

Clay County Development Review Categories

When an applicant proposes to develop their property either as residential, non-residential, changing an existing use, modifying an existing site or occupying a space, a certain level of development review is required before a building permit may be issued. Clay County has 8 development categories defined as follows:

- (1) **No Site Impact Development** – A no site impact development shall consist of the re-occupation of a non-residential space previously occupied by another use if it does not result in significant impacts to drainage, public safety or health and welfare.

- (2) **Change in Use or Site Modifications** - A change in use for a developed parcel shall occur when an existing use or business is changed. A site modification for a developed parcel shall consist of any of the following: alteration to existing impervious surface, increase in parking, change in landscaping or drainage improvements.

- (3) **Minor Development** – A minor development shall consist of any new, or the alteration of any existing, multifamily residential or non-residential development for which all of the following apply:
 - (a) The construction value does not exceed \$25,000;
 - (b) The number of average daily trips generated or added does not exceed fifty cumulative trips, with the trips being determined by the type of use proposed; and,
 - (c) The construction, alteration, or extension of any public or private road or utility is not required.

- (4) **Minor Subdivision** – A minor subdivision shall consist of any new subdivision of land into three to five lots, or any re-subdivision of land that does not create more than two new lots from the original parent tract of land, and for which all of the following apply:
 - (a) The construction or alteration of a stormwater retention area or underground stormwater drainage system is not required; and
 - (b) The construction, alteration, or extension of any public or private road or utility is not required.

Lots created through the heirs and homestead provisions provided in Section 20.3-10 are exempt from the minor subdivision review and platting process.

- (5) **Major Development** – A major development shall consist of any new or the alteration of any existing multifamily residential or non-residential development for which any of the following apply:
 - (a) The construction value exceeds \$25,000;
 - (b) The number of average daily trips generated exceeds fifty, with the trips being determined by the type of use proposed; or
 - (c) The construction or alteration of a stormwater retention area or underground stormwater drainage system is required.

- (6) **Major Subdivision** – A major subdivision shall consist of the subdivision of land into three or more residential lots for which any of the following apply:
 - (a) The construction or alteration of a stormwater retention area or underground stormwater drainage system is required;
 - (b) The construction, alteration, or extension of any public or private road or utility is required; or,
 - (c) The dedication of road rights-of-way is either involved or required.

- (7) [Planned Development](#) – A planned development shall consist of any development of land zoned, or sought to be rezoned, for planned unit development (PUD), planned commercial development (PCD), or planned industrial development (PID).
- (8) [Development of Regional Impact \(DRI\)](#) – A development of regional impact shall consist of any development of land that meets the criteria for a development of regional impact under Chapter 380, Florida Statutes.

Links to site review procedures are provided through each development category with the exception of DRI's. For more information on DRI's, please contact Holly Parrish at (904) 269-6301.

The aforementioned non-residential procedures are for site related review before building permits are issued. In order to obtain a permit a separate building plan review is required in conjunction with site plan approval. This process may run concurrent with the site plan review but shall not be approved until the site plan processes are completed. Provided below is a link to the building plan review process and procedures:

[Building Plans Review](#)

Be advised that No Site Impact Development or Change in Business Name does not require site plan approval but does require a Change In Occupant Application and Certificate from the Planning and Zoning Division before acquisition of a building permit. The application may be downloaded here.

[Change In Occupant Application](#)

If you should have any questions please contact the Department of Development Services at (904) 269-6301.

For the complete Development Review / Rezoning Code Procedures please download Article II of the Clay County Land Development Code.

[ARTICLE II PROCEDURES FOR DEVELOPMENT REVIEW, REZONING AND LAND DEVELOPMENT CODE REVISIONS](#)