



Baker County Land Planning Agency
Thursday, January 8, 2026 at 6:00 PM
Agenda

LPA Members:

Greg Sheppard
Gabe Powers
Blake Britt
Jack Kirkland
Nate Young

Alternate Members:

Jared Lee

- I. Prayer and Pledge of Allegiance
- II. Public Comments
- III. Approval of the Minutes: Meeting Minutes from the November 13, 2025 LPA meeting
- IV. New Business:
 1. Small Scale Land Use (ORD 2025-37 Davis)
 2. Rezoning (ORD 2025-38 Davis)
 3. Small Scale Land Use (ORD 2025-40 Hall)
 4. Rezoning (ORD 2025-41 Hall)
 5. Subdivision Replat (Blk 4 of Cuyler Field)
 6. Subdivision Development Preliminary & Final Review (B & N Farms Estates)
- V. Election of Board Chair and Vice Chair for 2026
- VI. Board Comments
- VII. Staff Comments
- VIII. Adjourn

LAND PLANNING AGENCY MEETING

MINUTES

NOVEMBER 13, 2025

The Baker County Land Planning Agency met at a scheduled meeting with the following members present:

Chairman, Greg Sheppard
Gabe Powers
Jack Kirkland
Nate Young - ABSENT
Blake Britt
Jared Lee

Staff Present:

County Attorney, Rich Komando
LaDonna Combs, Community Development Director
Julie Cox, Community Development Department
Peyton Qualter, Deputy Clerk

I. Prayer and Pledge of Allegiance

Chairman Greg Sheppard started the meeting in prayer and Pledge of Allegiance

II. Public Comments

No public comments at this time.

III. Approval of the minutes: Meeting Minutes from the October 9, 2025, LPA meeting

Blake Britt motioned to approve the minutes. Jack Kirkland seconded the motion. The motion carries unanimously.

IV. New Business

1. Rezoning (Ordinance 2025-36 Taylor) – LaDonna Combs

This parcel is a rezoning with the request of Ag 7.5 to Ag 5 and is 5.01 acres with a current land use of Ag B and zoning of Ag 7.5. It has remained vacant since 2003 and is not a conforming lot of record.

This parcel was created in 2003, is currently vacant and non-conforming. The applicant proposes a change in zoning to bring the subject parcel into compliance with current standards and construct a site-built home.

The parcel is compatible with the area. Staff recommends approval.

Chairman Greg Sheppard asks for any questions or comments from the board. No comments presented.

Chairman Sheppard asked for public comments. Speaker William Lukandor says he is the property owner on the back of the property and has no issues with a house being built on this parcel.

Gabe Powers motions to approve Ordinance 2025-36. Jack Kirkland seconds the motion. The motion carries unanimously.

2. Small Scale Land Use (Ordinance 2025-37 Davis) – LaDonna Combs

(Companions with Rezoning Ordinance 2025-38 Davis)

Small scale land use amendment from Ag B to Very Low Residential.

This parcel is currently 7.51 acres. When the property owners get to the point of splitting the parcel between children, additional processes are required to subdivide the property. This parcel fits the surrounding area and staff recommend approval.

Gabe Powers motions to approve Ordinance 2025-37. Blake Britt seconds the motion. The motion carries unanimously.

3. Rezoning (Ordinance 2025-38 Davis) – LaDonna Combs

Rezoning with the request of Ag 7.5 to Residential Conventional Mobile Home 1.

This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide the property in the future between themselves and their two children.

LaDonna presents an easement from 2002 that is still in place.

Applicant Paul Davis comments that they will build before the children.

Gabe Powers asks why the applicants are not doing family lots. LaDonna Combs responds saying to make a family lot they would have to build their house and be a homestead property before they can deed out a single-family lot because it would put them under the acreage threshold. Gabe Powers wants to make it clear that approving the zoning leaves room for a subdivision to be created. LaDonna says without going through the subdivision process, they would not be buildable lots because the parcel was split previously.

Chairman Sheppard asked for any further questions from the board. Jared Lee asks if it matters who builds first. LaDonna responds, saying the children could build first but they would need to be the property owners, and have it as a homestead property before they could give a family lot.

Chairman Sheppard asked for public comments. Speaker William Lukandor says in the future he would like to do the same thing for his kids and he's in support of this change.

Chairman Sheppard asked for any further questions from the board and the public. No comments presented.

Gabe Powers motions to approve Ordinance 2025-38. Blake Britt seconds the motion. The motion carries unanimously.

4. Special Exception (Horne) – LaDonna Combs

Applicant intends to develop a portion of the subject property to be used for Recreational Vehicle Storage. Per direction of the board and the general counsel, recreational vehicle storage can be requested within the Commercial Highway district by way of Special Exception. This parcel is 7.33 acres.

Property owners provided a site plan for the board. This request will need to go through a development process and be reviewed by county staff before construction starts. Chairman Sheppard comments that it is a special exception for RV storage on a commercial highway district.

Considering the parcel is in proximity to the RV park, this request fits the area. Staff recommends approval.

LaDonna comments that Environmental Health has their own requirements for RV parks vs. RV storage and is its own process. Anything over 5 RV's is looked at differently.

Chairman Sheppard asks for comments from the board. Chairman Sheppard made the board aware of Fire Rescues concerns for fire suppression, saying there's only a 6-inch water supply line on the campground. This will require the landowners to place dry hydrants. The property owners are aware.

Chairman Sheppard called for public comments. Property Owner Amy Horne asks for understanding of the process and was directed to talk to Environmental Health.

Jack Kirkland motions to approve application special exception. Blake Britt seconds the motion. The motion carries unanimously.

5. Variance (All In Storage) – LaDonna Combs

Our county code requires that a buffer yard of no less than 150 ft. in width shall be provided along each Industrial district boundary which abuts any district other than agricultural, commercial, or industrial districts. Given the size of the subject parcel, a minimal amount of usable space would be left.

This parcel is 2.07 acres and currently has a land use and zoning of industrial. The zoning district is RCMH 1 therefore requires the 150 ft. buffer. This parcel is 133 ft wide by 270 feet. With the buffer requirement, it would leave very little usable space (30 ft. strip). The applicant provided a site plan for the proposed building and requested to reduce the buffer requirements. Proposed building setbacks include North 50.7, 53.4, South 110.7, 107.6, East 30.4, 29.8, and West 70.5, 77.3. Staff approve the reduction in buffer with adding the commercial buffer requirement (maintaining a 6 ft. in height buffer of vegetation, fencing, or walls on the residential sides) with it being commercial use.

Chairman Sheppard asks for recommendations as far as the size of the buffer that should be there. LaDonna says since the request is for commercial use, to enforce the commercial buffer requirements with the building plans submitted. Gabe Powers questions why the zoning isn't being changed to commercial. LaDonna says it's a possibility, but the property owners intended to leave it industrial for the future. Based on the current zoning, it would be nearly impossible to meet the buffer requirements for this particular development. There is also a price difference of roughly \$1,500 to change zoning from commercial to seeking a variance.

Chairman Sheppard asked for any further comments.

Property owner Jeremy Lee comments saying the cost difference isn't a reason for the request, but because certain things can be stored with industrial zoning. LaDonna comments that the processes are similar but the requirements up front for the rezoning are different than the requirements for the variance.

Speaker Todd Hunt comments on an exit plan and what 30 ft will be worth in the future.

Chairman Sheppard asks for any further comments from the board or the public. No comments presented.

Jack Kirkland motions to approve the variance. Gabe Powers seconds the motion. The motion carries unanimously.

Jared Lee recused himself from voting on this item.

6. Subdivision Development Preliminary & Final Review (Arrow Wood) – LaDonna Combs

Applicant proposes to record platted subdivision lots but is not proposing to develop them. The lots, once recorded, would be available for individual purchase and buyers would develop. This application went before the commissioners; it was recommended to reapply with a subdivision application without the exemption.

The parcel is currently 300.05 acres and has a current land use of Ag B and Ag 7.5.

A site plan was provided to show the wetland boundaries on the lot layout. The previous application showed 10 access points, while this application now has 6 total access points (4 on the west side and 2 on the east side). With the amount of DRC comments and view of the area, LaDonna asks for advice and direction from the board.

County Attorney Komando comments that this application is being seen today strictly to see if the minimum lot requirements are met, setbacks, and zoning, and says there's no reason to deny the application.

Chairman Sheppard notes that this area specifically is intended to be a commercial area for the community. The board discusses considerations for the property and its use.

Chairman Sheppard asks for any comments from the board or the public.

Arrow Wood Representative Pete Scerbo comments that this plan complies and makes the most sense because it fits the parameters. He also notes that there will be deed restrictions and a shared driveway agreement.

Chairman Sheppard asks for any further comments from the board or the public. No comments presented.

Jack Kirkland motions to approve the subdivision. Blake Britt seconds the motion. The motion carries unanimously.

V. BOARD COMMENTS

Chairman Sheppard asks LaDonna for the comments made from the BOCC in reference to the Comp Plan analysis.

VI. STAFF COMMENTS

LaDonna Combs reminds the board that next month is the time to vote for a new chair and vice chair.

VII. ADJOURN

Meeting adjourned at 7:32 pm

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <u>Lee, Jared</u>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <u>Baker County LPA</u>	
MAILING ADDRESS		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF	
CITY	COUNTY	<input checked="" type="checkbox"/> CITY	<input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <u>November 13, 2025</u>		NAME OF POLITICAL SUBDIVISION <u>Baker County</u>	
		MY POSITION IS <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained), to the special private gain or loss of a relative, or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict.

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting, and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency
- The form must be read publicly at the next meeting after the form is filed

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING

- You must disclose orally the nature of your conflict in the measure before participating
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jared Lee, hereby disclose that on November 13, 2025

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss.
- ☐ inured to the special gain or loss of my business associate.
- ☒ inured to the special gain or loss of my relative.
- ☐ inured to the special gain or loss of _____ by whom I am retained, or
- ☐ inured to the special gain or loss of _____ which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows

#1. I am a relative to Applicant

#2. Variance (All in storage)

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/13/25
Date Filed

Jared Lee
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000



Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

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STAFF REPORT

DATE: January 2, 2026

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2025-37 SMALL SCALE LAND USE AMENDMENT
Agriculture B (AG B) to Very Low Density Residential (VLDR)**

BACKGROUND

Paul and Susan Davis have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 7.51-acre parcel (No. 12-2S-21-0000-0000-0021) is located at 14433 Wilbanks Lane, Glen St. Mary, FL 32040. This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide the property in the future between themselves and their children. The companion rezoning ordinance requests a change from AG 7.5 to RCMH 2.5.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a land use amendment (Ordinance 2025-37) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** and a companion rezoning (Ordinance 2025-28) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.

The subject parcel is bound by the following land use designations and zoning districts:

North: Agriculture B / Agriculture 7.5

South: Agriculture B / Agriculture 7.5

East: Agriculture B / Agriculture 7.5

West: Very Low Density Residential / Residential Conventional Mobile Home 1

CURRENT LAND USE CATEGORY

Policy A.1.10.1 Agriculture

B. Agriculture Ag B

The category Ag B is in transition because of development potential because of location. Ag B lands lie at the fringe of developing areas, along major transportation routes or are contained within an area characterized by numerous pockets of already developed parcels. Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pits and fishponds are allowed.

Ag B lands are intended to be used for small-scale agriculture activities such as cultivation of field crops, livestock, dairies, or other uses on a limited scale.

Ag B lands may be developed at a maximum density of one (1) dwelling unit per 5 acres.

PROPOSED LAND USE CATEGORY

Policy A.1.10.2 Residential

The residential land use category includes single family detached, single family attached, duplex, and multi-family housing. Parcels of land designated for residential land uses are intended to be used predominately for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

The following minimum criteria pertain to residential land use categories:

- All development must meet building codes and have either a County Department of Health approved well and septic tank installation or connection to central water/sewer facilities.
- Compliance with the Concurrency Management System is required before development will be permitted at the stated densities/intensities of use.
- **Very Low Density**
Range of density from a maximum density of 1 dwelling unit per acre to a minimum of 1 unit per 7.5 acres, which will include zoning categories: Ag 7.5, RCMH1, RC1, and RCMH 2.5.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members, and the following reflect their comments:

Baker County Fire and Rescue / Trevor Nelson, Chief

- No issues.

Environmental Health / Ryan McFadden

- No issues.

Public Works Department / Chris Lee, Director

- No issues.

School District / Chadd Scarborough

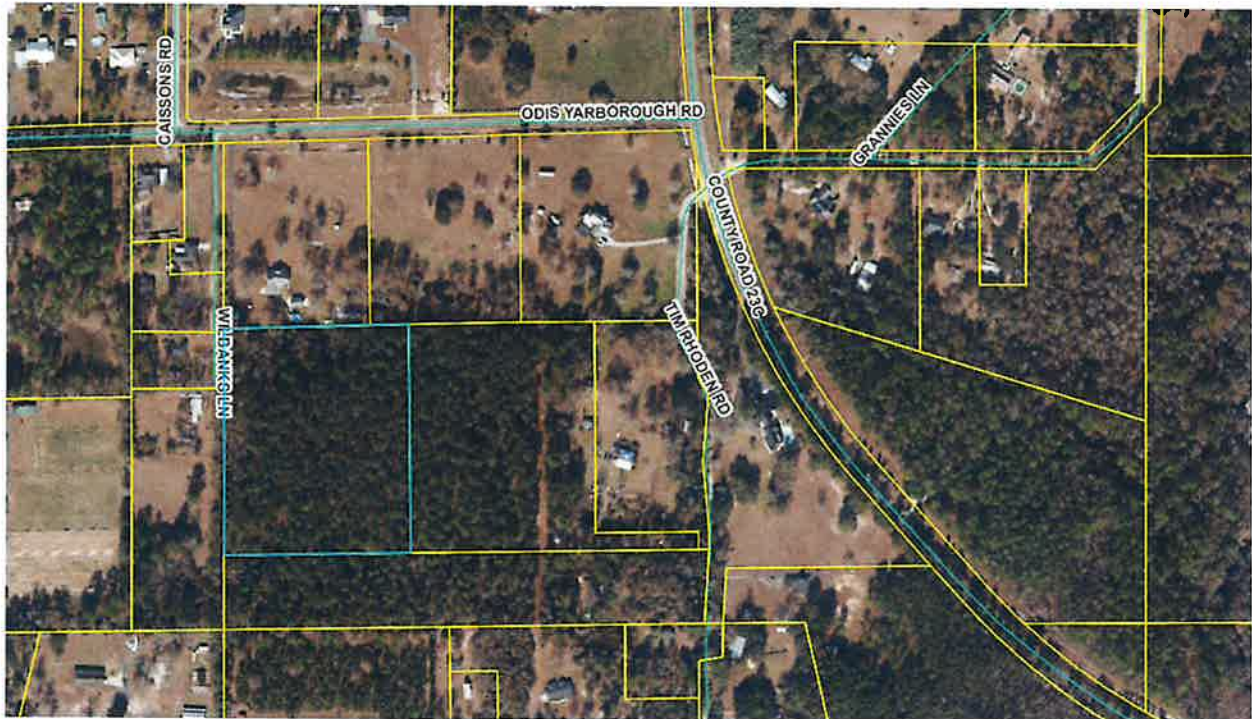
- No comments.

County Manager / Sara Little

- No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Small Scale Land Use Amendment application for **Ordinance 2025-37** requesting change of **AGRICULTURE B (AG B)** to **VERY LOW DENSITY RESIDENTIAL (VLDR)**.





ORDINANCE 2025-37

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA MAKING A SMALL SCALE AMENDMENT TO THE BAKER COUNTY COMPREHENSIVE PLAN BY RECLASSIFYING APPROXIMATELY 7.51 +/- ACRES OF REAL PROPERTY OWNED BY PAUL AND SUSAN DAVIS FROM AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) IN ORDER TO BRING THE PARCEL INTO COMPLIANCE ON THE FUTURE LAND USE MAP; PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, Section 163.3184, Florida Statutes, requires that any amendment to the Baker County Comprehensive Plan or any element of portion thereof be made by ordinance; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Future Land Use Map; and

WHEREAS, the proposed small scale amendment to the Baker County Future Land Use Map is for approximately 7.51 +/- acres of real property owned by **PAUL AND SUSAN DAVIS**; and

WHEREAS, the corresponding parcel identification number is **12-2S-21-0000-0000-0021**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, January 8, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, January 20, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, February**

3, 2026 after 6:00 P.M. and approved the amendment to the Baker County Future Land Use Map; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the amendment to the Baker County Future Land Use Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan is in the best interest of Baker County, Florida and its citizens.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **PAUL AND SUSAN DAVIS** and identified by the Baker County Property Appraiser Identification Number: **12-2S-21-0000-0000-0021**; and is more particularly described in "Exhibit 1" which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of allowing for an amendment to the Baker County Future Land Use Map.

Section 4. Reclassification of Property. The Board of County Commissioners of Baker County, Florida reclassifies the parcel of real property described in "Exhibit 1" from **AGRICULTURAL B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** on the Future Land Use Map of the Baker County Comprehensive Plan.

Section 5. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 7. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, February 3, 2026**.

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

PARCEL "A"

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 00°01'14" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2002, PAGE 493 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°01'14" WEST, ALONG SAID LINE, 46.97 FEET, THENCE SOUTH 88°53'33" WEST, DEPARTING SAID LINE, 334.85 FEET; THENCE NORTH 00°01'14" WEST, PARALLEL TO THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 597.59 FEET TO AN INTERSECTION WITH THE NORTHERNMOST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 481.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 505.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, BEING ALSO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 00°04'51" WEST, ALONG SAID WEST LINE, 646.18 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 88°50'46" EAST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS, 505.93 FEET; THENCE NORTH 00°04'51" EAST, PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 645.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.50 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 4355 AND 4356 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.



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STAFF REPORT

DATE: January 2, 2026

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2025-38 REZONING**
Agriculture 7.5(AG 7.5) to Residential Conventional Mobile Home 2.5 (RCMH2.5)

BACKGROUND

Paul and Susan Davis have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 7.51-acre parcel (No. 12-2S-21-0000-0000-0021) is located at 14433 Wilbanks Lane, Glen St. Mary, FL 32040. This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide the property in the future between themselves and their children. The companion land use application requests a change from Agriculture B to Very Low Density Residential.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a zoning change (Ordinance 2025-38) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)** and a companion land use amendment (Ordinance 2025-37) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)**.

The subject parcel is bound by the following land use designations and zoning districts:

North: Agriculture B / Agriculture 7.5

South: Agriculture B / Agriculture 7.5

East: Agriculture B / Agriculture 7.5

West: Very Low Density Residential / Residential Conventional Mobile Home 1

ORDINANCE CODE

The applicant requests to amend the Zoning Map by changing the current zoning. The following are relevant land development regulations from the Baker County Ordinance Code:

CURRENT ZONING DISTRICT

Sec. 24-191. - AG 7.5 Agricultural District (AG 7.5).

- (a) *Generally.* This section applies to the AG 7.5 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
- (1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed store (site plan review).
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house site plan review).
 - g. Labor camp (site plan review).
 - h. Mobile home (one unit per 7.5 acres).
 - i. Private riding stable (site plan review; see section 24-148(c)).
 - j. Public riding stable (site plan review; see section 24-148(d)).
 - k. Roadside produce stand.
 - l. Silviculture.
 - m. Single-family (one unit per 7.5 acres).
 - n. Special use (see section 24-234).
 - o. Sports club.
 - p. Temporary use (see section 24-234).
 - q. Veterinary clinic (site plan review).
 - r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
 - (2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
- (1) Feed lot (site plan review).
 - (2) Family lot division.
 - (3) Kennel.
 - (4) Sawmill.
 - (5) Slaughterhouse (site plan review).
 - (6) Homestead division (site plan review).
 - (7) Wireless telecommunication facilities (see section 24-235).
 - (8) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.

- d. Neighborhood association.
- (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (d) *Permissible use by mine permit.*
 - (1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).
- (e) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (f) *Setback and other standards.*
 - (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 7.5 acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 25 feet.
- (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

PROPOSED ZONING DISTRICT

Section 24-192. Residential Conventional and Mobile Home 2.5 District.

- (a) *Generally.* The provisions of this section apply to the RCMH 2.5 Residential Conventional and Mobile Home District. The purpose of classifying land and water areas within this district is to provide a transition between agriculture and residential uses and to accommodate large lot residential development of single-family conventional and mobile homes within the Very Low Density land use category of the comprehensive plan. One unit per 2½ acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
 - (1) Within any RCMH 2.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Community residential facility, Type A.
 - c. Country club.
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house (site plan review).
 - g. Reserved.
 - h. Mobile home (one unit per 2.5 acres).
 - i. Roadside produce stand.
 - j. Silviculture.
 - k. Single-family conventional (one unit per 2.5 acres).
 - l. Special use (see section 24-234).
 - m. Temporary use (see section 24-234).
 - (2) Additionally, within any RCMH 2.5 district the following accessory uses and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
 - (1) Private riding stable (site plan review; see section 24-148(c)).
 - (2) Public riding stable (site plan review; see section 24-148(d)).

- (3) Veterinarian clinic (site plan review).
- (4) Wireless telecommunication facilities (see section 24-235).
- (5) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
 - e. Cultural activities.
- (d) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (e) *Setback and other standards.*
 - (1) Minimum lot requirements (width, depth and area).
 - a. Width: 200 feet.
 - b. Area: 2.5 acres.
 - c. Depth: 300 feet.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 50 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 45 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members, and the following reflect their comments:

Baker County Fire and Rescue / Trevor Nelson

- 1. No issues.

Public Works Department / Chris Lee

- 1. No issues.

Baker County Health Department / Ryan McFadden

- 1. No issues.

Baker County School District / Chadd Scarborough

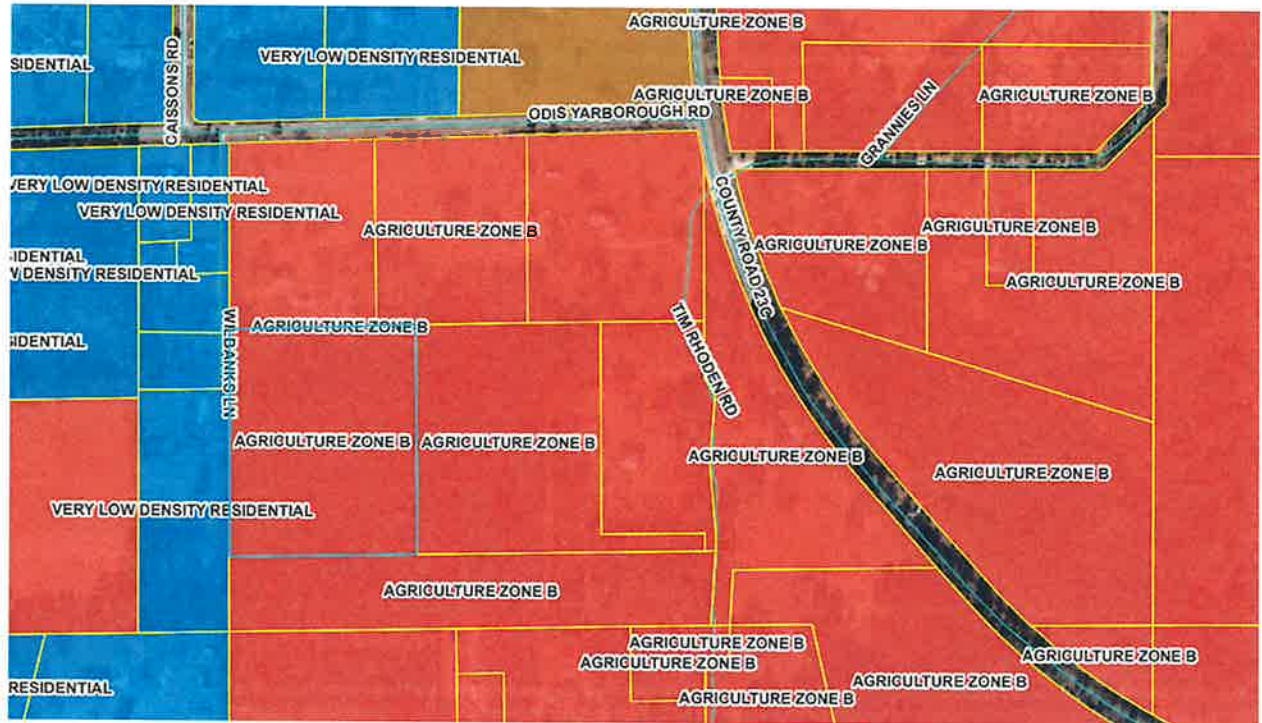
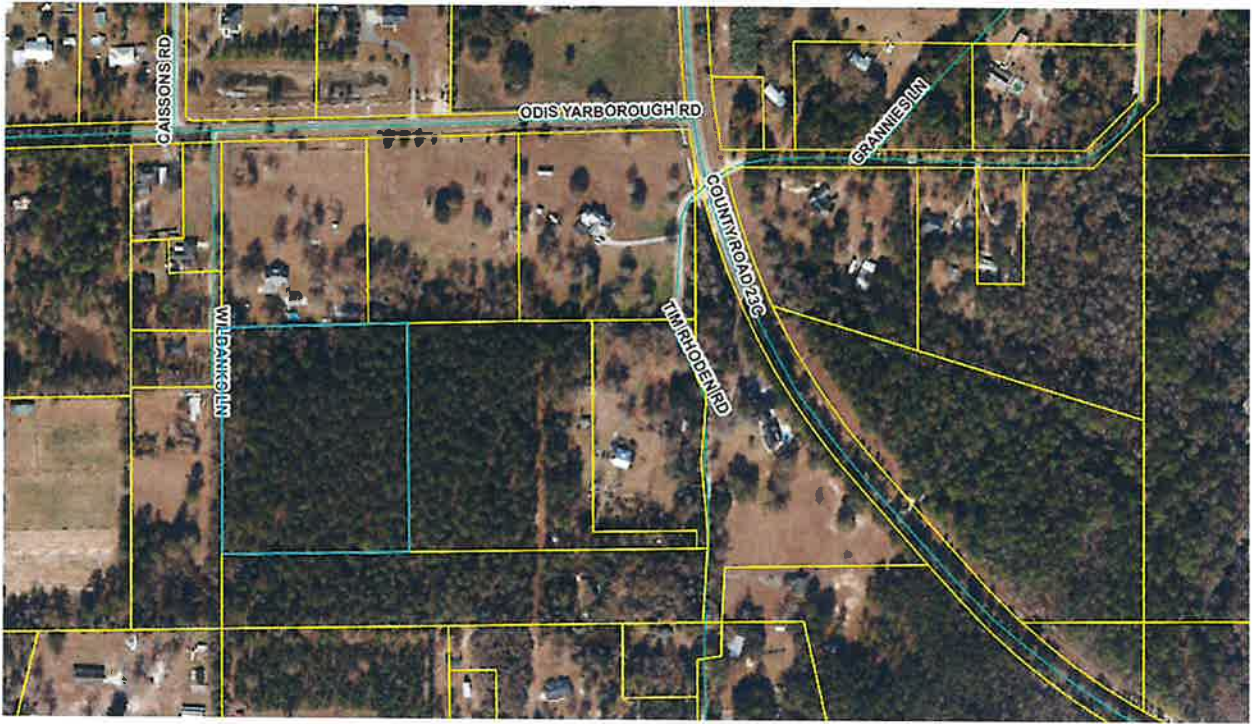
- 1. No comments.

County Manager / Sara Little

- 1. No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2025-38** from **AGRICULTURE 7.5 (AG 7.5)** to **RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.





ORDINANCE 2025-38

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 7.51 +/- ACRES OF REAL PROPERTY OWNED BY PAUL AND SUSAN DAVIS FROM AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 (RCMH 2.5) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE WITH ITS ACREAGE; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS, the proposed zoning change is for approximately **7.51 +/- acres** of real property owned by **PAUL AND SUSAN DAVIS**; and

WHEREAS, the corresponding parcel identification number is **12-2S-21-0000-0000-0021**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, January 8, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, January 20, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, February 3, 2026 after 6:00 P.M.** and approved the Rezoning; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and

Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida and its citizens.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **PAUL AND SUSAN DAVIS** and identified by the Baker County Property Appraiser Identification Number: **12-2S-21-0000-0000-0021**; and is more particularly described in "Exhibit 1" which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of rezoning the above described real property pursuant to chapter 24 of the Baker County Land Development Regulations.

Section 4. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 5. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, February 3, 2026**.

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

PARCEL "A"

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 00°01'14" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2002, PAGE 493 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°01'14" WEST, ALONG SAID LINE, 46.97 FEET; THENCE SOUTH 88°53'33" WEST, DEPARTING SAID LINE, 334.85 FEET; THENCE NORTH 00°01'14" WEST, PARALLEL TO THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 597.59 FEET TO AN INTERSECTION WITH THE NORTHERNMOST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 481.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°53'33" WEST, ALONG SAID NORTHERNMOST LINE, 505.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, BEING ALSO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE SOUTH 00°04'51" WEST, ALONG SAID WEST LINE, 646.18 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 80°50'46" EAST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS, 505.93 FEET; THENCE NORTH 00°04'51" EAST, PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 645.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.50 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 4355 AND 4356 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.



Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403

STAFF REPORT

DATE: January 2, 2026

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2025-40 SMALL SCALE LAND USE AMENDMENT
Agriculture B (AG B) to Very Low Density Residential (VLDR)**

BACKGROUND

Travis Hall has submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 27.66-acre parcel (No. 09-1S-21-0000-0000-0010) is located at 10691 Bertha Mae Harris Rd., Glen St. Mary, FL 32040. This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide 2.99 acres of the property, along with the existing mobile home to sell. The applicant then intends to build a home on the remaining acreage. The companion rezoning ordinance requests a change from AG 7.5 to RCMH 2.5.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a land use amendment (Ordinance 2025-40) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** and a companion rezoning (Ordinance 2025-41) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.

The subject parcel is bound by the following land use designations and zoning districts:

North: Agriculture B & Very Low Density Residential / Agriculture 7.5 & RCMH 2.5

South: Very Low Density Residential / Residential Conventional Mobile Home 2.5

East: Agriculture B / Agriculture 7.5

West: Agriculture B / Agriculture 7.5

CURRENT LAND USE CATEGORY

Policy A.1.10.1 Agriculture

B. Agriculture Ag B

The category Ag B is in transition because of development potential because of location. Ag B lands lie at the fringe of developing areas, along major transportation routes or are contained within an area characterized by numerous pockets of already developed parcels. Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pits and fishponds are allowed.

Ag B lands are intended to be used for small-scale agriculture activities such as cultivation of field crops, livestock, dairies, or other uses on a limited scale.

Ag B lands may be developed at a maximum density of one (1) dwelling unit per 5 acres.

PROPOSED LAND USE CATEGORY

Policy A.1.10.2 Residential

The residential land use category includes single family detached, single family attached, duplex, and multi-family housing. Parcels of land designated for residential land uses are intended to be used predominately for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

The following minimum criteria pertain to residential land use categories:

- All development must meet building codes and have either a County Department of Health approved well and septic tank installation or connection to central water/sewer facilities.
- Compliance with the Concurrency Management System is required before development will be permitted at the stated densities/intensities of use.
- **Very Low Density**
Range of density from a maximum density of 1 dwelling unit per acre to a minimum of 1 unit per 7.5 acres, which will include zoning categories: Ag 7.5, RCMH1, RC1, and RCMH 2.5.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members, and the following reflect their comments:

Baker County Fire and Rescue / Trevor Nelson, Chief

- No issues.

Environmental Health / Ryan McFadden

- No issues.

Public Works Department / Chris Lee, Director

- No issues.

School District / Chadd Scarborough

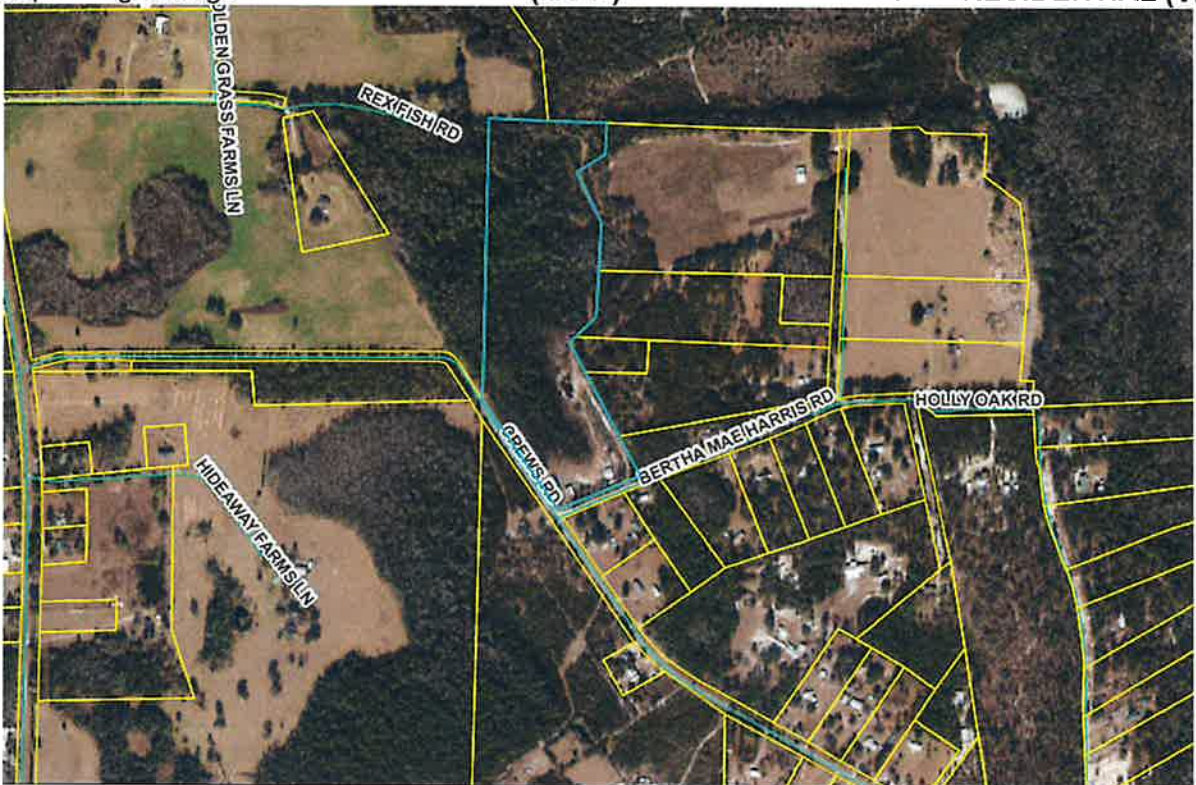
- No comments.

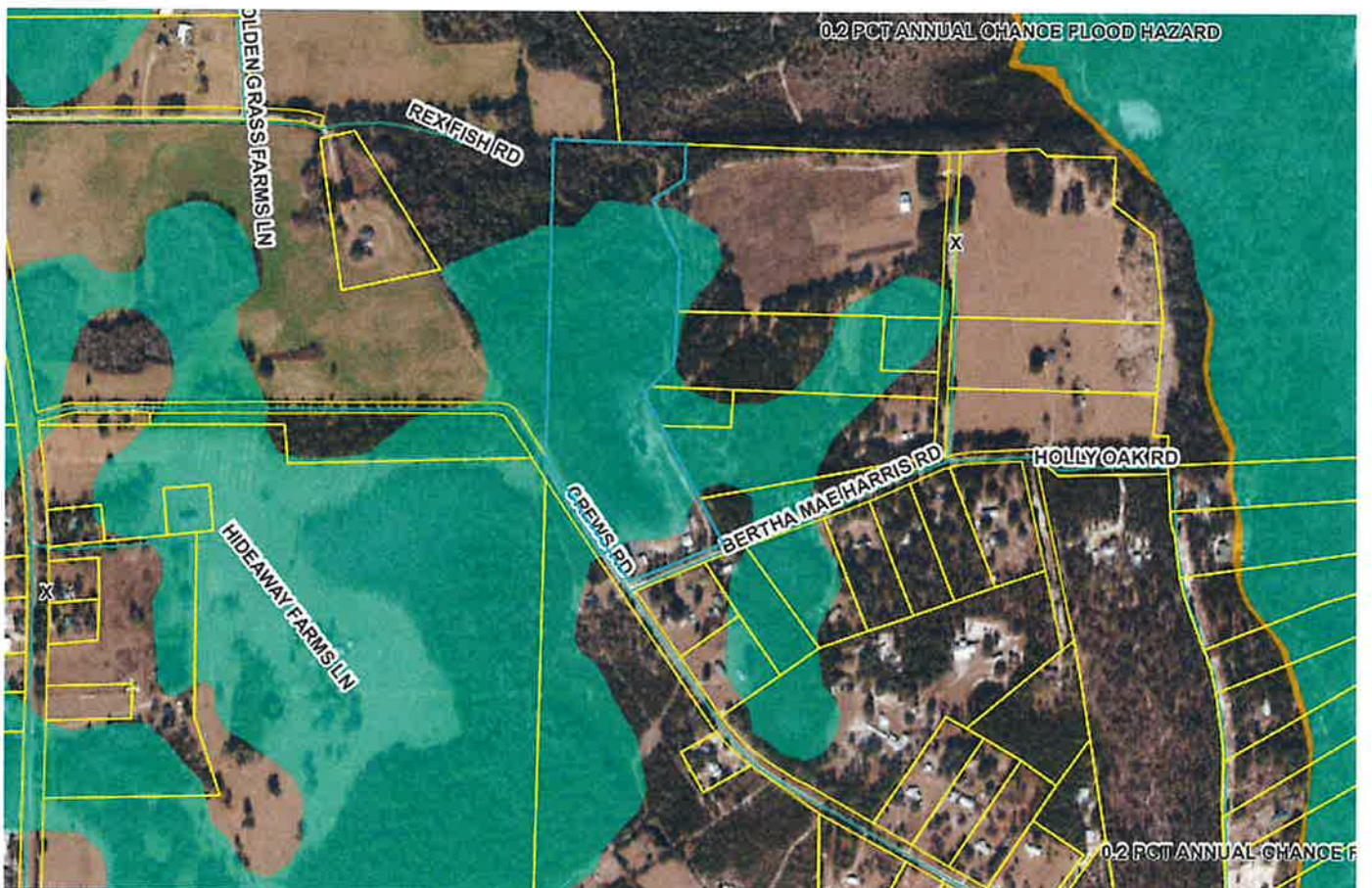
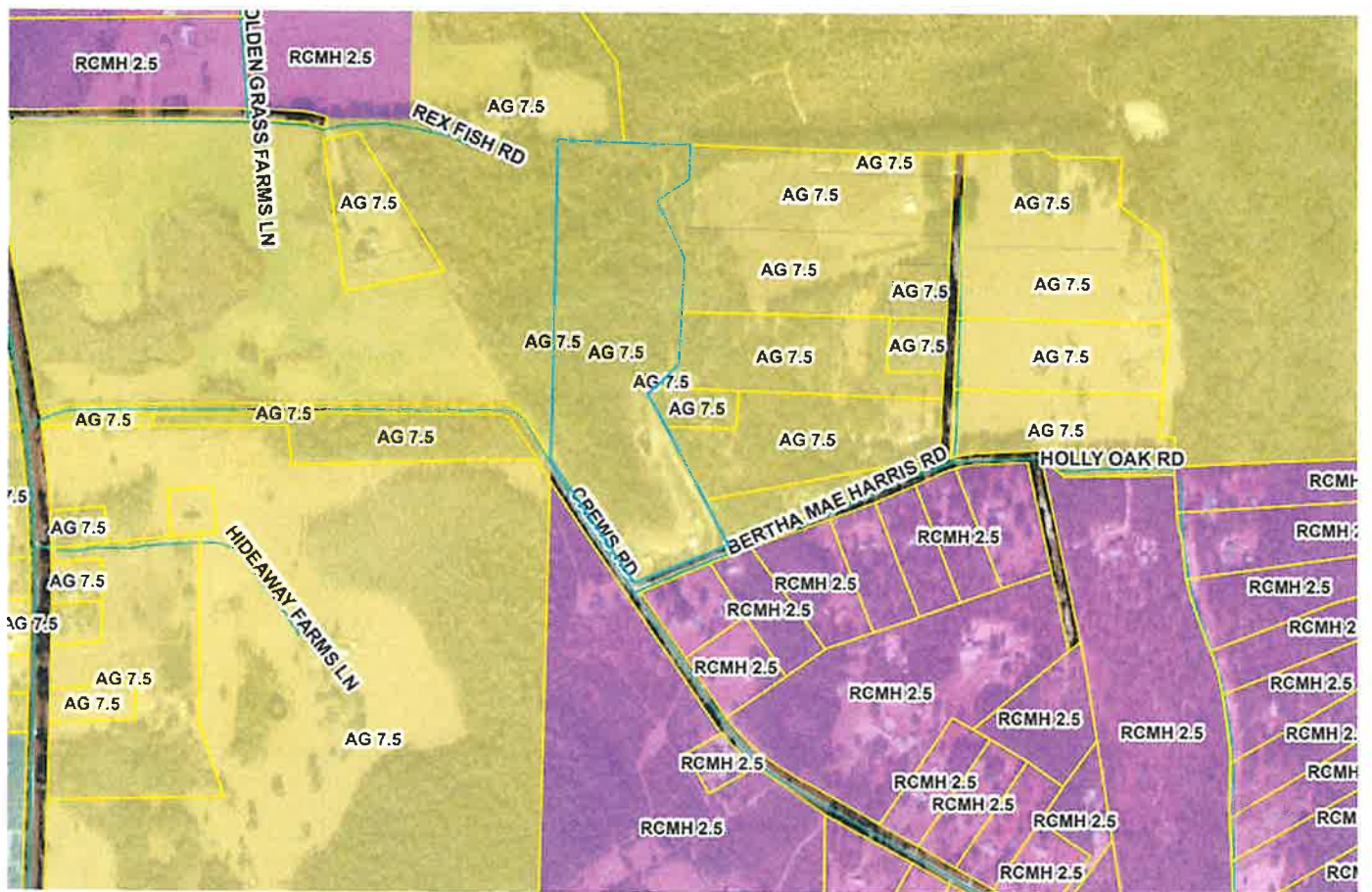
County Manager / Sara Little

- No issues.

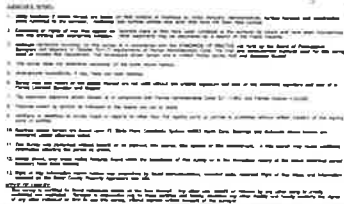
RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Small Scale Land Use Amendment application for **Ordinance 2025-40** requesting change of **AGRICULTURE B (AG B)** to **VERY LOW DENSITY RESIDENTIAL (VLDR)**.





1. PARCEL OF LAND BEING A PORTION OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 21 (AS), BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



- [illegible]

UNITED STATES OF AMERICA
DEPARTMENT OF THE ARMY
ENGINEER REGIMENT
ENGINEER BATTALION

ENGINEER REGIMENT
ENGINEER BATTALION
ENGINEER COMPANY

ENGINEER REGIMENT
ENGINEER BATTALION
ENGINEER COMPANY

ENGINEER REGIMENT
ENGINEER BATTALION
ENGINEER COMPANY

ORDINANCE 2025-40

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA MAKING A SMALL SCALE AMENDMENT TO THE BAKER COUNTY COMPREHENSIVE PLAN BY RECLASSIFYING APPROXIMATELY 2.99 +/- ACRES OF REAL PROPERTY OWNED BY TRAVIS HALL FROM AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR) IN ORDER TO BRING THE PARCEL INTO COMPLIANCE ON THE FUTURE LAND USE MAP; PROVIDING FINDINGS BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING DIRECTION FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, Section 163.3184, Florida Statutes, requires that any amendment to the Baker County Comprehensive Plan or any element of portion thereof be made by ordinance; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Future Land Use Map; and

WHEREAS, the proposed small scale amendment to the Baker County Future Land Use Map is for approximately 2.99 +/- acres of real property owned by **TRAVIS HALL**; and

WHEREAS, the corresponding parcel identification number is **09-1S-21-0000-0000-0010**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, January 8, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, January 20, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, February 3, 2026 after 6:00 P.M.** and approved the amendment to the Baker County Future Land Use Map; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the amendment to the Baker County Future Land Use Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and Policies of the Baker County Comprehensive Plan is in the best interest of Baker County, Florida and its citizens.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **TRAVIS HALL** and identified by the Baker County Property Appraiser Identification Number: **09-1S-21-0000-0000-0010**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of allowing for an amendment to the Baker County Future Land Use Map.

Section 4. Reclassification of Property. The Board of County Commissioners of Baker County, Florida reclassifies the parcel of real property described in “Exhibit 1” from **AGRICULTURAL B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** on the Future Land Use Map of the Baker County Comprehensive Plan.

Section 5. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 7. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, February 3, 2026**.

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

A PARCEL OF LAND BEING A PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN SOUTH 00°13'13" EAST, ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 48.52 FEET TO A POINT AT THE INTERSECTION OF THE WEST LINE OF SECTION 16 AND THE NORTH EASTERLY RIGHT OF WAY LINE OF CREWS ROAD (60' RIGHT OF WAY) RUN THENCE SOUTH 30°59'39" EAST, ALONG SAID NORTH EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 284.35 FEET; THENCE CONTINUE ON SAID NORTH EASTERLY RIGHT OF WAY SOUTH 36°09'52" EAST, A DISTANCE OF 248.40 FEET, TO THE POINT OF BEGINNING; RUN THENCE NORTH 72°31'38" EAST, A DISTANCE OF 334.13 FEET TO THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN BOOK 2023 PAGE 6822 OF PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; RUN THENCE SOUTH 30°35'42" EAST ALONG THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN BOOK 2022 PAGE 2888 OF PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 94.59 FEET; RUN THENCE SOUTH 30°27'01" EAST; A DISTANCE OF 198.35 FEET TO THE NORTH RIGHT OF WAY LINE OF BERTHA MAE HARRIS RD. BY OCCUPATION. RUN THENCE SOUTH 88°00'15" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 113.29 FEET. THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY SOUTH 65°25'27" WEST, A DISTANCE OF 381.08 FEET, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF BERTHA MAE HARRIS RD AND THE NORTH EASTERLY RIGHT OF WAY OF CREWS ROAD (60' PUBLIC RIGHT OF WAY). RUN THENCE NORTH 36°09'52" WEST, A DISTANCE OF 295.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.99± ACRES MORE OR LESS



Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE: January 2, 2026

TO: Baker County Land Planning Agency & Baker County Board of Commissioners

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2025-41 REZONING**
Agriculture 7.5(AG 7.5) to Residential Conventional Mobile Home 2.5 (RCMH2.5)

BACKGROUND

Travis Hall has submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 27.66-acre parcel (No. 09-1S-21-0000-0000-0010) is located at 10691 Bertha Mae Harris Rd., Glen St. Mary, FL 32040. This property is currently in compliance with current zoning standards. However, the applicant intends to subdivide 2.99 acres of the property, along with the existing mobile home to sell. The applicant then intends to build a home on the remaining acreage. The companion land use application requests a change from Agriculture B to Very Low Density Residential.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 7.5 (AG 7.5). The Applicant proposes a zoning change (Ordinance 2025-41) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)** and a companion land use amendment (Ordinance 2025-40) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)**.

The subject parcel is bound by the following land use designations and zoning districts:

North: Agriculture B & Very Low Density Residential / Agriculture 7.5 & RCMH 2.5

South: Very Low Density Residential / Residential Conventional Mobile Home 2.5

East: Agriculture B / Agriculture 7.5

West: Agriculture B / Agriculture 7.5

ORDINANCE CODE

The applicant requests to amend the Zoning Map by changing the current zoning. The following are relevant land development regulations from the Baker County Ordinance Code:

CURRENT ZONING DISTRICT

Sec. 24-191. - AG 7.5 Agricultural District (AG 7.5).

- (a) *Generally.* This section applies to the AG 7.5 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
- (1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed store (site plan review).
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house site plan review).
 - g. Labor camp (site plan review).
 - h. Mobile home (one unit per 7.5 acres).
 - i. Private riding stable (site plan review; see section 24-148(c)).
 - j. Public riding stable (site plan review; see section 24-148(d)).
 - k. Roadside produce stand.
 - l. Silviculture.
 - m. Single-family (one unit per 7.5 acres).
 - n. Special use (see section 24-234).
 - o. Sports club.
 - p. Temporary use (see section 24-234).
 - q. Veterinary clinic (site plan review).
 - r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
 - (2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
- (1) Feed lot (site plan review).
 - (2) Family lot division.
 - (3) Kennel.
 - (4) Sawmill.
 - (5) Slaughterhouse (site plan review).
 - (6) Homestead division (site plan review).
 - (7) Wireless telecommunication facilities (see section 24-235).
 - (8) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.

- d. Neighborhood association.
- (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (d) *Permissible use by mine permit.*
 - (1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).
- (e) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (f) *Setback and other standards.*
 - (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 7.5 acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 25 feet.
- (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

PROPOSED ZONING DISTRICT

Section 24-192. Residential Conventional and Mobile Home 2.5 District.

- (a) *Generally.* The provisions of this section apply to the RCMH 2.5 Residential Conventional and Mobile Home District. The purpose of classifying land and water areas within this district is to provide a transition between agriculture and residential uses and to accommodate large lot residential development of single-family conventional and mobile homes within the Very Low Density land use category of the comprehensive plan. One unit per 2½ acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
 - (1) Within any RCMH 2.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Community residential facility, Type A.
 - c. Country club.
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house (site plan review).
 - g. Reserved.
 - h. Mobile home (one unit per 2.5 acres).
 - i. Roadside produce stand.
 - j. Silviculture.
 - k. Single-family conventional (one unit per 2.5 acres).
 - l. Special use (see section 24-234).
 - m. Temporary use (see section 24-234).
 - (2) Additionally, within any RCMH 2.5 district the following accessory uses and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
 - (1) Private riding stable (site plan review; see section 24-148(c)).
 - (2) Public riding stable (site plan review; see section 24-148(d)).

- (3) Veterinarian clinic (site plan review).
- (4) Wireless telecommunication facilities (see section 24-235).
- (5) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
 - e. Cultural activities.
- (d) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (e) *Setback and other standards.*
 - (1) Minimum lot requirements (width, depth and area).
 - a. Width: 200 feet.
 - b. Area: 2.5 acres.
 - c. Depth: 300 feet.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 50 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 45 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members, and the following reflect their comments:

Baker County Fire and Rescue / Trevor Nelson

- 1. No issues.

Public Works Department / Chris Lee

- 1. No issues.

Baker County Health Department / Ryan McFadden

- 1. No issues.

Baker County School District / Chadd Scarborough

- 1. No comments.

County Manager / Sara Little

- 1. No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2025-41** from **AGRICULTURE 7.5 (AG 7.5)** to **RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.

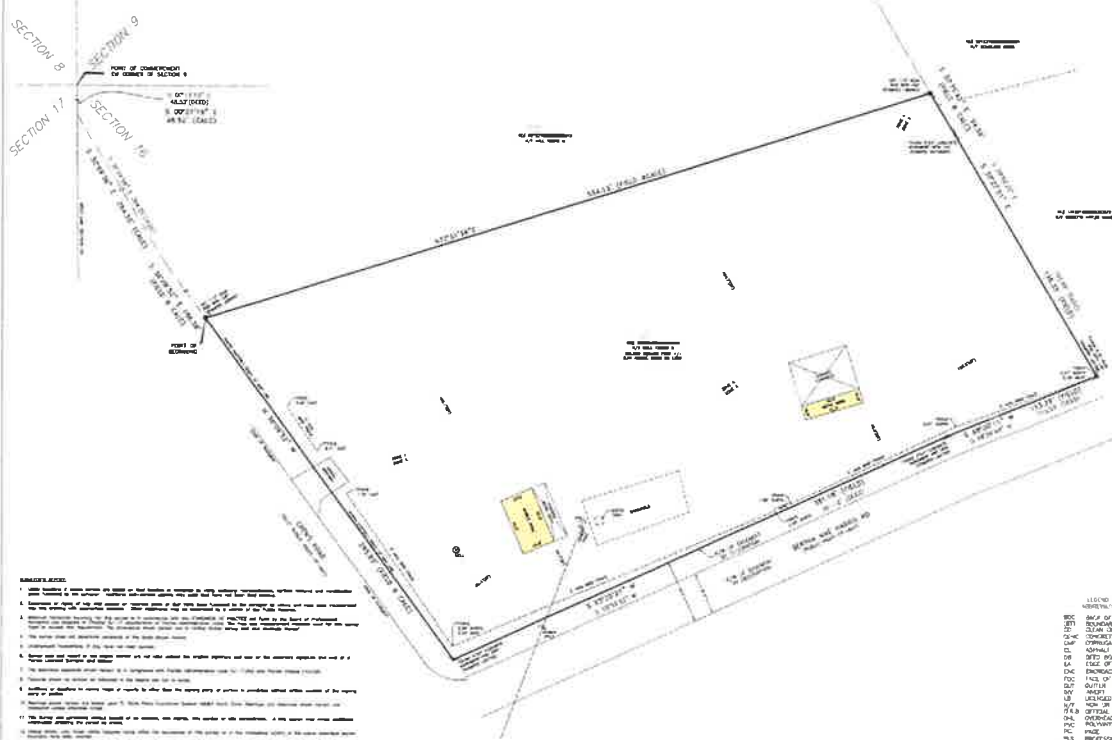
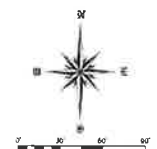


MAP SHOWING SURVEY OF

A PARCEL OF LAND BEING A PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE SOUTHWEST CORNER OF SAID SECTION 18 AND RUN SOUTH 89°15'15" EAST, ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 16.52 FEET TO A POINT OF THE INTERSECTION OF THE WEST LINE OF SECTION 18 AND THE NORTH EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 101 (RT. 101) RUN THENCE SOUTH 89°15'15" EAST, ALONG SAID NORTH EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.33 FEET, THENCE CONTINUE ON SAID NORTH EASTERLY RIGHT-OF-WAY LINE SOUTH 89°15'15" EAST, A DISTANCE OF 244.45 FEET TO THE POINT OF BEGINNING. RUN THENCE NORTH 72°15'15" EAST, A DISTANCE OF 16.52 FEET TO THE WESTERN BOUNDARY LINE OF THE LANDS DESCRIBED IN BOOK 1002 PAGE 1022 OF PUBLIC RECORDS OF BAKER COUNTY, FLORIDA. RUN THENCE SOUTH 89°15'15" EAST, ALONG THE EASTERN BOUNDARY OF SAID LANDS DESCRIBED IN BOOK 1002 PAGE 1022 OF PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 16.52 FEET, RUN THENCE SOUTH 89°15'15" EAST, A DISTANCE OF 16.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 101 (RT. 101) RUN THENCE SOUTH 89°15'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 16.52 FEET, THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY OF RT. 101 SOUTH 89°15'15" WEST, A DISTANCE OF 16.52 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF RT. 101 AND HIGHWAY 101 AND THE NORTH EASTERLY RIGHT-OF-WAY OF HIGHWAY 101 (RT. 101) RUN THENCE NORTH 89°15'15" WEST, A DISTANCE OF 16.52 FEET TO THE POINT OF BEGINNING.

CONTAINED 1.000 ACRES MORE OR LESS



- ASSUMPTIONS:**
1. The boundaries of the land shown on this map are based on the survey of the land shown on this map and are not to be construed as a warranty of title or a warranty of the accuracy of the survey.
 2. The survey of the land shown on this map is based on the survey of the land shown on this map and is not to be construed as a warranty of title or a warranty of the accuracy of the survey.
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 10. The survey of the land shown on this map is based on the survey of the land shown on this map and is not to be construed as a warranty of title or a warranty of the accuracy of the survey.

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McCarthy Mapping Consulting
 10000 S. 10th St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 571-1000
 Fax: (954) 571-1001
 Email: info@mcCarthyMapping.com
 Website: www.mccarthyMapping.com

Boundary Survey
 10000 S. 10th St., Suite 100
 Fort Lauderdale, FL 33304
 Date: 10/10/2010
 Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]

LEGEND:
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ORDINANCE 2025-41

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 2.99 +/- ACRES OF REAL PROPERTY OWNED BY TRAVIS HALL FROM AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL AND MOBILE HOME 2.5 (RCMH 2.5) WITH THE INTENT OF BRINGING THE PARCEL INTO COMPLIANCE WITH ITS ACREAGE; PROVIDING FOR A CHANGE OF ZONING; PROVIDING DIRECTIONS FOR RECORDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act; Section 163.3161 through 163.3215, Florida Statutes, require that each local government prepare and adopt a comprehensive land use plan, Zoning Map, and regulations; and

WHEREAS, the Board of County Commissioners of Baker County, Florida wishes to amend the Baker County Zoning Map; and

WHEREAS, the proposed zoning change is for approximately **2.99 +/- acres** of real property owned by **TRAVIS HALL**; and

WHEREAS, the corresponding parcel identification number is **09-1S-21-0000-0000-0010**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, January 8, 2026 after 6:00 P.M.** by the Baker County Land Planning Agency (LPA); and the LPA provided its recommendations to the Board of County Commissioners of Baker County, Florida; and

WHEREAS, the Board of County Commissioners of Baker County, Florida held a duly advertised public hearing on **Tuesday, January 20, 2026 after 6:00 P.M.** for the purpose of hearing public comments; and

WHEREAS, the Board of County Commissioners of Baker County, Florida considered the recommendations of the LPA at the duly advertised public hearing held on **Tuesday, February 3, 2026 after 6:00 P.M.** and approved the Rezoning; and

WHEREAS, the Board of County Commissioners of Baker County, Florida finds that the adoption of this ordinance for the Rezoning, the amendment to the Baker County Zoning Map, and the reclassification of real property described herein is consistent with the Goals, Objectives, and

Policies of the Baker County Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code and is in the best interest of Baker County, Florida and its citizens.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Baker County, Florida as follows:

Section 1. Adoption and Incorporation of Recitals. The Board of County Commissioners of Baker County, Florida hereby adopts the above recitals and incorporates them herein as a part of this ordinance.

Section 2. Ownership and Description of Property. The real property reclassified by this Ordinance is owned by **TRAVIS HALL** and identified by the Baker County Property Appraiser Identification Number: **09-1S-21-0000-0000-0010**; and is more particularly described in “Exhibit 1” which is attached hereto and incorporated herein by reference.

Section 3. Purpose and Authority of Ordinance. This Ordinance is adopted for the purpose of rezoning the above described real property pursuant to chapter 24 of the Baker County Land Development Regulations.

Section 4. Direction to Staff. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Community Development Department is directed to file the same in the Official Records of Baker County, Florida.

Section 5. Recording of Ordinance. Following approval by the Board of County Commissioners of Baker County, Florida, the staff of the Clerk of the Court is directed to file the same in the Official Records of Baker County, Florida.

Section 6. Effective Date of Ordinance. This Ordinance shall become effective upon adoption by the Board of County Commissioners of Baker County, Florida.

PASSED AND ADOPTED with a quorum present and voting, by the Board of County Commission of Baker County, Florida, in regular session, this **Tuesday, February 3, 2026.**

**BOARD OF COUNTY COMMISSIONERS OF
BAKER COUNTY, FLORIDA**

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

A PARCEL OF LAND BEING A PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUN SOUTH 00°13'13" EAST, ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 48.52 FEET TO A POINT AT THE INTERSECTION OF THE WEST LINE OF SECTION 16 AND THE NORTH EASTERLY RIGHT OF WAY LINE OF CREWS ROAD (60' RIGHT OF WAY) RUN THENCE SOUTH 30°59'39" EAST, ALONG SAID NORTH EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 284.35 FEET; THENCE CONTINUE ON SAID NORTH EASTERLY RIGHT OF WAY SOUTH 36°09'52" EAST, A DISTANCE OF 248.40 FEET, TO THE POINT OF BEGINNING; RUN THENCE NORTH 72°31'36" EAST, A DISTANCE OF 534.13 FEET TO THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN BOOK 2023 PAGE 6822 OF PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; RUN THENCE SOUTH 30°35'42" EAST ALONG THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN BOOK 2022 PAGE 2888 OF PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 94.59 FEET; RUN THENCE SOUTH 30°27'01" EAST; A DISTANCE OF 198.35 FEET TO THE NORTH RIGHT OF WAY LINE OF BERTHA MAE HARRIS RD. BY OCCUPATION. RUN THENCE SOUTH 68°00'15" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 113.29 FEET. THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY SOUTH 65°25'27" WEST, A DISTANCE OF 381.08 FEET, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF BERTHA MAE HARRIS RD AND THE NORTH EASTERLY RIGHT OF WAY OF CREWS ROAD (60' PUBLIC RIGHT OF WAY). RUN THENCE NORTH 36°09'52" WEST, A DISTANCE OF 295.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.99± ACRES MORE OR LESS



Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach
360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE: January 2, 2026

TO: Baker County Land Planning Agency

FROM: LaDonna Combs, Director
Community Development Department

RE: **Subdivision Replat for Preliminary and Final Development Plan Review**

BACKGROUND

Tracy & Stephen Chase, the owner/applicant, has submitted an application for Subdivision Replat. The subject parcel is also known as Block 4 of Cuyler Field Subdivision and contains 13.91 acres. The subject parcel has a land use category of Very Low Density Residential (VLDR) and a zoning district of Residential Conventional 1 (RC 1). The Cuyler Field Subdivision was originally platted in 1992. At that time, Block 4 remained whole with a notation stating, "Block 4 will be reserved for future use to develop lots of one acre or more".

INTENT

The intent of the Applicant is to subdivide Block 4 into 3 residential lots, all containing 1 acre or more.

The subject parcel is bound by the following land use designations/zoning districts:

North: Very Low Density Residential / Residential Conventional 1

South: Agriculture A / Agriculture 10

East: Agriculture A / Agriculture 10

West: Agriculture A / Agriculture 10

BAKER COUNTY 2040 COMPREHENSIVE PLAN

The Applicant requests a **Subdivision Replat for Preliminary and Final Development Plan Review**. This request is subject to the following Goals, Objectives and Policies of the Baker County 2040 Comprehensive Plan and the Land Development Regulations of the Baker County Ordinance Code:

CURRENT LAND USE DESIGNATION

The proposed subdivision replat is subject to the following policies of the Baker County Comprehensive Plan which are relevant from the Future Land Use Element as it pertains to the current land use category:

Policy A.1.10.2 Residential

The residential land use category includes single family detached, single family attached, duplex, and multi-family housing. Parcels of land designated for residential land use are intended to be used predominantly for housing and should be protected from intrusion of land uses that are incompatible with residential density or intensity of use.

The following minimum criteria pertain to residential land use categories:

- All development must meet building codes and have either a County Department of Health approved well and septic tank installation or connection to central water/sewer facilities.
- Compliance with the Concurrency Management System is required before development will be permitted at the stated densities/intensities of use.
- Very Low Density pertains to a range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) unit per 7.5 acres, which will include zoning categories: Ag 7.5, Ag 5.0, RCMH 2.5, RCMH 1, and RC 1.

CURRENT ZONING DISTRICT

The proposed subdivision replat is subject to Baker County's Ordinance Code's Land Development Regulations which are relevant as it pertains to the current zoning district (See below); and Sections 24-393 and 24-394 for development requirements and procedures for review of development plans.

Sec. 24-195. - RC 1 Residential Conventional District.

- (a) *Generally*. The provisions of this section apply to the RC 1 Residential Conventional District. The purpose of classifying land and water areas within this district is to provide a transition between the agricultural and single-family districts and to accommodate residential development of single-family conventional homes in areas not served by central water and sanitary facilities within the Very Low Density land use category of the comprehensive plan. One unit per acre will be permitted and each unit shall have immediate access to a county-maintained paved road. Development must meet building codes and have a county department of health approved well and septic tank installation.
- (b) *Permitted uses and structures*.
- (1) Within any RC 1 district permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Community residential facility, Type A.
 - c. Country club.
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house (site plan review).

- g. Roadside produce stand.
- h. Silviculture.
- i. Single-family (one unit per acre).
- j. Special use (see section 24-234).
- k. Temporary use (see section 24-234).
- (2) Additionally, within any RC 1 district the following permitted accessory uses, and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
 - (1) Nursing home.
 - (2) Private stable (site plan review; see section 24-148(c)).
 - (3) Public riding stable (site plan review; see section 24-148(d)).
 - (4) Veterinarian clinic.
 - (5) Wireless telecommunication facilities (see section 24-235).
 - (6) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
- (d) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (e) *Setback and other standards.*
 - (1) Minimum lot requirements (width, depth, and area).
 - a. Width: 100 feet.
 - b. Depth: none.
 - c. Area: 1.0 acre.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 25 feet.
 - b. Side: 25 feet.
 - c. Rear: 25 feet.
 - (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

Baker County Fire and Rescue

- 1. No issues.

Public Works Department

- 1. No issues.

Baker County Health Department

- 1. No issues.

Baker County School District

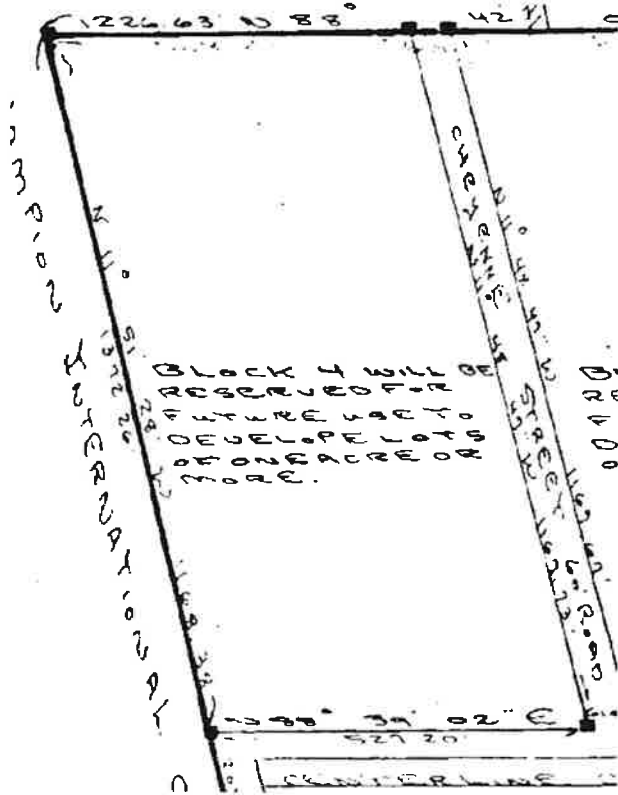
- 1. No comments.

County Manager

1. No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the requested subdivision replat as the proposed change would allow development consistent with the character of the area.



MAP SHOWING A BOUNDARY SURVEY OF A PORTION OF BLOCK 4, CUYLER FIELD SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 107 AND 108 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA

PARCEL A

A Portion Of Block 4, Cuyler Field Subdivision As Recorded In Plat Book 2, Page 107 And 108 Of The Public Records Of Baker County, Florida Being More Particularly Described As Follows:

Begin At The Northwest Corner Of Block 4 Of Cuyler Field Subdivision As Recorded In Plat Book 2, Page 107, And 108, Thence Along The North Line Of Said Block 4, North 88°41'25" East, A Distance Of 525.18 Feet To The Northeast Corner Of Said Block 4, Said Point Also Being On The Western Right Of Way Line Of Cud Court (60 Foot Right Of Way), Thence Along The East Line Of Said Block 4, And Said Western Right Of Way Line South 11°49'41" East, A Distance Of 371.72 Feet, Thence South 88°42'07" West, A Distance Of 525.00 Feet To A Point On The West Line Of Said Block 4, Thence Along Said Line North 1°51'25" West, A Distance Of 371.55 Feet To The Point Of Beginning.

PARCEL B

A PORTION OF BLOCK 4, CUYLER FIELD SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 107 AND 108 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK 4 OF CUYLER FIELD SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 107, AND 108, THENCE SOUTH 1°51'25" EAST, ON WEST LINE OF SAID BLOCK 4, A DISTANCE OF 371.67 FEET TO THE POINT OF BEGINNING, THENCE NORTH 58°42'07" EAST, A DISTANCE OF 525.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CUD COURT (60 FOOT RIGHT OF WAY), THENCE SOUTH 11°49'41" EAST, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 208.71 FEET, THENCE SOUTH 88°42'07" WEST, A DISTANCE OF 527.89 FEET TO THE AFOREMENTIONED WEST LINE OF BLOCK 4 OF CUYLER FIELD SUBDIVISION, THENCE NORTH 1°51'25" WEST, ON LAST SAID LINE, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING.

PARCEL C

A Portion Of Block 4, Cuyler Field Subdivision As Recorded In Plat Book 2, Page 107 And 108 Of The Public Records Of Baker County, Florida Being More Particularly Described As Follows:

BEGIN AT THE Southwest Corner Of Block 4, Cuyler Field Subdivision As Recorded In Plat Book 2, Page 107 And 108 Also Being the Intersection Of The North Right Of Way Line Of Runway Circle (60 Foot Right Of Way Per Parcel) And The Western Right Of Way Line Of Cheyenne Street (60 Foot Right Of Way Per Parcel), Thence South 88°42'07" West, On Last Said North Right Of Way Line, A Distance Of 527.42 Feet To The Southwest Corner Of Aforementioned Block 4, Thence South 11°31'25" West, On Western Line Of Said Block 4, A Distance Of 588.00 Feet, Thence North 88°42'07" East, A Distance Of 527.89 Feet To The Intersection With The Aforementioned Western Right Of Way Line Of Cheyenne Street, Thence South 11°49'41" East, On Last Said Western Right Of Way Line, A Distance Of 387.08 Feet To The Intersection With The Aforementioned North Right Of Way Line Of Runway Circle And The Point Of Beginning.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

2. UNDEVELOPED IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED.

3. A BEARING OF N 11°31'25" W AND HOLD ON THE WEST LINE OF BLOCK 4, HOLD MEASUREMENT SHOWN FOLLOWS PLACE.

Said Survey Refers To Cuyler Field Subdivision Plat Book 2, Pages 107-108, Baker County, Florida.

4. PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP.

"FLOOD ZONE" DATED 6/17/2008.

PLAT NOTES

1. THERE IS A 75' SETBACK LINE FROM ALL NEARBY LINES FOR SEWAGE AND CONSTRUCTION.

2. THERE IS A 20' EASEMENT ALONG THE FRONT OF ALL LOTS AND A 10' EASEMENT ALONG ALL SIDE LOT LINES.

3. ABSORBING 1/2" OF THE EASEMENT AND THE EASEMENT IS FOR UTILITIES AND/OR DRAINAGE.

4. ALL LOTS HAVE A 50' SETBACK FOR BUILDING ON THE FRONT SIDE AND A 30' SETBACK ON THE SIDE AND A 30' SETBACK IN THE REAR.

5. ALL STREETS AND RUNWAYS ARE HELD PRIVATE TO THE HOME OWNERS ASSOCIATION OF RECORD.

LEGEND

1. 75' x 75' SETBACK FROM ALL NEARBY LINES

2. 10' x 10' SIDE SETBACK

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Baker County
Community Development Department
Planning ~ Permitting ~ Code Enforcement ~ Building ~ Outreach

360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax (904) 259-5057

STAFF REPORT

DATE: January 2, 2026

TO: Baker County Land Planning Agency

FROM: LaDonna Combs, Director, Community Development Department

RE: **SUBDIVISION for Development Review, Preliminary and Final (B & N Farms Estates)**
Corner of County Road 127 and Leon Dopson Road

BACKGROUND

Thomas Braddock, Carl & Trish Noles have submitted an application for a subdivision. The subject parcels are comprised of 160 +/- acres and are currently vacant. The subject parcels are located at the corner of County Road 127 and Leon Dopson Road in Sanderson. Said parcels being identified as parcel ID 13-2S-20-0000-0000-0011 and 18-2S-21-0000-0000-0041. The subject parcel has a land use category of Agriculture A (AG A) and Agriculture B (AG B) and a zoning district of Agriculture 10 (AG 10) and Agriculture 7.5 (AG 7.5).

INTENT

The Applicant intends to subdivide a portion of the subject property and record platted subdivision lots but is not proposing to develop them. The individual lots, once recorded, would then be available for individual purchase, upon which the buyer would then be responsible for submitting development plans for review and permitting if so desired. Each lot is to be served by private well and septic systems.

The subject parcel is bound by the following land use designations/zoning districts:

See attached land use and zoning Maps

The Applicant proposes to subdivide three (3) lots from the parent parcel consisting of the following acreages:

Lot 1 – 7.76 acres
Lot 2 – 10.10 acres
Lot 3 – 10.12 acres

Total – 27.98 acres

CURRENT LAND USE DESIGNATION

The proposed subdivision is subject to the following policies of the Baker County Comprehensive Plan which are relevant from the Future Land Use Element as it pertains to the current land use category:

FUTURE LAND USE ELEMENT

Policy A.1.10.1 Agriculture

A. Agriculture Ag A

The category Ag A is intended for agricultural activities, such as silviculture crops, row crops, livestock, dairies, and other uses on a limited scale serving or ancillary to agricultural activities. Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pits and fishponds are allowed.

New residential uses at a maximum density of one dwelling unit per ten (10) acres shall be permitted.

B. Agriculture Ag B

The category Ag B is in transition because of development potential because of location. Ag B lands lie at the fringe of developing areas, along major transportation routes or are contained within an area characterized by numerous pockets of already developed parcels. Mining and Mineral Extraction (mining) activities are allowed provided that before commencement of construction such activities have a conceptual reclamation permit approved by Baker County and the Department of Environmental Protection (including activities in floodplains and wetland areas) and any required state and federal permits for wetland impacts and shall be managed in accordance with the provisions of the Conservation Element and the Land Development Regulations. Borrow pits and fishponds are allowed.

Ag B lands are intended to be used for small-scale agriculture activities such as cultivation of field crops, livestock, dairies, or other uses on a limited scale.

Ag B lands may be developed at a maximum density of one (1) dwelling unit per 5 acres.

CURRENT ZONING DISTRICT

The proposed subdivision is subject to Baker County's Ordinance Code's Land Development Regulations which are relevant as it pertains to the current zoning district (See below); and Sections 24-393 and 24-394 for development requirements and procedures for review of development plans.

Sec. 24-190. - AG 10 Agricultural District.

- (a) *Generally.* This section applies to the AG 10 Agricultural District. This district is similar to the AG 20 district; however, the minimum lot size is ten acres. Development must meet building codes and have a county department of health approved well and septic tank installation. It applies to parcels under one ownership which are less than 320 acres at the time of adoption of the comprehensive plan and which are used for cultivation of silviculture crops, row crops and/or livestock within the Agricultural A land use category of the comprehensive plan. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
 - (1) Within any AG 10 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.

- c. Feed lot (site plan review).
 - d. Feed store (site plan review).
 - e. Fishponds (two acres or less).
 - f. Golf course/club.
 - g. Guest house (site plan review).
 - h. Labor camp (site plan review).
 - i. Mobile home (one unit per ten acres).
 - j. Public or private riding stable (see section 24-148(c) and (d)).
 - k. Roadside produce stand.
 - l. Sawmill.
 - m. Silviculture.
 - n. Single-family (one unit per ten acres).
 - o. Slaughterhouse (site plan review).
 - p. Special use (see section 24-234).
 - q. Sports club.
 - r. Temporary use (see section 24-234).
 - s. Veterinary clinic (site plan review).
 - t. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (2) Additionally, within any AG 10 district the following accessory uses and structures are allowed:
- a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
- (1) Kennel.
 - (2) Homestead division.
 - (3) Family lot division.
 - (4) Fishponds (greater than two acres).
 - (5) Reserved.
 - (6) Wireless telecommunication facilities (see section 24-235).
 - (7) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.
 - e. Cultural activities.
 - (8) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (d) *Permissible use by mine permit.*
- (1) Excavation, mining and mineral extraction (see section 24-159; on ten acres or more).
- (e) *Permissible uses by limited notice.*
- (1) Day care center.
 - (2) Home occupation.
- (f) *Setback and other standards.*
- (1) Minimum lot requirements (width, depth and area).
 - a. Width: 200 feet.
 - b. Depth: none.
 - c. Area: ten acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.

- c. Rear: 50 feet.
- (4) Maximum height of structures. Maximum height of structures shall be 50 feet.

AND ALSO

Sec. 24-191. - AG 7.5 Agricultural District.

- (a) *Generally.* This section applies to the AG 7.5 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.
- (b) *Permitted uses and structures.*
 - (1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:
 - a. Church.
 - b. Farming.
 - c. Feed store (site plan review).
 - d. Fishponds (two acres or less).
 - e. Golf course/club.
 - f. Guest house site plan review).
 - g. Labor camp (site plan review).
 - h. Mobile home (one unit per 7.5 acres).
 - i. Private riding stable (site plan review; see section 24-148(c)).
 - j. Public riding stable (site plan review; see section 24-148(d)).
 - k. Roadside produce stand.
 - l. Silviculture.
 - m. Single-family (one unit per 7.5 acres).
 - n. Special use (see section 24-234).
 - o. Sports club.
 - p. Temporary use (see section 24-234).
 - q. Veterinary clinic (site plan review).
 - r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
 - (2) Additionally, within any AG 7.5 district the following accessory uses, and structures are allowed:
 - a. Storage buildings, sheds, tool houses and private garages.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Play equipment.
 - d. Household pets.
 - e. Swimming pools.
- (c) *Permissible uses by special exception.*
 - (1) Feed lot (site plan review).
 - (2) Family lot division.
 - (3) Kennel.
 - (4) Sawmill.
 - (5) Slaughterhouse (site plan review).
 - (6) Homestead division (site plan review).
 - (7) Wireless telecommunication facilities (see section 24-235).
 - (8) Semi-public uses.
 - a. Club.
 - b. Lodge.
 - c. Recreational association.
 - d. Neighborhood association.

- (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161.
- (d) *Permissible use by mine permit.*
 - (1) Excavation, mining, and mineral extraction (see section 24-159; on ten acres or more).
- (e) *Permissible uses by limited notice.*
 - (1) Day care center.
 - (2) Home occupation.
- (f) *Setback and other standards.*
 - (1) Minimum lot requirements (width and area).
 - a. Width: 200 feet.
 - b. Area: 7.5 acres.
 - (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
 - (3) Minimum yard requirements.
 - a. Front: 50 feet.
 - b. Side: 30 feet.
 - c. Rear: 25 feet.
- (4) Maximum height of structures. Maximum height of structures shall be 35 feet.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

The application was circulated to the DRC Members, and the following reflect their comments:

Baker County Fire and Rescue / Trevor Nelson

- 1. No issues.

Public Works Department / Chris Lee

- 1. No issues.

Baker County Health Department / Ryan McFadden

- 1. No issues.

Baker County School District / Chadd Scarborough

- 1. No comments.

County Manager / Sara Little

- 1. No issues.

RECOMMENDATION

The proposed subdivision is compatible with its surroundings and the proposed lot sizes meet or exceed current land use and zoning standards. Furthermore, the Applicant has met all of the Preliminary Development Plan Requirements for Subdivision Development. Therefore, the request by the Applicant for Subdivision Development is consistent with the Baker County Ordinance Code. Staff recommends **APPROVAL** of the proposed **SUBDIVISION DEVELOPMENT REVIEW FOR PRELIMINARY & FINAL DEVELOPMENT PLAN as submitted** based upon these findings.

