



Baker County Land Planning Agency
Tuesday, March 10, 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 January 8, 2026 LPA meeting
- IV. New Business:
 1. Small Scale Land Use (ORD 2026-01 Nutty Buddy LLC)
 2. Rezoning (ORD 2026-02 Nutty Buddy LLC)
 3. Rezoning (ORD 2026-03 Parker)
 4. Small Scale Land Use (ORD 2026-04 Bailey)
 5. Rezoning (ORD 2026-05 Bailey)
 6. Subdivision Development Preliminary & Final Review (Seminole Farms)
- V. Election of Board Chair and Vice Chair for 2026
- VI. Board Comments
- VII. Staff Comments
- VIII. Adjourn

LAND PLANNING AGENCY MEETING

MINUTES

January 9, 2026

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

Chairman, Greg Sheppard

Gabe Powers - ABSENT

Jack Kirkland

Nate Young

Blake Britt

Jared Lee

Staff Present:

LaDonna Combs, Community Development Director

Julie Cox, Community Development Department

Peyton Qualter, Deputy Clerk

I. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Greg Sheppard welcomed everyone in attendance and led the meeting in prayer and pledge of allegiance.

II. PUBLIC COMMENT

No public speakers presented at this time.

III. APPROVAL OF THE MINUTES: MEETING MINUTES FROM THE NOVEMBER 13, 2025 LPA MEETING

Jared Lee comments that he is sustaining from voting on the variance from last month's meeting for All-In-Storage.

Blake Britt motions to approve the minutes from November 13, 2025. Jack Kirkland seconds the motion. The motion carries unanimously.

IV. NEW BUSINESS:

1. Small Scale Land Use (ORD 2025-37 Davis)

(Companions with rezoning – Ordinance 2025-38 Davis)

This parcel has a current land use of Ag B. This property is in compliance with current zoning standards. However, the applicant intends to subdivide the property in the future between themselves and their children. The request as of now is for 2 lots and later create a family lot. The RCMH 2.5 will allow the property owners to do a family lot.

Ordinance 2025-37 with the request of Ag B to very low residential. The request was initially for a higher density.

Chairman Sheppard requests a conversation with the BOCC regarding these requests.

Chairman Greg Sheppard asks the board and the public for any comments. No comments presented.

Jack Kirkland motions to approve Ordinance 2025-37 small scale land use. Blake Britt seconds the motion. The motion carries unanimously.

2. Rezoning (ORD 2025-38 Davis)

Rezoning request from Ag 7.5 to residential conventional mobile home 2.5.

This parcel has a current zoning of Ag 7.5

A non-exclusive easement grants the right to use a portion of someone else's property, such as a road or path, but it does not prevent the property owner from granting similar rights to others or from continuing to use the land themselves if they don't interfere with the easement holder's rights. This means multiple parties and the original landowner can use the easement area simultaneously.

Staff recommend approval.

Blake Britt motions to approve Ordinance 2025-38 rezoning. Jack Kirkland seconds the motion. The motion carries unanimously.

3. Small Scale Land Use (ORD 2025-40 Hall)

(Companions with rezoning – Ordinance 2025-41 Hall)

Small scale land use amendment with the request of Ag B to very low density residential.

This property is in compliance with current zoning standards. However, the applicant intends to subdivide and sell 2.99 acres, along with the existing mobile home to sell.

Applicant then intends to build a home on the remaining acreage. Total acreage is 27.66.

A portion of the property is in the FEMA flood zone, therefore requires FEMA application in order to build and any additional process would be required to subdivide the property any further in the future.

Staff recommend approval.

Chairman Greg Sheppard asked the board and the public for any comments. No comments presented.

Nate Young motioned to approve Ordinance 2025-40 small scale land use. Jack Kirkland seconded the motion. The motion carried unanimously.

4. Rezoning (ORD 2025-41 Hall)

Rezoning request from Ag 7.5 to residential conventional mobile home 2.5.

Jack Kirkland motioned to approve Ordinance 2025-40 rezoning. Nate Young seconded the motion. The motion carried unanimously.

5. Subdivision Replat (Blk 4 of Cuyler Field)

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

Total acreage is 13.941 acres with a current land use of Very Low Residential (FLDR) and a current zoning of Residential Conventional (RC 1).

Parcel C (7 acres) is the home of the applicant, and it is their intention to keep it and subdivide the back portion into a 4-acre lot and 3-acre lot.

Subdivision and replat applications are under the final authority of the LPA unless an exemption is requested.

Staff recommend approval.

Chairman Greg Sheppard asked the board and the public for any comments. No comments presented at this time.

Jack Kirkland motioned to approve Blk 4 Cuyler Field subdivision replat. Blake Britt seconded the motion. The motion carried unanimously.

6. Subdivision Development Preliminary & Final Review (B & N Farms Estates)

Applicant proposes to record platted subdivision with three lots but is not proposing to develop them. The lots, once recorded, would be available for individual purchase and buyers would develop. Each lot will meet minimum acreage requirements, served by private well and septic systems, and have direct access to county-maintained road. No interior roads are proposed.

Total acreage is 27.98 of 160 acres with a land use of Ag A and Ag B with a zoning of Ag 10 and Ag 7.5.

Staff recommend approval.

Buffering requirements are not necessary for this land use and zoning.

Chairman Greg Sheppard asks for comments from the board and the public. Jared Lee comments that this is near the Reyonier project.

Blake Britt motions to approve B and N Farms Estates subdivision development preliminary & final review. Jack Kirkland seconds the motion. The motion carries unanimously.

V. ELECTION OF BOARD CHAIR AND VICE CHAIR FOR 2026

LaDonna Combs notes conversation with General Council and it was decided that this item will be moved to the next LPA meeting in February while the Chair and Vice Chair are both present. Nominations will be discussed at the next meeting as well.

VI. BOARD COMMENTS

No comments at this time.

VII. STAFF COMMENTS

LaDonna Combs mentions a meeting with North Florida Professional Services next week to schedule a workshop for the comp plan amendment. This workshop will be advertised and open to the public for comments.

LaDonna Combs mentions rural counties day in Tallahassee on January 22nd. This event will be held in the court yard.

VIII. ADJOURN

Chairman Greg Sheppard adjourned the meeting at 6:40 pm.



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: February 4, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: **Ordinance No. 2026-01 SMALL SCALE LAND USE AMENDMENT
Agriculture B (AG B) to Very Low Density Residential (VLDR)**

BACKGROUND

Kelvin & Louann Crews on behalf of Nutty Buddy LLC has submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The subject parcels are comprised of 5 +/- acres and are currently vacant. Said parcels being identified as parcel ID 02-3S-20-0000-0000-0682 and 02-3S-20-0000-0000-0681 (each containing 2.5 acres) and is located off of Hill Lane in Sanderson. This property is currently considered non-conforming. The applicant intends to bring the parcels into compliance with current standards in order to place a mobile home on each lot. The companion rezoning ordinance requests a change from AG 10 to RCMH 2.5.

INTENT

The subject parcel has a land use designation of Agriculture B (AG B) and a zoning district of Agriculture 10 (AG 10). The Applicant proposes a land use amendment (Ordinance 2026-01) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** and a companion rezoning (Ordinance 2026-02) from **AGRICULTURE 10 (AG 10) 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: Medium Density Residential / Residential Conventional Mobile Home 0.5
- South: Agriculture B / Agriculture 10
- East: Agriculture B & VLDR / Agriculture 10 & RCMH 2.5
- West: Agriculture B & VLDR / Agriculture 10 & RCMH 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

- Issues with access and road needs to be improved to support the weight of Fire Apparatus since it does not abut a currently maintained County Road.

Environmental Health / Ryan McFadden

- No issues.

Public Works Department / Chris Lee, Director

- No issues.

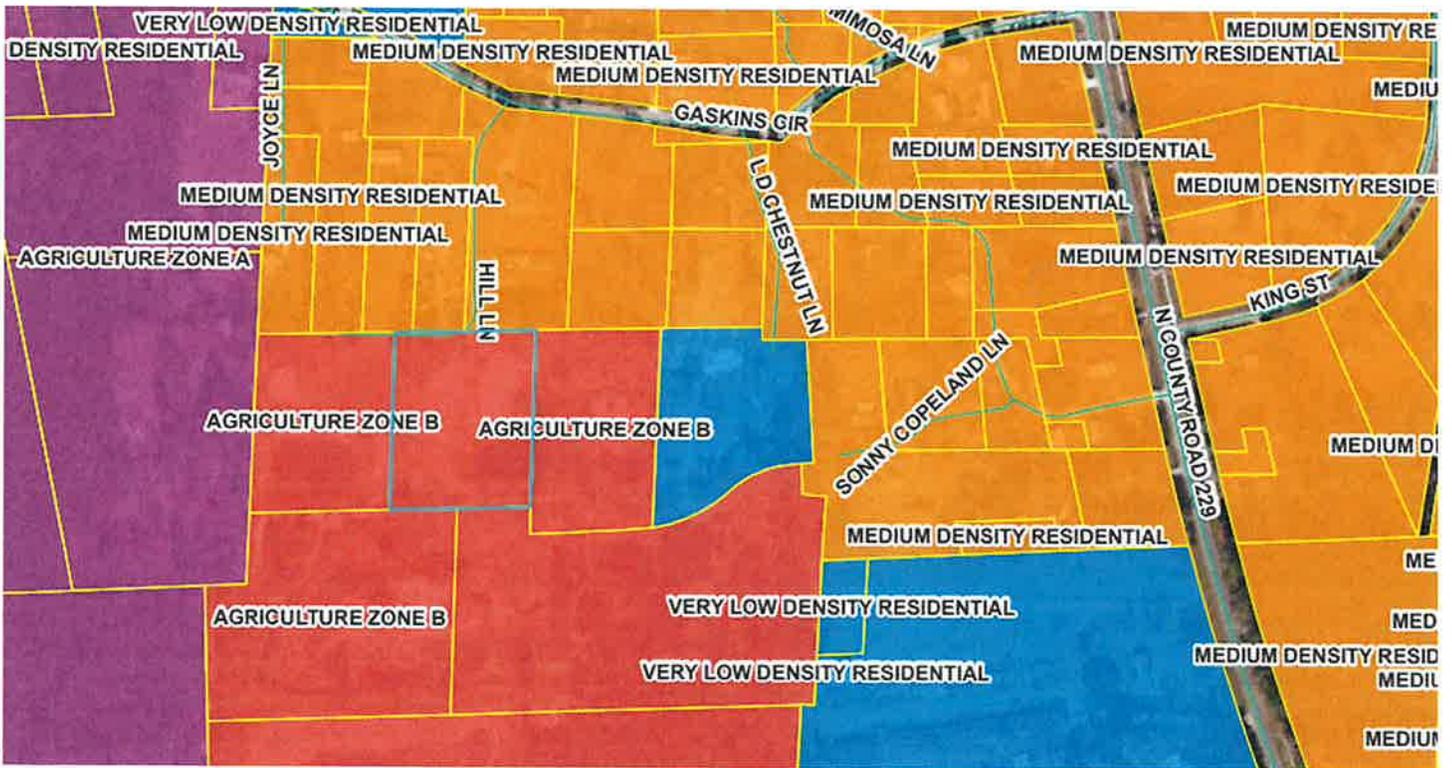
School District / Chadd Scarborough

- No comments.

- No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Small Scale Land Use Amendment application for **Ordinance 2026-01** requesting change of **AGRICULTURE B (AG B)** to **VERY LOW DENSITY RESIDENTIAL (VLDR)**.



ORDINANCE 2026-01

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 5.00 +/- ACRES OF REAL PROPERTY OWNED BY NUTTY BUDDY LLC 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 **5.00 +/-** acres of real property owned by **NUTTY BUDDY LLC**; and

WHEREAS, the corresponding parcel identification number is **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, February 12, 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, February 17, 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, March 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 **NUTTY BUDDY LLC** and identified by the Baker County Property Appraiser Identification Number: **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682**; 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, March 3, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0682

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST; THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORD BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD LS 4708 AND THE POINT OF BEGINNING; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET; THENCE N 00°D33'35" E, A DISTANCE OF 362.20 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 2002, PAGE 1970; THENCE S 86 DEGREES 38'34" W, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 301.50 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID ORB 2002, PAGE 1970; THENCE S 00 DEGREES 33'35" W, ALONG THE AFOREMENTIONED WEST LINE A DISTANCE OF 362.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST; THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE SW CORNER OF THE ABOVE DESCRIBED LANDS; THENCE RUN N 00 DEGREES 33'35" E, A DISTANCE OF 30.00 FEET; THENCE RUN S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET; THENCE RUN S 00 DEGREES 33'35" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, AND ALSO A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 11, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 20 EAST, AND RUN N 00 DEGREES 02'25" E, ALONG THE WEST LINE OF SAID NW ¼ OF THE NE ¼, ALSO BEING THE EAST LINE OF CITRUS ACRES, AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 1346.17 FEET TO A CONCRETE MONUMENT LS 1380 MARKING THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2 AND ALSO BEING A POINT ON THE NORTH LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11; THENCE N 86 DEGREES 39'14" E, ALONG SAID NORTH LINE OF SECTION 11, A DISTANCE OF 88.04 FEET TO THE SW CORNER OF PARCEL 136, DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 BAKER COUNTY, FLORIDA; THENCE N 00 DEGREES 33'35" E ALONG THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 30.07 FEET; THENCE S 00 DEGREES 33'35" W, PARALLEL TO THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 197.90 FEET; THENCE S 86 DEGREES 39'14" W, PARALLEL TO SAID NORTH LINE OF SECTION 11, A DISTANCE OF 87.78 FEET; THENCE S 00 DEGREES 02'25" W, PARALLEL TO SAID WEST LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11, A DISTANCE OF 1316.08 FEET TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼; THENCE S 86 DEGREES 34'35" W, ALONG SAID SOUTH LINE OF THE NW ¼ OF THE NE ¼, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING.

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DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0681

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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: February 4, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: **Ordinance No. 2026-02 REZONING
Agriculture 10 (AG 10) to Residential Conventional Mobile Home 2.5 (RCMH2.5)**

BACKGROUND

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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 2026-02) from **AGRICULTURE 10 (AG 10) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)** and a companion land use amendment (Ordinance 2026-01) 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: Medium Density Residential / Residential Conventional Mobile Home 0.5

South: Agriculture B / Agriculture 10

East: Agriculture B & VLDR / Agriculture 10 & RCMH 2.5

West: Agriculture B & VLDR / Agriculture 10 & RCMH 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. 24-190. - 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.

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. Issues with access and road needs to be improved to support the weight of Fire Apparatus since it does not abut a currently maintained County Road.

Public Works Department / Chris Lee

1. No issues.

Baker County Health Department / Ryan McFadden

1. No issues.

Baker County School District / Chadd Scarborough

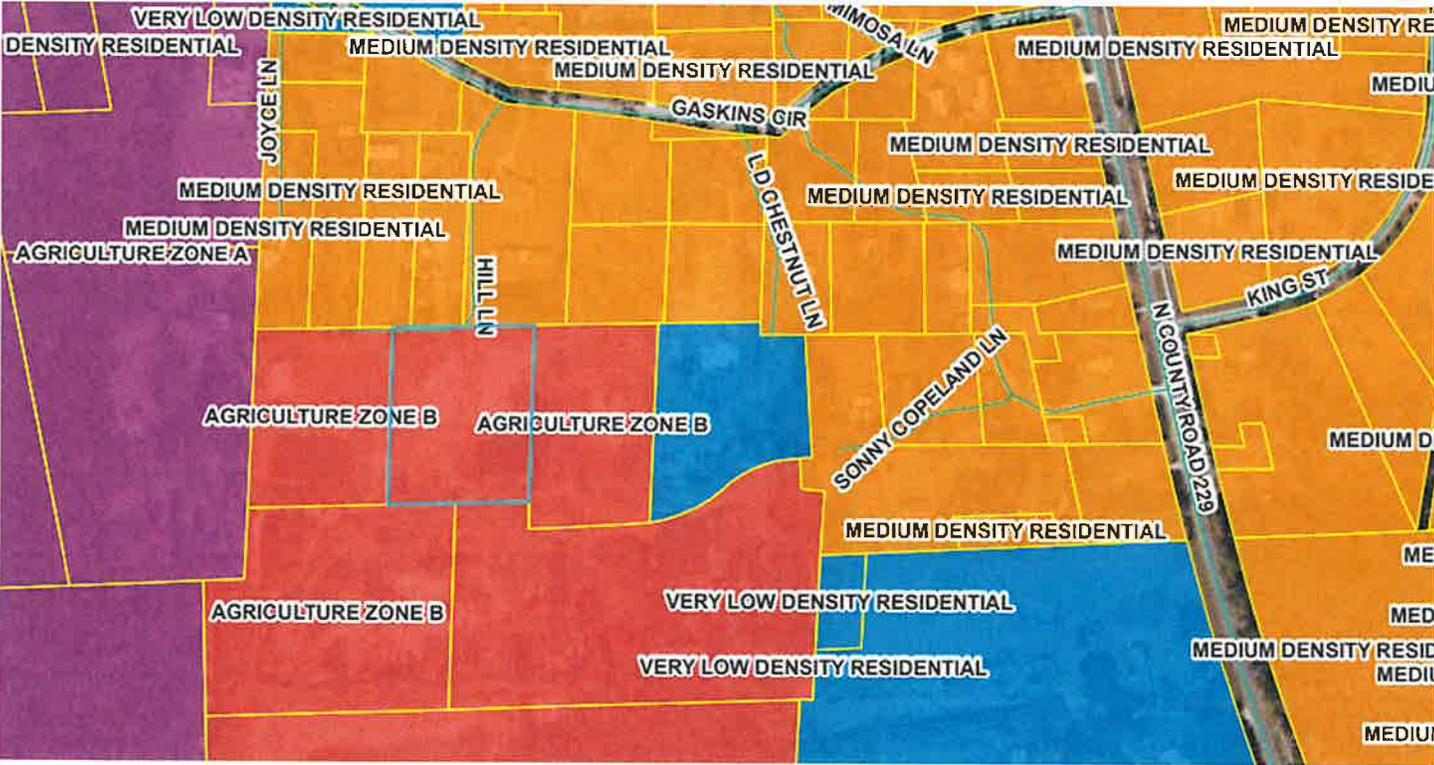
1. No comments.

County Manager / Sara Little

1. No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2026-02** from **AGRICULTURE 10 (AG 10)** to **RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.



ORDINANCE 2026-02

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 5.00 +/- ACRES OF REAL PROPERTY OWNED BY NUTTY BUDDY LLC 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 **5.00 +/- acres** of real property owned by **NUTTY BUDDY LLC**; and

WHEREAS, the corresponding parcel identification number is **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682**; and

WHEREAS, a duly advertised public hearing was conducted on **Thursday, February 12, 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, February 17, 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, March 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 **NUTTY BUDDY LLC** and identified by the Baker County Property Appraiser Identification Number: **02-3S-20-0000-0000-0681 AND 02-3S-20-0000-0000-0682;** 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, March 3, 2026.**

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0682

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORD BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD LS 4708 AND THE POINT OF BEGINNING; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET; THENCE N 00 DEGREES 33'35" E, A DISTANCE OF 362.20 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 2002, PAGE 1970; THENCE S 86 DEGREES 38'34" W, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 301.50 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID ORB 2002, PAGE 1970; THENCE S 00 DEGREES 33'35" W, ALONG THE AFOREMENTIONED WEST LINE A DISTANCE OF 362.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST; THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE SW CORNER OF THE ABOVE DESCRIBED LANDS; THENCE RUN N 00 DEGREES 33'35" E, A DISTANCE OF 30.00 FEET; THENCE RUN S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET; THENCE RUN S 00 DEGREES 33'35" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, AND ALSO A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 11, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 20 EAST, AND RUN N 00 DEGREES 02'25" E, ALONG THE WEST LINE OF SAID NW ¼ OF THE NE ¼, ALSO BEING THE EAST LINE OF CITRUS ACRES, AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 1346.17 FEET TO A CONCRETE MONUMENT LS 1380 MARKING THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2 AND ALSO BEING A POINT ON THE NORTH LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11; THENCE N 86 DEGREES 39'14" E, ALONG SAID NORTH LINE OF SECTION 11, A DISTANCE OF 88.04 FEET TO THE SW CORNER OF PARCEL 136, DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 BAKER COUNTY, FLORIDA; THENCE N 00 DEGREES 33'35" E ALONG THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 30.07 FEET; THENCE S 00 DEGREES 33'35" W, PARALLEL TO THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 197.90 FEET; THENCE S 86 DEGREES 39'14" W, PARALLEL TO SAID NORTH LINE OF SECTION 11, A DISTANCE OF 87.78 FEET; THENCE S 00 DEGREES 02'25" W, PARALLEL TO SAID WEST LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11, A DISTANCE OF 1316.08 FEET TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼; THENCE S 86 DEGREES 34'35" W, ALONG SAID SOUTH LINE OF THE NW ¼ OF THE NE ¼, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 60 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11 (ALSO BEING THE SOUTH 60 FEET OF CITRUS ACRES AS RECORDED IN PLAT BOOK 1 PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA); THE WEST 30 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11; THE EAST 30 FEET OF THE NORTH ½ OF THE NE ¼ OF SECTION 10; THE WEST 30 FEET OF THE SW ¼ OF SECTION 2, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THE EAST 30 FEET OF THE SE ¼ OF SECTION 3, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE SOUTHEASTERLY 30 FEET EITHER SIDE OF THE CENTER OF SAID GUNTER ROAD, 2600 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF GASKINS CIRCLE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) IN TOWNSHIP 2 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA.

DESCRIPTION: TAX PARCEL NO. 02-35-20-0000-0000-0681

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST, THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORD BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD LS 4708; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING; THENCE N 00 DEGREES 33'35" E, A DISTANCE OF 362.20 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 2002, PAGE 1970; THENCE N 86 DEGREES 38'34" E, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 301.50 FEET TO A 5/8 INCH IRON ROD LS 4708; THENCE S 00 DEGREES 33'35" W, A DISTANCE OF 362.20 FEET TO 5/8 INCH IRON ROD LS 4708; THENCE S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 EAST; THENCE RUN N 86 DEGREES 39'14" E, A DISTANCE OF 88.04 FEET TO A CONCRETE MONUMENT LS 1380; THENCE RUN N 00 DEGREES 33'35" E, ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RUN N 86 DEGREES 38'34" E, A DISTANCE OF 301.50 FEET TO THE SW CORNER OF THE ABOVE DESCRIBED LANDS; THENCE RUN N 00 DEGREES 33'35" E, A DISTANCE OF 30.00 FEET; THENCE RUN S 86 DEGREES 38'34" W, A DISTANCE OF 301.50 FEET; THENCE RUN S 00 DEGREES 33'35" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 2, AND ALSO A PART OF THE NW ¼ OF THE NE ¼ OF SECTION 11, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 20 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 20 EAST, AND RUN N 00 DEGREES 02'25" E, ALONG THE WEST LINE OF SAID NW ¼ OF THE NE ¼, ALSO BEING THE EAST LINE OF CITRUS ACRES, AS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, A DISTANCE OF 1346.17 FEET TO A CONCRETE MONUMENT LS 1380 MARKING THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 2 AND ALSO BEING A POINT ON THE NORTH LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11; THENCE N 86 DEGREES 39'14" E, ALONG SAID NORTH LINE OF SECTION 11, A DISTANCE OF 88.04 FEET TO THE SW CORNER OF PARCEL 136, DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2002, PAGE 1970 BAKER COUNTY, FLORIDA; THENCE N 00 DEGREES 33'35" E ALONG THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 167.83 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 86 DEGREES 38'34" E, A DISTANCE OF 30.07 FEET; THENCE S 00 DEGREES 33'35" W, PARALLEL TO THE WEST LINE OF SAID PARCEL 136, A DISTANCE OF 197.90 FEET; THENCE S 86 DEGREES 39'14" W, PARALLEL TO SAID NORTH LINE OF SECTION 11, A DISTANCE OF 87.78 FEET; THENCE S 00 DEGREES 02'25" W, PARALLEL TO SAID WEST LINE OF SAID NW ¼ OF THE NE ¼ OF SECTION 11, A DISTANCE OF 1316.08 FEET TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼; THENCE S 86 DEGREES 34'35" W, ALONG SAID SOUTH LINE OF THE NW ¼ OF THE NE ¼, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 60 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11 (ALSO BEING THE SOUTH 60 FEET OF CITRUS ACRES AS RECORDED IN PLAT BOOK 1 PAGE 9 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA); THE WEST 30 FEET OF THE NORTH ½ OF THE NW ¼ OF SECTION 11; THE EAST 30 FEET OF THE NORTH ½ OF THE NE ¼ OF SECTION 10; THE WEST 30 FEET OF THE SW ¼ OF SECTION 2, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THE EAST 30 FEET OF THE SE ¼ OF SECTION 3, LYING SOUTH OF GUNTER ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE SOUTHEASTERLY 30 FEET EITHER SIDE OF THE CENTER OF SAID GUNTER ROAD, 2600 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF GASKINS CIRCLE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) IN TOWNSHIP 2 SOUTH, RANGE 20 EAST, 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
Fax (904) 259-5057

STAFF REPORT

DATE: March 5, 2026

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

FROM: LaDonna Combs, Director
Community Development Department

RE: **Ordinance No. 2026-03 REZONING**
Agriculture 7.5 (AG 7.5) to Agriculture 5 (AG 5)

BACKGROUND

Stephen Parker has submitted an application with the Baker County Community Development Department requesting a **REZONING FROM AGRICULTURE 7.5 (AG 7.5) to AGRICULTURE 5 (AG 5)**. The subject property is 10 acres, comprised of two (2) parcels (No. 31-3S-21-0000-0000-0100 & 31-3S-21-0000-0000-0030), and is located at 12031 Clet Harvey Rd. The property is currently in compliance with current zoning standards. However, the applicant's intention is to split the property evenly between two (2) siblings, thus creating two (2) parcels, each containing 5 acres.

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 Applicants propose a change in zoning (Ordinance 2026-03) from **AGRICULTURE 7.5 (AG 7.5) to AGRICULTURE 5 (AG 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: 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.

(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 24.191.01 – AG 5 Agricultural District.

- (a) *Generally.* This section applies to the AG 5.0 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 5.0 acres to 7.4 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 5.0 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 5.0 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 5.0 acres).
- n. Special use (see Section 24-234).
- o. Sports club.
- p. Temporary use (see Section 23-234).
- q. Veterinary clinic (site plan review).

(2) Additionally, within any AG 5.0 district, the following accessory uses, and structures are allowed by right:

- 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) Family lot division.
- (2) Kennel.
- (3) Sawmill.
- (4) Homestead division (site plan review).
- (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 and area).
 - a. Width: 200 feet.
 - b. Area: 5.0 acres.
- (2) Maximum lot coverage by all buildings and structures.
 - a. Not applicable.
- (3) Minimum yard requirements.
 - a. Front: Fifty (50) feet.
 - b. Side: Thirty (30) feet.
 - c. Rear: Twenty-Five (25) feet.
- (4) Maximum height of structures shall be thirty-five (35) feet.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS FOR CONDITIONS

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

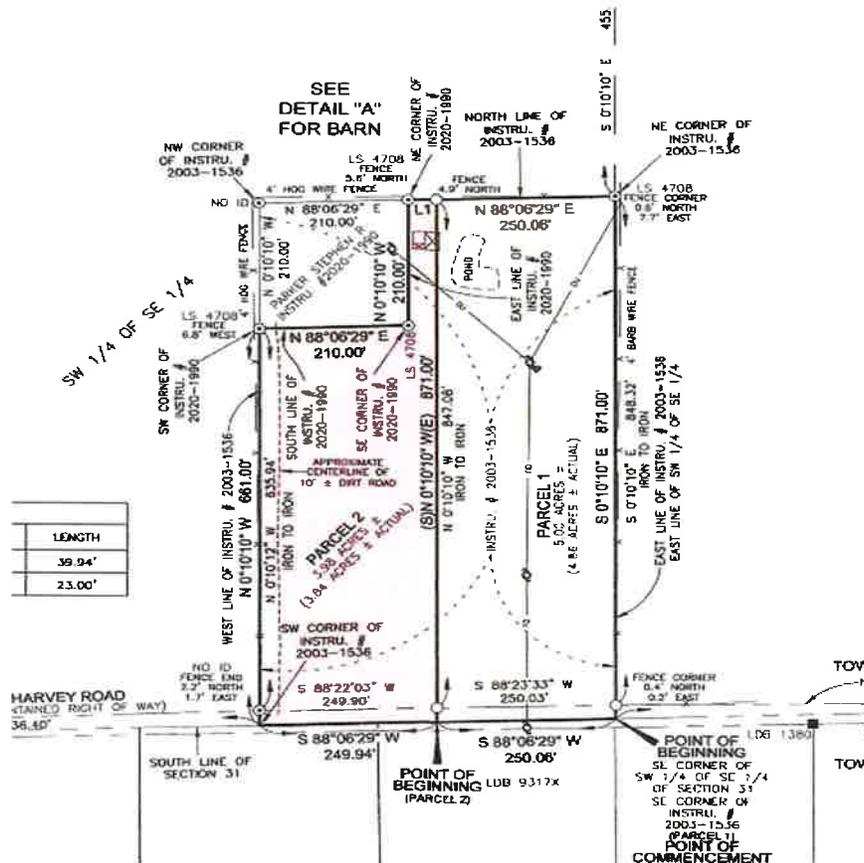
1. No comments.

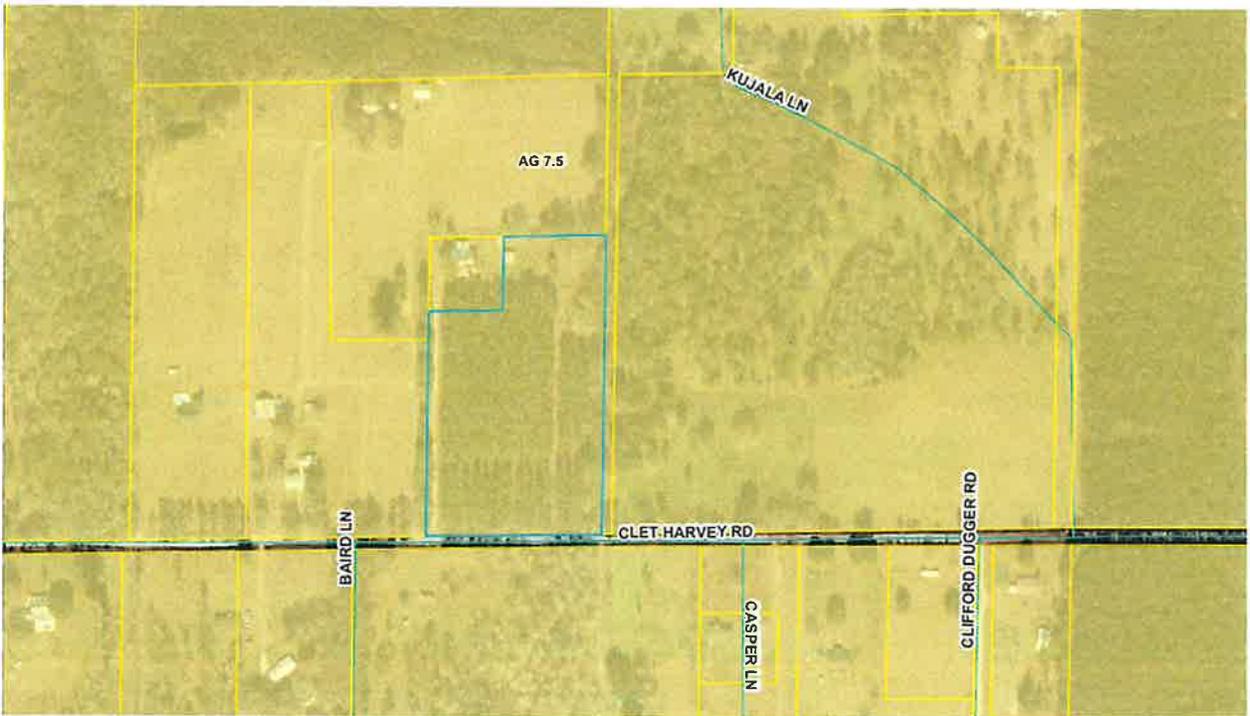
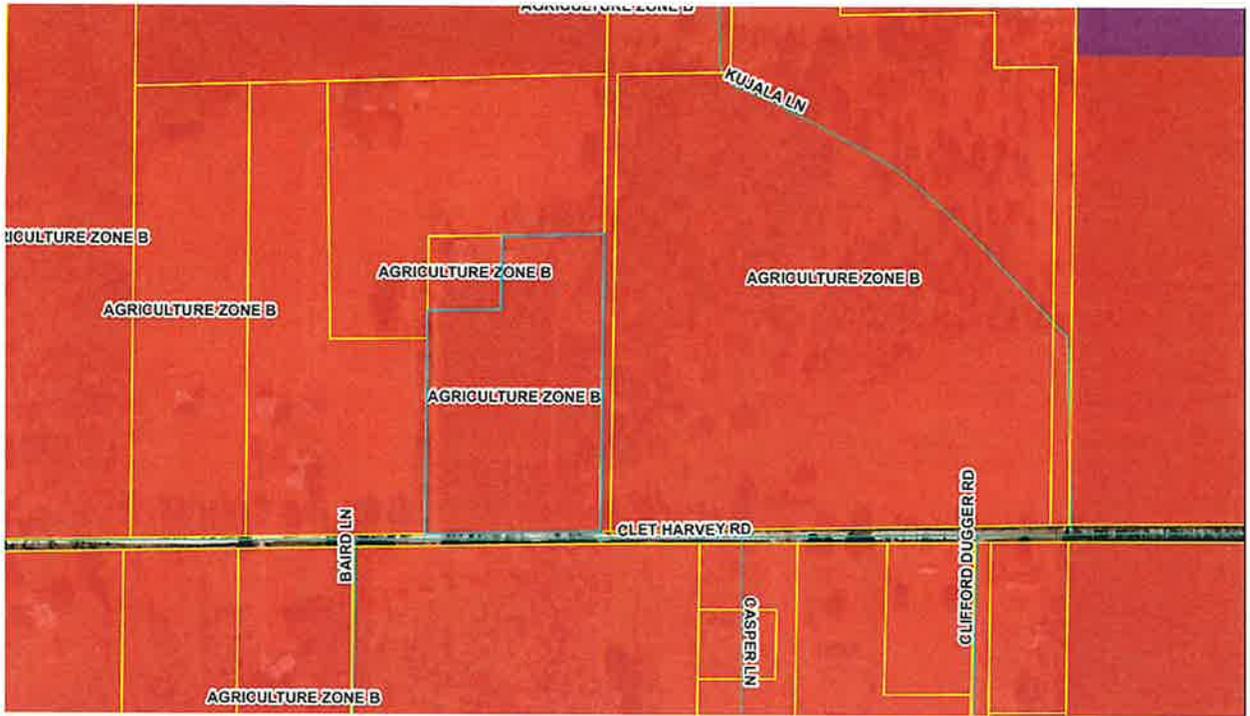
County Manager

1. No issues.

RECOMMENDATION

The applicant's request to rezone the subject parcel from AG 7.5 to AG 5 would result in a conforming lot with the same uses and lot requirements, and with a minimal change in density. Staff recommends **APPROVAL** of the proposed Rezoning application for **Ordinance 2026-03** from **AGRICULTURE 7.5** to **AGRICULTURE 5**.







ORDINANCE 2026-03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 10.00 +/- ACRES OF REAL PROPERTY OWNED BY STEPHEN PARKER FROM AGRICULTURE 7.5 (AG 7.5) TO AGRICULTURE 5 (AG 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 **10.00 +/- acres** of real property owned by **STEPHEN PARKER**; and

WHEREAS, the corresponding parcel identification number is **31-3S-21-0000-0000-0100 & 31-3S-21-0000-0000-0030**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 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, March 17, 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, April 7, 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 **STEPHEN PARKER** and identified by the Baker County Property Appraiser Identification Number: **31-3S-21-0000-0000-0100 & 31-3S-21-0000-0000-0030**; 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, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

Begin at the Southeast corner of the SW 1/4 of the SE 1/4, Section 31, Township 3 South, Range 21 East and run S 88 degrees 50' W, along the South line of said Section 31, 500.00 feet, thence N 0 degrees 15' E, 661 feet to the Point of Beginning, thence continue N 0 degrees 15' E, 210 feet, thence N 88 degrees 50' E, 210 feet, thence S 0 degrees 15' W, 210 feet, thence S 88 degrees 50' W, 210 feet to the Point of Beginning.

EXHIBIT 2

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LAND RECORDED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST; THENCE SOUTH 88°06'29" WEST, ON THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 250.06 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 0°10'10" WEST, A DISTANCE OF 871.00 FEET TO THE NORTH LINE OF AFOREMENTIONED LAND DESCRIBED IN INSTRUMENT # 200300001536; THENCE NORTH 88°06'29" EAST, ON SAID NORTH LINE, A DISTANCE OF 250.06 FEET TO THE NORTHEAST CORNER OF SAID LAND AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°10'10" EAST, ON THE EAST LINE OF SAID LAND AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 871.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF CLET HARVEY ROAD (A COUNTY MAINTAINED GRADED RIGHT OF WAY)

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LAND RECORDED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT # 200300001536 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA, SAID COMMENCEMENT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 21 EAST; THENCE SOUTH 88°06'29" WEST, ON THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 250.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°06'29" WEST, ON SAID SOUTH LINE, A DISTANCE OF 249.94 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LAND DESCRIBED IN INSTRUMENT # 200300001536; THENCE DEPARTING SAID SOUTH LINE, NORTH 0°10'10" WEST, ON THE WEST LINE OF SAID LAND, A DISTANCE OF 661.00 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT # 202000001990; THENCE NORTH 88°06'29" EAST, ON THE SOUTH LINE OF SAID LAND, 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE NORTH 0°10'10" WEST, ON THE EAST LINE OF SAID LAND, 210.00 FEET TO THE NORTHEAST CORNER OF SAID LAND; THENCE NORTH 88°06'29" EAST, ON THE NORTH LINE OF AFORESAID LAND DESCRIBED IN INSTRUMENT # 200300001536, A DISTANCE OF 39.94 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 0°10'10" EAST, A DISTANCE OF 871.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF CLET HARVEY ROAD (A COUNTY MAINTAINED GRADED RIGHT OF WAY)



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: March 5, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: **Ordinance No. 2026-04 SMALL SCALE LAND USE AMENDMENT**
Agriculture B (AG B) to Very Low Density Residential (VLDR)

BACKGROUND

Raymond & Karen Bailey have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 5.01-acre parcel (No. 08-2S-22-0000-0000-0215) is located at 5611 CR 23C, Macclenny, FL 32063. This parcel was created prior to current zoning standards. The applicant intends to bring the parcel into compliance with current standards, as well as prepare for the creation of a 2.5-acre family lot for their child. 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 2026-04) from **AGRICULTURE B (AG B) TO VERY LOW DENSITY RESIDENTIAL (VLDR)** and a companion rezoning (Ordinance 2026-05) 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 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

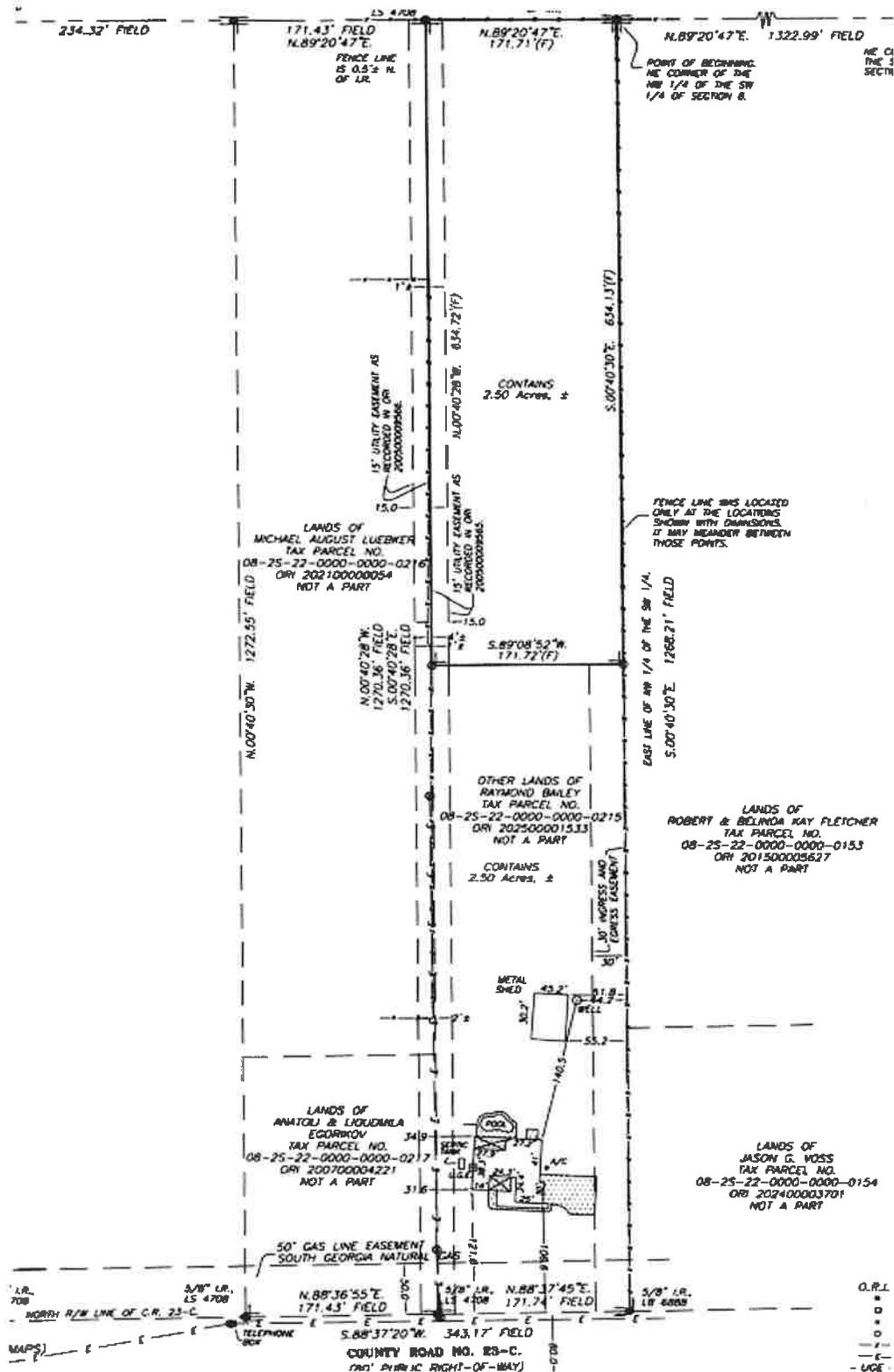
- No comments.

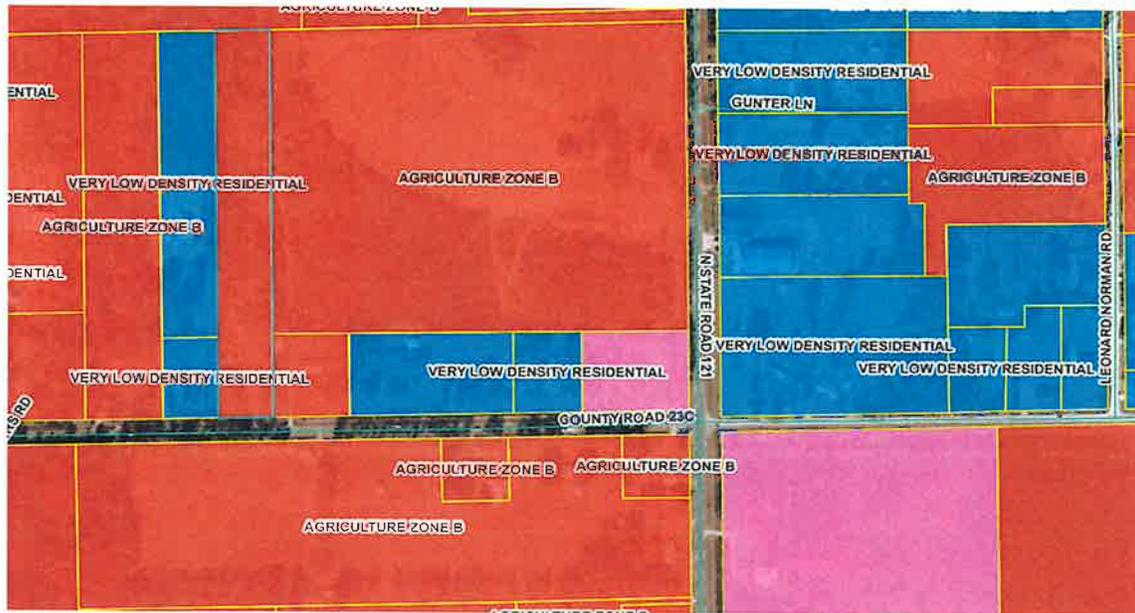
County Manager / Sara Little

- No issues.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed Small Scale Land Use Amendment application for **Ordinance 2026-04** requesting change of **AGRICULTURE B (AG B)** to **VERY LOW DENSITY RESIDENTIAL (VLDR)**.





ORDINANCE 2026-04

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 5.01 +/- ACRES OF REAL PROPERTY OWNED BY RAYMOND & KAREN BAILEY 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 **5.00 +/-** acres of real property owned by **RAYMOND & KAREN BAILEY**; and

WHEREAS, the corresponding parcel identification number is **08-2S-22-0000-0000-0215**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 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, March 17, 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, April 7,**

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 **RAYMOND & KAREN BAILEY** and identified by the Baker County Property Appraiser Identification Number: **08-2S-22-0000-0000-0215**; 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, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

Part of the NW 1/4 of the SW 1/4 of Section 8, Township 2 South, Range 22 East, Baker County, Florida, more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of said Section 8 and thence North 89°20'47" East, along the North line of said NW 1/4 of the SW 1/4 a distance of 979.85 feet; thence continue North 89°20'47" East, 171.43 feet to the Point of Beginning; thence continue North 89°20'47" East, 171.71 feet to the NE corner of said NW 1/4 of the SW 1/4; thence South 00°40'30" East, along the East line of said NW 1/4 of the SW 1/4, a distance of 1268.21 feet to the North right-of-way line of County Road No. 23-C, an 80 foot wide public right of way; thence South 88°37'20" West, along said North right-of-way line, 171.74 feet; thence North 00°40'28" West, 1270.36 feet to the Point of Beginning.

Subject to a 50 foot wide gas line easement over and across the South 50 feet of the above described lands.



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: March 5, 2026
TO: Baker County Land Planning Agency & Baker County Board of Commissioners
FROM: LaDonna Combs, Director
Community Development Department
RE: Ordinance No. 2026-05 REZONING
Agriculture 7.5(AG 7.5) to Residential Conventional Mobile Home 2.5 (RCMH2.5)

BACKGROUND

Raymond & Karen Bailey have submitted two (2) applications to the Baker County Community Development Department requesting a change in land use and zoning. The 5.01-acre parcel (No. 08-2S-22-0000-0000-0215) is located at 5611 CR 23C, Macclenny, FL 32063. This parcel was created prior to current zoning standards. The applicant intends to bring the parcel into compliance with current standards, as well as prepare for the creation of a 2.5-acre family lot for their child. 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 2026-05) from **AGRICULTURE 7.5 (AG 7.5) TO RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)** and a companion land use amendment (Ordinance 2026-04) 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 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 2026-05** from **AGRICULTURE 7.5 (AG 7.5)** to **RESIDENTIAL CONVENTIONAL MOBILE HOME 2.5 (RCMH 2.5)**.



ORDINANCE 2026-05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BAKER COUNTY, FLORIDA AMENDING THE BAKER COUNTY ZONING MAP BY RECLASSIFYING APPROXIMATELY 5.01 +/- ACRES OF REAL PROPERTY OWNED BY RAYMOND & KAREN BAILEY 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 **5.01 +/- acres** of real property owned by **RAYMOND & KAREN BAILEY**; and

WHEREAS, the corresponding parcel identification number is **08-2S-22-0000-0000-0215**; and

WHEREAS, a duly advertised public hearing was conducted on **Tuesday, March 10, 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, March 17, 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, April 7, 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 **RAYMOND & KAREN BAILEY** and identified by the Baker County Property Appraiser Identification Number: **08-2S-22-0000-0000-0215**; 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, April 7, 2026**.

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

**RONALD MANN, CHAIR
COUNTY COMMISSION**

ATTEST:

**STACIE HARVEY
CLERK OF THE BOARD**

EXHIBIT 1

Part of the NW 1/4 of the SW 1/4 of Section 8, Township 2 South, Range 22 East, Baker County, Florida, more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of said Section 8 and thence North 89°20'47" East, along the North line of said NW 1/4 of the SW 1/4 a distance of 979.85 feet; thence continue North 89°20'47" East, 171.43 feet to the Point of Beginning; thence continue North 89°20'47" East, 171.71 feet to the NE corner of said NW 1/4 of the SW 1/4; thence South 00°40'30" East, along the East line of said NW 1/4 of the SW 1/4, a distance of 1268.21 feet to the North right-of-way line of County Road No. 23-C, an 80 foot wide public right of way; thence South 88°37'20" West, along said North right-of-way line, 171.74 feet; thence North 00°40'28" West, 1270.36 feet to the Point of Beginning.

Subject to a 50 foot wide gas line easement over and across the South 50 feet of the above described lands.



**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: February 4, 2026
TO: Baker County Land Planning Agency
FROM: LaDonna Combs, Director, Community Development Department
RE: **SUBDIVISION for Development Review, Preliminary and Final (Seminole Farms)**
Corner of Carl Brown Road and Seminole Lane

BACKGROUND

Reed Tillis has submitted an application for a subdivision. The subject parcel contains 71.92 +/- acres and is currently vacant. The parcel is located at the corner of Carl Brown Road and Seminole Lane. Said parcel being identified as parcel ID 05-1S-21-0180-0000-0080. The subject parcel is comprised of 2 lots within Lon Raulerson Subdivision. Lon Raulerson Subdivision was approved in 2003 but was not platted and has since been recognized as an "unrecorded subdivision". The subject parcel has a land use category of Agriculture B (AG B) and a zoning district of 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 – 7.5 acres
- Lot 2 – 7.5 acres
- Lot 3 – 7.5 acres

Total – 22.50 acres of the 71.92 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

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. 24-191. - 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

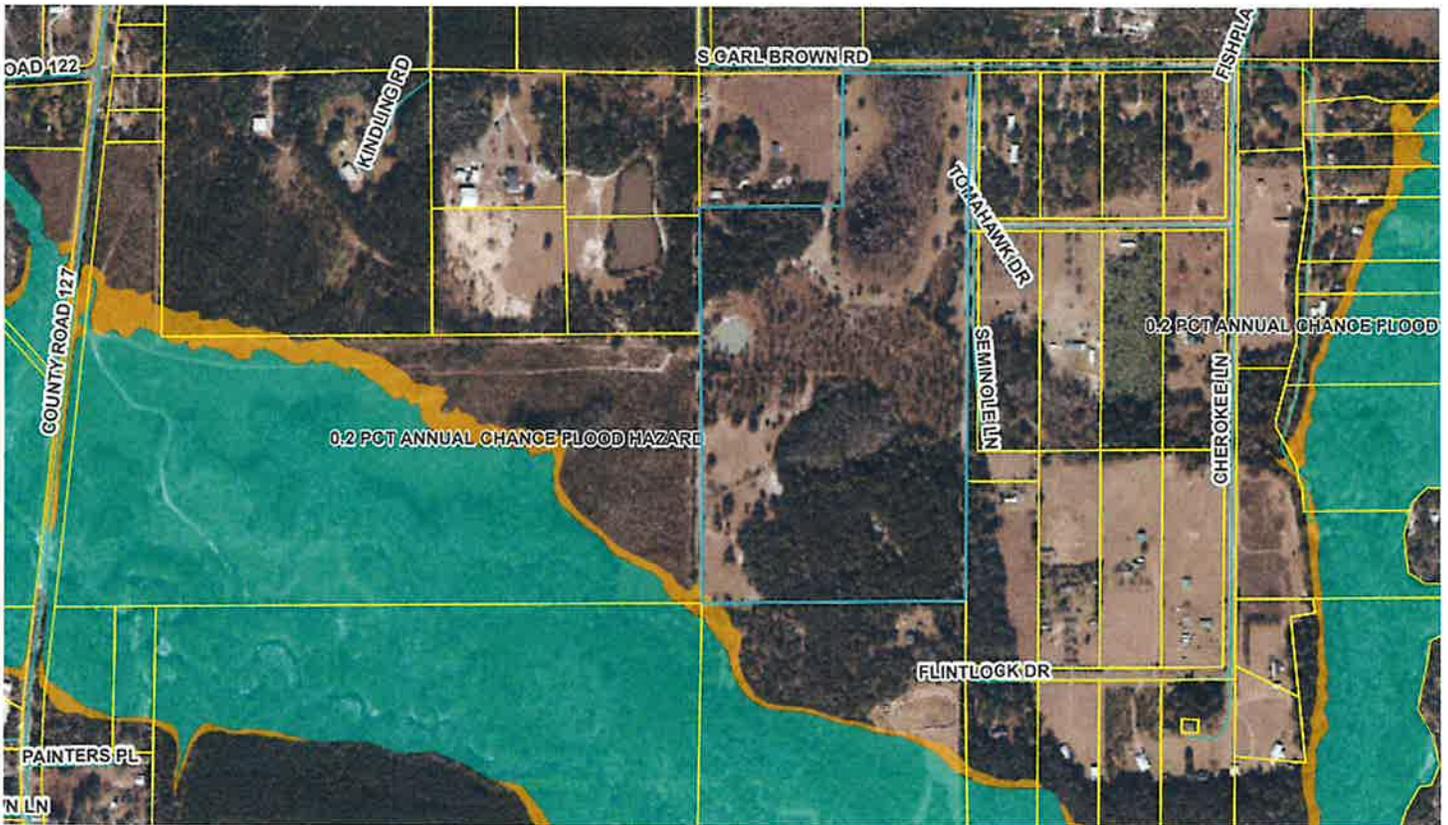
1. No comments.

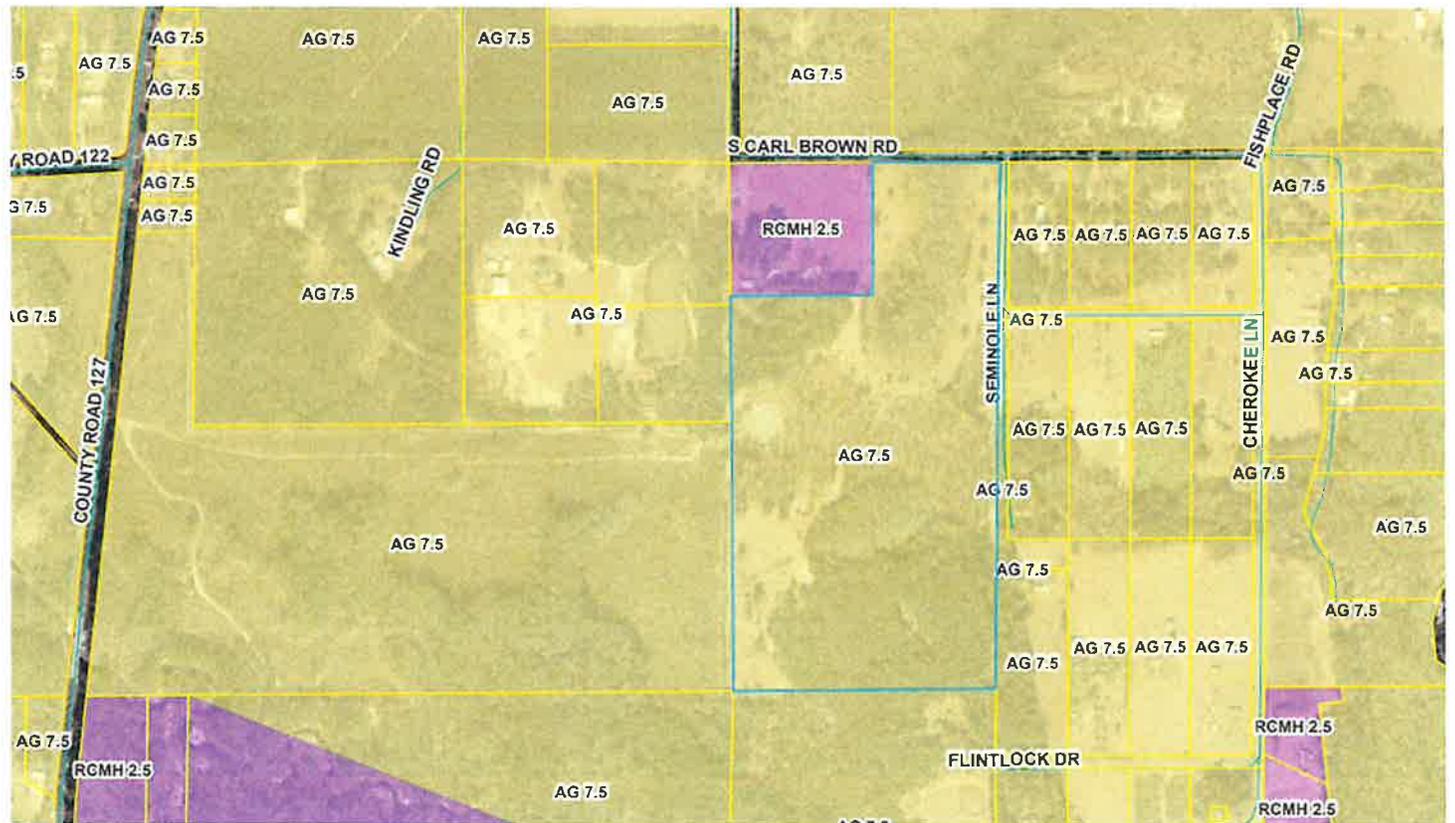
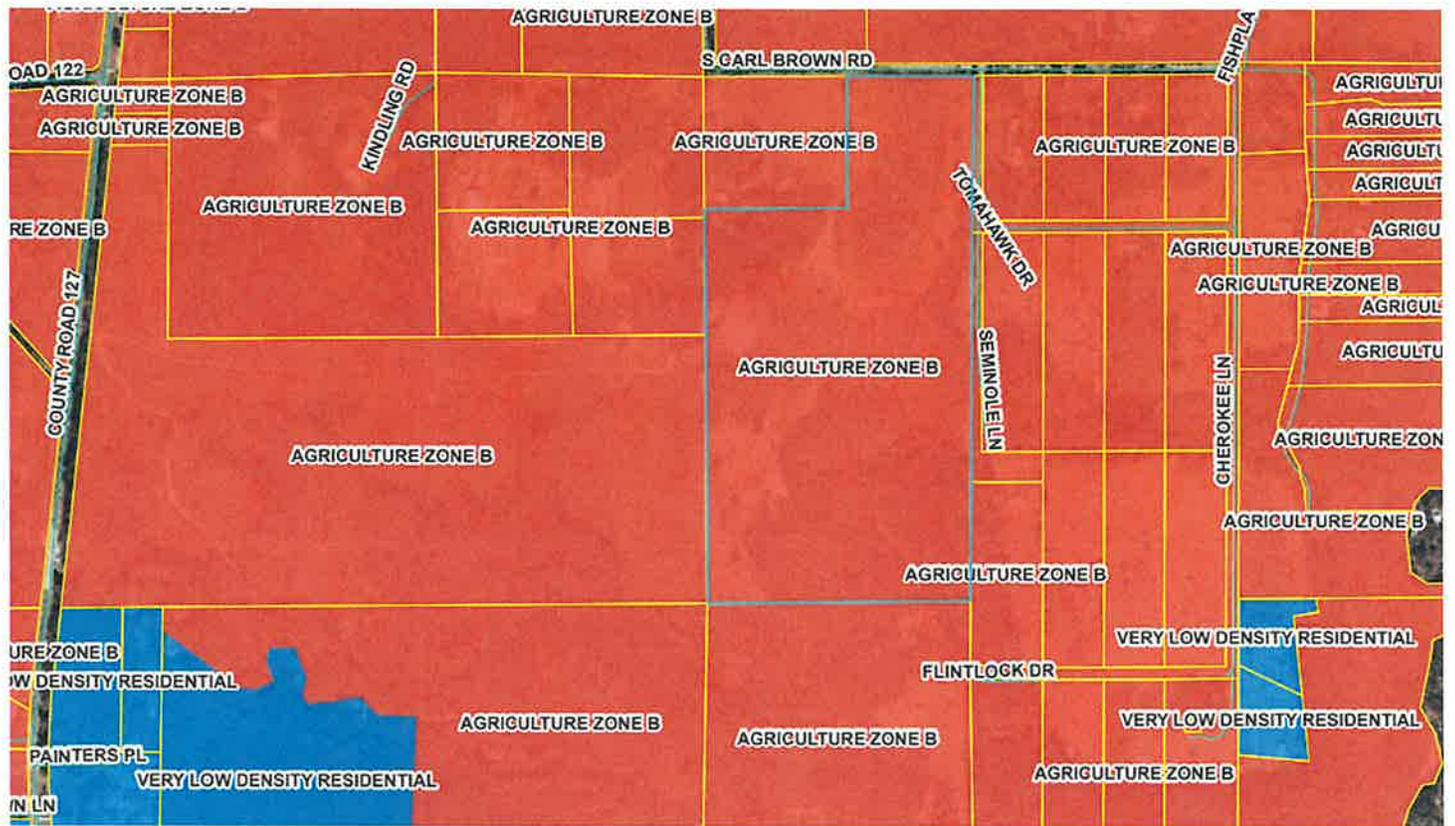
County Manager / Sara Little

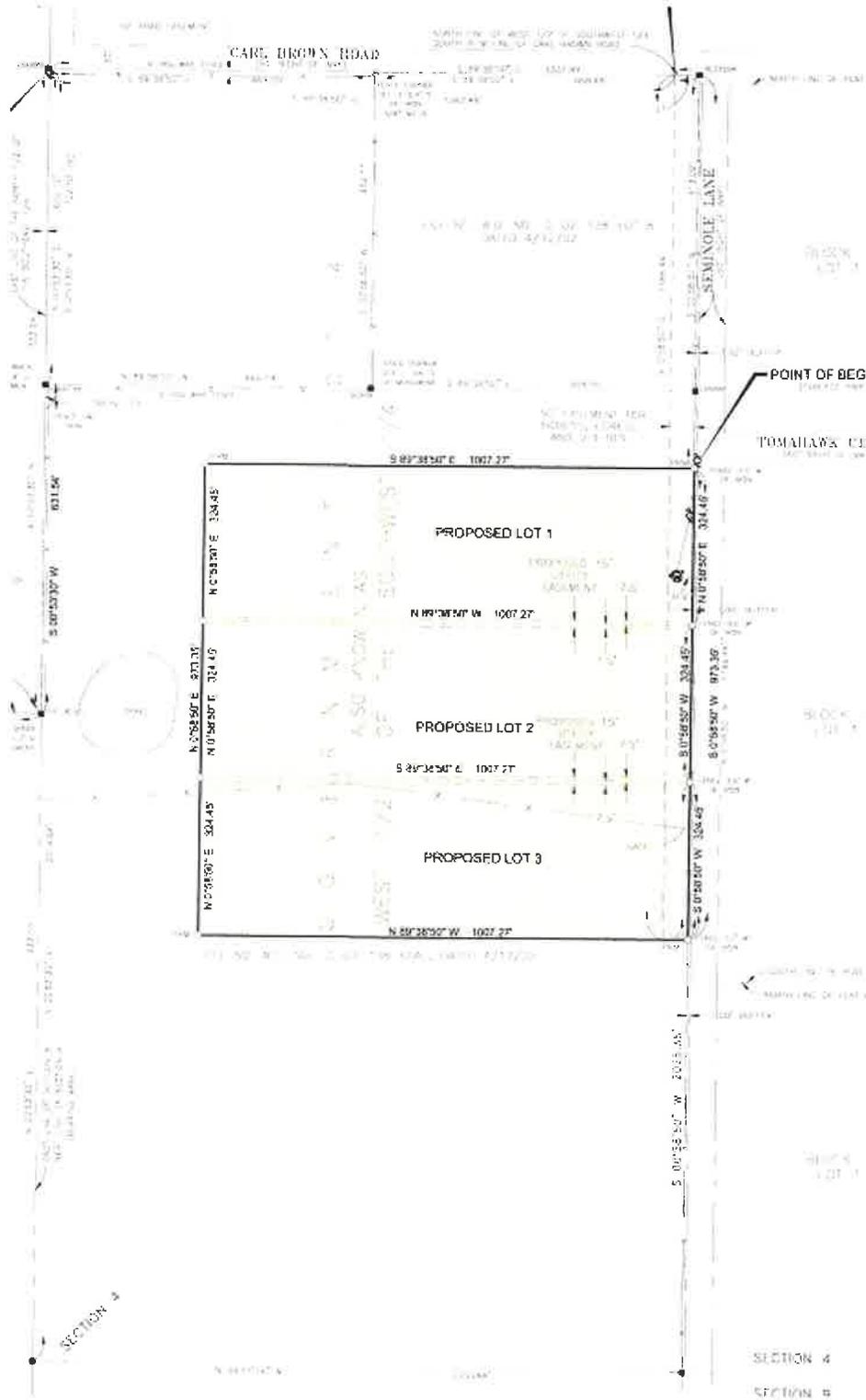
1. No issues.

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.







LONGBRANCH FARMS, LLP

Low Raulesson Sub.

2/19/03

