



**Baker County Land Planning Agency  
Thursday, May 8, 2025 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 April 10, 2025 LPA meeting
- IV. New Business:
  1. Subdivision, Preliminary and Final Review (CR 125)  
Staff Recommendation: Approval
  2. Subdivision, Preliminary and Final Review (Sadie Pines)  
Staff Recommendation: Approval
- V. Board Comments
  1. Comp Plan Discussion to potentially include:
    1. Subdivision Requirements
    2. Land Use & Zoning
    3. Family Lots
    4. Spot Zoning
- VI. Staff Comments
- VII. Adjourn

COMMENCED AT 6:02 P.M

**Local Planning Agency Members Present:**

Greg Sheppard

Gabe Powers

Jack Kirkland

Blake Britt - Absent

Nate Young

Katherine Heinz - Absent

Jared Lee

**Staff Present:**

LaDonna Combs, Community Development Director

Julie Cox, Community Development Department

*Note: These meeting minutes are a summarized version of the actual discussions at the meeting. These are not verbatim transcripts. For a complete audio recording please visit [www.bakercountyfl.org/board](http://www.bakercountyfl.org/board).*

I. **Prayer and Pledge of Allegiance:**

Led by Greg Sheppard

II. **Approval of Minutes:**

Clerk of Court has jurisdiction of minutes. Greg Sheppard asked that ordinance and agenda items be included in minutes.

**New Business:**

1. **Variance (Vuori Homes LLC)**

Staff recommendation: Approval

Motion to approve: Nate Young

(Page 2)

Second: Gabe Powers

Unanimous Vote

2. **Small Scale Land Use (ORD-2025-06 Econom)**

Staff recommendation: Applicants be tabled until all code enforcement violations are satisfied.

Applicant Jeffery Econom comes before the board to answer questions.

Jordan Center, neighbor, expresses concerns about RV's and sewer.

Motion to table: Nate Young

Second: Jared Lee

Unanimous Vote

3. **Rezoning (ORD-2025-07 Econom)**

Motion to table: Jared Lee

Second: Nate Young

Unanimous Vote

4. **Small Scale Land Use (ORD-2025-09, Evergreen Home Buyers)**

Partial is in compliance.

Staff recommendation: Approval

Motion to approve: Jared Lee

Second: Nate Young

Unanimous Vote

5. **Rezoning (ORD-2025-10, Evergreen Home Buyers)**

Staff recommendation: Approval

Motion to approve: Nate Young

Second: Jared Lee

Unanimous Vote

6. **Rezoning (ORD-2025-11, Evergreen Home Buyers)**

Staff recommendation: Approval

Motion to approve: Nate Young

Second: Jared Lee

Unanimous Vote

(Page 3)

**7. Small Scale Land Use (ORD-2025-15, Swindell)**

Staff recommendation: Approval

Greg Shappard suggests having criteria for spot zoning to ensure fair treatment for future applicants.

Applicant James Swindell goes before the board to answer questions.

Motion to deny: Gabe Powers

Second: Nate Young

Vote was 3-1

**8. Rezoning (ORD-2025-16, Swindell)**

Staff recommendation: Approval

Motion to deny: Gabe Powers

Second: Nate Young

Vote was 3-1

(Recess from 7:05 P.M-7:11 P.M)

**9. Small Scale Land Use (ORD-2025-12, Knabb Lands Inc)**

Staff recommendation: Approval of the current land use and zoning applications, however, applicant should understand that prior to submitting any future development applications, any and all DRC comments submitted should be considered including but not limited to: vehicular access improvements, SJRWMD permit clarity, and CPAW and WUI requirements.

Applicant George Knabb speaks and answers questions before the board. Public comment from Ann Riceman. Ann expresses her concerns to the board.

Motion to approve: Jared Lee

Greg Shappard amends motion from AG B to very low density residential.

Second: Nate Young

Unanimous Vote

**10. Rezoning (ORD-2025-13, Knabb Lands Inc)**

Motion to approve: Nate Young

Second: Gabe Powers

Unanimous Vote

**11. Rezoning (ORD-2025-14, Knabb Lands Inc)**

(Page 4)

Motion to approve: Gabe Powers

Second: Nate Young

Unanimous Vote

**12. Subdivision Exemption (Arrow Wood Fl. LLC)**

Staff recommendation: Denial of the proposed exemption to subdivision requirements for preliminary review as submitted based on the multiple concerns addressed in the DRC comments: Substantial flood zone and wetland area, % of the buildable space on each lot, and long, narrow lots trouble meeting WUI requirements. Narrow lot widths creating multiple driveways curve and interstate on/off ramps.

Applicant, Pete Scerbo, speaks and answers questions before the board.

Public comment from neighbor Michael Holmes. Mr. Holmes expresses his concerns to the board.

Motion to deny: Gabe Powers

Second: Nate Young

Unanimous Vote

**Chairman Greg Sheppard adjourns meeting at 8:45 P.M.**



**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:** May 5, 2025  
**TO:** Baker County Land Planning Agency & Baker County Board of Commissioners  
**FROM:** LaDonna Combs, Director, Community Development Department  
**RE:** **Subdivision for Development Review, Preliminary and Final (CR 125)**

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**BACKGROUND**

David Burnham, on behalf of North Star Acquisitions LLC, has submitted an application for a subdivision. The subject parcel is comprised of 26.60 acres and is currently vacant. The parcel is located on the northeast corner of CR 125 and CR 139B. Said parcel being identified as parcel ID No. 36-2S-21-0000-0000-0030. The subject parcel has a land use category of High Density Residential (HDR) and a zoning district of Residential Conventional 0.25 (RC .25).

**INTENT**

The intent of the Applicant is to subdivide the parcel into fifty-five (55) single family residential lots containing a minimum of 0.25 acres. Each lot is to be served by municipal water from the Town of Glen and private septic systems.

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

- North: Very Low Density Residential / Residential Conventional & Mobile Home 0.5
- South: Very Low Density Residential / Residential Conventional & Mobile Home 0.5
- East: Very Low Density Residential / Residential Conventional & Mobile Home 0.5
- West: Very Low Density Residential / Residential Conventional & Mobile Home 0.5

## **BAKER COUNTY 2040 COMPREHENSIVE PLAN**

The Applicant requests a **Subdivision for Development Review for Preliminary and Final 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 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.1.10.2 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.
- **High Density**  
Range of density from a maximum of 10 dwelling units per acre to a minimum of 4 dwelling units per acre, requiring central water and sewer which will include zoning categories: RCMH 1/4, MF 10, and PUD.

### **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. 24-197. - RC ¼ Residential Conventional District.**

- (a) Generally. The provisions of this section apply to the RC ¼ Residential Conventional District. The purpose of classifying land and water areas within this district is to provide medium low-density residential developments, preserving the character of existing or proposed residential neighborhoods within the high-density land use category of the comprehensive plan. Four units per acre are permitted and each unit on a lot of one acre or less must have immediate access to a paved road. If a parcel is one-half acre or less, it

must have central water. If a parcel is one-quarter acre or less, the development must have central water and wastewater plus curbs and gutters.

(b) Permitted uses and structures.

(1) Within any RC ¼ district permitted uses and structures allowed by right are as follows:

- a. Boardinghouse.
- b. Church.
- c. Community residential facility, Type A.
- d. Country club (site plan review).
- e. Fish ponds (two acres or less).
- f. Golf course/club.
- g. Single-family (four units per acre).
- h. Special use (see section 24-234).
- i. Nursing home.
- j. Temporary use (see section 24-234).
- k. Two-family conventional.

(2) Additionally, within any RC ¼ 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) Adult congregate living facility.

(2) Professional residential facility.

(3) Wireless telecommunication facilities (see section 24-235).

(4) Community residential facility, Type B.

(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: 50 feet.
    - b. Area: one-fourth acre.
    - c. Depth: 90 feet.
  - (2) Maximum lot coverage by all buildings and structures. Maximum lot coverage by all buildings and structures shall be 40 percent.
  - (3) Minimum yard requirements.
    - a. Front: 20 feet.
    - b. Side: ten feet.
    - c. Rear: 20 feet.
  - (4) Maximum height of structures.  
Maximum height of structures shall be 35 feet.

**DEVELOPMENT REVIEW COMMITTEE COMMENTS**

Baker County Fire and Rescue

- 1. I have no issues. Items previously requested, such as paved roads, secondary access, and Fire Protection (Dry hydrants/Hydrants) have been addressed in the plans.

Public Works Department

- 1. There are no comments.

Baker County Health Department

- 1. There are no comments.

Baker County School District

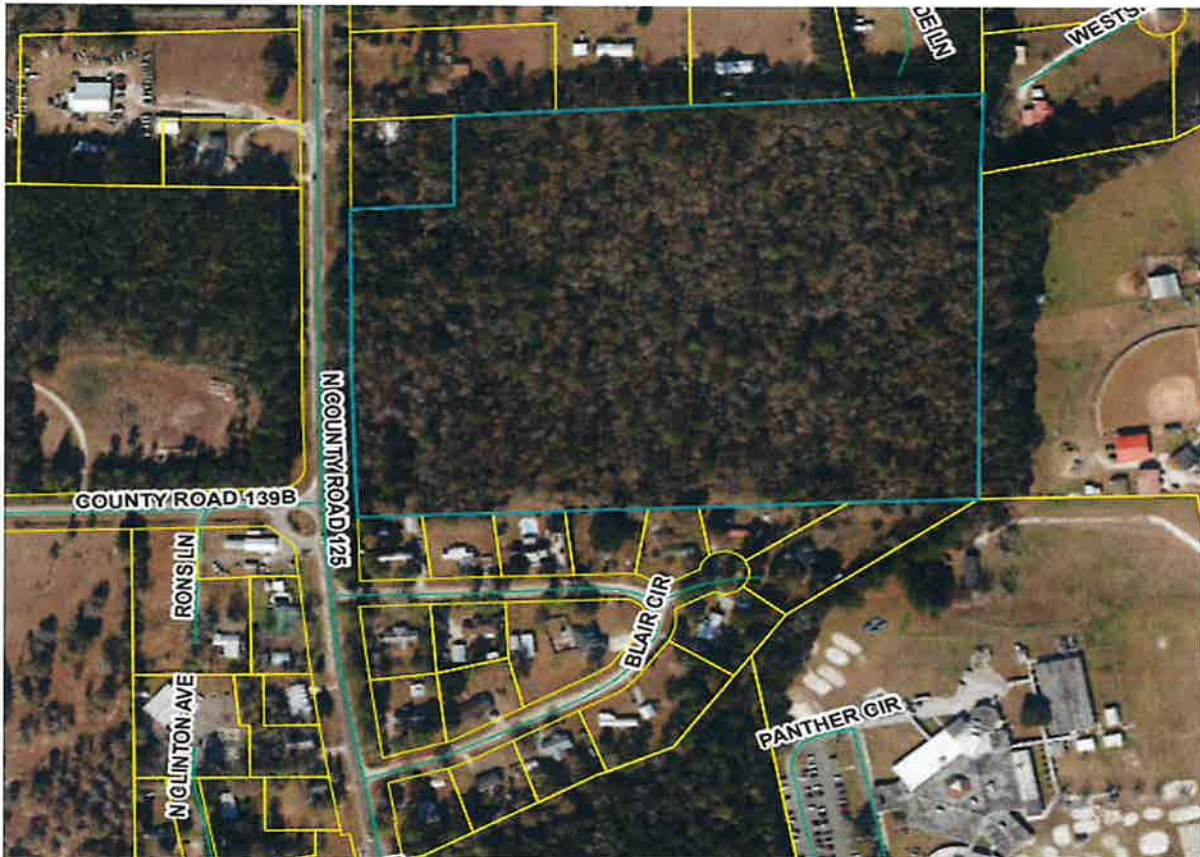
- 1. There are no comments.

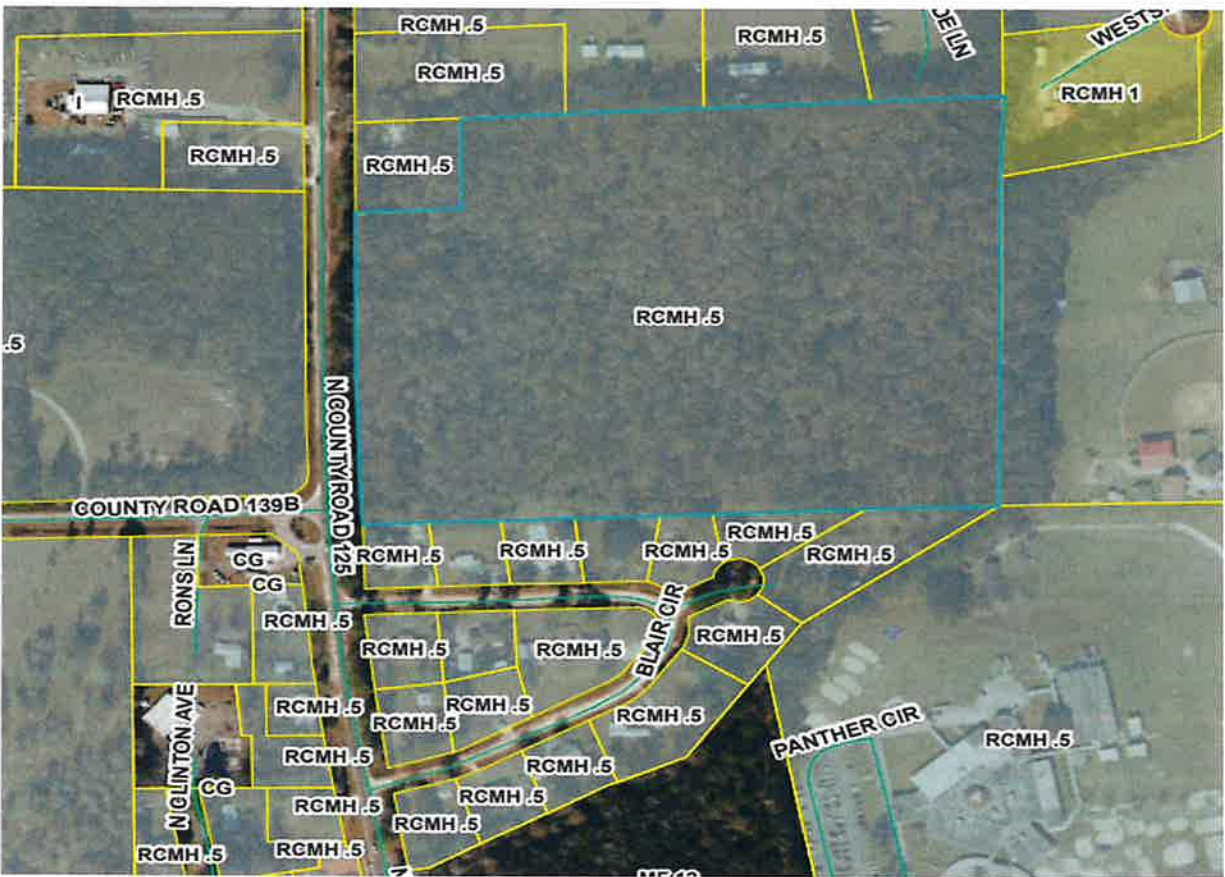
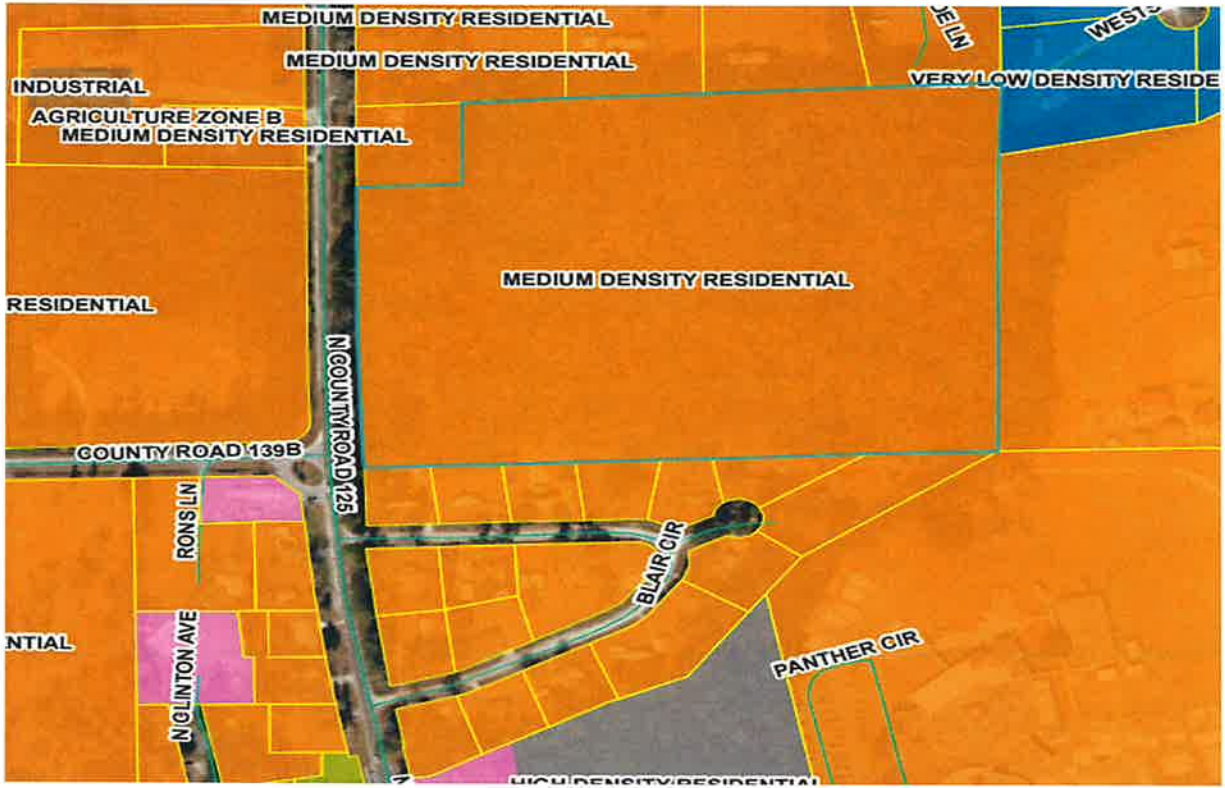
County Manager

- 1. There are no comments.

**RECOMMENDATION**

Staff recommends **APPROVAL** for the requested subdivision to proceed with Preliminary and Final Review PRIOR to permitting any lots per the Ordinance Code Land Development Regulations; and guidance from the Baker County Land Planning Agency Members and Board of County Commissioners.





**CR 125 SUBDIVISION**

**MASTER SITE PLAN**

AVA ENGINEERS, INC.  
 10000 W. UNIVERSITY BLVD., SUITE 100  
 MIAMI, FL 33196  
 TEL: 305.444.1100  
 FAX: 305.444.1101  
 WWW.AVAENGINEERS.COM

COMMERCIAL | RESIDENTIAL | MARINE

THIS PLAN IS THE PROPERTY OF AVA ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AVA ENGINEERS, INC.

DATE: 01/23/2023  
 DESIGNER: KEP  
 JOB #: CR 125  
 DRAWN: KP  
 SCALE: 1" = 60'

SHEET: 6  
 OF 19

**LEGEND**

	BOUNDARY
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	WETLAND
	LANDSCAPE BUFFER
	UPLAND BUFFER

EXISTING WETLANDS = 1.86 AC  
 WETLAND IMPACTS = 0.06 AC  
 WETLAND REMAIN = 1.80 AC



**PROJECT INFORMATION**

GENERAL PROJECT NAME	CR 125 SUBDIVISION
PROJECT ADDRESS	CR 125 N GLEN ST. MARY, FL 32040
PROPERTY APPRAISER NUMBER (REF)	26.80
PROPOSED NUMBER OF LOTS	3625330000000030
SETBACKS	RC 17.4 / DR
MINIMUM LOT WIDTH	55.55 FT
MINIMUM LOT DEPTH	50'
MAX BUILDING COVERAGE	10,880 SF
FIRM / COMMUNITY / PANEL	30'
BASE FLOOD ELEVATION	40%
VERTICAL DATUM USED	120030216C
	ZONE X
	N/A
	NAVD 88

2/20/2023 12:00:00 PM D:\PROJECTS\CR 125\DRAWING\CR 125 MASTER SITE PLAN.dwg



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

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

**DATE:** May 5, 2025  
**TO:** Baker County Land Planning Agency & Baker County Board of Commissioners  
**FROM:** LaDonna Combs, Director, Community Development Department  
**RE:** **Subdivision for Development Review, Preliminary and Final (Sadie Pines)**

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**BACKGROUND**

Matthew Phillips, on behalf of Vuori Homes, LLC, has submitted an application for a subdivision. The subject parcel is comprised of 19.99 acres and is currently vacant. The parcel is located on the north side of US HWY 90 East, between East Thomas Drive and the Baker County line. Said parcel being identified as parcel ID No. 25-2S-22-0000-0000-0052. The subject parcel has a land use category of Medium Density Residential (MDR) and a zoning district of Residential Conventional and Mobile Home 0.5 (RCMH .5).

**INTENT**

The intent of the Applicant is to subdivide the parcel into twenty-eight (28) single family residential lots containing a minimum of 0.5 acres. 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:

- North: Agriculture B / Agriculture 7.5
- South: Industrial / Agriculture 7.5
- East: Agriculture B / Agriculture 7.5
- West: Very Low Density Residential / Residential Conventional & Mobile Home 0.5

## **BAKER COUNTY 2040 COMPREHENSIVE PLAN**

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#### **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.
- **Medium Density**  
Range of density from a maximum of 4 dwelling units per acre to a minimum of 1 unit per acre requiring central water and sewer which will include zoning categories: RCMH 0.5, and PUD.

### **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. 24-194. RCMH .5 Residential Conventional and Mobile Home .5 District.**

- (a) *Generally*. The provisions of this section apply to RCMH 0.5 Residential Conventional and Mobile Home District. This district is similar to the RC 0.5 Residential Conventional District. However, mobile homes are permitted. This district will permit two units per acre and provides for the construction of single-family conventional homes in areas with or without public water and wastewater facilities within the medium density land use category of the

comprehensive plan. Each unit on a lot of one acre or less must have immediate access to a county-maintained paved road. If a parcel is less than one-half acre it must have central water.

(b) *Permitted uses and structures.*

(1) Within any RCMH 0.5 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. Mobile home (two units per acre).
- g. Single-family conventional (two units per acre).
- h. Special use (see section 24-234).
- i. Temporary use (see section 24-234).

(2) Additionally, within any RCMH 0.5 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) Professional residential facility.
- (2) Nursing home.
- (3) Wireless telecommunication facilities (see section 24-235).
- (4) 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: 100 feet.
  - b. Depth: 120 feet.
  - c. Area: 0.5 acre.
- (2) Maximum lot coverage by all buildings and structures.

Maximum lot coverage by all buildings and structures shall be 30 percent.
- (3) Minimum yard requirements.
  - a. Front: 25 feet.
  - b. Side: ten 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. I have no issues. Items previously requested, such as paved roads, secondary access, and Fire Protection (Dry hydrants/Hydrants) have been addressed in the plans.

### Public Works Department

1. There are no comments.

### Baker County Health Department

1. There are no comments.

### Baker County School District

1. There are no comments.

### County Manager

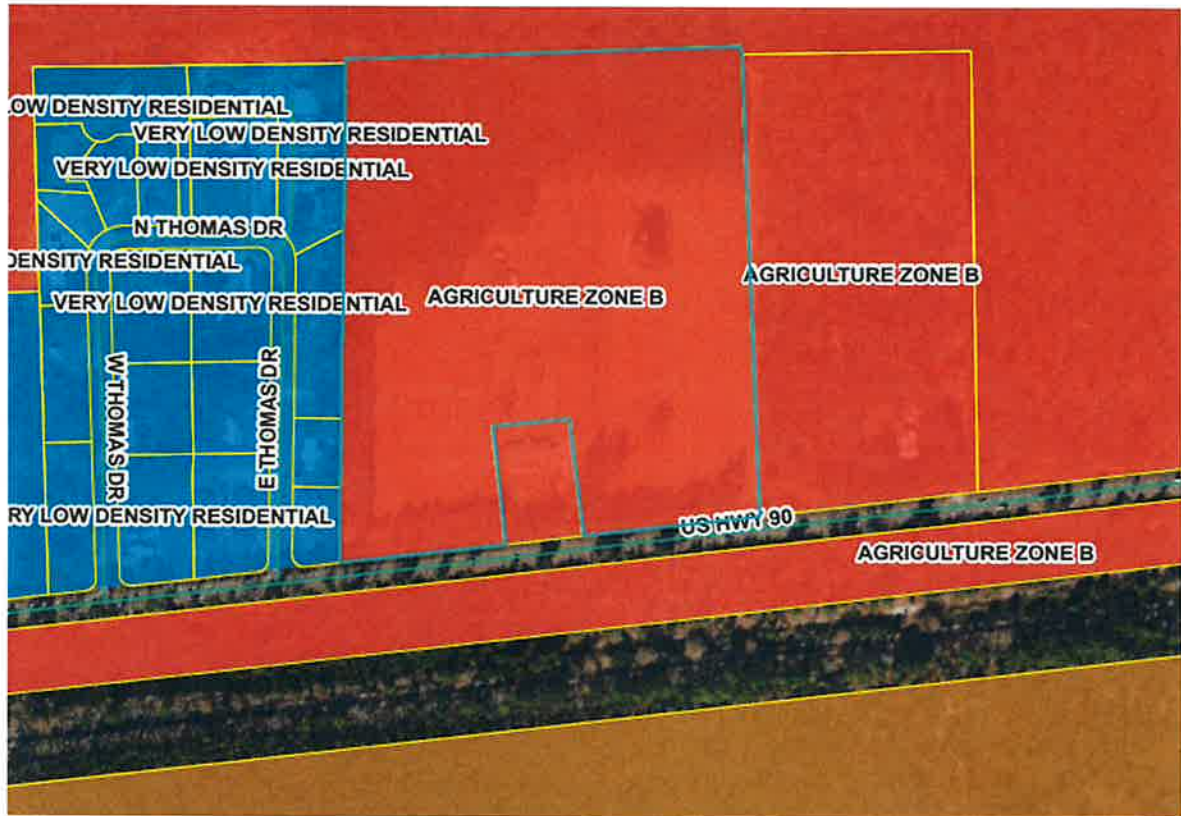
1. There are no comments.

## **RECOMMENDATION**

Staff recommends **APPROVAL** for the requested subdivision to proceed with Preliminary and Final Review PRIOR to permitting any lots per the Ordinance Code Land Development Regulations; and guidance from the Baker County Land Planning Agency Members and Board of County Commissioners.









SOUTHEAST ENGINEERING GROUP  
 1112 S. 11th Street, Suite 100  
 Jacksonville, FL 32209  
 Phone: 904.241.1400  
 Fax: 904.241.1401

SADIE PINES SUBDIVISION  
 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
 EAST US HIGHWAY 90, MACLENNY, FLORIDA 32083

OVERALL  
 SITE  
 PLAN

REV	DATE	BY	CHK	DESCRIPTION
1	11-13-13	MM	JM	PRELIM DRAFT
2	1-14-14	MM	JM	REVISED PERMITS BOARD
3	1-14-14	MM	JM	REVISED PERMITS BOARD

JOB NO. 24ENG0008  
 DRAWN: MJP  
 CHECKED: MJP  
 SCALE: 1" = 60'

COZO  
 DRAWING NO.

- SITE DATA SUMMARY**
- 670,568 SF (19.88 AC)
  - FUTURE LAND USE DESIGNATION - RCHM 0.5
  - ZONING DESIGNATION - RCHM 0.5
  - NUMBER OF LOTS - 28
  - NUMBER LOT AREA - 0.50 ACRES
  - TOTAL WETLAND IMPACTS - 0.40 ACRES

