Commercial and Professional Office District (BA-2) to Agricultural Residential District (AR).

*Item 3 and 4 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning Commission/December 3, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Planning%20Commission/December%203,%202024), beginning at 2:33:07 and ending at 3:25:06. Below is a summary of the discussion and the vote for the agenda items.*

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation to provide details and information for the public hearing to consider COMP-24-0024 - ZON-24-0032 - ZON-24-0031. See Attachment C.

- **COMP-24-0024**: FLUM Amendment to change 0.05 acres from Commercial (COM) to Rural Residential (RR).
- **ZON-24-0032**: The rezoning to change from Commercial and Professional Office District (BA-2) to Agricultural Residential District (AR)
- **ZON-24-0031**: the rezoning to change 2.23 acres from Commercial and Professional Office District (BA-2) to Community Business District (BB-2).

Susan Fraser of SLF Consulting and Agent for the applicant addressed the Commission to provide details and information for the requested changes and provided information to the Commission to reference during the discussion. See Attachment D.

Chairman Mary Bridgman opened the floor for the public hearing at 8:01 pm.

Hearing no comments, Chairman Mary Bridgman closed the public hearing at 8:01 pm.

There were questions and discussions regarding staff recommendations and land use.

Commissioner Ralph Puckhaber made a motion for approval COMP-24-0024, seconded by Commissioner Joe Anzalone, which carried 7-0.

Commissioner Ralph Puckhaber made a motion for approval ZON-24-0032, seconded by Commissioner Joe Anzalone, which carried 7-0.

Ms. Fraser continued with the presentation, providing details and information to consider ZON-24-0031. See Attachment C.

There were questions and discussions regarding permitted uses, intended use for the parcel, current status of the property, placement of the advertising signage, and BA1 vs. BA2.

Chairman Mary Bridgman opened the floor for the public hearing at 8:32 pm.

Kristine Plecki, 5680 Long Branch Road, Clay Hill (Jacksonville), Florida, addressed the Commission in favor of the requested change.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 8:34 pm.

Commissioner Bill Garrison made a motion for approval of ZON-24-0031, seconded by Commissioner Ralph Puckhaber. Following more discussion by the Commission, the motion carried 7-0.

4. Public Hearing to consider ZON 24-0031. (District 4, Comm. Condon) ( J. Bryla)  
This application is a rezoning to change 2.23 acres from Commercial and Professional Office District (BA-2) to Community Business District (BB-2).

All discussions and vote for item 4 were done in item 3.

5. Public Hearing to consider COMP 24-0026 and PUD 24-0008. (District 4, Comm. Condon) (D. Selig)

A. COMP 24-0026

This application is a FLUM Amendment to change 7.77 acres from Rural Residential (RR) to Industrial Park (IP).

B. PUD 24-0008

This application is a Rezoning to change from Country Estates District (AR-1) to Planned Industrial Development District (PID).

*Item 5 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning Commission/December 3, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning%20Commission/December%203,%202024), beginning at 3:25:11 and ending at 4:00:13. Below is a summary of the discussion and the vote for this agenda item.*

Dodie Selig, Senior Planner, presented a PowerPoint presentation to provide details and information for the public hearing to consider Comp-24-0026 and PUD-24-0008.

See Attachment E.

- **COMP-24-0026:** FLUM Amendment to change 7.77 acres from Rural Residential (RR) to Industrial Park (IP).
- **PUD-24-0008:** Rezoning to change from Country Estates District (AR-1) to Planned Industrial Development District (PID).

Janis Fleet, Fleet Architects and Planners and Agent for the applicant, addressed the Commission to provide more details and information regarding the requested change.

Chairman Mary Bridgman opened the floor for the public hearing at 8:48 pm.

Kristine Plecki, 5680 Long Branch Road, Clay Hill (Jacksonville), Florida, addressed the Commission in favor of the requested change.

Becca Mark, 2692 North Periwinkle Avenue, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Jessica Green, 3087 Blanding Boulevard, Middleburg, Florida, addressed the Commission in opposition to the requested change.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 8:56 pm.

Ms. Fleet and Mr. O'Neill (owner) responded to concerns mentioned in the public hearing.

There were questions and discussions regarding lighting, uses, water and sewage, permitted commercial uses, and building height.

Commissioner Ralph Puckhaber made a motion for approval of COMP-24-0026, seconded by Commissioner Michael Bourré, following additional discussion; the motion carried 4-3, with Commissioners Bo Norton, Joe Anzalone, and Vice-Chairman Pete Davis in opposition.

Commissioner Ralph Puckhaber made a motion for approval of PUD-24-0008 with the building height maximum of 24 feet, seconded by Commissioner Michael Bourré, which carried 4-3, with Commissioners Bo Norton, Joe Anzalone, and Vice-Chairman Pete Davis in opposition.

6. Public Hearing to consider Transmittal of COMP 24-0025. (District 5, Comm. Burke) (D. Selig)

This application is a proposed text amendment to the 2040 Comprehensive Plan. The application would make changes to LA FLU Policy 1.4.1 and LA FLU Policy 1.4.10 with respect to the Lake Asbury Interchange Village Center land use category.

*Item 6 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning Commission/December 3, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning%20Commission/December%203,%202024), beginning at 4:00:18 and ending at 4:24:35. Below is a summary of the discussion and the vote for this*

*agenda item.*

Dodie Selig, Senior Planner, presented a PowerPoint presentation to provide details and information for the public hearing to consider the transmittal of COMP-24-0025, a proposed text amendment to the 2040 Comprehensive Plan. The application would make changes to LA FLU Policy 1.4.1 and LA FLU Policy 1.4.10 with respect to the Lake Asbury Interchange Village Center land use category. See Attachment F.

There were questions and discussions regarding the residential percentage - 10% and the park - 10%, staff recommendations, and clarification regarding the table change.

Susan Fraser, of SLF Consulting and Agent for the applicant, addressed the Commission to provide more details and information for the requested changes.

Chairman Mary Bridgman opened the floor for the public hearing at 9:24 pm.

Gary Schiff, 3272 Crocus Lane, Green Cove Springs, Florida, addressed the Commission in opposition to adding more residential and agreed with adding more commercial and creating more green space.

Hearing no other comments, Chairman Mary Bridgman closed the public hearing at 9:27 pm.

Ms. Fraser addressed the Commission to respond to concerns mentioned during the public hearing.

Following more discussions by the Commission, Commissioner Ralph Puckhaber made a motion for approval of staff recommendation amending the percentages. After addition discussion, Commissioner Puckhaber withdrew his motion to get clarification on the percentages requested.

Following all discussions, Commissioner Ralph Puckhaber made a motion for approval of the staff report without modification, seconded by Commissioner Michael Bourré, which carried 7-0.

### **Presentations**

There were no presentations.

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

*Old/New Business can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning Commission/December 3, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Planning%20Commission/December%203,%202024), beginning at 4:25:18 and ending at 4:32:56. Below is a summary of the discussion.*

The Commission spoke about attending the training, information received from that



training, ex parte communication, and addressing a time limit for the applicants.

**Public Comment**

Chairman Mary Bridgman opened the floor for public comment at 9:44 pm.

Hearing no comments, Chairman Mary Bridgman closed public comment at 9:44 pm.

**Adjournment**

Chairman Mary Bridgman stated the next Planning Commission meeting is scheduled for January 7, 2025, and with no further business, adjourned the meeting at 9:44 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk

**Attachment**

**“A”**

**ZON-24-0035**



# PLANNING COMMISSION

ZON-24-0035

Code Change LDC

December 3, 2024



# APPLICATION INFORMATION

Applicant: Clay County Department of Economic and Development Services

Request: Amendment to Section 3-11, Non-conforming Uses, Lot and Structures to allow for the replacement of permitted single family homes, mobile homes and accessory structures on non-conforming lots.

# BACKGROUND

On April 13, 2010 the Board of County Commissioners adopted the following policy:

It shall be the policy of the Board of County Commissioners that any single-family home, accessory structure or mobile home that has been constructed or placed on a site based on upon the issuance of a valid building permit by Clay County, shall be allowed to replace that single family home, accessory structure or mobile home with a structure of the same type which does not expand the footprint of the replaced structure.

This policy was never codified in the LDC but has provided direction to staff for situations where lot or parcel is unbuildable due to non-conformity but there exists a permitted residential dwelling or accessory structure on the parcel.

# DISCUSSION

The Board policy permits the replacement of structures with a valid building permit which are located on a non-conforming lot or parcel as long as the new structure does not exceed the footprint of the existing structure.

These situations arise when a land owner splits a parcel and the resulting parcel, which contains a permitted structure, does not meet the minimum lot size set forth in the corresponding zoning district. There are also examples where the existing residential structure does not meet the minimum livable space required for the zoning district.

Staff is proposing to revise the Board policy and adopt the following as Subsection 3-11(l) into the Land Development Code.

Parcels created prior to January 14, 2025, on which a single-family home, mobile home or accessory structure has been constructed or placed on the site based upon the issuance of a valid building permit by Clay County, shall be allowed to replace that single family home, mobile home or accessory structure consistent with the minimum setbacks, percentage lot coverage, and minimum living area of the zoning district in which the parcel is located.



# DISCUSSION

## The proposed amendment

- Would remove the restriction on size for new structure
- require replacement structure to meet the requirements of the applicable zoning district
- Apply to parcels created prior to adoption date of the new Code section

# RECOMMENDATION

Staff recommends the BCC rescind the policy adopted on April 13, 2010, and adopt the following new Subsection 3-11(l) into the Land Development Code:

Parcels created prior to January 14, 2025, on which a single-family home, mobile home or accessory structure has been constructed or placed on the site based upon the issuance of a valid building permit by Clay County, shall be allowed to replace that single family home, mobile home or accessory structure consistent with the minimum setbacks, percentage lot coverage, and minimum living area of the zoning district in which the parcel is located.



# QUESTIONS

**Attachment**  
**“B”**  
**PUD-24-0006**

Rezoning Application:

PUD 24 -0006

Planning Commission  
December 3, 2024

Board of County Commissioners  
December 10, 2024



## Application Information

Applicant: Frank Miller

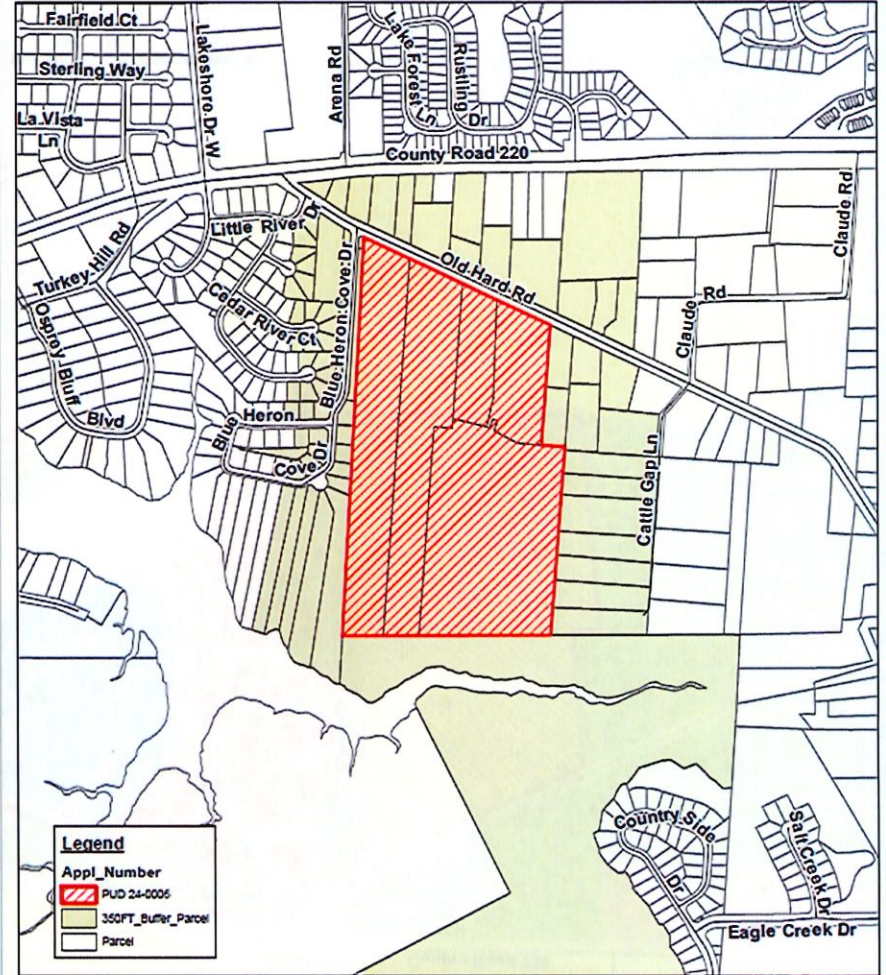
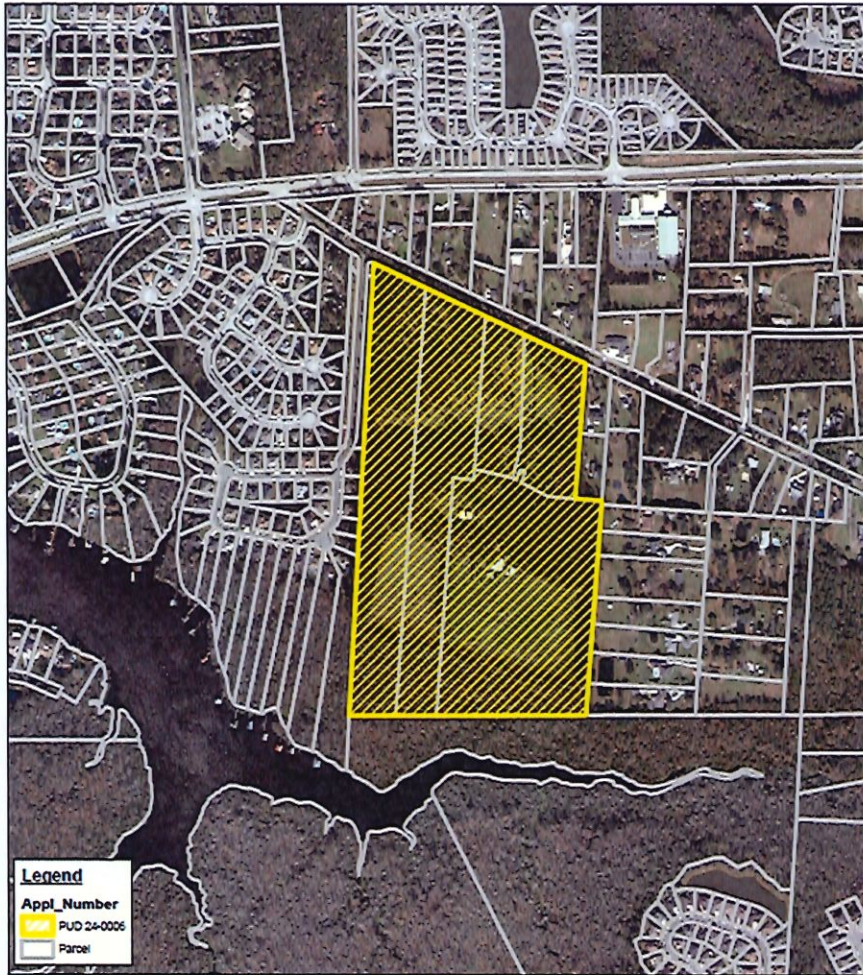
Location: The subject parcel is located on the south side of Old Hard Road, just east of Blue Heron Cove Drive and west of Cattle Gap Lane.

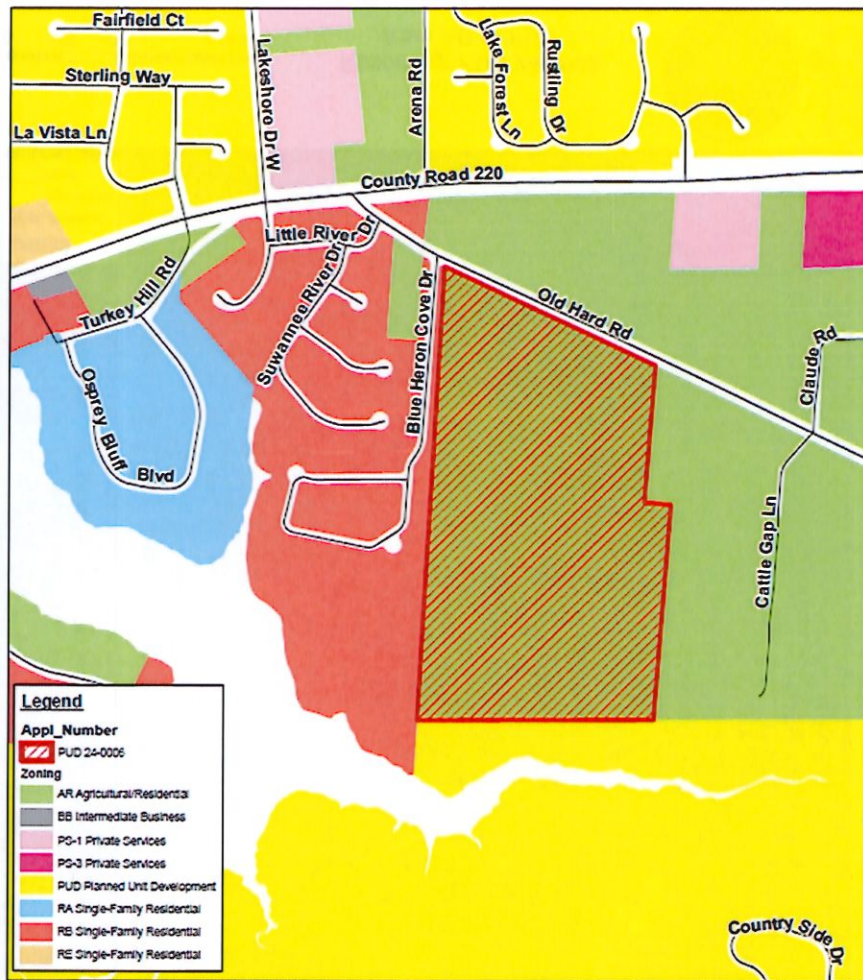
Commission

District: 1, Commissioner Sgromolo

Parcels: 5 parcels equaling 62.64 +/- acres

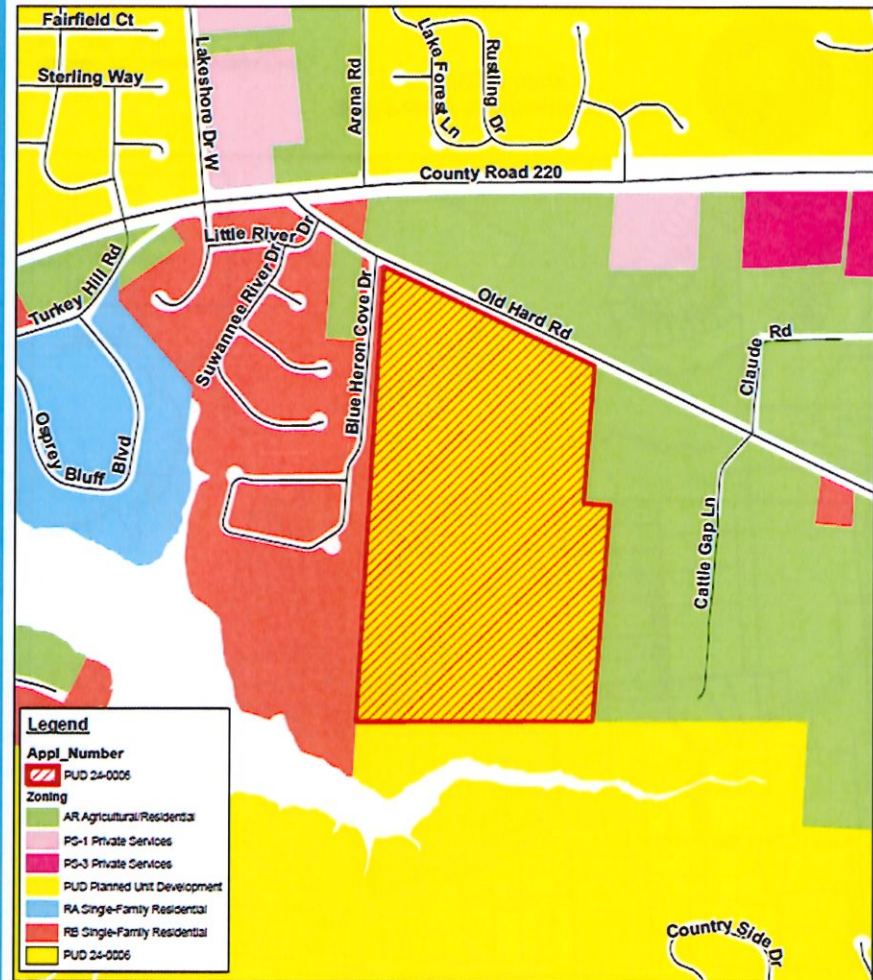
- PUD 24-0006 would change the zoning from AR (Agricultural/Residential) to PUD (Planned Unit Development) allowing less than 3 units per net acre or 156 units.





0 295 590 1,180 Feet

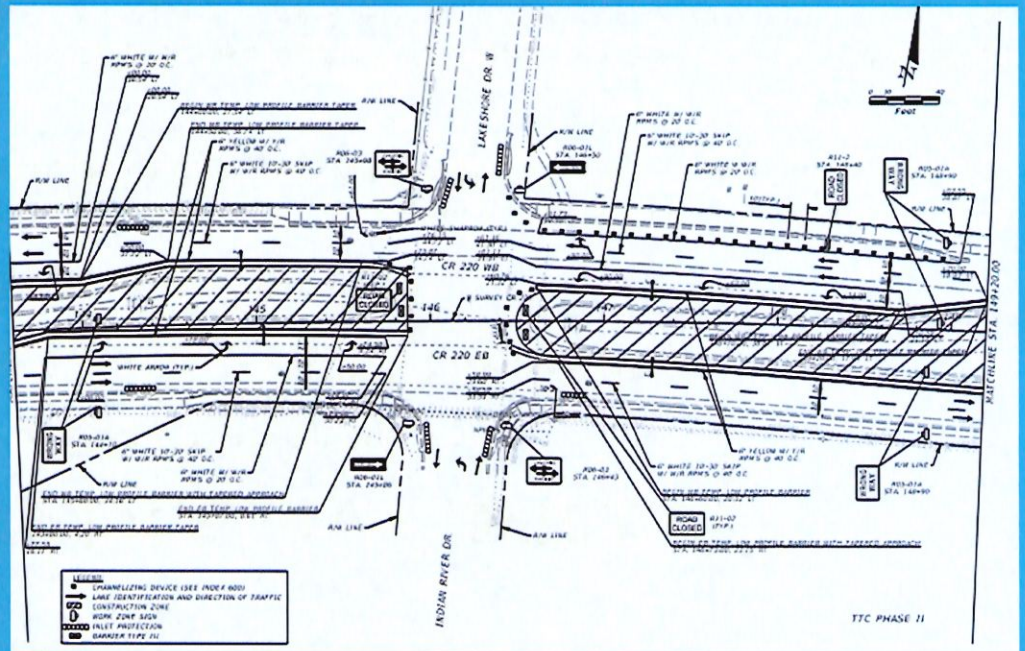
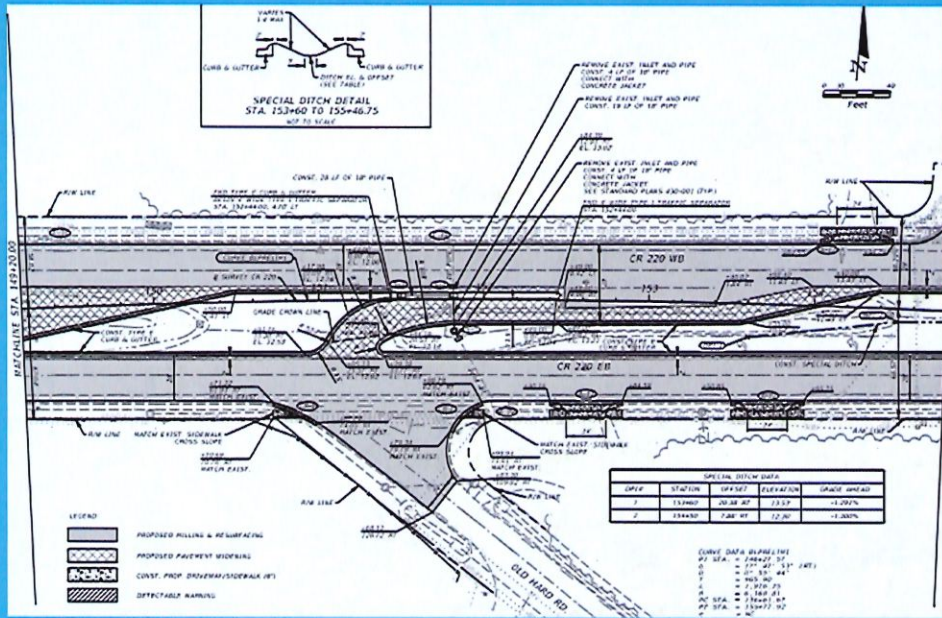
**Existing Zoning**  
**Rezoning: PUD 24-0006**  
**from AR to PUD**



0 295 590 1,180 Feet

**Proposed Zoning**  
**Rezoning: PUD 24-0006**  
**from AR to PUD**





Transportation  
Improvements being  
implemented

## ZON changes proposed for 62.64+/- acre parcel

Proposing 1 + single family units.

Proposes implementation of the units via a PUD mechanism

### **PUD's require per code Sec. 3-33**

- Permitted uses and structures, permitted accessory uses and structures, minimum lot requirements (width/area) maximum lot coverage by all buildings and structures, required setbacks, building heights and any limitations to permitted uses.
- A description of specifically how the proposed Planned Unit Development differs from the usual application of the Land Development Code, including but not limited to, parking standards, landscaping standards, recreational standards, sign regulations and any other design standards.
- A description of how the development of the proposed PUD is compatible with existing neighborhoods and area surrounding the proposed PUD.
- A description of how the PUD will accomplish a more desirable development/environment than would be possible through the strict application of the minimum requirements of the County Zoning Regulations



## Project Description

Applicant is considering 156 unit subdivision for a density of less than 3 units per net acre.

## Recommendations

### PUD 24-0006

Staff finds that the criteria for a PUD Zoning district were met in the application and therefore Staff recommends approval of the request for PUD 24-0006

**Attachment**

**“C”**

**COMP-24-0024**

**ZON-24-0032**

**ZON-24-0031**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 24-0024

Rezoning Applications:

ZON 24-0032

ZON 24-0031

Planning Commission  
December 3, 2024







# Application Information

Applicant: Susan Fraser (SLF Consulting Inc..)

Location: 5400 County Road 218

Planning District: Middleburg-Clay Hill  
Clay Hill Overlay District

Commission District: 4 Commissioner Condon

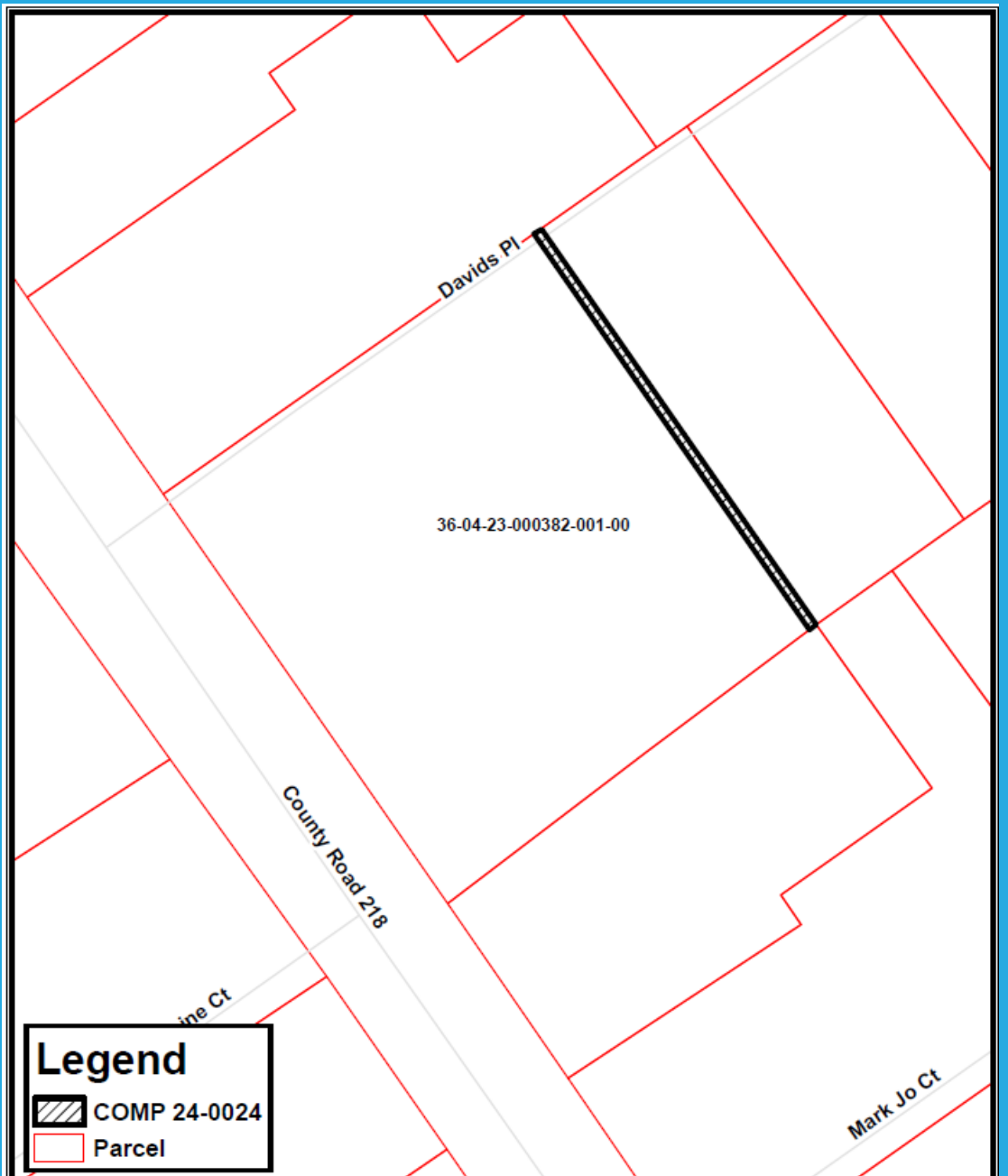
Parcel: a 3.23+/- acre parcel

- COMP 24-0024 would change the Future Land Use (FLU) designation from COM (Commercial) to RR (Rural Residential) on 0.05 acres.
- ZON 24-0032 would change the zoning from BA-2 (Commercial & Professional Office District) to AR (Agricultural Residential) on 0.05+/-acres.





**Legend**

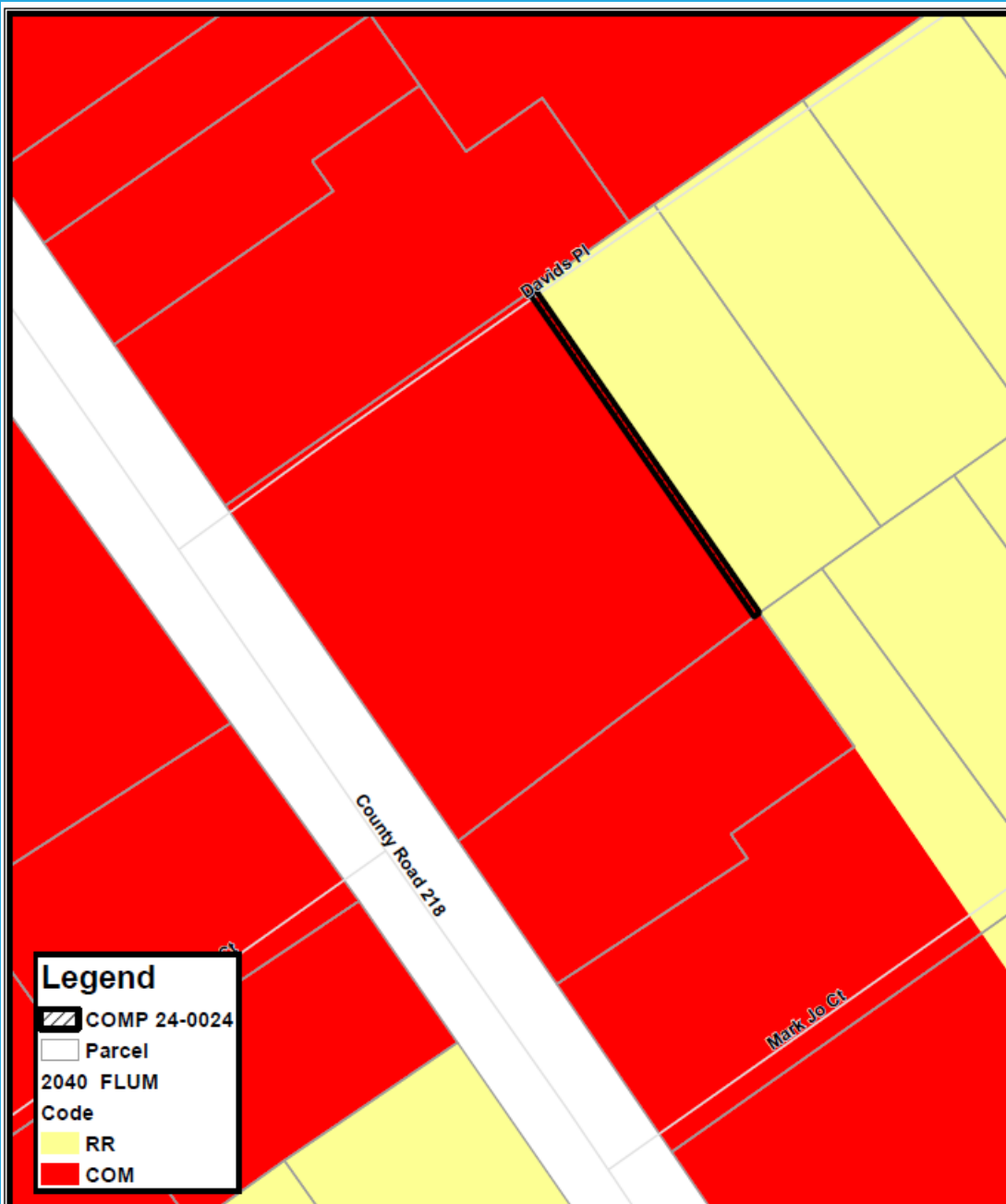
 COMP 24-0024 Parcel




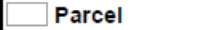
**Legend**

 COMP 24-0024



 Parcel

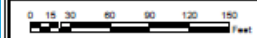


**Legend**

-  COMP 24-0024
-  Parcel

**2040 FLUM Code**

-  RR
-  COM



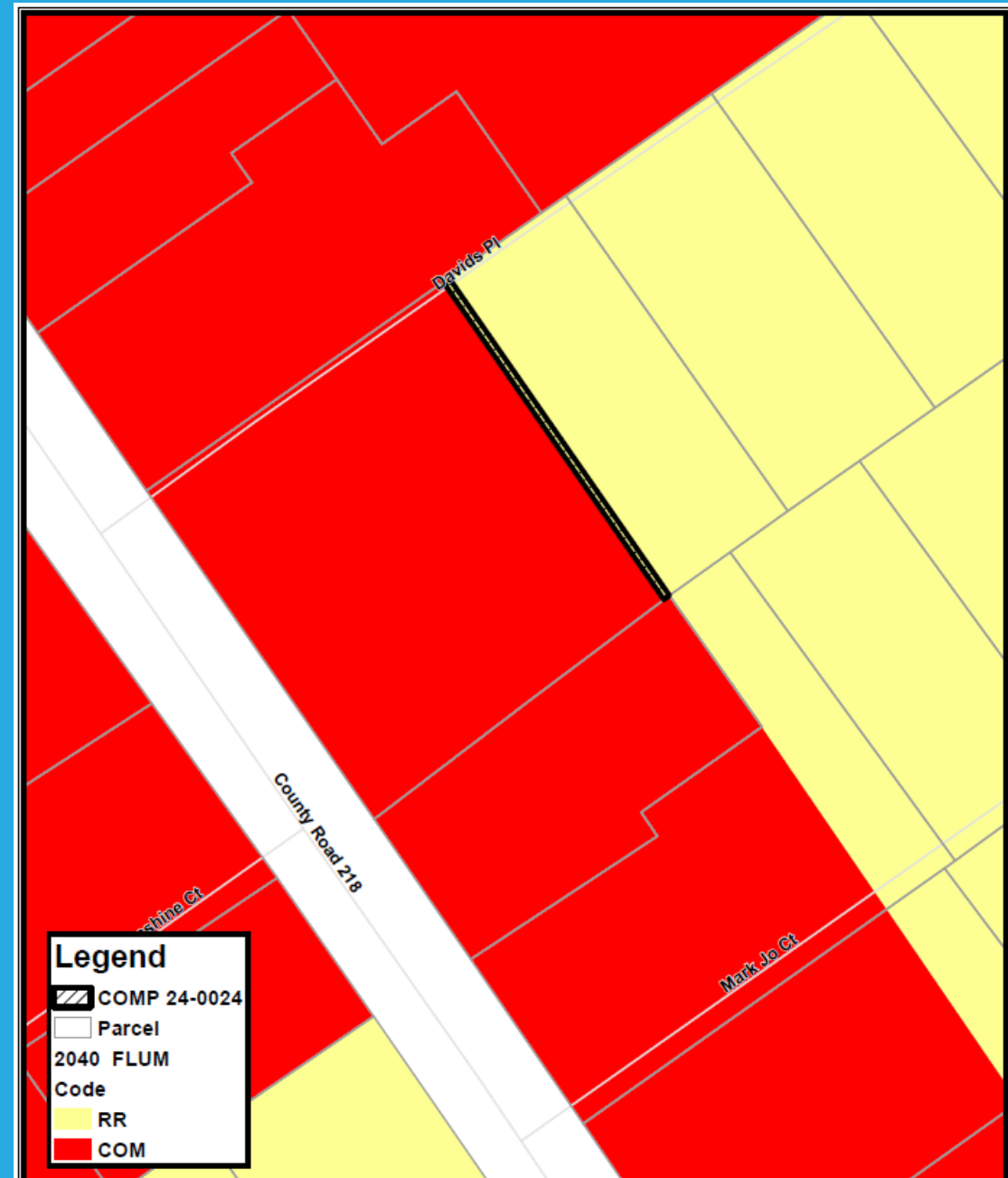
Application#: COMP 24-0024  
 Proposed Land Use: RR  
 Current Land Use: COM  
 Number of Acres: .05  
 Date: 10/04/2024

Existing Land Use Designation Map


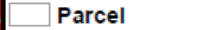


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 Map Prepared: 10/4/2024



File Name: COMP 24-0024\_Existing Land Use\_8\_Sr11

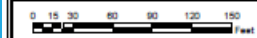


**Legend**

-  COMP 24-0024
-  Parcel

**2040 FLUM Code**

-  RR
-  COM



Application#: COMP 24-0024  
 Proposed Land Use: RR  
 Current Land Use: COM  
 Number of Acres: .05  
 Date: 10/04/2024

Proposed Land Use Designation Map

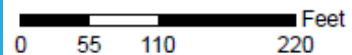


Created By: GIS Department  
 Map Prepared: 10/4/2024

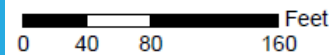
File Name: COMP 24-0024\_Proposed Land Use\_8\_Sr11



Existing Zoning  
Proposed Rezoning: ZON 24-0032  
From BA-2 to AR



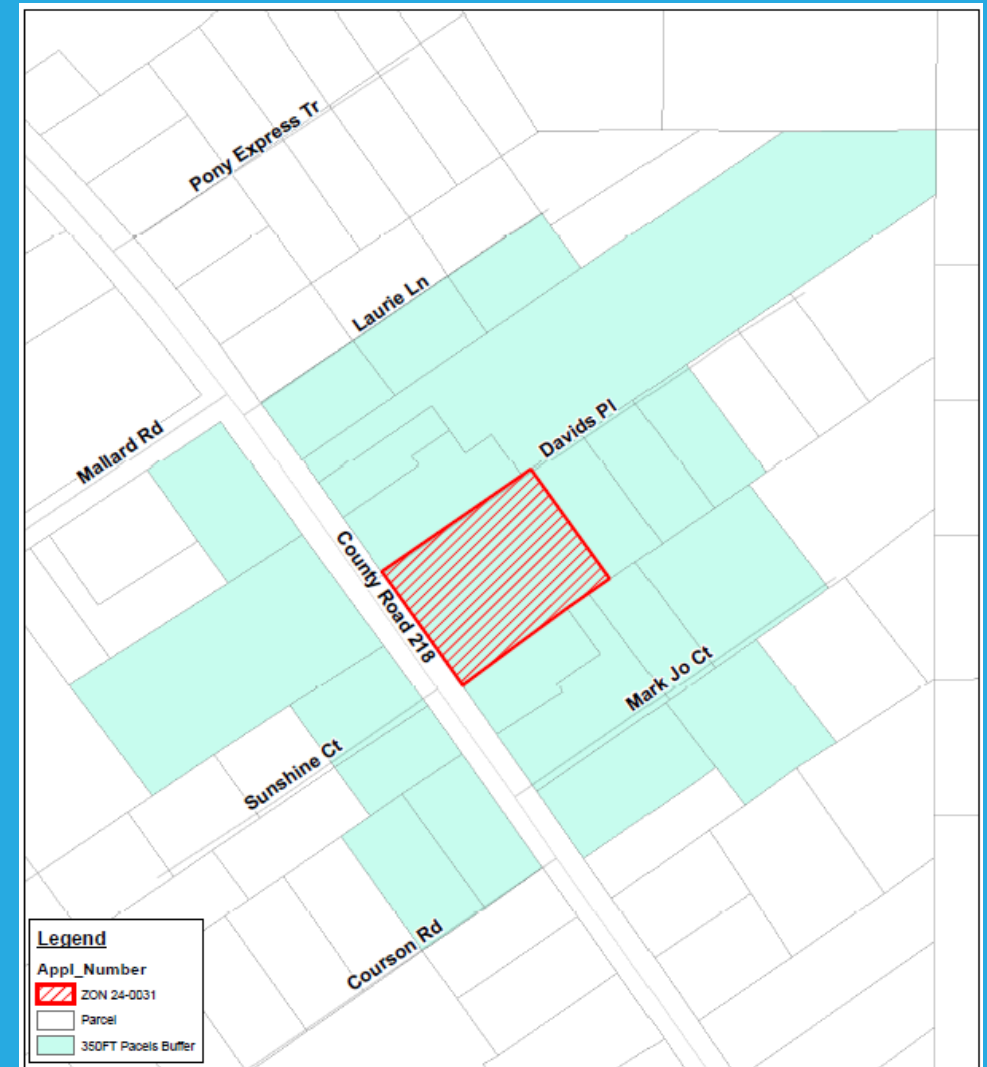
Proposed Rezoning: ZON 24-0032  
From BA-2 to AR





# PUBLIC NOTIFICATION – 350' BUFFER

Name	Address1
LEMEN WILLIAM T III TRUSTEE &	3957 SUSAN DR
HALL JOHN P III	PO BOX 395
King Robert Travis	939 Bayard Rd
St.Johns River Water Managemen	PO Box 1429



0 140 280 560 Feet

Parcel Notifications Map  
ZON 24-0031





## Project Description

No site specific development is proposed at this time.

## Recommendations

### ZON 24-0032

Staff finds that the criteria for the Rezoning have been met and recommends approval of ZON 24 - 0032.



# Rezoning Application:

ZON 24-0031

Planning Commission

December 3, 2024





# Application Information

Applicant: Susan Fraser (SLF Consulting Inc..)

Location: 5400 County Road 218

Planning District: Middleburg-Clay Hill  
Clay Hill Overlay District

Commission District: 4 Commissioner Condon

Parcel: a 3.23+/- acre parcel

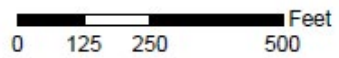
- ZON 24-0031 would change the zoning from BA-2 (Commercial & Professional Office District) to BB-2 (Community Business District) on 2.23+/-acres.



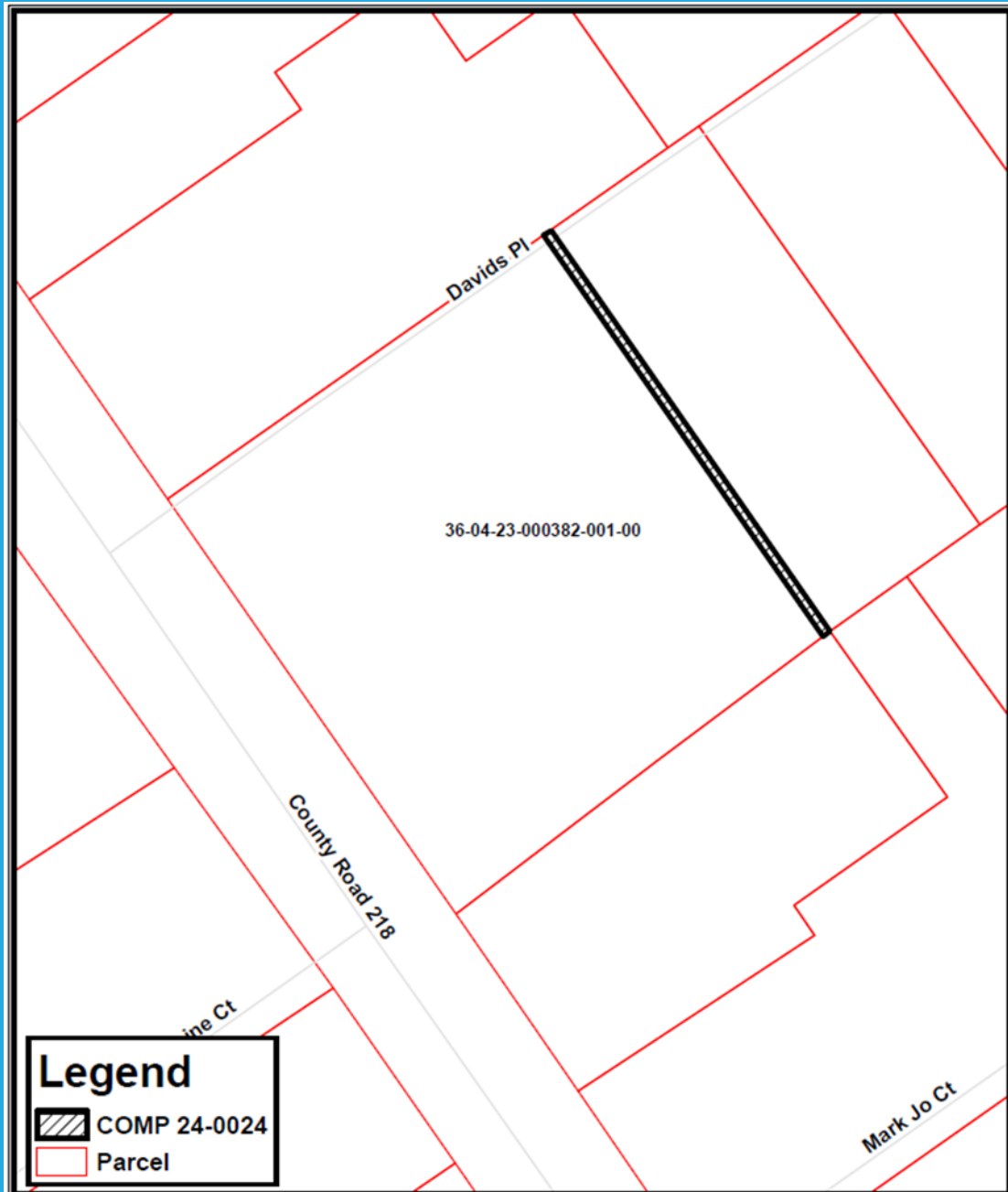
**Legend**

 Subject Site  
ZON 24-0031


 Parcel




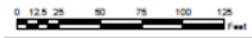
**Aerial Map**  
**Proposed Rezoning: ZON 24-0031**  
**From BA-2 to BB-2**



**Legend**

 COMP 24-0024

 Parcel



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.

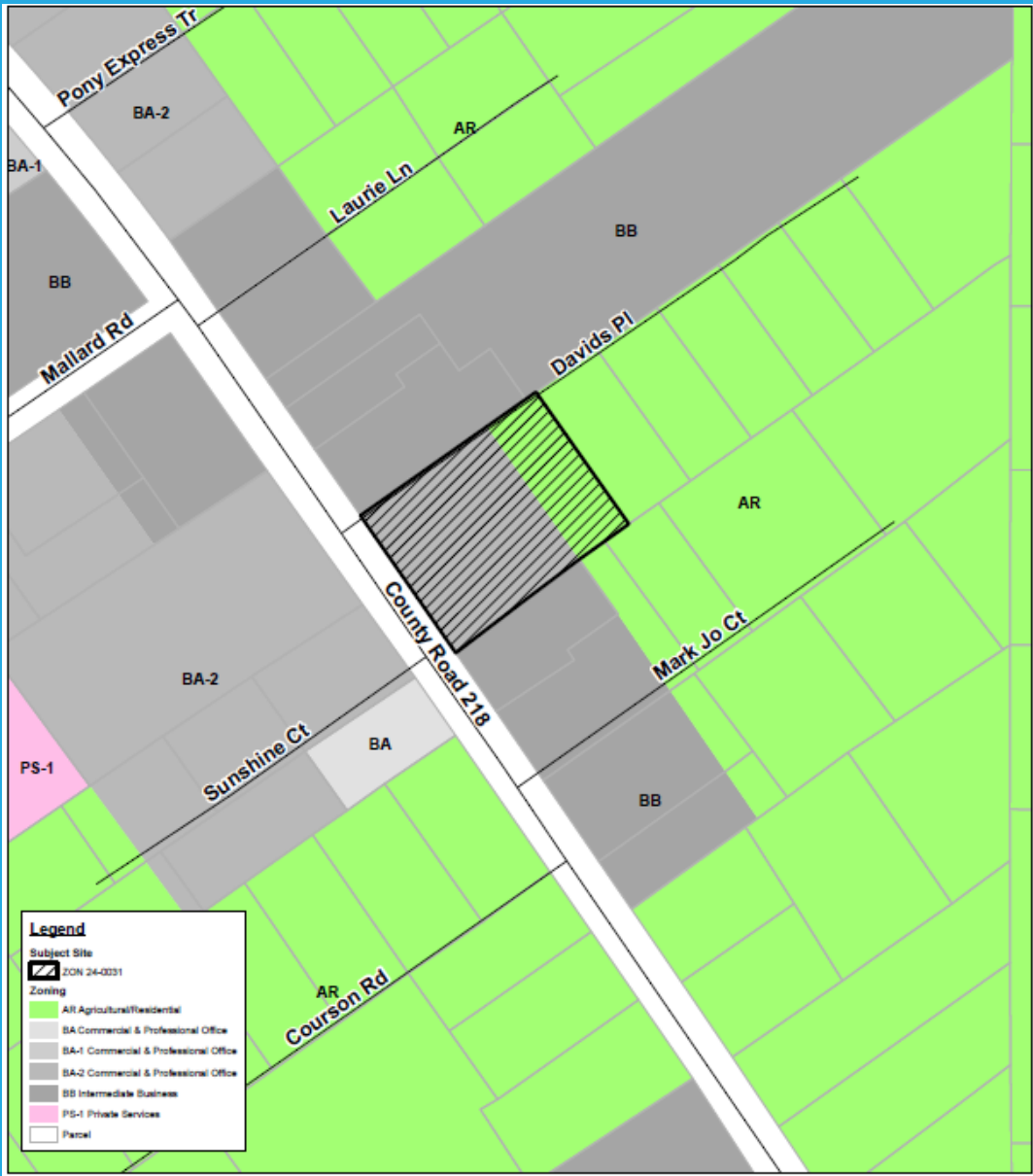
File Name: COMP 24-0024\_Parcel Map\_8.5x11

Application#: COMP 24-0024  
 Proposed Land Use: RR  
 Current Land Use: COM  
 Number of Acres: .05  
 Date: 10/04/2024

Parcel Map



Created By: GIS Department  
 Map Prepared: 10/4/2024

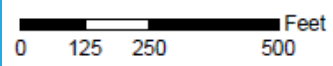


**Legend**

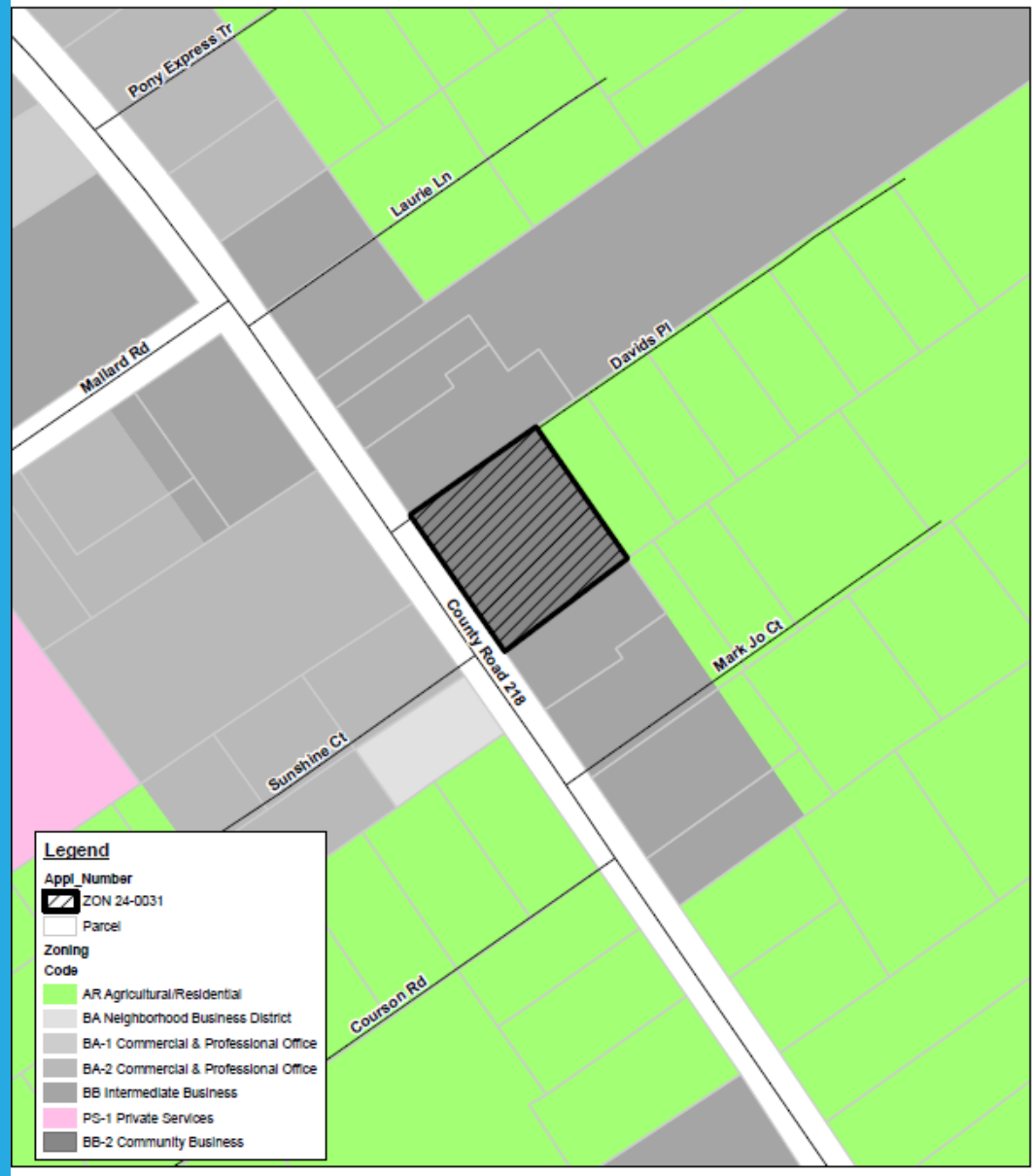
Subject Site  
 ZON 24-0031

Zoning

- All Agricultural/Residential
- BA Commercial & Professional Office
- BA-1 Commercial & Professional Office
- BA-2 Commercial & Professional Office
- BB Intermediate Business
- PS-1 Private Services
- Parcel



Existing Zoning  
 Proposed Rezoning: ZON 24-0031  
 From BA-2 to BB-2



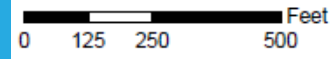
**Legend**

Appl Number  
 ZON 24-0031

Parcel

Zoning Code

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

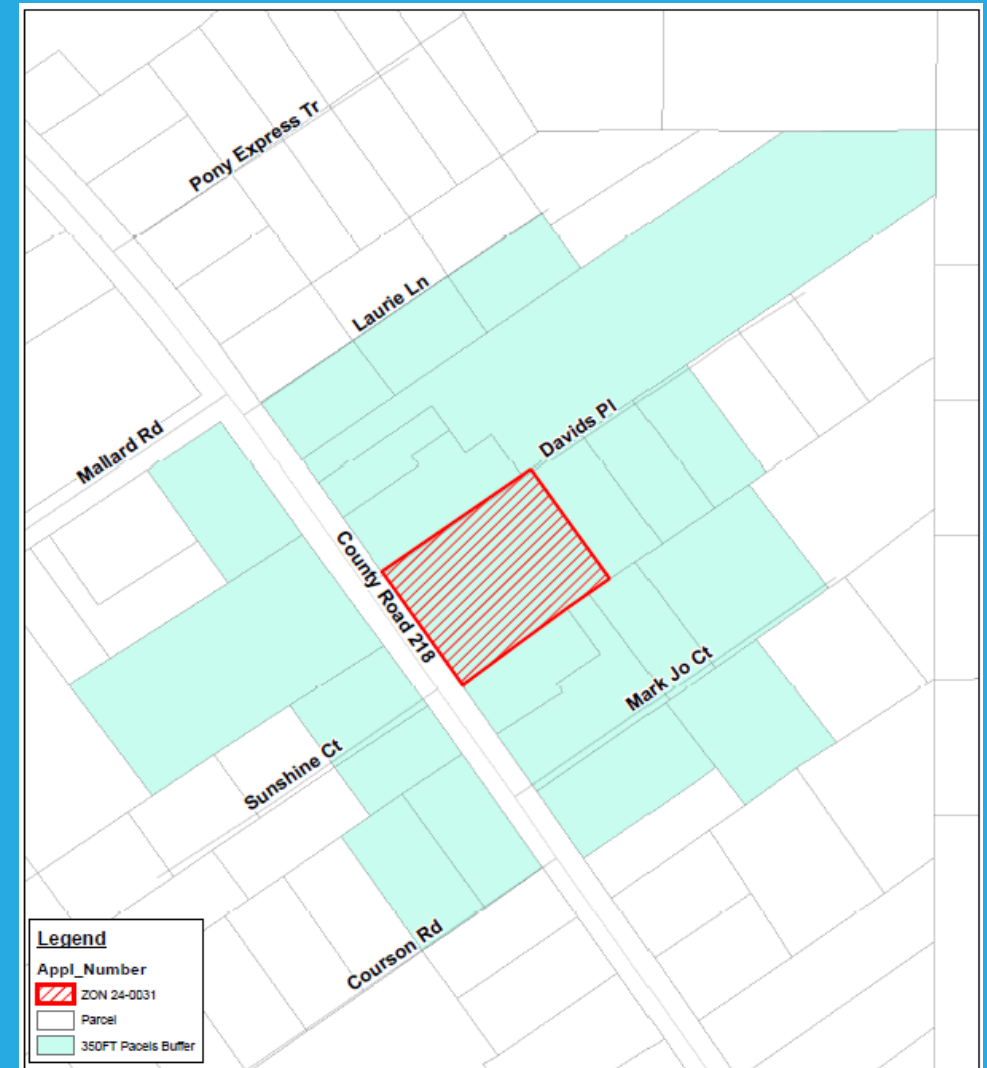


Proposed Rezoning: ZON 24-0031  
 From BA-2 to BB-2



# PUBLIC NOTIFICATION – 350' BUFFER

Name	Address1
LEMEN WILLIAM T III TRUSTEE &	3957 SUSAN DR
HALL JOHN P III	PO BOX 395
King Robert Travis	939 Bayard Rd
St.Johns River Water Managemen	PO Box 1429



0 140 280 560 Feet

Parcel Notifications Map  
ZON 24-0031





## Project Description

No site specific development is proposed at this time.

## Recommendations

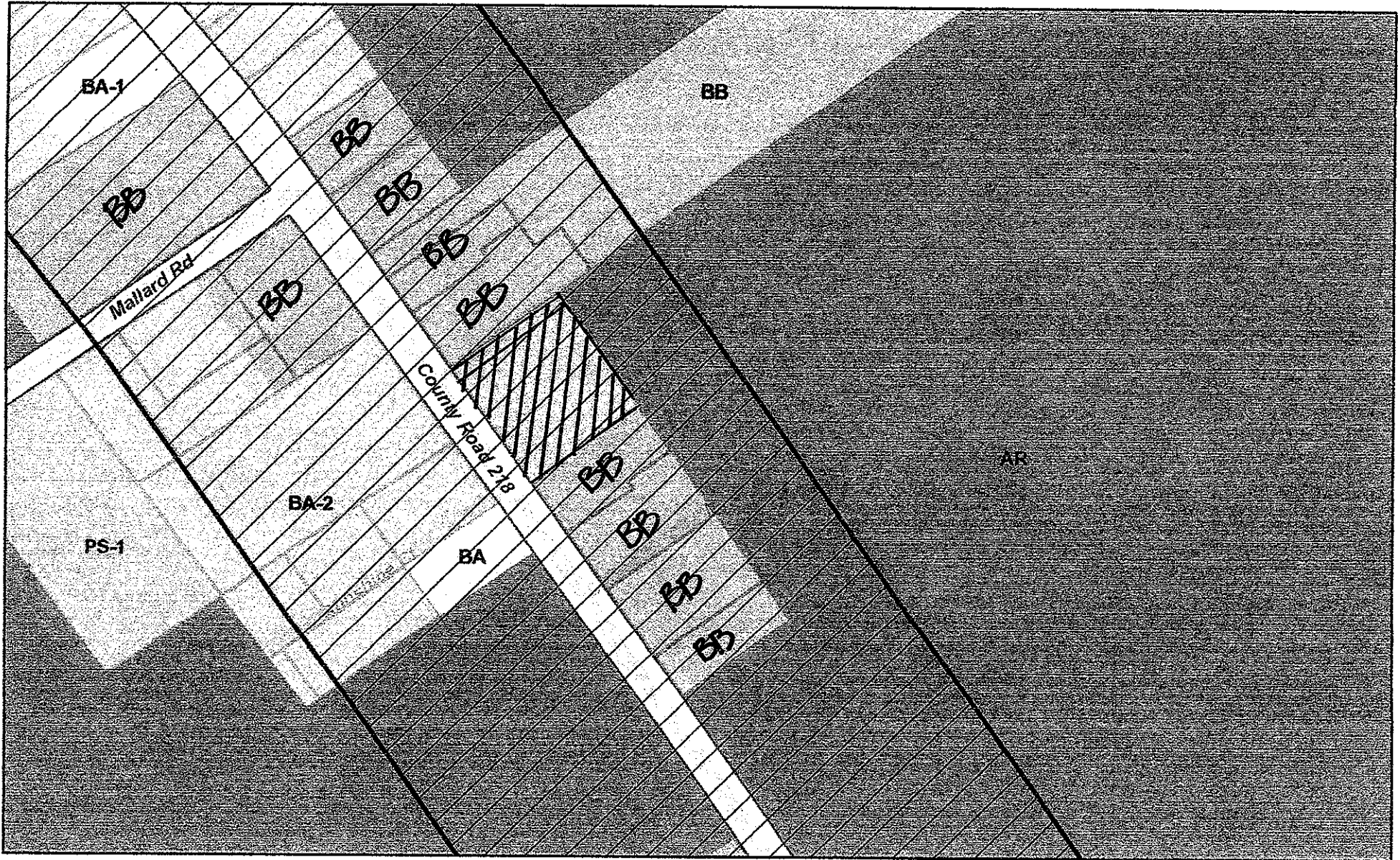
### ZON 24-0031&32

Staff finds that the criteria for the Rezoning have not been met and recommends denial of ZON 24 - 0031.



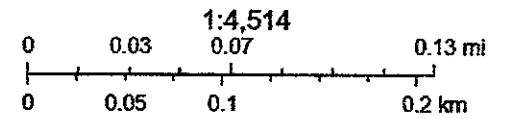
**Attachment**  
**“D”**  
**Supporting Documents**  
**(Applicant)**

# 5400 CR 218 Middleburg Zoning



December 3, 2024

AC-4H1	BA-1 Commercial & Professional Office	BB-5 Commercial Recreation	IS Industrial Select	MPC	PS-1 Private Services	RR-1 Single-Family Residential
AG Agricultural	BA-2 Commercial & Professional Office	BFR/JD Business First PUD	LA-1VC	PCD Planned Commercial Development	PS-2 Private Services	RR-2 Two- or Three-Line
AR-1 Agricultural/Residential	BB Intermediate Business	BSC Shopping Center	LA-MPC	PID Planned Industrial Development	PS-3 Private Services	RR-3 Medium-Density Residential
AR-2 Country Estates	SB-1 Light Intermediate Business	EX Excavation	LA-RC	PO-1 Public Ownership	PS-4 Private Services	RR-4 Medium-Density Residential
AR-3 Rural Estates	SB-2 Community Business	Multipurpose	LA-RF	PO-2 Public Ownership	PS-5 Private Services	RR-5 Medium-Density Residential
AR-4 Rural Estates	SB-3 Specialty Business	IA Light Industrial	LA-RRSV	PO-3 Public Ownership	PUD Planned Unit Development	RR-6 Medium-Density Residential
BA Neighborhood Business District	SB-4 Heavy Business District	IS Heavy Industrial	LA-VC	PO-4 Public Ownership	RA Single-Family Residential	RR-7 Medium-Density Residential



# Clay County Commercial Zoning Districts

	district (section)	3-25	3-22	3-26.1
	includes	3-24		3-24
		3-23		3-23
		3-22		3-22
		BB	BA-2	BB-2
x- permitted, less than 2,500 SF				
x - permitted    o - permitted under tier				
Adult Entertainment	bb			x
Animal clinics	bb			o
antique	o			o
ambulance service	bb			
appliance sales (retail)	x			
appliance sales and service				x
art supplies	o			o
artist or photo studio	o			o
auction houses	bb			
auto body shop	bb			
auto lease or sales (new and used)	bb			
auto parts				x
Automobile Rental				x
auto repair, except body shop	bb			
bait and tackle	o			o
bake	o			o
bakery with baking on premise	o			o
bakery, wholesale	bb			
bank and financial with drive thru	o			o
banks	o			o
beauty or barber (service and similar)	o			o
bicycle motocross	C			
bicycle sales and repair	o			o
billiard, game or pool room	o			o
boat & motor sales and service	bb			
books and stationery	o			o
bowling alley	x			
building supply materials	bb			
cabinet shop	bb			
cameras or photographic supplies	o			o
carpet & rug outlets	x			
ceramic	o			o
cigar	o			o
clocks	o			o
clothing, retail	o			o
Commercial Parking Lot	bb			
Communication Antennae & Towers	C			C
Convenience Store with gas sales				x

## Clay County Commercial Zoning Districts

	district (section)	3-25	3-22	3-26.1
	includes	3-24		3-24
		3-23		3-23
		3-22		3-22
		BB	BA-2	BB-2
x- permitted, less than 2,500 SF				
x - permitted o - permitted under tier				
convenience store with beer and wine (off site con)		o		o
CPO- commercial, professional office		o	x	o
curio		o		o
dance academy		o		o
dance or music studio (soundproof and air conditioned)		o		o
daycare center		C		C
department stores		x		x
drapery		o		o
drive in restaurant		o		o
drug store		bb		x
dry cleaner		o		o
electric shop, custom work		bb		
Electronic Game Promotions Center		C		
farm tractors & equipment sales, leasing, rental and repair		bb		
feed and hay processing and sales		bb		
fertilizer stores		bb		
financial institutions		o		o
Flea Market		C		
florist		o		o
Fruit & Vegetable retail (incl packing)		o		o
Fruit & Vegetables (inside)				x
Funeral Home & Mortuary		bb		
furniture		x		x
gas and service station		bb		
gas sales, no garage, repair or car wash		o		o
gift shop		o		o
go cart track		bb		
golf driving range		C		
grocery store		bb		x
gun repair		o		o
hardware store		x		o
hardware store (outside display)		bb		
Hardware Store (no outside display)		o		x
Health Spa		x		x
Heating, ventilation & air conditioning (no outside)		o		x
Heating, ventilation & air conditioning		bb		
hobby and bric a brac		o		o
Hotel & Motel		C		

### Clay County Commercial Zoning Districts

	district (section)	3-25	3-22	3-26.1
	includes	3-24		3-24
		3-23		3-23
		3-22		3-22
		BB	BA-2	BB-2
x- permitted, less than 2,500 SF				
x - permitted o - permitted under tier				
Indoor Skating Rinks/ Skate Parks				C
Indoor firing range	C			
interior decorating	o			o
jewelry and convenience	o			o
laundry & laundromat	o			o
lawnmower & outboard rental, sales & service	bb			
locksmith	o			o
lumber yard & materials sales	bb			
marine facilities	C			
meat market, no processing	bb			x
mechanical fabricators	bb			
medical marijuana	C			C
medical supply	bb			
medical transport	bb			
Mini-Warehouse	C			C
miniature golf courses	bb			
mobile business	C			
mobile home sales & service	bb			
motorcycle sales and service	bb			
music	o			o
nightclub, bar, tavern	bb			
newstand	o			o
Outdoor drive-in theater	C			
office supplies	o			o
office and business machines	o			x
optical	o			o
paint and wallpaper sales	o			o
palm reading	o			o
pawn shop	bb			
pest control	x			
photographic galleries	o			o
plant nursery/ garden shop	bb			
plumbing shop, custom work	bb			
printing	x			o
Radio, TV , microwave realy staions or towers	C			C
Recreational Vehicle and Boat Storage				C
recycling collections centers	C			
restaurant, beer and wine	bb			

**Clay County Commercial Zoning Districts**

	<b>district (section)</b>	<b>3-25</b>	<b>3-22</b>	<b>3-26.1</b>
	<b>includes</b>	<b>3-24</b>		<b>3-24</b>
		<b>3-23</b>		<b>3-23</b>
		<b>3-22</b>		<b>3-22</b>
	<b>BB</b>		<b>BA-2</b>	<b>BB-2</b>
x- permitted, less than 2,500 SF				
x - permitted o - permitted under tier				
restaurant, no beer or wine, incl drive thru	o			o
restaurant, all alcohol	bb			
retail pharmacy	o			o
sale of beer and wine at a convenience store	o			o
Sales from Vehicles	C			C
service establishments (beauty or barber)	o			o
sheet metal shop, custom work	bb			
shoes	o			o
shoe repair	o			o
skating rinks (incl outdoor)	x			
sporting goods	o			o
sporting goods	o			o
sundries and notions	o			o
tailor or dress maker	o			o
television and radio (incl repair)	o			o
theaters	x			
tire sales & service	bb			
toys	o			o
travel agency	o			o
truck, trailer, rental, sales & service	bb			
upholstery shops	x			
utility building sales	bb			
Veterinary Hospitals	o			o
wearing apparel	o			o
welding shop	bb			
well drilling and pump service	bb			
Window tinting and stereo installation (indoor only)				x
Wholesale sales & Storage	bb			
similar to above related to needs of the immediate neighborhood				
	C		C	C
	C		C	C

**Attachment**

**“E”**

**COMP-24-0026**

**PUD-24-0008**

Small Scale Comprehensive Plan Future Land Use Map  
Amendment:

COMP 24-0026

Rezoning Application:

PUD 24-0008

Board of County Commissioners  
December 10, 2024





# Application Information

Applicant: Janis Fleet

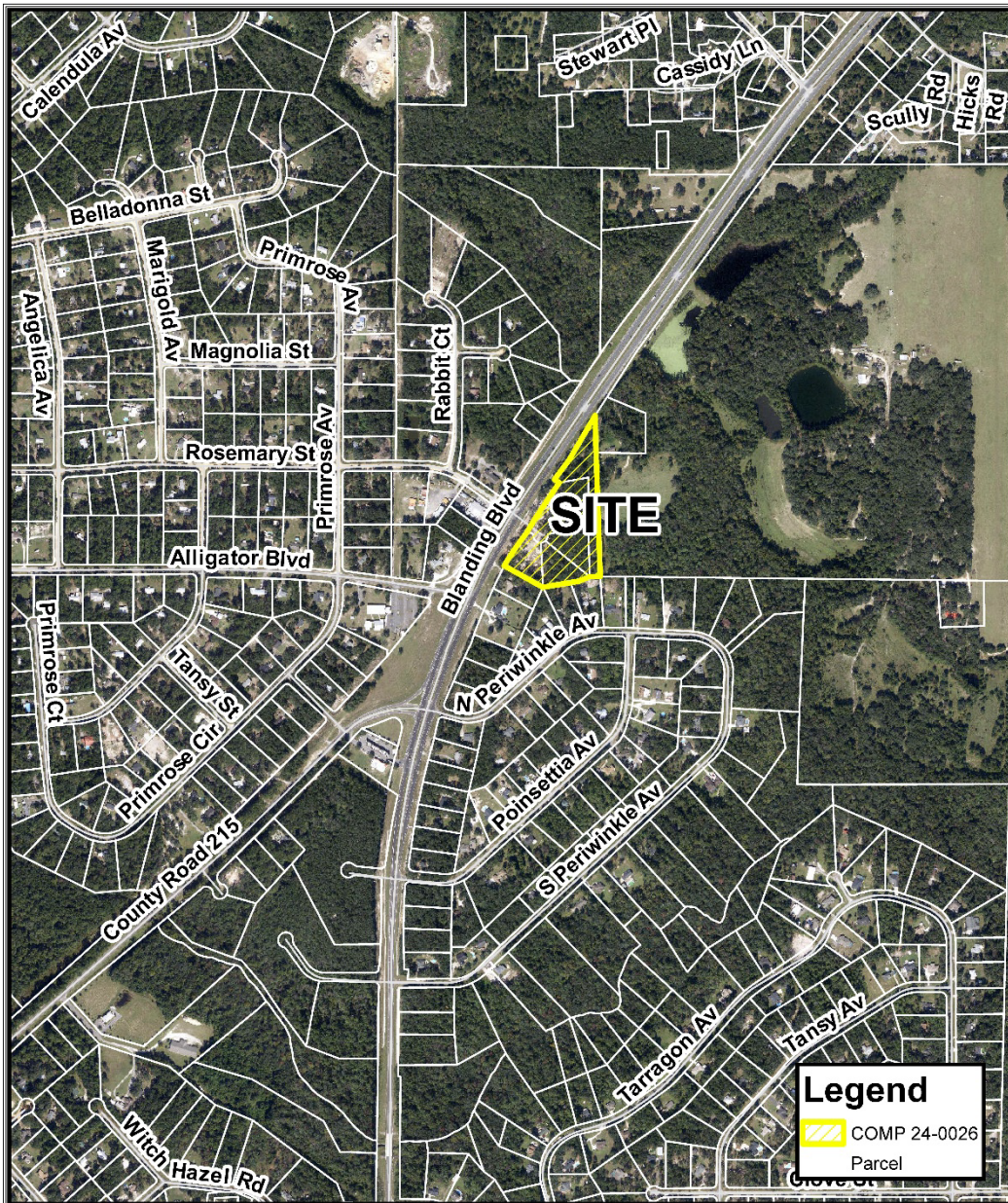
Location: on the east side of Blanding Blvd. across from Rosemary St.

Planning District: Middleburg-Clay Hill District

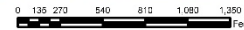
Commission District: 4 Commissioner Condon

Parcels: 6 parcels (2621, 2622, 2627 and 2628 Goat Rd.)

- COMP 24-0026 would change the Future Land Use (FLU) designation from Rural Residential (RR) to Industrial Park (IP).
- PUD 24-0008 would change the zoning from Country Estates District (AR-1) to Planned Industrial Development (PID).



**Legend**  
 COMP 24-0026  
 Parcel



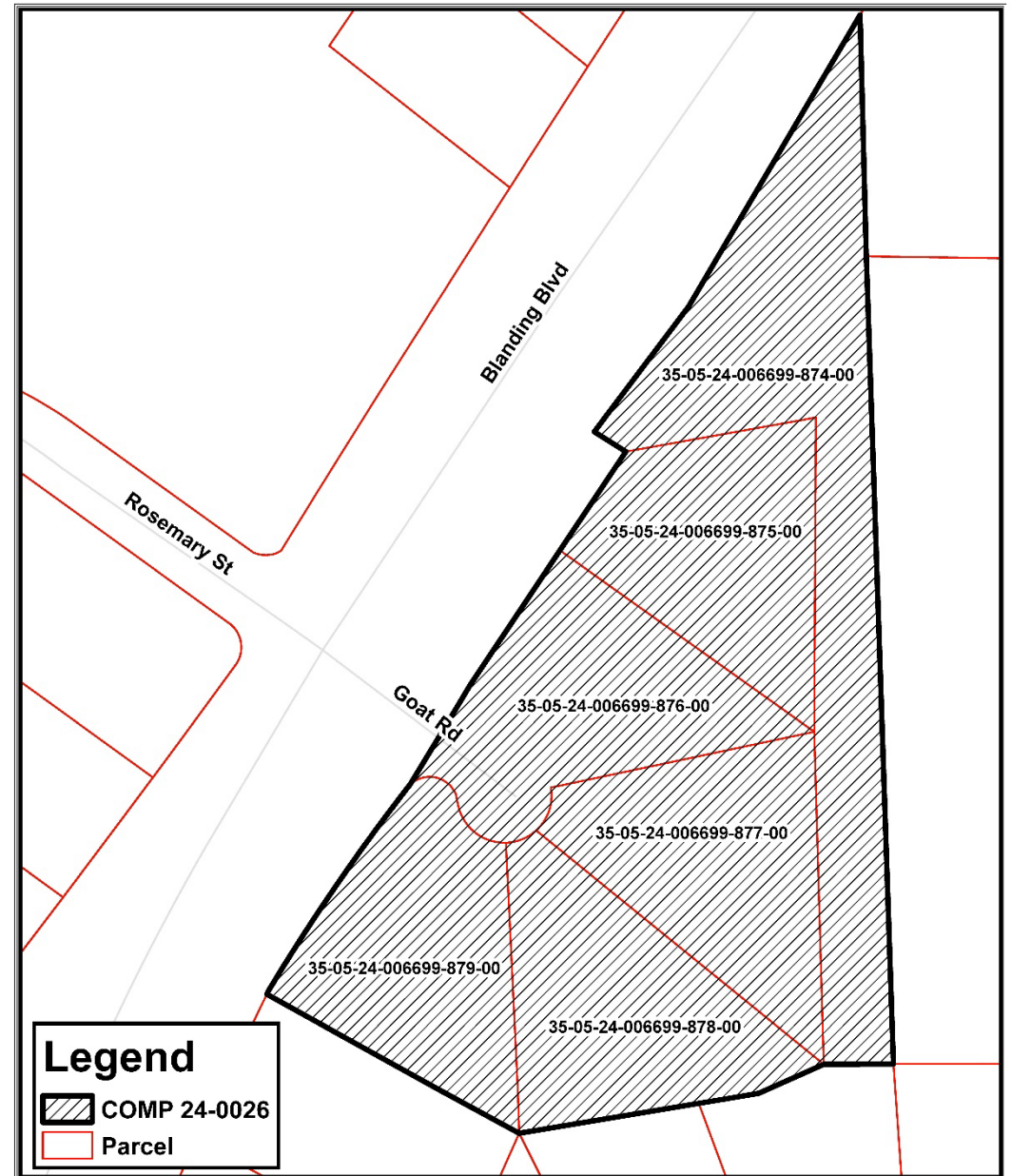
Application#: COMP 24-0026  
 Proposed Land Use: IP  
 Current Land Use: RR  
 Number of Acres: 7.77  
 Date: 10/21/2024

Aerial Map

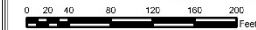


Created By GIS Department  
 Map Prepared: 10/21/2024

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 24-0026\_Aerial\_Map\_8.5x11



**Legend**  
 COMP 24-0026  
 Parcel



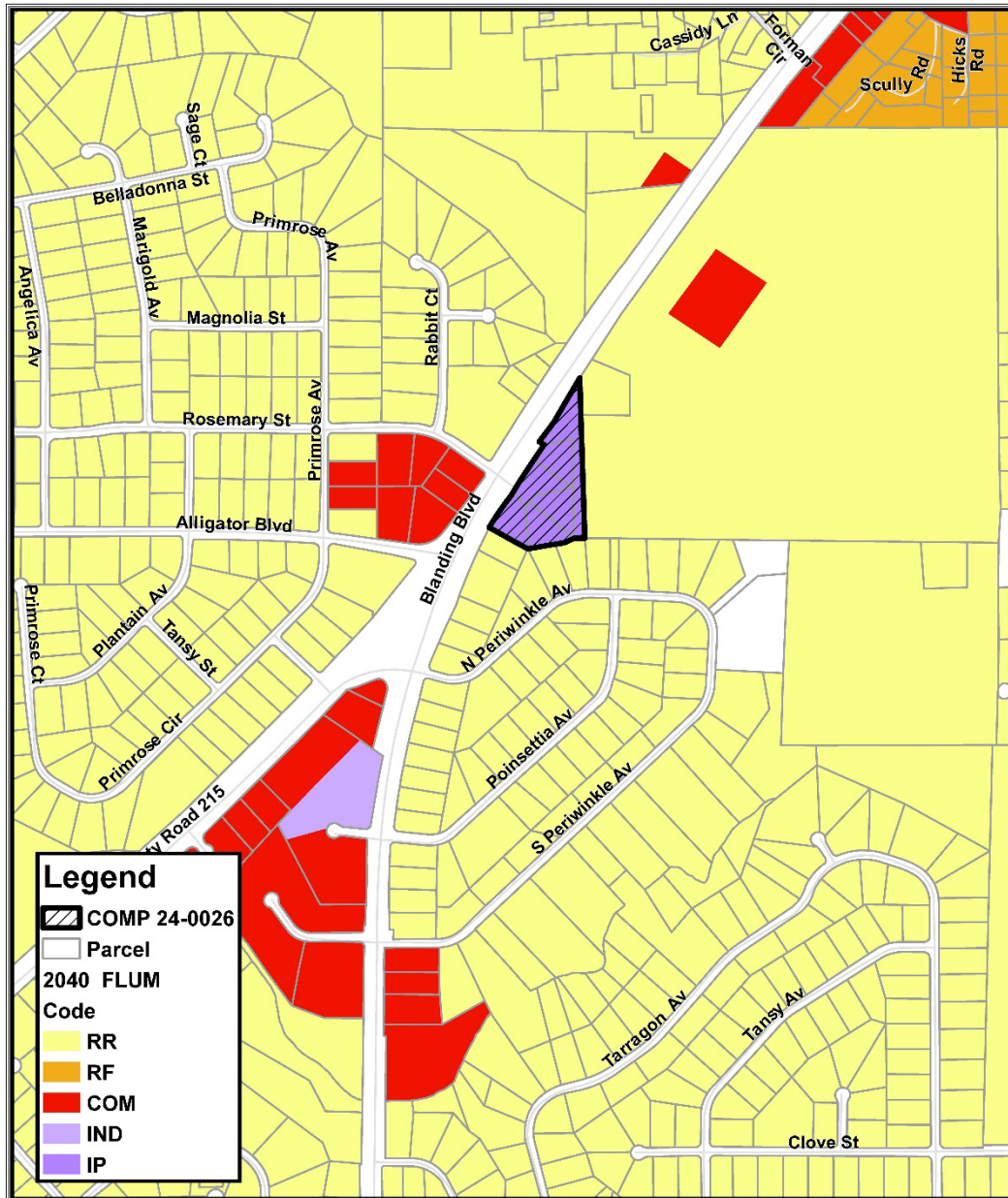
Application#: COMP 24-0026  
 Proposed Land Use: IP  
 Current Land Use: RR  
 Number of Acres: 7.77  
 Date: 10/21/2024

Parcel Map










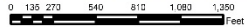
Created By GIS Department  
 Map Prepared: 10/21/2024

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 24-0026\_Parcel\_Map\_8.5x11



**Legend**

-  COMP 24-0026
-  Parcel
- 2040 FLUM Code**
-  RR
-  RF
-  COM
-  IND
-  IP



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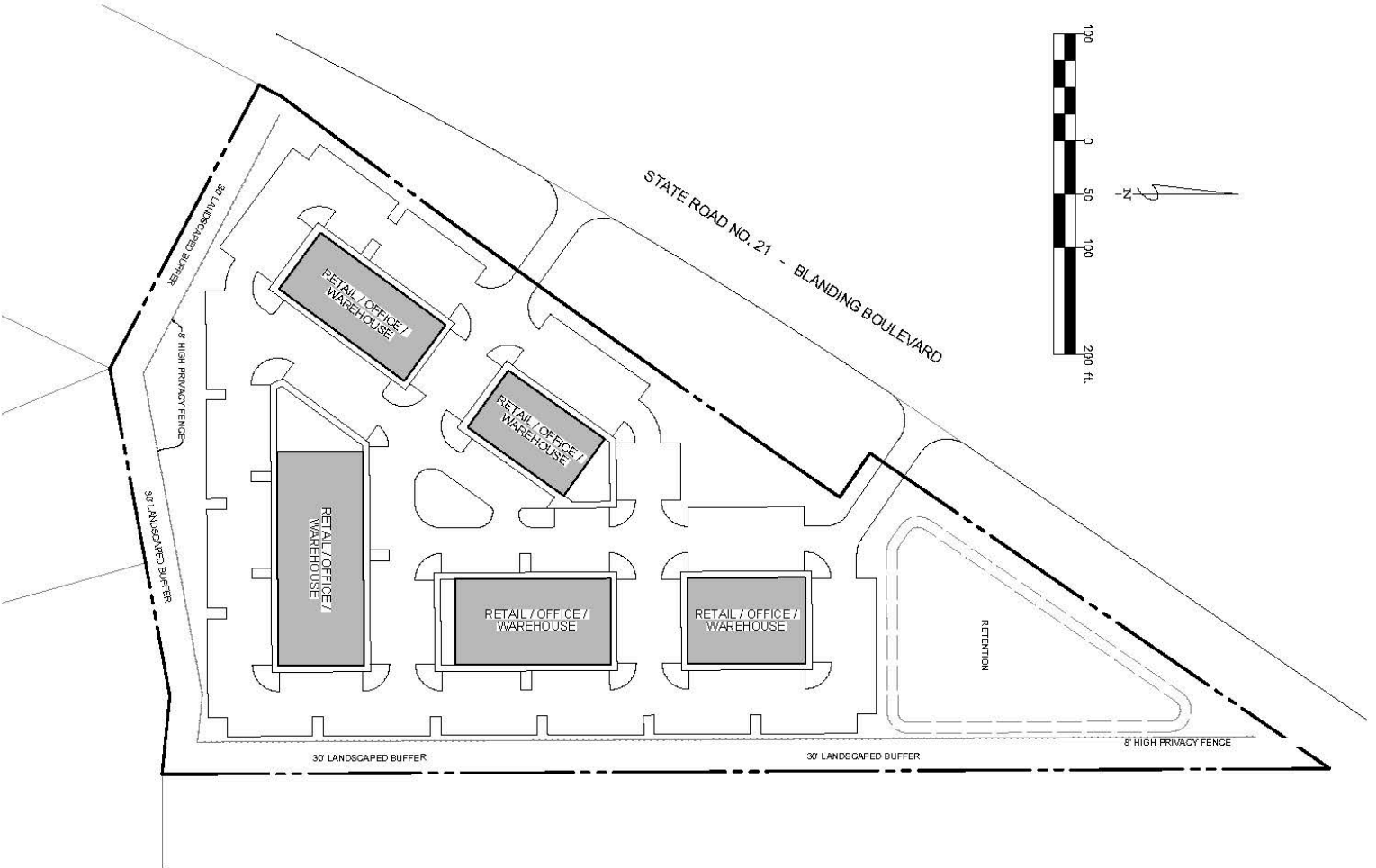
Application#: COMP 24-0026  
 Proposed Land Use: IP  
 Current Land Use: RR  
 Number of Acres: 7.77  
 Date: 10/21/2024

**Proposed Land Use Designation Map**



Created By GIS Department  
 Map Prepared: 10/21/2024

# BLANDING SOUTH PID SITE PLAN



# Proposed PID Regulations

## Permitted Uses:

- Light industries, with related offices and showrooms, which manufacture small unit products.
- Limited retail sales allowed only as an accessory and minor activity accompanying each light industrial, warehouse, warehouse-showroom or distribution use.
- Warehouse, warehouse-showroom or distribution uses.
- Wholesale business uses, only if affiliated with or accessory to light industrial, warehouse, warehouse-showroom, or distribution uses.
- Corporate, professional and business offices.
- Accessory uses, such as dining, daycare, and recreational facilities, as well as professional services such as copying centers, shipping offices, and computer services.

# Proposed PID Regulations

Conditional Uses Allowed: Public Assembly and Residential Dwelling

## Restrictions of Uses:

- Use must be conducted entirely within an enclosed building
- No outside storage or activities
- Use must not be dangerous, noxious or offensive to neighboring uses
- Off-street loading facilities located at the rear or side of the building and visually screened from any abutting street or residential land
- Accessory uses and limited retail sales may not be located in freestanding buildings

## Proposed PID Regulations

Front Setback: 15 feet

Side Setback: 25 feet

Rear Setback: 30 feet

Landscape Buffer: A 30 foot, type “C” landscaped buffer with a privacy fence will be provided on all sides abutting existing uses which are primarily residential.

## Project Description

No end user tenants are known at this time.

## Recommendations

### COMP 24-0026

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 24-0026.

### PUD 24-0008

Staff finds that the criteria for the Rezoning have been met and recommends approval of PUD 24-0008.



**Attachment**  
**“F”**  
**COMP-24-0025**

Large-Scale Comprehensive Plan Future Land Use Text

Amendment:

COMP 24-0025

Board of County Commissioners  
December 10, 2024



# Application Information

Applicant: Susan L. Fraser (SLF Consulting, Inc.)

COMP 24-0004 would change portions of the text for two (2) policies related to the Lake Asbury Interchange Village Center land use category.

# Proposed changes LA FLU Policy 1.4.1

LA Land Use Category	Type Use	Base Density	Maximum Density *
LA Master Planned Community (LA MPC)	Single-Family Attached	6 units per net acre allowed; 10 units per net acre allowed	12 units per net <u>acre</u>
<u>LA Interchange Village Center (LA IVC)</u>	<u>Single-Family attached/ Multi-Family</u>	<u>6 units per net acre required; 10 units per net acre allowed.</u>	<u>16 units per net acre</u>
LA Activity Center (LA AC)	Single-Family attached/ Multi-Family	8 units per <u>net</u> acre required; 10 units per net acre allowed.	24 units per net acre

\*including density awarded from wetland-upland buffers as required by Policy 1.2.1 and/or the density bonus for environmentally significant lands as permitted by Policy 1.2.2.

# Proposed changes LA FLU Policy 1.4.10

## Principle changes:

- Copied density language from LA VC to LA IVC for clarity
- Copied connectivity and civic/park language from LA VC to LA IVC for clarity
- Added to both LA IVC's an allowance for auto-oriented uses adjacent to the interchange provided that pedestrian connections are maintained
- Increased the maximum Commercial/Retail use allowed from 40% to 65% for both LA IVC's

# Proposed changes LA FLU Policy 1.4.10

## Secondary changes:

- Add heading for LA VC and LA IVC to separate land use regulations
- Add text to clarify paragraph is for LA VC
- Correct Objective number for policies related to the density bonus
- Add date of ordinance affecting the LA VC of less than 10 acres
- Add “land use” after Rural Community for clarity

## Prior Action

On November 14, 2024 the Lake Asbury/Penney Farms CAC heard this item and voted 6-0 to recommend approval with the following changes for only the LA IVC at Henley Rd:

- Decrease the minimum residential use to 0%.
- Increase the minimum civic/park use to 15%.
- Increase the maximum commercial/retail use to 70%.

Staff believes that the residential use should be retained in both of the LA IVC's in order to increase live-work walkability and therefore does not support making the changes suggested by the CAC.

# Recommendation

## COMP 24-0025

Staff finds that the criteria for the Comprehensive Plan Amendment have been met and recommends approval of COMP 24-0004 as written.