



Staff Report and Recommendations for CPA 2021-11

Owner / Applicant Information:

The Applicant is Clay County, Economic and Development Services

Property Information

Parcel ID: (See list attached)

Address: NE and SE Quadrant of Sandridge Rd and First Coast Expressway (See list attached)

Address: Intersection of Sandridge Rd and CR209 (See list attached)

Current Land Use: LA MPC, LA COM, LA RC and LA VC

Current Zoning: LA VC, AR, LA MPC, BA and LA RC

Proposed Land Use: LA VC and LA MPC

Acres: 82.48 acres

Commission District: 5

Planning District: Penney Farms/Asbury and Green Cove Springs

Introduction:

This is an application for a large-scale comprehensive plan amendment to the 2040 Future Land Use Map (FLUM) and a companion text amendment to LA FLU Policy 1.4.10.

The proposed amendment involves multiple parcels of land in two general locations along Sandridge Road. The first location is at the intersection of Sandridge Road and the First Coast Expressway. The second location is at the intersection of Sandridge Road, County Road 209 (Russell Road) and County Road 209B. For simplicity sake the parcels in these two locations will be referred to hereafter as Village Center Site #1 (VC-1) and Village Center Site #2 (VC-2). A full parcel listing including each parcel number, total acreage, acreage proposed to be changed, current use and property ownership is provided as an attachment to this report.

The purpose of the proposed amendments is to provide for the future commercial needs of the areas surrounding two existing Village Center areas along Sandridge Road. The planned widening of both Sandridge Road and County Road 209, along with the construction of the First Coast Expressway has triggered considerable interest in development of the parcels along these roads. At the present time most of that development is focused on the addition of residential units; however,

the demand for commercial development will increase as those homes are built and new residents begin living in the area.

These amendments are intended to address that future need by re-aligning the boundary of the Lake Asbury Village Center future land use designation. In the case of some parcels, specifically those under the First Coast Expressway in VC-1, the amendment would remove the LA VC designation and return the parcel to the LA Master Planned Community designation since the parcel will never be able to develop with a commercial use once the Expressway is built on those parcels. In the case of other parcels, where a portion of the parcel already has a LA VC future land use, the amendment would extend the LA VC designation to the remainder of that parcel. A single land use designation makes future development easier for the property owner. And in the case of still other parcels which do not currently have the LA VC future land use, the designation would be applied in order to address the projected need and development character of the roadway.

Figure 1 – Parcel Map

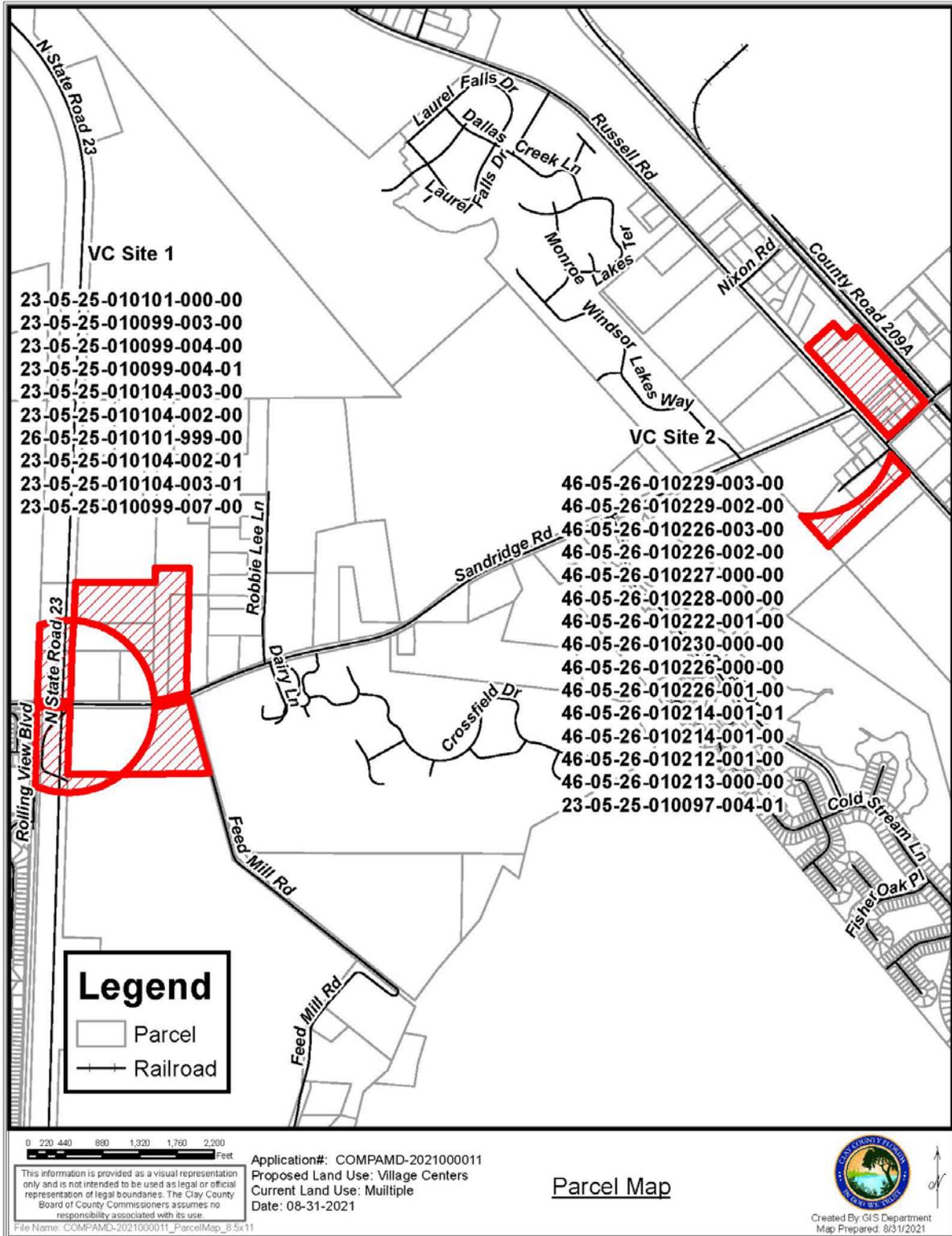
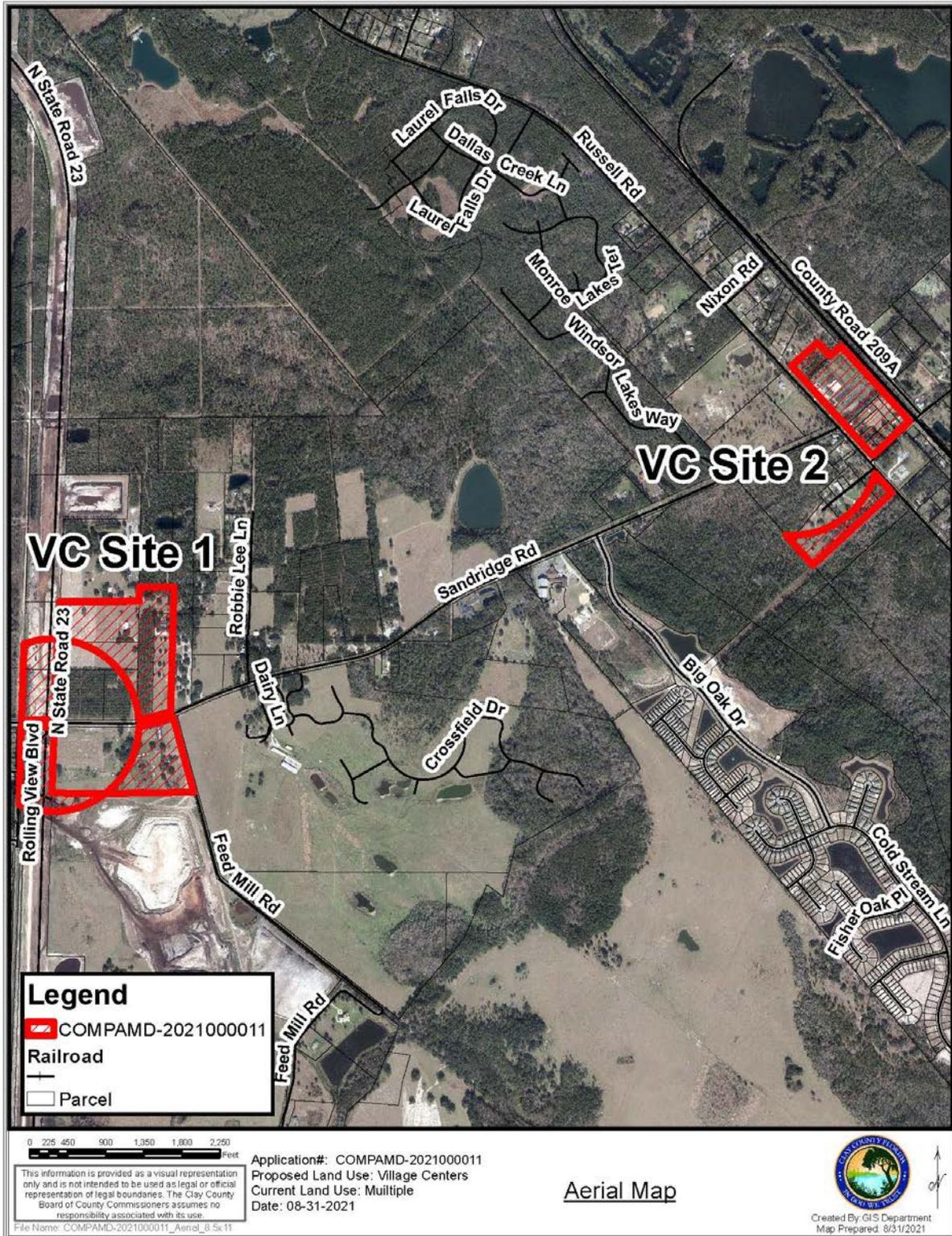


Figure 2 – Aerial Photo



Description:

Village Center Site #1 (VC-1):

This group of subject parcels comprise two basic changes. One group of parcels for which the LA VC future land use is being added to the parcel and a second group of parcels for which the LA VC is proposed to be removed. More specifically, Table 1 shows parcel data for those parcels for which the future land use is proposed to be changed from Lake Asbury Master Planned Community (LA MPC) to Lake Asbury Village Center (LA VC). Table 2 shows parcel data for those parcels for which the future land use is proposed to be changed from LA VC to LA MPC. Table 3 summarizes the land use, zoning and type of use for parcels surrounding the VC-1 parcels.

Table 1 – VC-1 Parcel Data (from LA MPC to LA VC)

Parcel Number	Parcel Acreage	Acreage designated LA VC	Acreage changed to LA VC	Existing Use
23-05-25-010104-002-00	10.24	0.09	10.15	Single-Family Home
23-05-25-010104-003-00	7.04	3.82	3.22	Pasture Land
23-05-25-010099-004-00	15.98	8.01	7.97	Timber Land
23-05-25-010099-004-01	5.41	4.45	0.96	Single-Family Home
23-05-25-010099-003-00	5.98	5.98	5.98	Single-Family Home
23-05-25-010101-000-00	7.04	18	11.00	Pasture/Excavation

Table 2 – VC-1 Parcel Data (from LA VC to LA MPC)

Parcel Number	Parcel Acreage	Acreage designated LA VC	Acreage changed to LA VC	Existing Use
23-05-25-010104-002-01	4.42	0.18	-0.18	FDOT Expressway ROW
23-05-25-010104-003-01	2.95	2.93	-2.93	FDOT Expressway ROW
23-05-25-010099-007-00	5.77	5.77	-5.77	FDOT Expressway ROW
26-05-25-010101-999-00	66.63	7.35	-7.35	FDOT Expressway ROW
23-05-25-010101-000-00	412.31	0.9	-0.90	Pasture/Excavation

Table 3 – VC-1 Adjacent Land Use Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Lake Asbury Master Planned Community	LA MPC and AR	First Coast Expressway, Residential and Timber Land
East	Lake Asbury Master Planned Community	LA MPC	Pasture Land & Residential
South	Lake Asbury Master Planned Community	LA MPC	Excavation Pit and Pasture Land
West	Lake Asbury Rural Fringe and Lake Asbury Master Planned Community	PUD and LA MPC	Timber Land and Residential Subdivisions

Village Center Site #2 (VC-2):

This group of subject parcels comprise three basic changes. One group of parcels for which the LA VC future land use currently exists on a portion of the property. The proposed amendment would apply the LA VC designation to the remainder of the parcel which currently has an LA MPC future land use. The second change proposed is to a single parcel with the Commercial (COM) future land use. The proposed amendment would change the future land use to LA VC for this parcel. And the third group of parcels currently have a Lake Asbury Rural Community (LA RC) future land use. The proposed amendment would change the future land use designation for these parcels from LA RC to the LA VC designation.

Table 4 shows parcel data for those parcels for which a portion of the future land use is proposed to be changed from LA MPC to LA VC. Table 5 shows parcel data for the single parcel proposed to change from COM to LA VC. And Table 6 shows parcel data for those parcels proposed to change from LA RC to LA VC. Table 7 summarizes the land use, zoning and type of use for parcels surrounding the VC-2 parcels.

Table 4 – VC-2 Parcel Data (from LA MPC to LA VC)

Parcel Number	Parcel Acreage	Acreage designated LA VC	Acreage changed to LA VC	Existing Use
23-05-25-010097-004-01	14	13.99	0.01	Vacant Land
46-05-26-010213-000-00	27.95	19.4	0.10	Timber Land
46-05-26-010212-001-00	6	2.25	3.75	Mobile Home
46-05-26-010214-001-00	4.18	2.32	1.86	Mobile Home
46-05-26-010214-001-01	1.4	0.39	1.01	Vacant Land

Table 5 – VC-2 Parcel Data (from LA COM to LA VC)

Parcel Number	Parcel Acreage	Acreage designated LA VC	Acreage changed to LA VC	Existing Use
46-05-26-010222-001-00	0.43	0	0.43	Vacant land

Table 6 – VC-2 Parcel Data (from LA RC to LA VC)

Parcel Number	Parcel Acreage	Acreage designated LA VC	Acreage changed to LA VC	Existing Use
46-05-26-010228-000-00	0.43	0.43	0.43	Vacant Land
46-05-26-010227-000-00	0.6	0.6	0.61	Mobile Home
46-05-26-010226-002-00	1.11	1.11	1.11	Mobile Home
46-05-26-010226-003-00	1.1	1.1	1.10	Mobile Home
46-05-26-010230-000-00	0.49	0.49	0.50	Single-Family Home
46-05-26-010226-000-00	1.59	1.59	1.59	Mobile Home
46-05-26-010226-001-00	1.02	1.02	1.02	Mobile Home
46-05-26-010229-002-00	10.53	10.53	10.53	Plant Nursery
46-05-26-010229-003-00	2.02	2.02	2.02	Vacant Land

Table 7 – VC-2 Adjacent Land Use Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Lake Asbury Master Planned Community and Lake Asbury Rural Community	LA MPC and LA RC	Residential
East	Lake Asbury Rural Community	LA RC and PS-2	Residential, Vacant Land and an electrical sub-station
South	Lake Asbury Master Planned Community and Lake Asbury Rural Community	LA MPC, LA RC and PS-2	Residential, Vacant Land and an electrical sub-station
West	Lake Asbury Master Planned Community	LA MPC	Vacant Land

Figures 3 and 4 illustrate the existing Future Land Use and Zoning patterns surrounding the subject properties that are proposed to be amended.

Figure 5 depicts the Future Land Use changes proposed by the amendment.

Figure 3 – Existing Future Land Use Designation Map

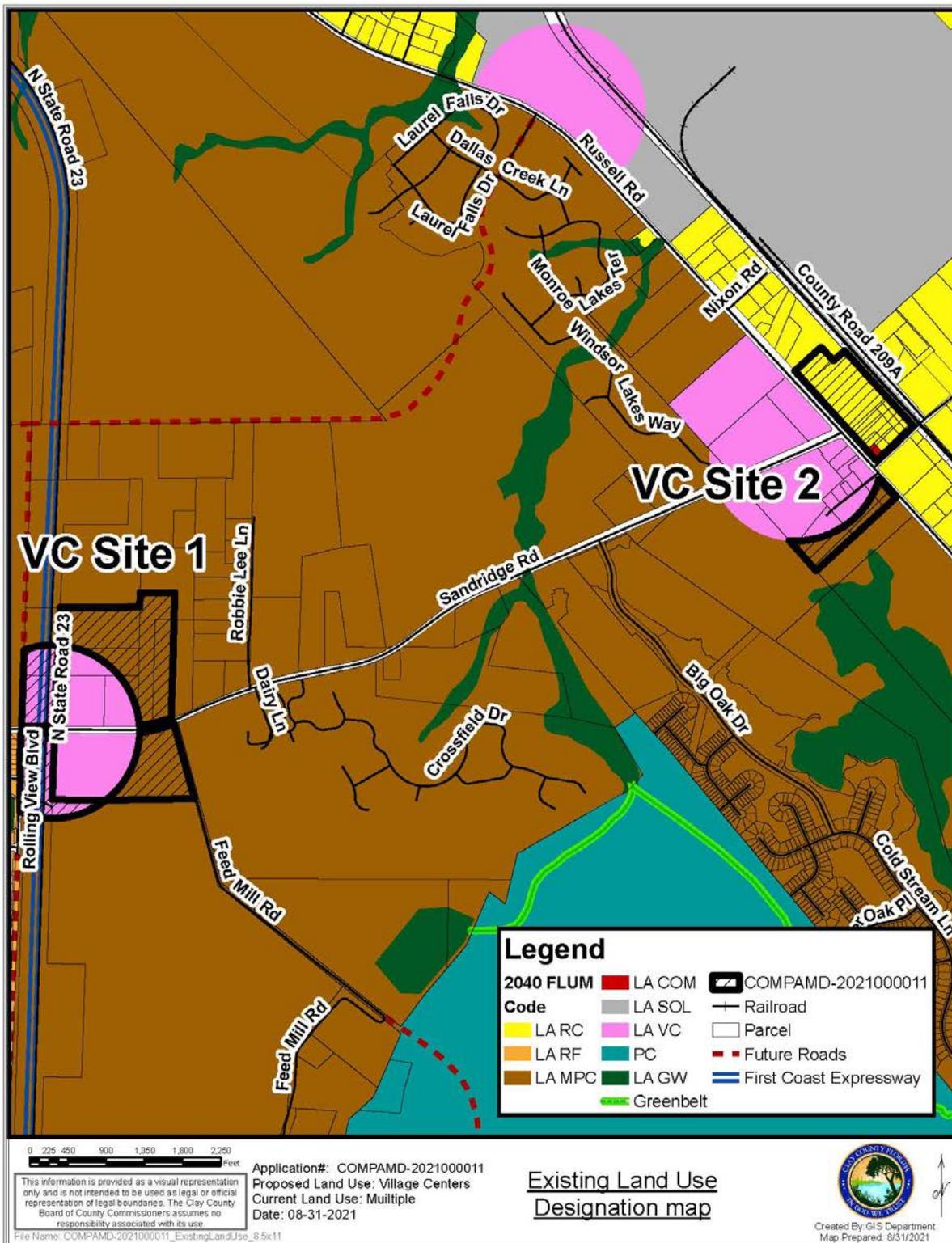


Figure 4 – Zoning Map

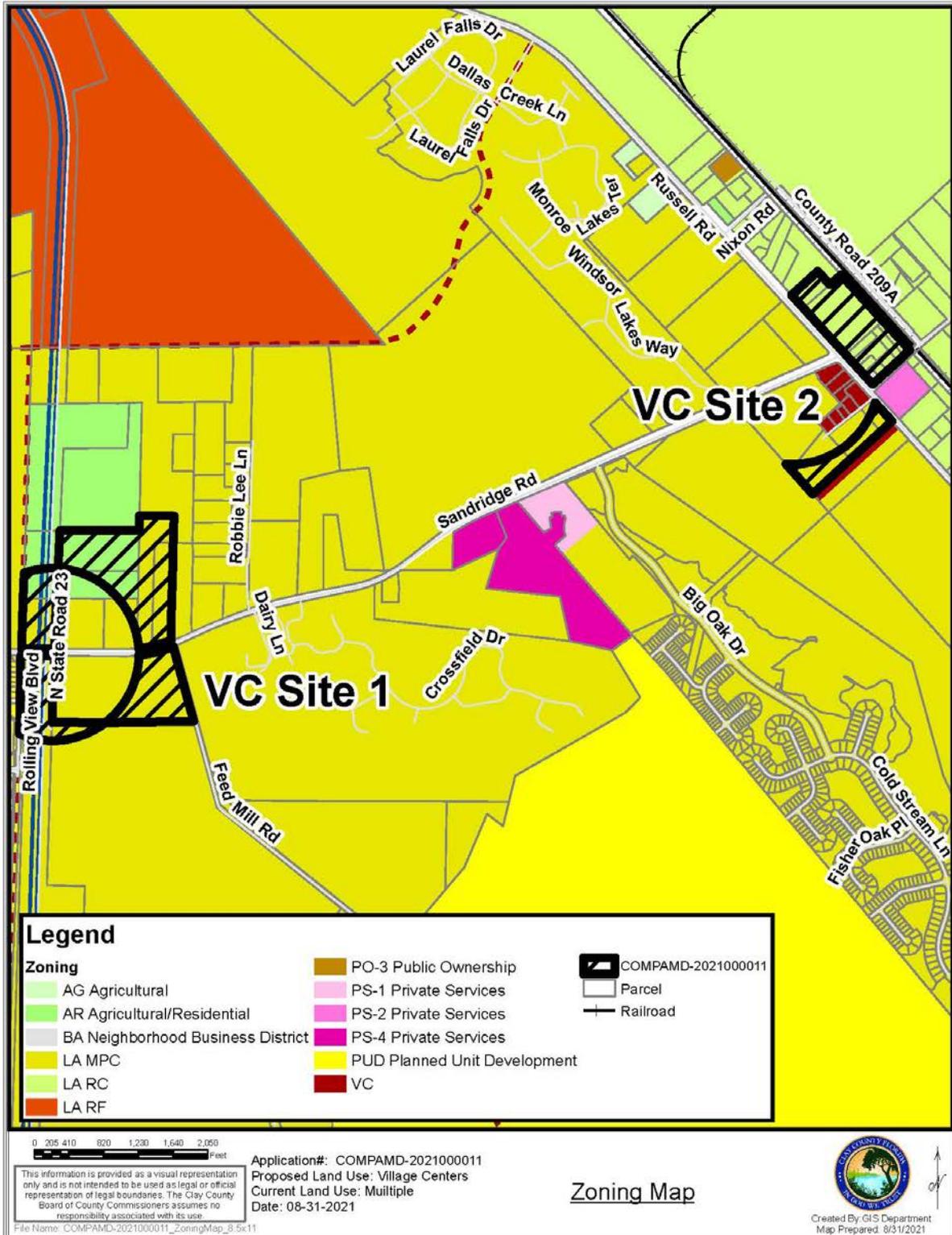
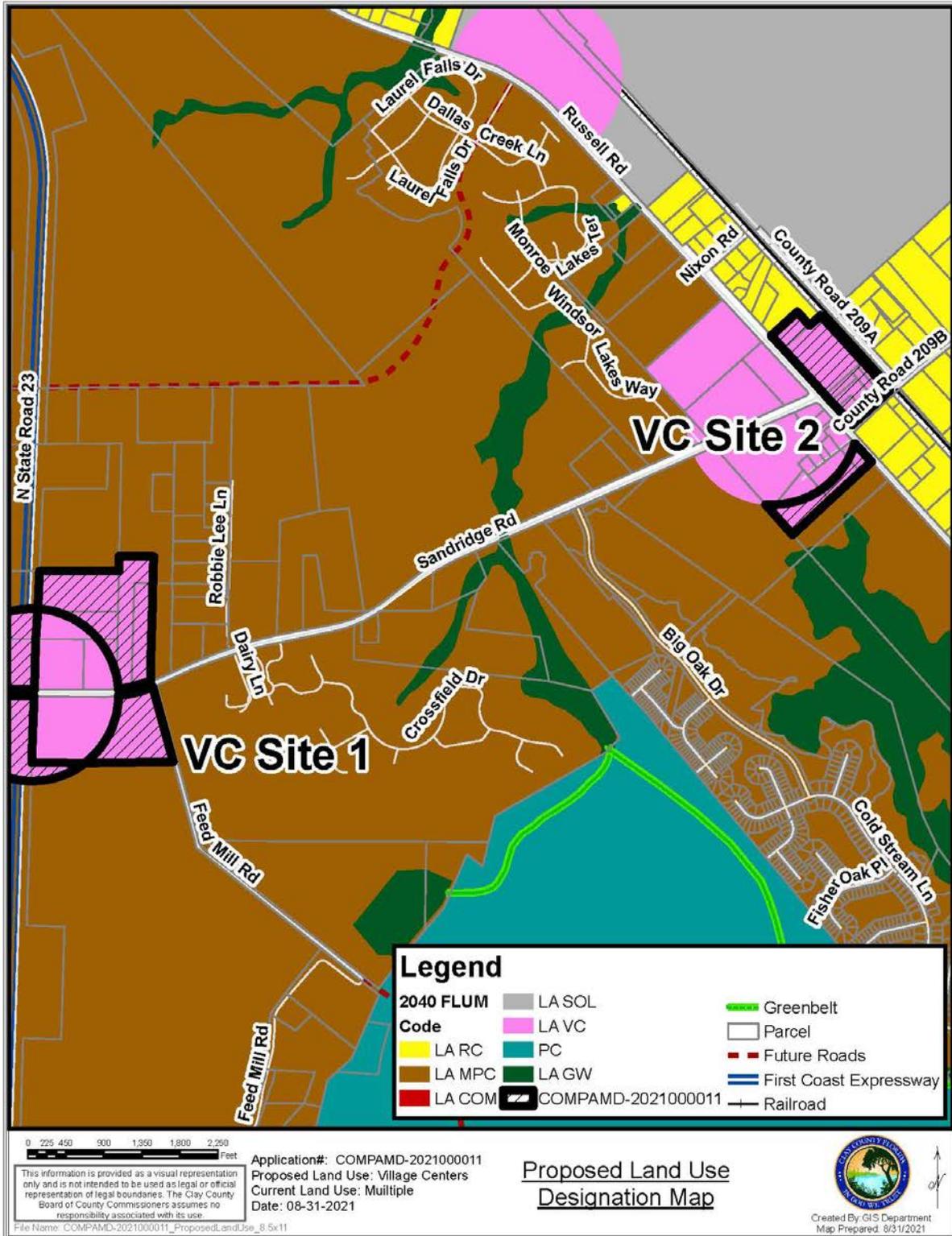


Figure 5 – Proposed Future Land Use Designation Map



Relevant Clay County 2040 Comprehensive Plan Policies

The following Goals/Objective/Policies support the proposed Comprehensive Plan Amendment:

Exhibit M Lake Asbury Master Plan

Introduction

The Master Development Plan for Lake Asbury recommends a blend of rural and planned suburban growth. The eastern half of the LAMPA will include mixed-use master planned communities that are more urban in character, along with an employment district.

The Plan acts to discourage sprawl by guiding development into the form of villages, with central places of higher densities and intensities and peripheral neighborhoods of lower density.

LA FLU POLICY 1.4.10 Village Center and Interchange Village Center (LA VC and LA IVC)

(A copy of this policy in its entirety is provided as an attachment.)

Village Centers shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Centers must be located around the intersections of roads classified as minor collector and above.

Residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments.

The quantification of uses shall be consistent with the ranges identified in the following table:

Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Village Center		
Residential	25%	65%
Office	0%	25%
Commercial/Re tail	25%	65%
Civic, Public Parks	10%	No Max

Village Centers adjacent to the Rural Community are limited to elementary schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

LA TRA POLICY 1.1.1

The County will ensure proper coordination of development within the LAMPA with the public and/or private programming of transportation improvements.

Proposed Companion Text Amendment to the Clay County 2040 Comprehensive Plan

At the present time there is a 75-acre cap on each Village Center within the Lake Asbury Master Plan and a cap of 10 Village Center locations. Recognizing that in some locations 75 acres may not be sufficient to provide for the local commercial needs of residents, the 75-acre limit is proposed to be raised to 100 acres for any one individual Village Center. There are also Village Center locations which have either already built out well under the 75 acres or are highly unlikely to do so. Therefore, the overall cap of 750 acres of Village Center future land use category is proposed to be kept and amended to state that this cap is a cumulative cap of all Village Center areas combined. Ultimately this change provides flexibility to allow some Village Centers to be smaller or larger, while at the same time keeping a constant maximum threshold of Village Center acreage throughout the Lake Asbury Master Plan area.

The Lake Asbury Master Plan Future Land Use Policy 1.4.10 proposed changes are provided below in strike-through/underline format. The full policy with the proposed changes is provided as an attachment.

LA FLU Policy 1.4.10

Village Center and Interchange Village Center (LA VC and LA IVC)

“Village Centers shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than ~~75-100~~ acres for a single Village Center within the Lake Asbury Master Plan, with this figure not including vehicle or railroad right-of-way, schools ~~and-or~~ community parks. There shall be no more than ten Village Centers in the LAMPA, with a cumulative total of 750 acres. Village Centers must be located around the intersections of roads classified as minor collector and above.”

Analysis of Proposed Amendment

Table 8 – Comparison of Density

LA Land Use Category	Type Use	Base Density	Maximum Density*
LA Rural Community (LA RC)	Single-Family Detached	1 unit per 5 net acres	2 units per net acre
LA Master Planned Community (LA MPC)	Single-Family Detached	3 units per net acre allowed	5 units per net acre
LA Master Planned Community (LA MPC)	Single-Family Attached	6 units per net acre allowed; 10 units per net acre allowed	12 units per net
LA Village Center (LA VC)	Single-Family Detached	5 units per net acre required	8 units per net acre.
LA Village Center (LA VC)	Single-Family attached/ Multi-Family	6 units per net acre required; 10 units per net acre allowed.	16 units per net acre

*including density awarded from wetland-upland buffers as required by Policy 2.1 and/or the density bonus for environmentally significant lands as permitted by Policy 2.2.

Copies of the LA MPC and LA RC policies are attached for reference.

Availability of Services

Traffic Facilities:

Traffic from this development will directly impact Sandridge Road and CR 209. Both facilities are scheduled for widening which will increase the available level of service.

Schools:

Any development on the subject parcels will be subject to the school mobility fee. Additional K-12 schools are proposed to be built in the nearby area as part of the Saratoga DRI.

Recreation:

Residential development on the subject parcels will need to provide necessary recreational amenities.

Water and Wastewater:

Water and Wastewater capacity is available throughout the Urban Service Area.

Stormwater/Drainage:

Stormwater management for any new construction will need to meet County and Water Management District standards.

Solid Waste:

Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

Remaining Capacity -----	55,565,151 cubic yards
Daily Tons -----	4,537 tons
Rate of Fill -----	5,041 cubic yards per day
Estimated Fill Date -----	01/04/55
Years Remaining -----	38 years

Source: Environmental Protection Division, Georgia Department of Natural Resources, Clay County 2040 Comprehensive Plan Data and Analysis, Community Facilities Element

Land Suitability:

Soils:

See Figure 6.

Flood Plain:

Any future development of the subject parcels will need to minimize development within the floodplain. See Figure 7.

Topography:

Most of the subject parcels are relatively level. See Figure 8.

Regionally Significant Habitat:

There have been a number of black bear sightings in the area of the subject parcels. Any development in the Lake Asbury Master Plan area is required to provide an environmental assessment as part of the application.

Historic Resources:

Historic resources have been mapped near the subject properties. Future applicants seeking to develop the subject properties should work with the Florida Department of State, Division of Historic Resources, to determine the need for additional historic resource surveys prior to site disturbance.

Compatibility with Military Installations:

The subject property is not located near Camp Blanding.

Figure 6 – Soil Map

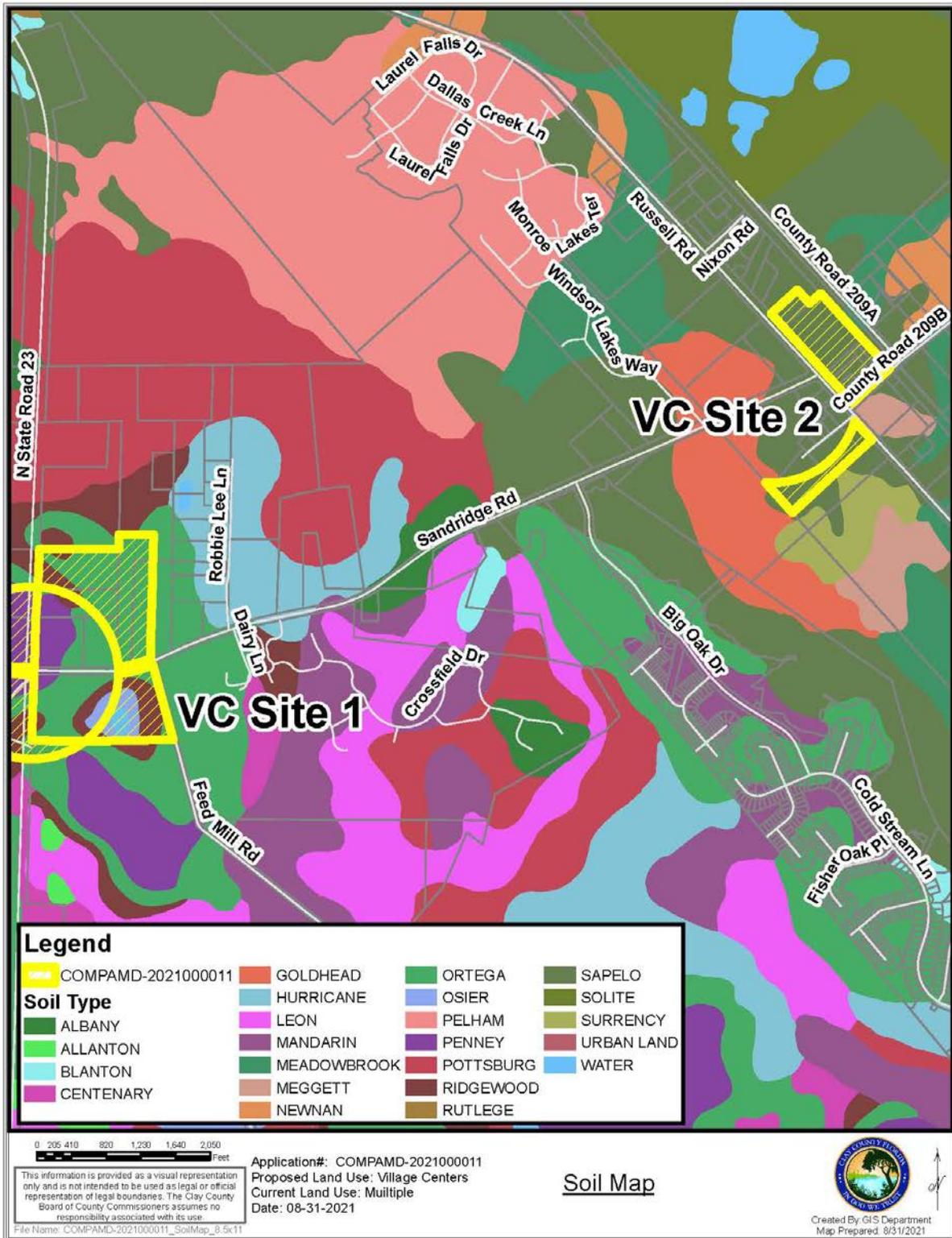


Figure 7 – Flood Zone Map

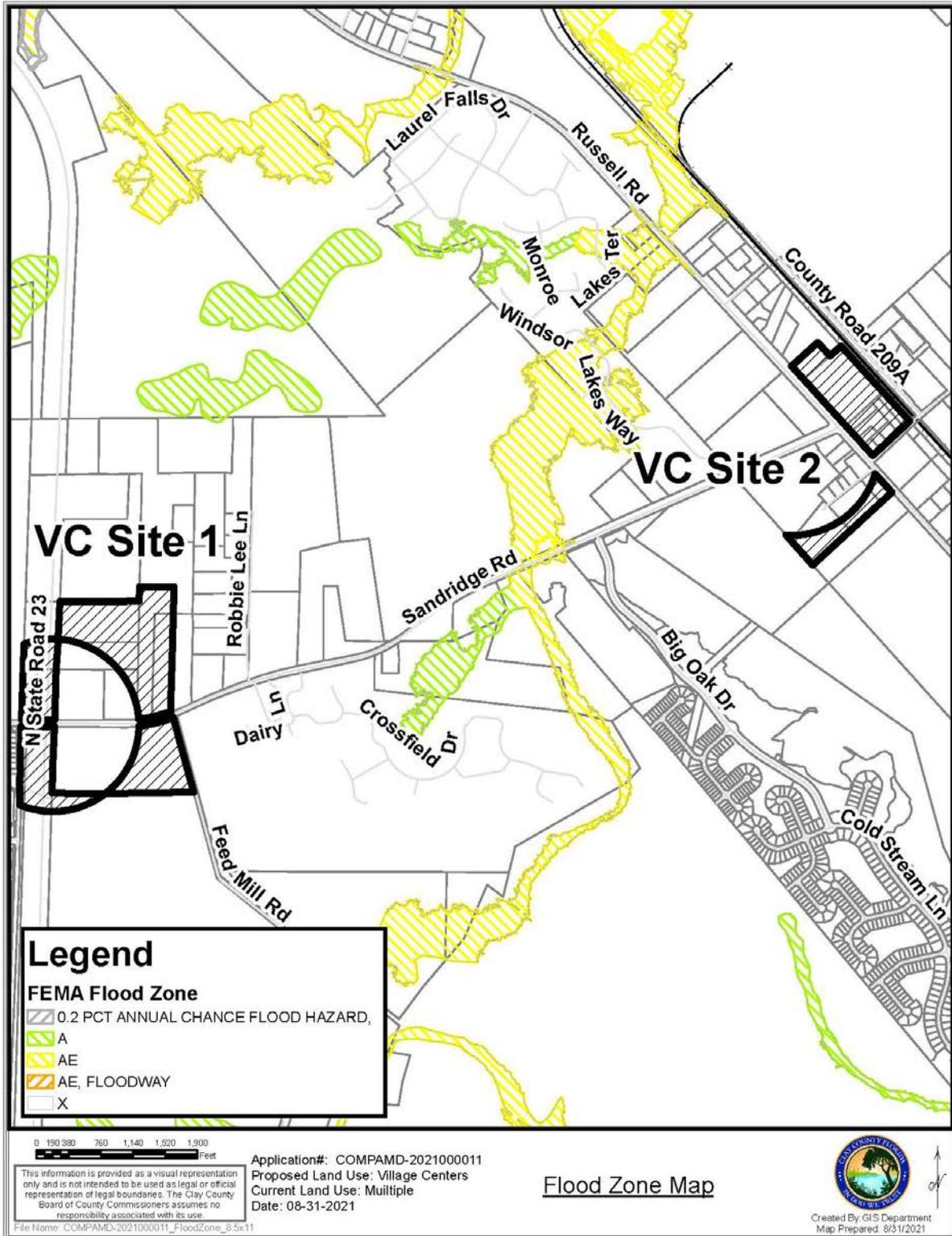


Figure 8 – Topography Map

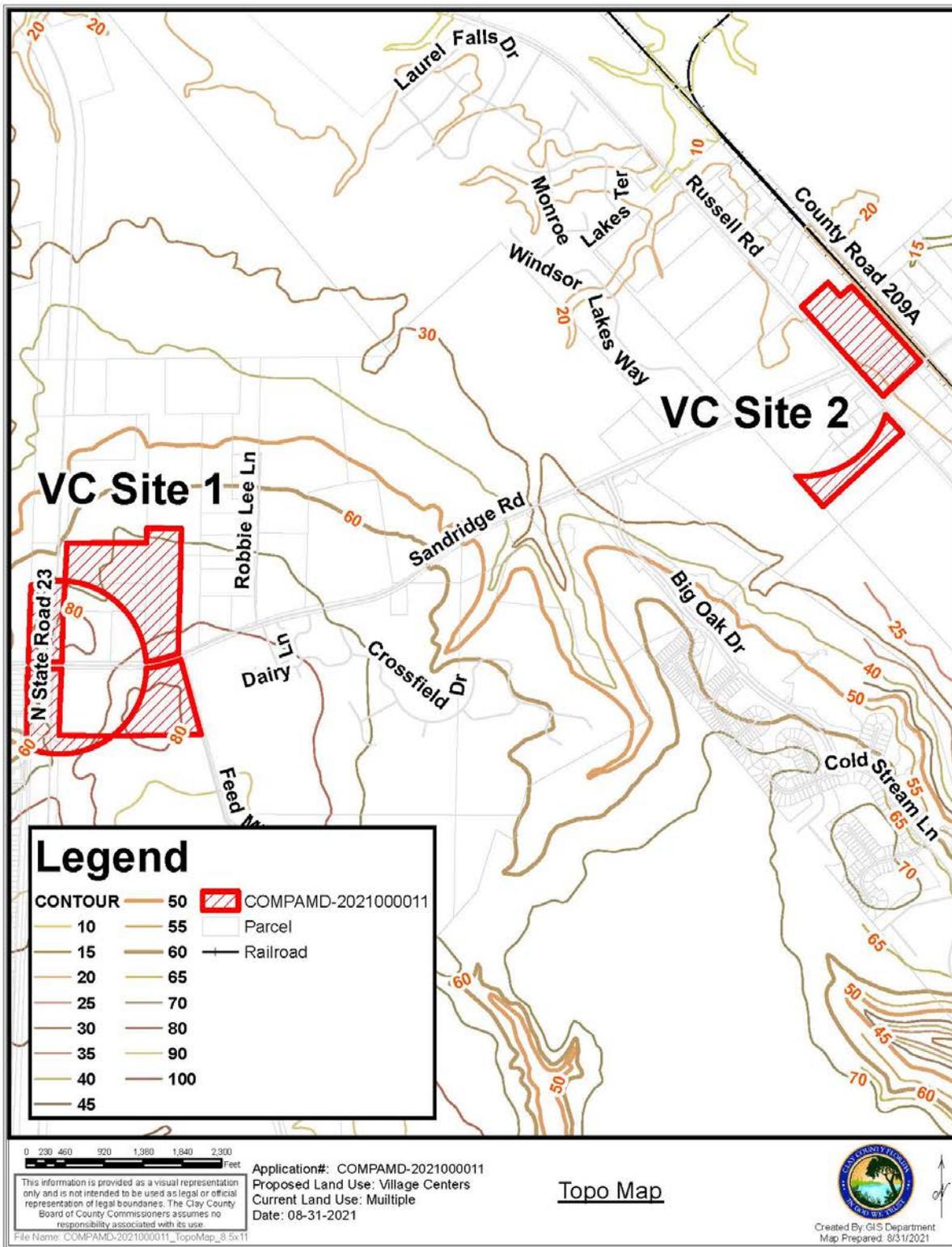


Figure 9 – Habitat Value Map

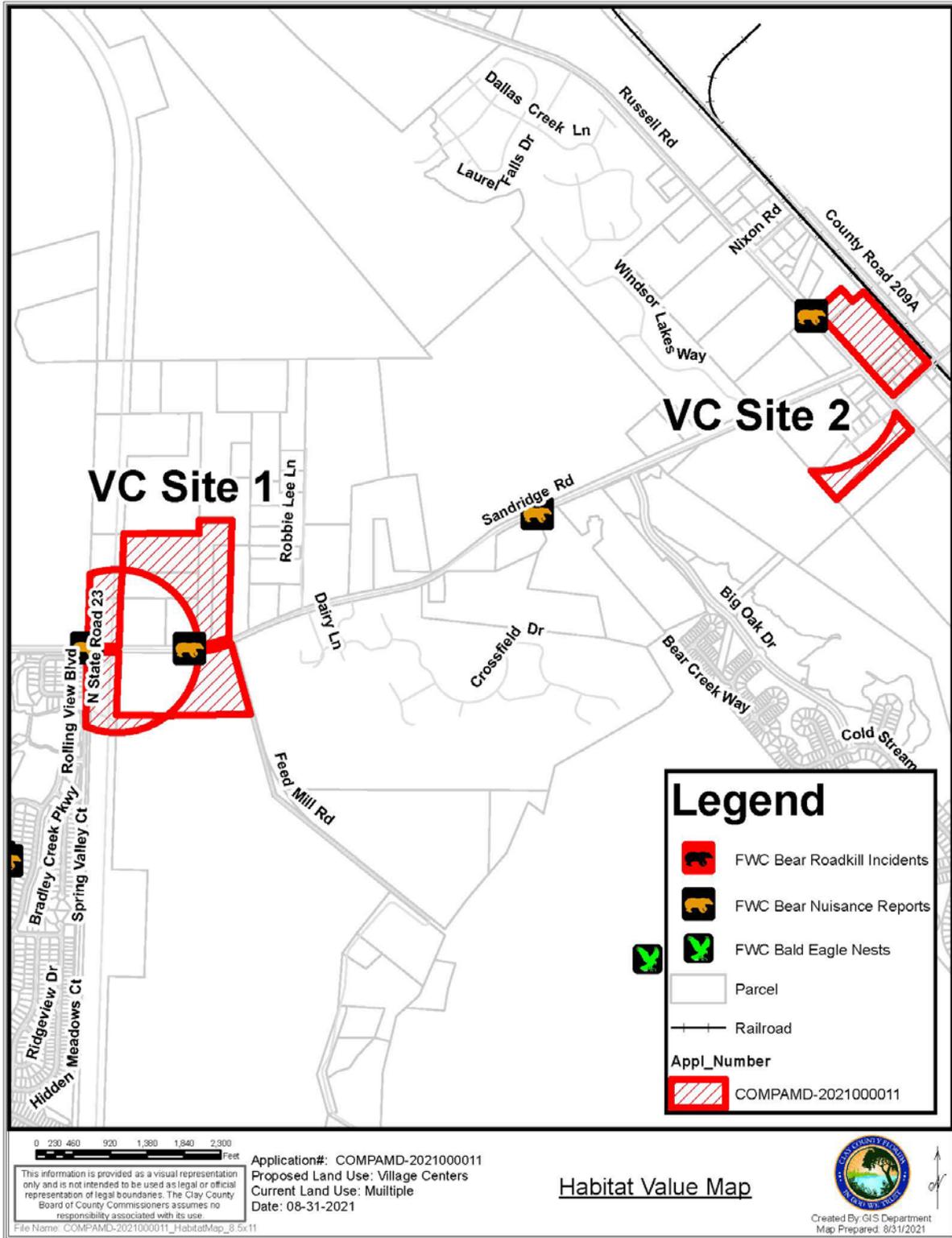
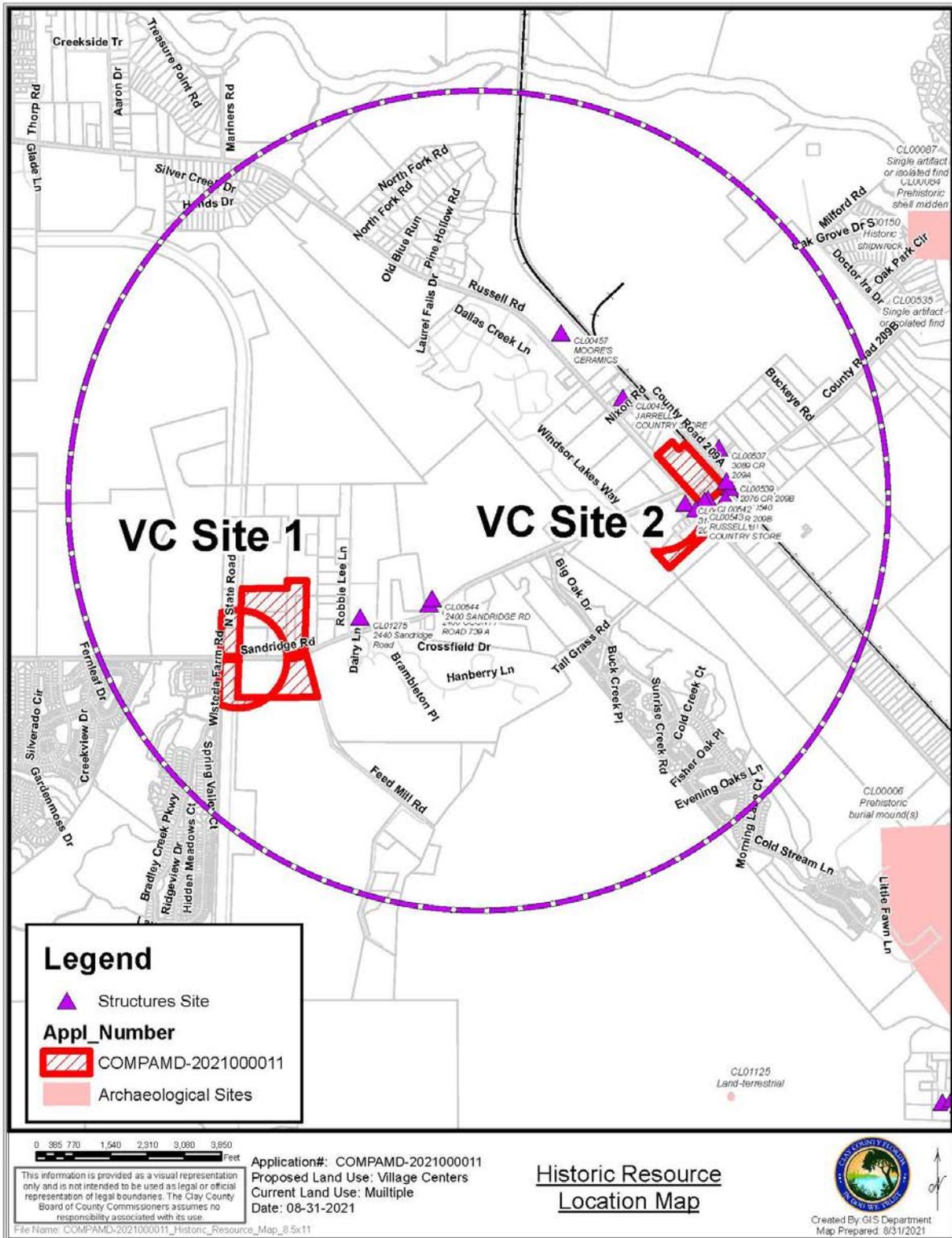


Figure 10 - Historical Resources



Analysis Regarding Urban Sprawl

It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177, all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative impacts are not promoted.

1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.* The proposed future land use changes would increase the LA VC acreage available to development in these two areas but no development plans are attached to this amendment application. The Village Center land use allows both commercial and residential uses and is intended to provide a concentrated commercial center for surrounding residential areas.
2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.* The purpose of the Village Center land use is to provide an area for neighborhood scale commercial uses and multi-family residential in nodes within the Lake Asbury Master Plan area.
3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.* The proposed amendment is not a radial or strip type of development pattern.
4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.* Development of the subject parcels will address natural resources at the time of application submittal by the relevant property owner or developer.
5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.* The majority of surrounding property is not in agricultural use.
6. *Fails to maximize use of existing public facilities and services.* Roadway segments in this area of the County are being constructed or are planned for widening. Any development on the subject parcels will be subject to the mobility fee in place at the building permit application date.
7. *Fails to maximize use of future public facilities and services.* The subject properties are located adjacent to either the First Coast Expressway or along County/local roads that are part of a bonded improvement program.

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.* Development is timed to the provision of facilities and services necessary to serve the project. No actual development is proposed as part of this amendment.
9. *Fails to provide a clear separation between rural and urban uses.* This area of the County is characterized by single family residential development with little services and no mix of uses. The proposed amendment would provide for a mix of uses providing both residential and non-residential development, with a mix of densities and housing types.
10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.* The proposed amendment is an expansion of an existing land use and does not discourage or inhibit infill or redevelopment.
11. *Fails to encourage a functional mix of uses.* The proposed amendment encourages a functional mix of uses by providing greater opportunities for commercial and multi-family residential forms of housing.
12. *Results in poor accessibility among linked or related land uses.* Internal accessibility will be addressed in the future when application is made for development of the subject parcels.
13. *Results in the loss of significant amounts of functional open space.* The proposed amendment does not impact functional open space as there is no development proposed as part of the amendment.

Summary

The intent of the proposed amendment is to proactively address increasing demand for development in the area of two existing Village Centers within the Lake Asbury Master Plan. This is accomplished through several means, among them by revising the existing LA VC boundaries over certain subject parcels so that parcels with existing split future land use designations are consolidated under one designation. At the same time, the LA VC designation is removed from those parcels developed as the First Coast Expressway. In addition, the Village Center is expanded to more nearly comply with the requirement that “Village Centers must be located around the intersections of roads...” by adding nine (9) parcels on the east side of CR 209. In tandem with these future land use designation changes is a text amendment that raises the total acreage limit for an individual Village Center from 75 acres to 100 acres so long as the total of all Village Center acreage is no more than the existing 750-acre limit.

Recommendation

Staff recommends transmittal of CPA 2021-11 as proposed.

LA FLU POLICY 1.4.6

Master Planned Community (LA MPC)

1) *Land Use*

The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed around village centers. Single-family attached units may not exceed ten percent of potential units in the Master Planned Community within each village, and shall be located adjacent to Village Centers. Central water and sewer is required in this land use category.

2) *Density*

This category allows single-family detached units, with a maximum base density of 3 units per net acre (net calculated as uplands only). Single-family detached density may go up to five units per net acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-family attached density is allowed at a range between six and ten units per acre, and may go up to 12 units per acre through additional density associated with wetland-upland buffer and/or environmentally significant land dedication.

3) *LA MPC Principles*

Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use.

Neighborhoods shall contain a diversity of housing types through lot size varieties, and are encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, townhomes and apartments.

To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

4) *Schools*

Neighborhood school location shall allow students to walk or bike to school. Final locations shall be determined by the school district. Whenever possible, elementary schools are encouraged to be located close to or adjacent to village centers. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be co-located adjacent to public facilities such as parks, libraries and civic uses creating an activity node for primary use by students and their families.

5) *Neighborhood Parks*

The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park standards are addressed in LA REC Policy 1.1.1.

LA FLU POLICY 1.4.8

Rural Community (LA RC)

The Rural Community land use is applied to three large areas, one in the southwestern quadrant of the LAMPA, east of and surrounding Thunder Road; one along Peters Creek and tributaries in the southeast quadrant of LAMPA and the other in the northeastern quadrant of the LAMPA, north of C.R. 209.

1) *Land Use*

The Rural Community land use category comprises 11,367 acres within the LAMPA. Development within this category will be characterized predominantly by single-family homes on large lots, served by well and septic tank or by clustered subdivisions which preserve large expanses of environmental open space.

2) *Density*

The base density within Rural Community land use category is one dwelling unit per five gross acres. Density may go up to an overall maximum of two units per-net acre through the dedication of wetland-upland buffers and/or environmentally significant lands as described under the policies associated with Objective 2. Projects utilizing the additional density associated with wetland-upland buffer and/or environmentally significant land dedication shall be clustered in order to preserve a minimum of 40% of open space with no more than 30% of this being wetlands.

3) *Recreation*

Developments utilizing the density bonus program and central services shall be subject to the development, design, recreation and other applicable standards of the Master Planned Community land use.

4) *Schools*

The location of schools is addressed in the Public School Facilities Element, Exhibit K.

LA FLU POLICY 1.4.10

Village Center and Interchange Village Center (LA VC and LA IVC)

Village Centers shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with wetland-upland buffer and/or environmentally significant land dedication, as described under policies associated with Objective 2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in a compact, walkable form accessible by sidewalk.

The village center shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will provide park space in the form of civic spaces, plazas, and urban parks, as well as community parks. The quantification of uses shall be consistent with the ranges identified in the following table.

Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Village Center		
Residential	25%	65%
Office	0%	25%
Commercial/Retail	25%	65%
Civic, Public Parks	10%	No Max

Village Centers adjacent to the Rural Community are limited to elementary

schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

The Interchange Village Centers (IVC) shall be located at the First Coast Expressway interchanges with State Road 16 and County Road 739.

The IVC located at State Road 16 shall have a maximum size of 150 acres. Office and retail uses can be of a regional scale and shall not be limited to neighborhood and small scale uses. Permitted uses within this Interchange Village Center shall include light industrial. Light industrial uses shall be limited to light manufacturing and processing, assembly, packaging, fabrication, distribution, warehousing and storage of products that are not objectionable to surrounding land uses with regard to safety, smoke, noise, odor, fumes, dust, toxic chemicals and hazardous wastes. Light industrial performance standards shall be established in the Interchange Village Center zoning designation to implement this land use category.

The IVC located at County Road 739 shall have a maximum size of 18.75 acres. Office and retail uses are not limited to neighborhood and small scale uses. Light industrial shall not be a permitted use within the C.R. 739 Interchange Village Center.

The quantification of land uses in an Interchange Village Center shall be consistent with the ranges identified in the following table.

Land Use Sub-Category	Minimum Required (acres)	Maximum Permitted (acres)
Interchange Village Center		
Residential	10%	50%
Office	10%	No Max
Commercial/Retail	5%	40%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

PIN	Total Parcel Acres	Current Acres Designated VC	Potential Change to VC acreage	Revised VC acreage	Current Land Use	Owner Name
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VC #4 MPC to VC

# of parcels	6					
total acres	39.28					
23-05-25-010104-002-00	10.24	0.09	10.15	10.24	sf home	Kevin and Ashleigh R. Fitzpatrick
23-05-25-010104-003-00	7.04	3.82	3.22	7.04	pasture land	Kevin Fitzpatrick
23-05-25-010099-004-00	15.98	8.01	7.97	15.98	timber land	Walter M and Linda D Rountree
23-05-25-010099-004-01	5.41	4.45	0.96	5.41	sf home	John P Stockton
23-05-25-010099-003-00	5.98	0	5.98	5.98	sf home	Walter M and Linda D Rountree
23-05-25-010101-000-00	412.31	18	11.00	29.00	pasture/mine	RLF Wisteria Properties LLC
		34.37	39.28	73.65		

VC #4 VC to MPC

# of parcels	5					
total acres	17.13					
23-05-25-010104-002-01	4.42	0.18	-0.18	0.00	Expressway ROW	State of Florida DOT District 2
23-05-25-010104-003-01	2.95	2.93	-2.93	0.00	Expressway ROW	State of Florida DOT District 2
23-05-25-010099-007-00	5.77	5.77	-5.77	0.00	Expressway ROW	State of Florida DOT District 2
26-05-25-010101-999-00	66.63	7.35	-7.35	0.00	Expressway ROW	State of Florida DOT District 2
23-05-25-010101-000-00	412.31	0.9	-0.90	0.00	pasture/mine	RLF Wisteria Properties LLC
		17.13	-17.13	0.00		

VC #5 MPC to VC

# of parcels	5					
total acres	6.73					
23-05-25-010097-004-01	14	13.99	0.01	14.00	vacant land	Andrea E Soloway

PIN	Total Parcel Acres	Current Acres Designated VC	Potential Change to VC acreage	Revised VC acreage	Current Land Use	Owner Name
46-05-26-010213-000-00	27.95	19.4	0.10	19.50	timber land	DR Horton Inc. Jacksonville
46-05-26-010212-001-00	6	2.25	3.75	6.00	mobile home	Amy D & Matthew Miller
46-05-26-010214-001-00	4.18	2.32	1.86	4.18	mobile home	RGLG Properties LLC
46-05-26-010214-001-01	1.4	0.39	1.01	1.40	vacant land	Ken & Joelle Marquis
		38.35	6.73	45.08		

VC #5 COM to VC

# of parcels	1
total acres	0.43

46-05-26-010222-001-00	0.43	0	0.43	0.43	commercial land	Gregory W Barwick
		0	0.43	0.43		

VC #5 RC to VC

# of parcels	9
total acres	18.89

46-05-26-010228-000-00	0.43	0	0.43	0.43	residential land	Gregory W Barwick
46-05-26-010227-000-00	0.6	0	0.6	0.6	mobile home	Edward H Conrow
46-05-26-010226-002-00	1.11	0	1.11	1.11	mobile home	Gillis Orchards and Investments LLC
46-05-26-010226-003-00	1.1	0	1.1	1.1	mobile home	Wanda Olden
46-05-26-010230-000-00	0.49	0	0.49	0.49	sf home	Joshua Watson
46-05-26-010226-000-00	1.59	0	1.59	1.59	mobile home	Michael Ray Langston
46-05-26-010226-001-00	1.02	0	1.02	1.02	mobile home	Kelly L Griffis
						Wiggins Investments of North
46-05-26-010229-002-00	10.53	0	10.53	10.53	plant nursery	Florida Inc
						Wiggins Investments of North
46-05-26-010229-003-00	2.02	0	2.02	2.02	residential land	Florida Inc
		0	18.89	18.89		

Village Center #	Existing Acreage in Village Centers (Aug 2021)	Proposed Acreage Added in Village Centers	Proposed Acreage Subtracted in Village Centers	Proposed Total Acreage in Village Centers
1	66.72			66.72
2	46.86			46.86
3	6.45			6.45
4	51.5	39.28	17.13	79.63
5	75.48	26.05		101.53
6	70.4			70.4
7	50.27			50.27
8	56.75			56.75
	<u>424.43</u>			<u>478.61</u>
Total Acreage Cap	750			750
less current VC acres	<u>430.42</u>			<u>478.61</u>
remaining VC acres	319.58			271.37

PIN	Total Parcel Acres	Acres Designated VC	Percent of VC	Potential Change to VC acreage	Revised VC acreage	Current Land Use	Owner Name	Owner Mailing Address	Additional Address	City	State	Zip
Village Center 1												
009339-000-00	66.72	66.72	100.00%	0.00	66.72	vacant land	Bradley Creek Holdings LLC	1000 Riverside Ave	Ste 310	Jacksonville	FL	32204
VC-1 Totals:	66.72	66.72	100.00%	0.00	66.72							
Village Center 2												
39-05-25-010194-000-00	878.17	41.33	88.20%	0.00	41.33	vacant land	Stoneridge Farms Inc.	PO Box 437		Mount Marion	NY	12456-0437
38-06-26-017071-000-00	87.45	5.53	11.80%	0.00	5.53	RR ROW	ACL RR C/O Kerry Carnahan	CSX Transportation Tax Dept 500 Water	ST J-910	Jacksonville	FL	32202
VC-2 Totals:	965.62	46.86	100.00%	0.00	46.86							
Village Center 3												
21-05-25-010094-002-07	1.85	1.85	28.68%	0.00	1.85	convenience store	Souhel and Touni Inc.	2964 Bernice Dr		Jacksonville	FL	32257
21-05-25-010094-000-00	4.6	4.6	71.32%	0.00	4.6	vacant land	Verna L. Lee Living Trust	2560 Sandridge Rd		Green Cove Springs	FL	32043
VC-3 Totals:	6.45	6.45	100.00%	0.00	6.45							
Village Center 4												
23-05-25-010104-002-01	4.42	0.18	0.35%	-0.18	0.00	Expressway ROW	State of Florida DOT District 2	1109 S. Marion Ave.	Mail Station 2020	Lake City	FL	32025-5874
23-05-25-010104-003-01	2.95	2.93	5.69%	-2.93	0.00	Expressway ROW	State of Florida DOT District 2	1109 S. Marion Ave.	Mail Station 2020	Lake City	FL	32025-5874
23-05-25-010099-007-00	5.77	5.77	11.20%	-5.77	0.00	Expressway ROW	State of Florida DOT District 2	1109 S. Marion Ave.	Mail Station 2020	Lake City	FL	32025-5874
26-05-25-010101-999-00	66.63	7.35	14.27%	-7.35	0.00	Expressway ROW	State of Florida DOT District 2	1109 S. Marion Ave	Mail Stop 2020	Lake City	FL	32025-5874
23-05-25-010104-002-00	10.24	0.09	0.17%	10.15	10.24	sf home	Kevin and Ashleigh R. Fitzpatrick	2518 Sandridge Rd		Green Cove Springs	FL	32043
23-05-25-010104-003-00	7.04	3.82	7.42%	3.22	7.04	pasture land	Kevin Fitzpatrick	2518 Sandridge Rd		Green Cove Springs	FL	32043
23-05-25-010099-004-00	15.98	8.01	15.55%	7.97	15.98	timber land	Walter M and Linda D Rountree	2498 Sandridge Rd		Green Cove Springs	FL	32043
23-05-25-010099-004-01	5.41	4.45	8.64%	0.96	5.41	sf home	John P Stockton	2498 Sandridge Rd		Green Cove Springs	FL	32043
23-05-25-010099-003-00	5.98	0	0.00%	5.98	5.98	sf home	Walter M and Linda D Rountree	2498 Sandridge Rd		Green Cove Springs	FL	32043
23-05-25-010101-000-00	412.31	0.9	1.75%	-0.90	0.00	pasture/mine	RLF Wisteria Properties LLC	1400 16th St	Suite 320	Denver	CO	80202-5994
"		18	34.95%	11.00	29.00	"	"	"	"	"	"	"
VC-4 Totals:	536.73	51.5	100.00%	22.15	73.65							

PIN	Total Parcel Acres	Acres Designated VC	Percent of VC	Potential Change to VC acreage	Revised VC acreage	Current Land Use	Owner Name	Owner Mailing Address	Additional Address	City	State	Zip
Village Center 5												
39-05-25-010097-010-00	164.13	1.15	1.52%	0.00	1.15	vacant land	KB Home Jacksonville LLC	10475 Fortune Pkwy	Suite 100	Jacksonville	FL	32256
23-05-25-010097-006-00	20	20	26.50%	0.00	20.00	sf home	April Stone	3034 Russell Rd		Green Cove Springs	FL	32043
23-05-25-010097-004-01	14	13.99	18.53%	0.01	14.00	vacant land	Andrea E Soloway	13420 Old Plank Rd		Jacksonville	FL	32220
23-05-25-010097-004-00	5	5	6.62%	0.00	5.00	sf home	The Gingerosa Ranch LLC	3034 Russell Rd		Green Cove Springs	FL	32043
46-05-26-010210-000-00	48.34	4.7	6.23%	0.00	4.70	timber land	DR Horton Inc. Jacksonville	4330 Race Track Rd		Saint Johns	FL	32259
46-05-26-010213-000-00	27.95	19.4	25.70%	0.10	19.50	timber land	DR Horton Inc. Jacksonville	4330 Race Track Rd		Saint Johns	FL	32259
46-05-26-010212-001-00	6	2.25	2.98%	3.75	6.00	mobile home	Amy D & Matthew Miller Robert N Hawkinson & James E	2421 Hummingbird Ln		Green Cove Springs	FL	32043
46-05-26-010215-000-00	1.05	1.05	1.39%	0.00	1.05	sf home	Hawkinson LLP	844 River Rd		Orange Park	FL	32073
46-05-26-010215-004-00	1.12	1.12	1.48%	0.00	1.12	sf home	Stephanie G Allen	249 Heaton Creek Rd		Roan Mountain	TN	37687
46-05-26-010214-000-00	0.47	0.47	0.62%	0.00	0.47	mobile home	Cheryl Handy Phillips	3106 Russell Rd		Green Cove Springs	FL	32043
46-05-26-010214-006-00	1.12	1.12	1.48%	0.00	1.12	mobile home	Edgar Ray Jarrell	3110 Russell Rd		Green Cove Springs	FL	32043
46-05-26-010214-003-00	1.63	1.63	2.16%	0.00	1.63	mobile home	Edgar Ray Jarrell	3110 Russell Rd		Green Cove Springs	FL	32043
46-05-26-010214-003-02	0.29	0.29	0.38%	0.00	0.29	mobile home	Catherine Jo Jarrell	2416 Hummingbird Ln		Green Cove Springs	FL	32043
46-05-26-010214-003-01	0.6	0.6	0.79%	0.00	0.6	mobile home	Colleen J Sicina	2426 Hummingbird Ln		Green Cove Springs	FL	32043
46-05-26-010214-001-01	1.4	0.39	0.52%	1.01	1.40	vacant land	Ken & Joelle Marquis	2109 Lakeshore Dr		Fleming Island	FL	32003
46-05-26-010214-001-00	4.18	2.32	3.07%	1.86	4.18	mobile home	RGLG Properties LLC	2241 Lakeshore Dr		Fleming Island	FL	32003
VC-5 Sub-Totals:	297.28	75.48	100.00%	6.73	82.21							
<u>(the following parcels are a proposed addition on the east side of Russell Rd)</u>												
46-05-26-010222-001-00	0.43	0.43	2.23%	0.43	0.43	commercial land	Gregory W Barwick	3645 US Highway 17 South		Fleming Island	FL	32003-7113
46-05-26-010228-000-00	0.43	0.43	2.23%	0.43	0.43	residential land	Gregory W Barwick	3645 US Highway 17 South		Fleming Island	FL	32003-7113
46-05-26-010227-000-00	0.6	0.6	3.11%	0.61	0.6	mobile home	Edward H Conrow	2096 County Road 209B		Green Cove Springs	FL	32043
46-05-26-010226-002-00	1.11	1.11	5.75%	1.11	1.11	mobile home	Gillis Orchards and Investments LLC	1807 County Road 209B		Green Cove Springs	FL	32043
46-05-26-010226-003-00	1.1	1.1	5.69%	1.10	1.1	mobile home	Wanda Wlden	2080 County Road 209B		Green Cove Springs	FL	32043
46-05-26-010230-000-00	0.49	0.49	2.54%	0.50	0.49	sf home	Joshua Watson	3115 Russell Aly		Green Cove Springs	FL	32043
46-05-26-010226-000-00	1.59	1.59	8.23%	1.59	1.59	mobile home	Michael Ray Langston	226 Pringle Cir		Green Cove Springs	FL	32043
46-05-26-010226-001-00	1.02	1.02	5.28%	1.02	1.02	mobile home	Kelly L Griffis	1031 Lake Ashby Rd		New Smyrna Beach	FL	32168
46-05-26-010229-002-00	10.53	10.53	54.50%	10.53	10.53	plant nursery	Wiggins Investments of North Florida Inc	91 Branscomb Rd	Suite 14	Green Cove Springs	FL	32043
46-05-26-010229-003-00	2.02	2.02	10.46%	2.02	2.02	residential land	Wiggins Investments of North Florida Inc	91 Branscomb Rd	Suite 14	Green Cove Springs	FL	32043
VC-5a Sub-Totals:	19.32	19.32	100.00%	19.34	19.32							
Combined VC-5 Totals:	316.6	94.8	100%	26.07	101.53							

PIN	Total Parcel Acres	Acres Designated VC	Percent of VC	Potential Change to VC acreage	Revised VC acreage	Current Land Use	Owner Name	Owner Mailing Address	Additional Address	City	State	Zip
Village Center 6												
33-05-25-010556-000-00	626.56	68	96.59%	0.00	68.00	timber land	Reinhold Corp	PO Box 515		Penney Farms	FL	32079
33-05-25-010556-001-00	30.54	2.4	3.41%	0.00	2.40	school ROW	School Board of Clay County	900 Walnut St	Shadowlawn Elementary	Green Cove Springs	FL	32043
VC-6 Totals:	626.56	70.4	100.00%	0.00	70.40							
Village Center 7												
31-05-26-014455-000-00	2438.91	50.27	100.00%	0.00	50.27	dairy pasture	Peters Creek Investments LLP	1845 Town Center Blvd	Suite 105	Fleming Island	FL	32003
VC-7 Totals:	2438.91	50.27	100.00%	0.00	50.27							
Village Center 8												
03-06-25-010559-000-00	158.98	33.4	58.85%	0.00	33.4	timber land	Reinhold Corp	PO Box 515		Penney Farms	FL	32079
03-06-25-010343-000-00	163.1	1.25	2.20%	0.00	1.25	timber land	Reinhold Corp	PO Box 515		Penney Farms	FL	32079
03-06-25-010347-000-00	160.95	22.1	38.94%	0.00	22.1	timber land	Reinhold Corp	PO Box 515		Penney Farms	FL	32079
VC-8 Totals:	483.03	56.75	100.00%	0.00	56.75							
Total of all LA VC's:	5440.62	443.75		48.22	472.63							