



**Department of Economic
and Development Services**

Memorandum

To: Planning Commission
From: Carolyn Morgan, Chief Planner
Date: May 1, 2018

Re: Large Scale Comprehensive Plan Amendment 2018-022 CR 315-B Residential.

INTRODUCTION

This is an application by Susan Fraser, Agent for Thomas Undset Jr., et al. to amend the Future Land Use Map (FLUM), large scale amendment, on a portion of tax parcel 020992-006-00, totaling 26.45 acres, from Rural Residential to Rural Fringe. The subject property is located along the west side of CR 315-B, north of Clay Boulevard, in the Green Cove Springs Planning District, and in Commission District 5, Mr. Hendry.

DESCRIPTION

The property is wooded land, which is platted as Fellowship Park Re-plat but mostly un-built. Adjacent properties to the west, north and south are residential and wooded area. The property located along the east side of CR 315-B is being developed as a residential subdivision.

Map 1

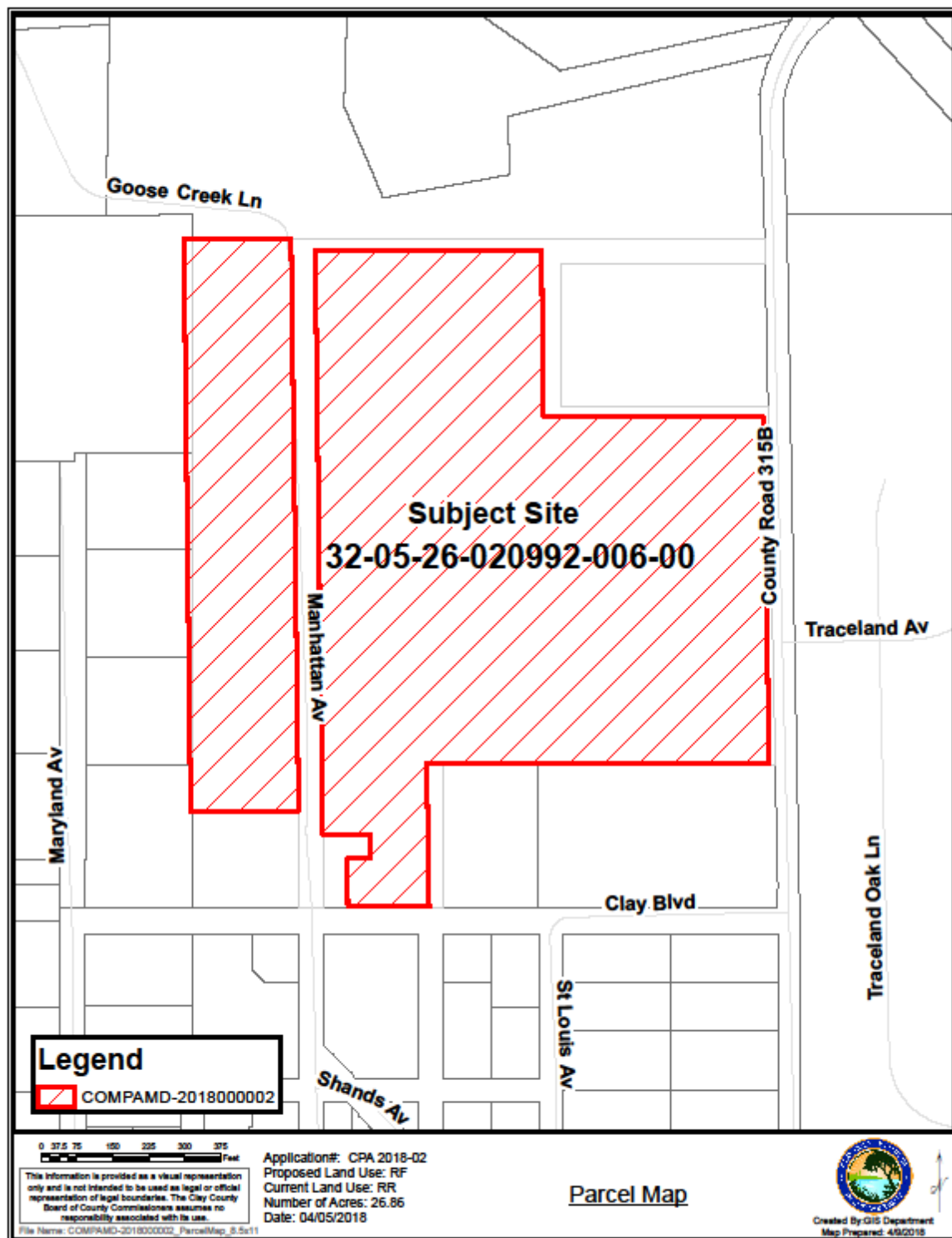


Table 1: Summary of Application

CPA 2018-02	Acreage	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density	Proposed Maximum Density	Net Increase or Decrease in Maximum Density
A portion of Tax parcels 020992-006-00	26.45 acres	Rural Residential	Rural Fringe	1 du/5 acres; 1 du/acre with points and clustering	1 unit per acre; 3 per acre with points and central water and sewer	Increase 2 DU per gross acre with points and W/S *** Increase of 53 du

Current Land Use

The subject property is currently wooded.

Adjacent Land Uses

Table 2: Adjacent Property Land Use Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Rural Residential	AR	Timberland
South	Rural Residential	AR	Residential
East	Rural Fringe	PUD	Residential (under construction)
West	Rural Residential	AR	Residential

Clay County 2025 Comprehensive Plan, Exhibit A

- c. *Rural Residential (Exurban)*: These areas will serve as a transition between areas with planned urban services, agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas may include central sewer or water systems or other urban level public services if feasible. Rural residential areas will provide a low density residential character.

Designation of these areas on the Future Land Use Map is based on recognizing a number of existing and future development factors. These include areas with soil conditions suitable for individual wells and septic systems; existing rural subdivisions with little or no infrastructure improvements, including unpaved roads; small farm or recreational and low intensity institutional uses; and areas which are in close proximity to but outside of, planned urban services and are not anticipated to develop at an intensity to require significant urban services within the planning period.

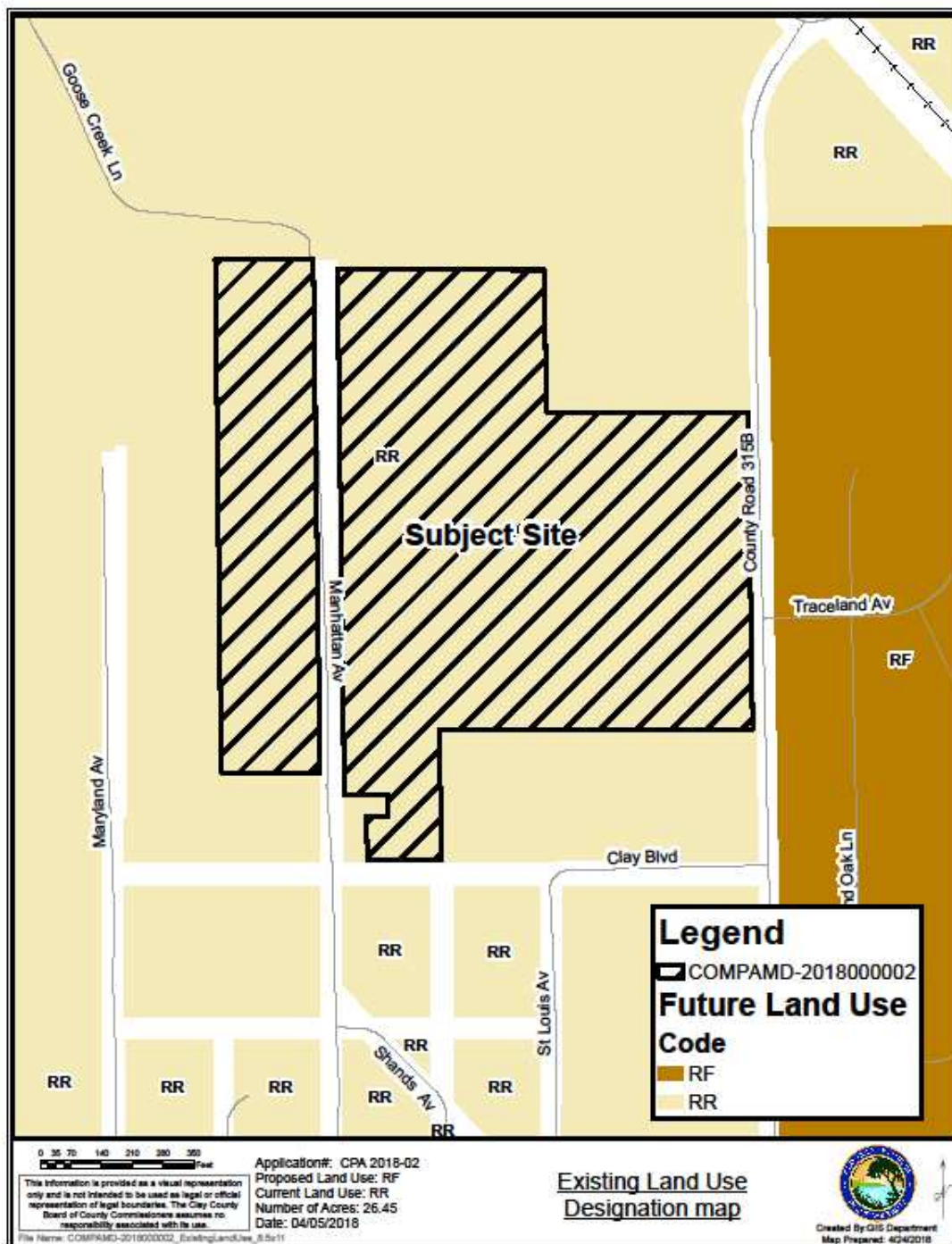
Allowable residential density under this category shall be one dwelling unit per 5 acres. Implementation of this land use designation shall occur in accordance with the Land Development Regulations. Some locations in Rural Residential may qualify for a density of one unit per acre, but only if the requirements of tract size, clustering and points in Future Land Use Objective 1.3 and its policies are met.

- e. *Rural Fringe (Suburban)*: This designation is reserved for land accessible to existing Urban Services and located in the areas where extension of central water and (where applicable) sewer service can be easily provided. Densities in this area shall be a maximum of three units per acre and a minimum of one unit per acre. This density category is almost exclusively characterized by single-family detached housing units.

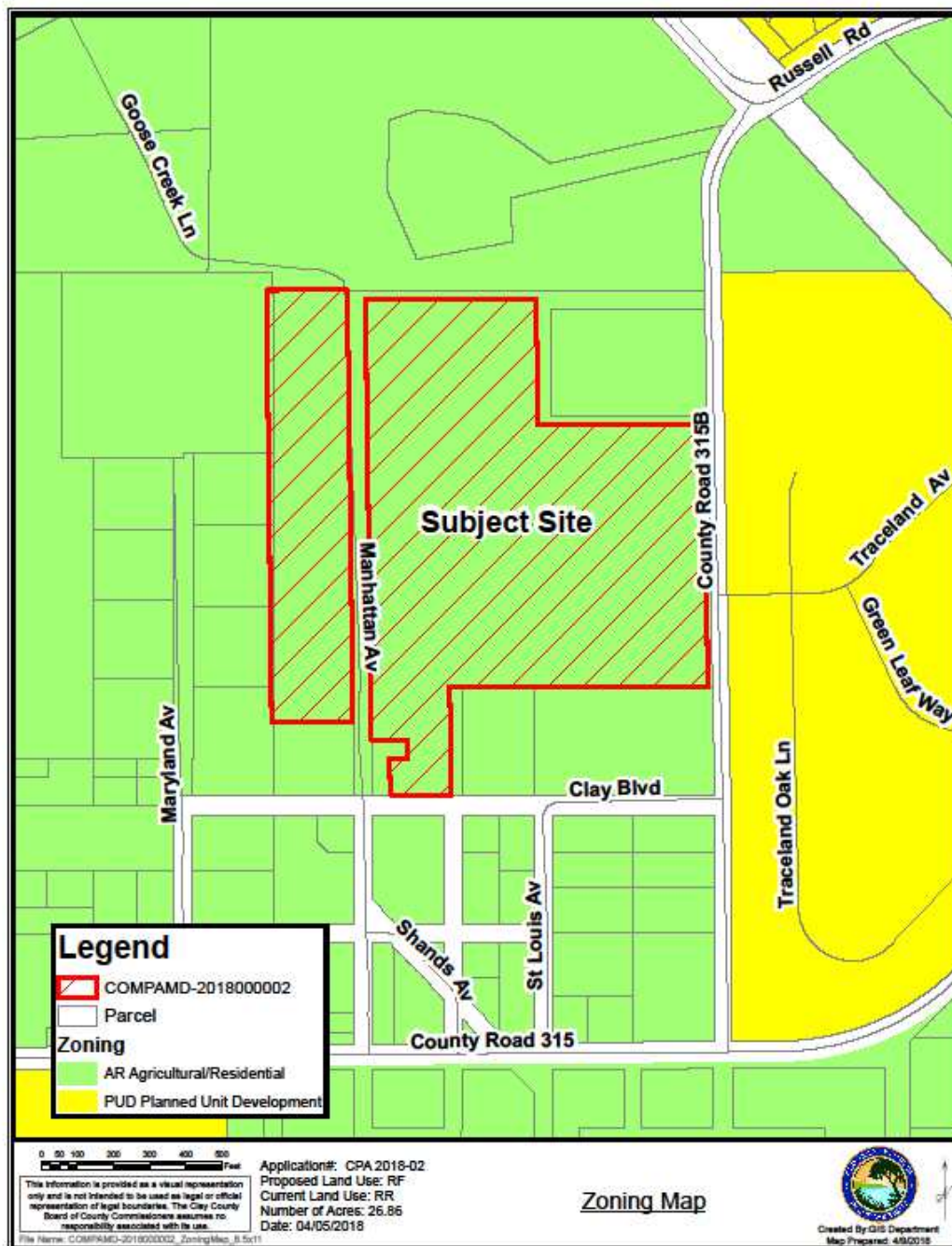
Map 2
Aerial



Map 3 Existing Land Use



Map 4
Existing Zoning



Effect on Level of Service

Water and Wastewater:

Water and wastewater service is available to the subject property.

Solid Waste:

Clay County has existing solid waste service to the area.

Table 3: Existing Capacity for Solid Waste

	Solid Waste	Units
Total Permitted Airspace	67,030,598	Cubic Yards
Available Airspace as of 1/11/2016	1,884,614	Cubic Yards
Future Airspace Available	54,361,091	Cubic Yards
Density	1.0	Ton per Cubic Yard
Total Available	56,245,705	Tons
Average Monthly	80,875	Tons
Site Life	695	Months
	58	Years

Source: Waste Management, Inc. of Florida, for NE Florida Region, 1/23/17. The data cannot be subdivided.

Traffic Facilities:

Trip Generation calculated as: Single Family Detached Housing
(ITE 210) = 1.00 per lot 4-6 PM Peak Hour Trips

RF maximum density 26.45 du/acre = 79 dwelling units which is an increase of 2 units per acre from the maximum density under the existing RR designation, which would result in an increase of 53 trips.

Public Schools:

The RF designation would be a maximum 3 single-family detached units per acre. School Concurrency is required at the time of development review.

Students per Residential Unit

Elementary: 0.2099

Junior High: 0.0663

High School: 0.1225

SF Dwellings	Elementary	Middle/Junior High	High School
79	17	5	10

Recreation:

Recreation capacity will be determined at the time of development review.

Stormwater management

Stormwater management will meet County and Water Management District standards.

Land Suitability:

Soils: The parcels contain Mandarin, Leon, Scranton and Ortega soils.

Flood Plain: The subject property contains a ravine which includes flood plain.

Topography: The subject property contains a ravine.

Regionally Significant Habitat:

No protected species have been identified within the subject property.

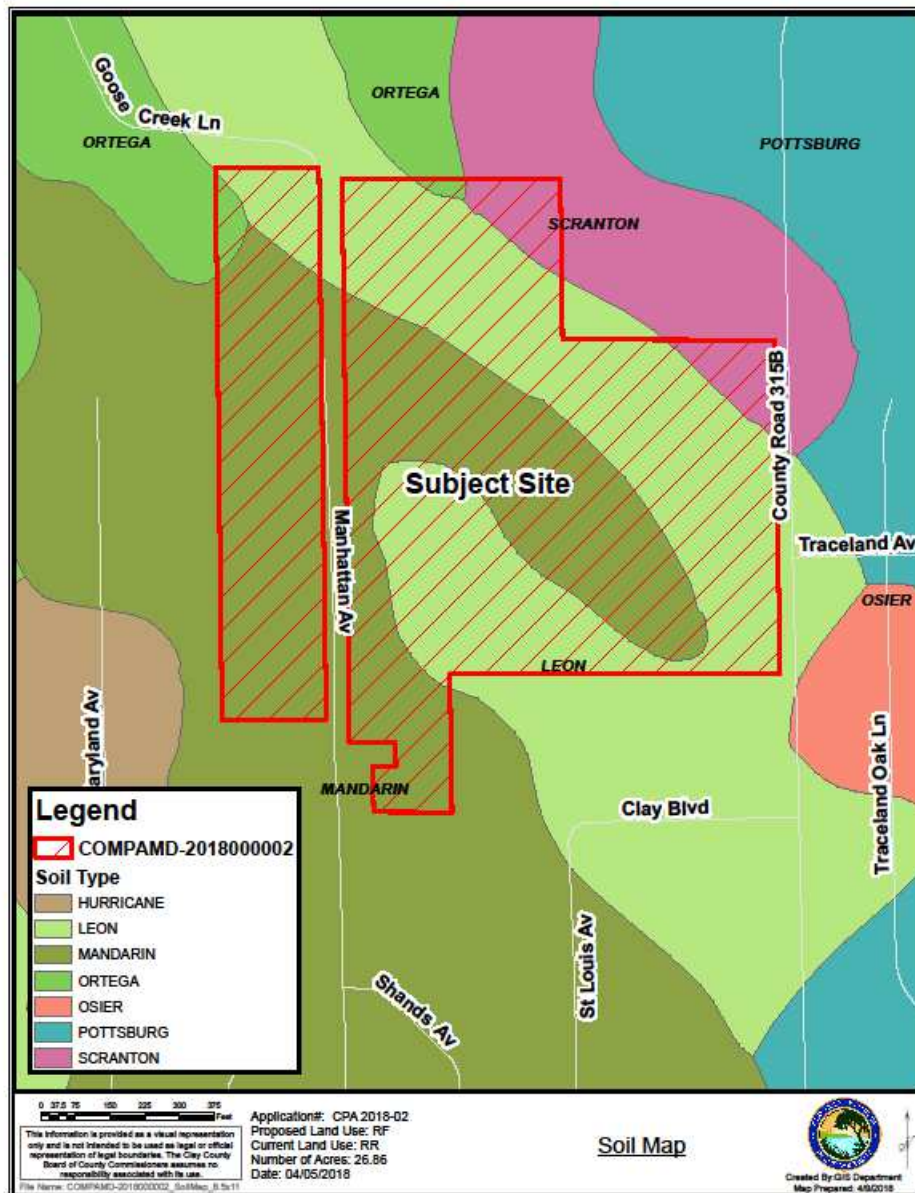
Historic Resources:

No historic resources are identified at this site.

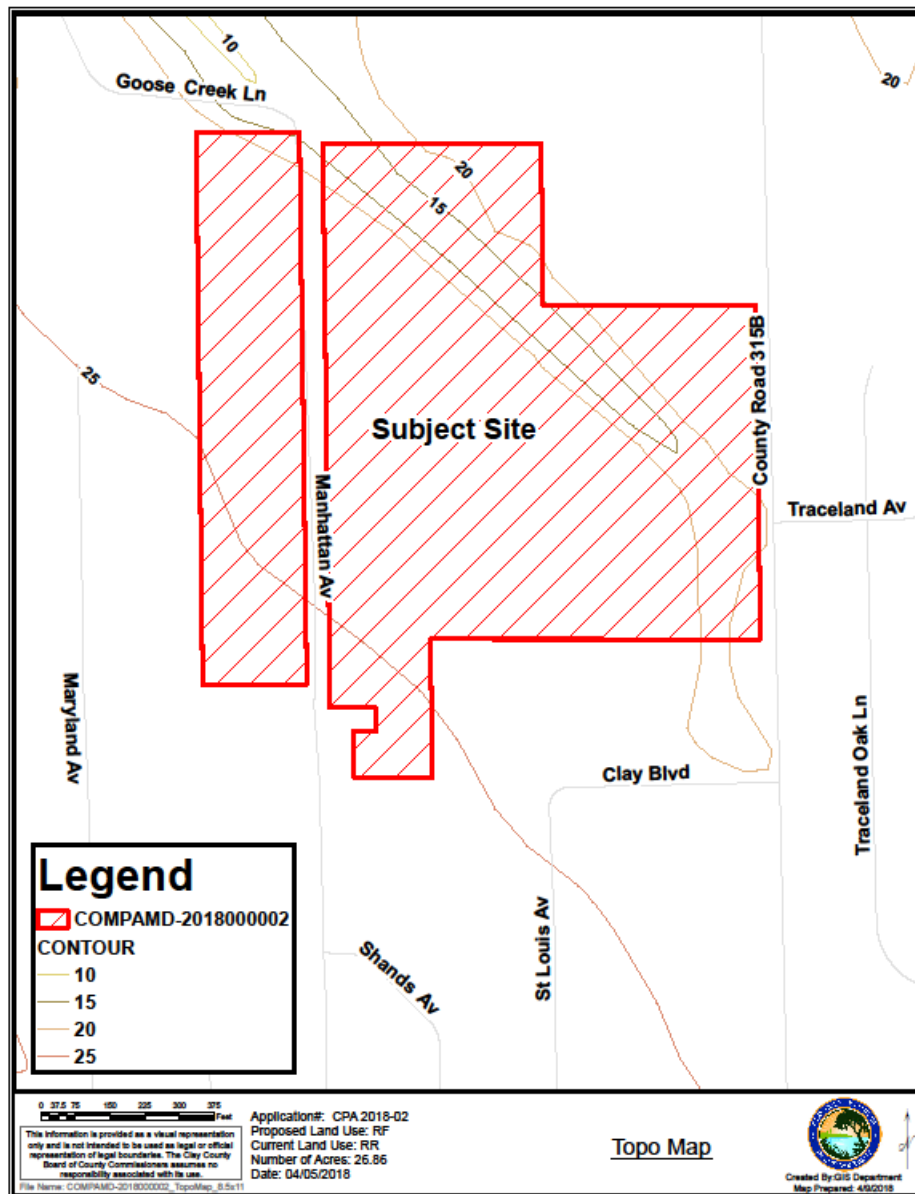
Compatibility with Military Installations:

The subject property is not located within or near the Military Impact Area.

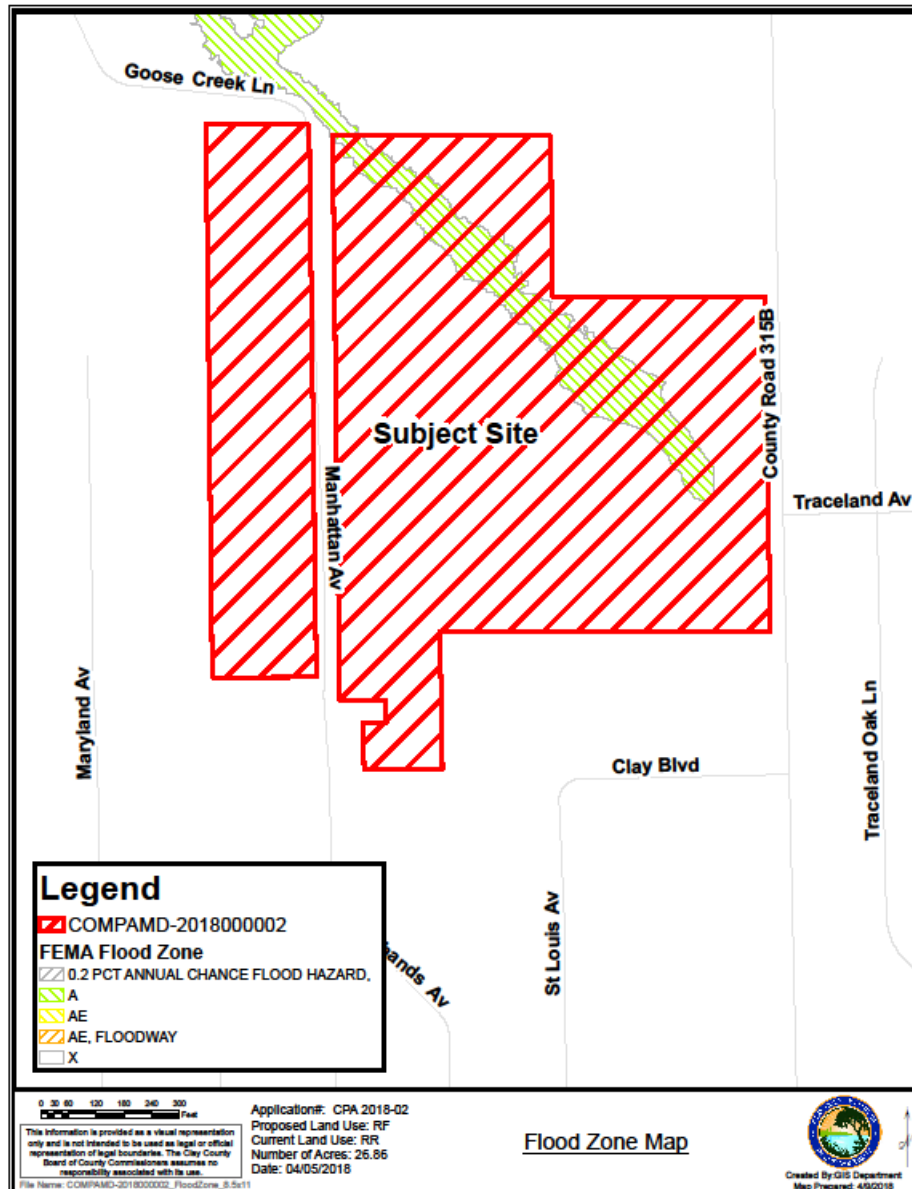
Map 5 Soils



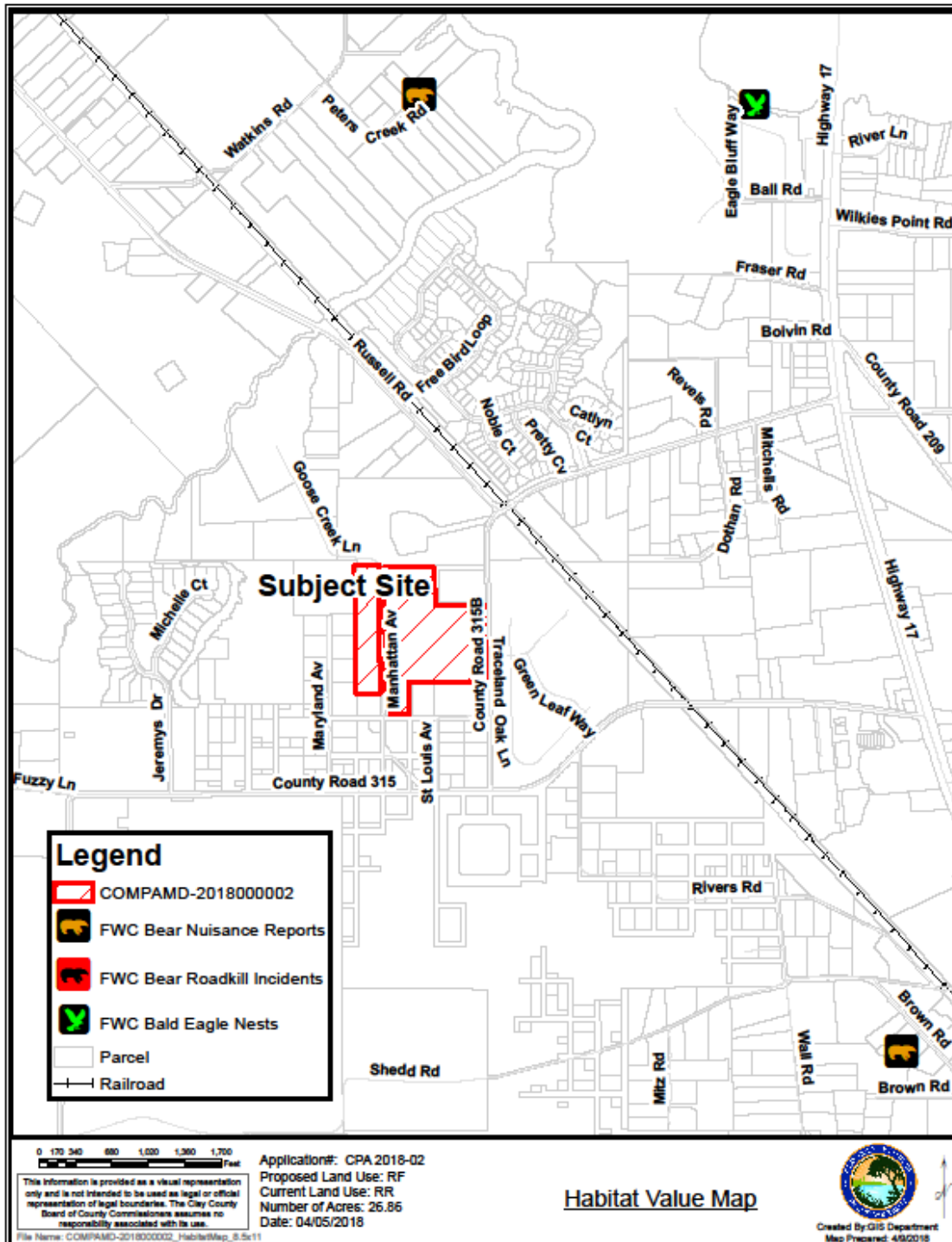
Map 6 Topography



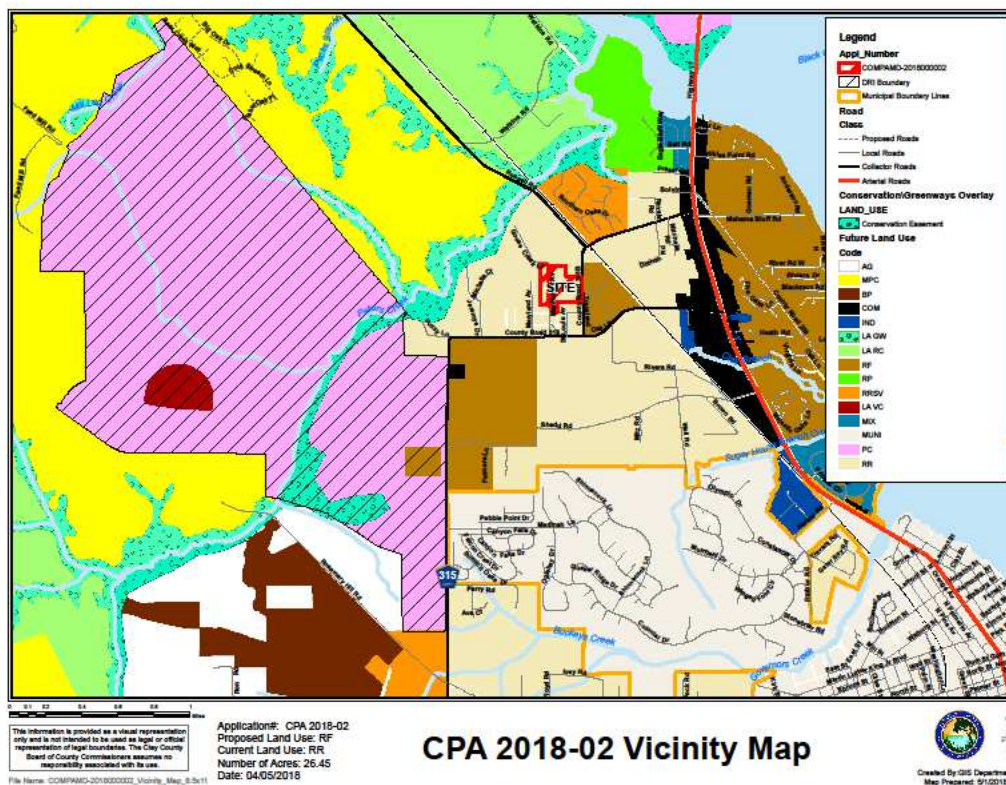
Map 7 Flood Zone



Map 8 Habitat Value



**Map 9
Vicinity Map**



Urban Sprawl:

1. The proposed amendment will change the land use of 26.45 acres from Rural Residential to Rural Fringe. Both categories are residential. The subject property is located in the urban area.
2. The proposed amendment will not promote, allow or designate substantial areas to develop as low intensity, low density or single use development. The subject property near the US 17, with a short distance to Fleming Island and the City of Green Cove Springs.
4. The proposed amendment will not fail to adequately protect and conserve natural resources. The amended areas are not located in wetlands or other sensitive areas. A small area of flood plain is existing on the subject property.
5. The proposed amendment will not fail to adequately protect adjacent agricultural areas and activities, including silviculture, and silviculture activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject property is not in agricultural use.

6, 7. The proposed amendment will not fail to maximize the use of existing or future public facilities and services. Water and sewer have recently been extended to service this area.

8. The proposed amendment will not allow for land use patterns or timing which disproportionately increase the cost of providing and maintaining public facilities and services. This area is served by public facilities and services.

9. The proposed amendment will not fail to provide a clean separation between rural and urban uses. The subject parcels are located in the urban service area.

10. The proposed amendment will not discourage or inhibit infill development. The proposed amendment is consistent with the urban development patterns along the US 17 corridor.

11. The proposed amendment will not fail to encourage a functional mix of uses. The proposed amendment is a single family residential designation. The existing development and entitled development in the area will provide employment, services, schools and shopping, and recreation.

12. The proposed amendment will not result in poor accessibility among linked or related land uses. The subject property is located along an existing county collector roadway and will be proximate to the planned extension of CR 218 east.

13. The proposed amendment will not result in the loss of significant amounts of open space. The area is currently open space, but has been designated for residential use under the Rural Residential category.

Specifically the proposed amendment discourages urban sprawl because:

- a. it directs or locates economic growth and associated land development to geographic areas of the county in a manner that does not have an adverse impact on natural resources and ecosystems and protects natural resources and ecosystems.
- b. it promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c. it creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

Recommendation

CPA 2018-02 would amend the land use from Rural Residential to Rural Fringe. That action would result in the possibility of 2 more dwelling units per acre. Staff finds that urban services are readily available along the US 17 corridor, and that the subject property will have utility services available. The subject property is located between Lake Asbury and the US 17 corridor. The attached vicinity map shows the proximity of existing and entitled development. Staff recommends approval of Comprehensive Plan Amendment 2018-02, as shown on Map 10.

Map 10 Proposed Land Use

