



Staff Report and Recommendations for CPA 2021-10

Owner / Applicant Information (as provided in the application):

(Copies of the submitted applications are available at the Clay County Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043)

Owner: Reinhold Corporation	Address: 1845 Town Center Blvd Suite 105
Phone: (904) 591-8942 (agent)	Fleming Island, FL 32003
Email: slfraser@bellsouth.net (agent)	
Owner: Peters Creek Investments, LLP	Address: 1845 Town Center Blvd Suite 105
Phone: (904) 591-8942 (agent)	Fleming Island, FL 32003
Email: slfraser@bellsouth.net (agent)	
Owner: Clay County Utility Authority	Address: 3176 Old Jennings Road
Phone: (904) 591-8942 (agent)	Middleburg, FL 32068
Email: slfraser@bellsouth.net (agent)	

Property Information (corresponding to ownership above)

Parcel ID: 35-05-25-010146-000-00 (portion of)	Address: 5600 CR 218
Current Land Use: PC	Current Zoning: PUD
Proposed Land Use: LA MPC	Acres: approximately 11.13
Commission District: 5	Planning District: Penney Farms/Asbury
Parcel ID: 31-05-26-014455-000-00 (portion of)	Address: 3385 CR 315
Current Land Use: PC	Current Zoning: PUD
Proposed Land Use: LA MPC, LA VC, LA GW, RF, COM, MU and CO	Acres: approximately 2,405
Commission District: 5	Planning District: Penney Farms/Asbury
Parcel ID: 26-05-25-014455-005-00	Address: 3004 Feed Mill Road
Current Land Use: PC	Current Zoning: PUD
Proposed Land Use: LA MPC	Acres: approximately 5
Commission District: 5	Planning District: Penney Farms/Asbury

Introduction:

This is a joint application by Reinhold Corporation, Peters Creek Investments, LLP and Clay County Utility Authority, the current owners of the properties regarded as the Saratoga Springs Development of Regional Impact (DRI). The owners wish to abandon the DRI development order and seek a Land Use change and

entitlements through this application with rezoning of the land to follow. In addition to the amendment to the 2040 Comprehensive Plan Future Land Use Map, this application also includes proposed policy changes.

Background:

In October 2006, the Board of County Commissioners, approved a Future Land Use Map change from Agriculture land use to Planned Community land use (Ord. 2006-58) for the 2,421 acres regarded as the Saratoga Springs DRI. At this same meeting, the Board, by resolution 2006/07-12, also approved the Saratoga Springs DRI Development Order. The maximum development potential under the development order was as follows:

Residential:	4,256 units (including 985 multifamily, 2,577 single family and 694 active adult) 393 additional residential units for workforce housing
Commercial:	344,146 gross square feet
Office:	387,139 gross square feet
Hospital:	up to a 250 bed (may be converted to Office)

The DRI allows conversion of units and would permit a total of 5,500 units in addition to the 393 required workforce housing units for a total of 5,893 units.

In addition to the entitlements above, the Development Order also listed obligations for the development. With the exception of the educational facility donations, all donations of land or improvements made by the developer would be eligible for future impact fee credit. The development order listed the following to be provided by the developer:

- CR 315 from US 17 to the CR 218 Connector (now called First Coast Connector) improvements as a four-lane urban roadway which shall include a 100' ROW (US 17/CR 315 intersection)
- New two-lane road within a 100-120' wide ROW between CR 315 and Westerly Project Boundary
- New two-lane road within a 100-120' wide ROW between Westerly Project Boundary and existing CR 218
- Fire/Rescue Site - Donation of 2 acres of developable land to be accessed by CR 315 or the CR 218 connector
- Civic Site (Library or Government Office) - Donation of 2 acres of developable land within the Town Center area
- Recreation and Open Space – construct and donate to the County a 19-acre public community park adjacent to the Town Center that included at least three of the following facilities: a ballfield, a multi-purpose sports field, a tot lot/playground, picnic area or tennis or racquetball courts
- Education – donate a 35-acre Junior High School site and a 25-acre Elementary School Site to be accessed by developer constructed roads, suitable for construction traffic; donate a 17-acre site contiguous with school sites for the construction of unlit athletic fields or District administrative offices.

Since adoption of the DRI, the County has instituted some changes to its road construction funding, including the adoption of a road impact fee system which has evolved into the current mobility fee system.

On the basis of the mobility fees, the County has financed road improvement projects in the Lake Asbury Master Plan area through bonds, including the CR 315 improvements from US 17 to the westerly boundary of the DRI. Reinhold Corporation has provided a development agreement for the construction of the new two-lane facility from the westerly Saratoga boundary to the First Coast Expressway to be completed by December 31, 2024.

No donations of land for the Fire/Rescue Site, Civic Site or Recreation obligations as described in the Development Order have been made to the County. The developer, however, has met with the School District regarding donations of land for schools and is indicating 77 acres will be donated for a Senior High and Junior High schools where shown on the proposed land use map in this application.

Description (Proposed Future Land Use Map Amendment):

The property is zoned PUD and is currently undeveloped. Table 1 summarizes the land use, zoning and type of use for the adjacent parcels.

Table 1 – Adjacent Parcel Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Lake Asbury Master Planned Community (LA MPC)	LA MPC	Single Family Residential (developed/undeveloped)
East	Lake Asbury Master Planned Community (LA MPC), RR, and RF	AR and PO-1	Single Family Residential and school property (developed/undeveloped)
South	Lake Asbury Master Planned Community (LA MPC), AG and RRSV	LA MPC, PUD, PO-4	Single Family Residential (undeveloped) and former landfill
West	Lake Asbury Master Planned Community (LA MPC)	LA MPC	Single Family Residential (undeveloped)

Figure 1 shows the location of the parcel while Figure 2 provides an aerial view of the site. Figures 3 and 4 illustrate the existing Land Use and Zoning patterns surrounding the subject property.

Figure 1 – Parcel Map

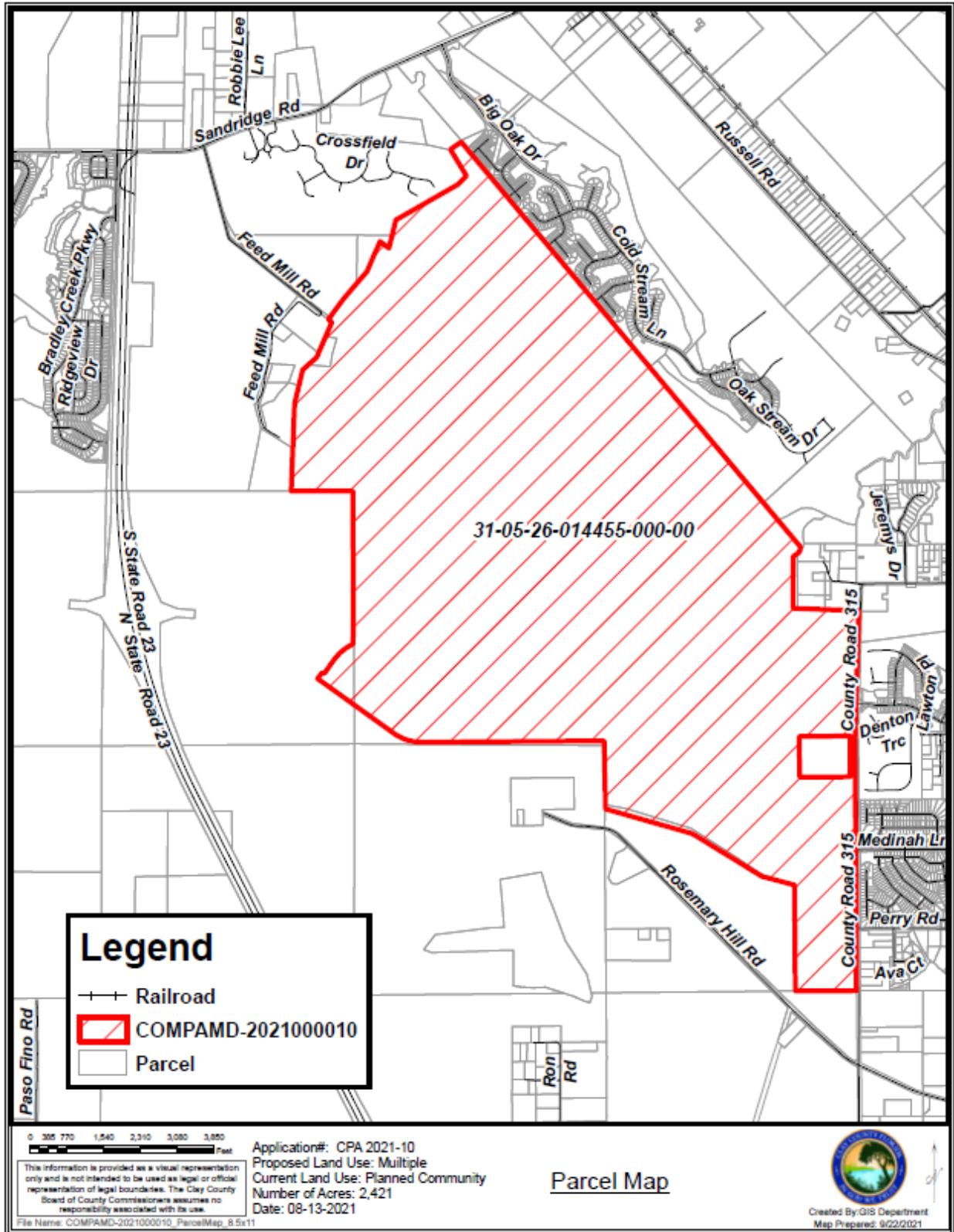


Figure 2 – Aerial Map

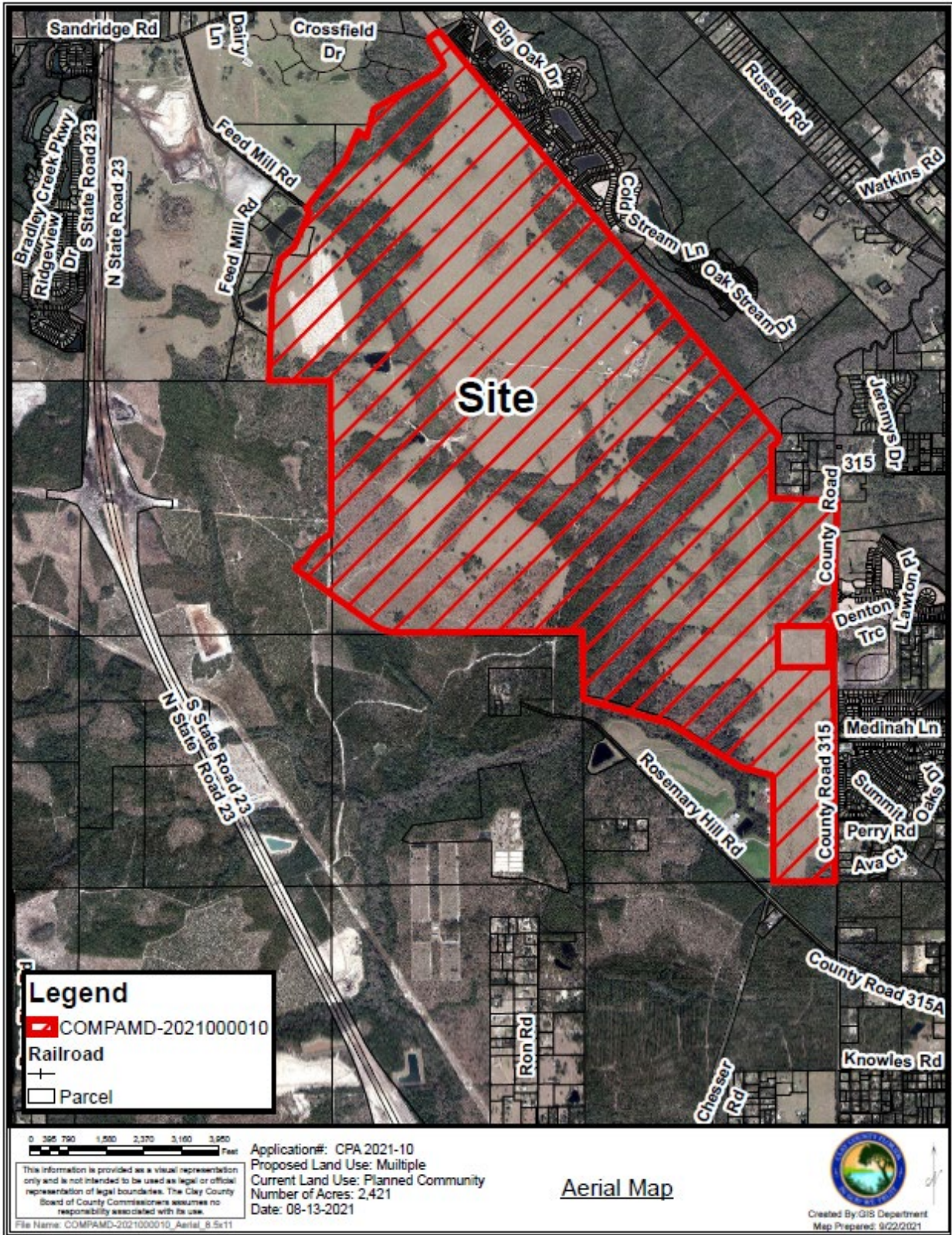


Figure 3 – Existing Land Use Designation Map

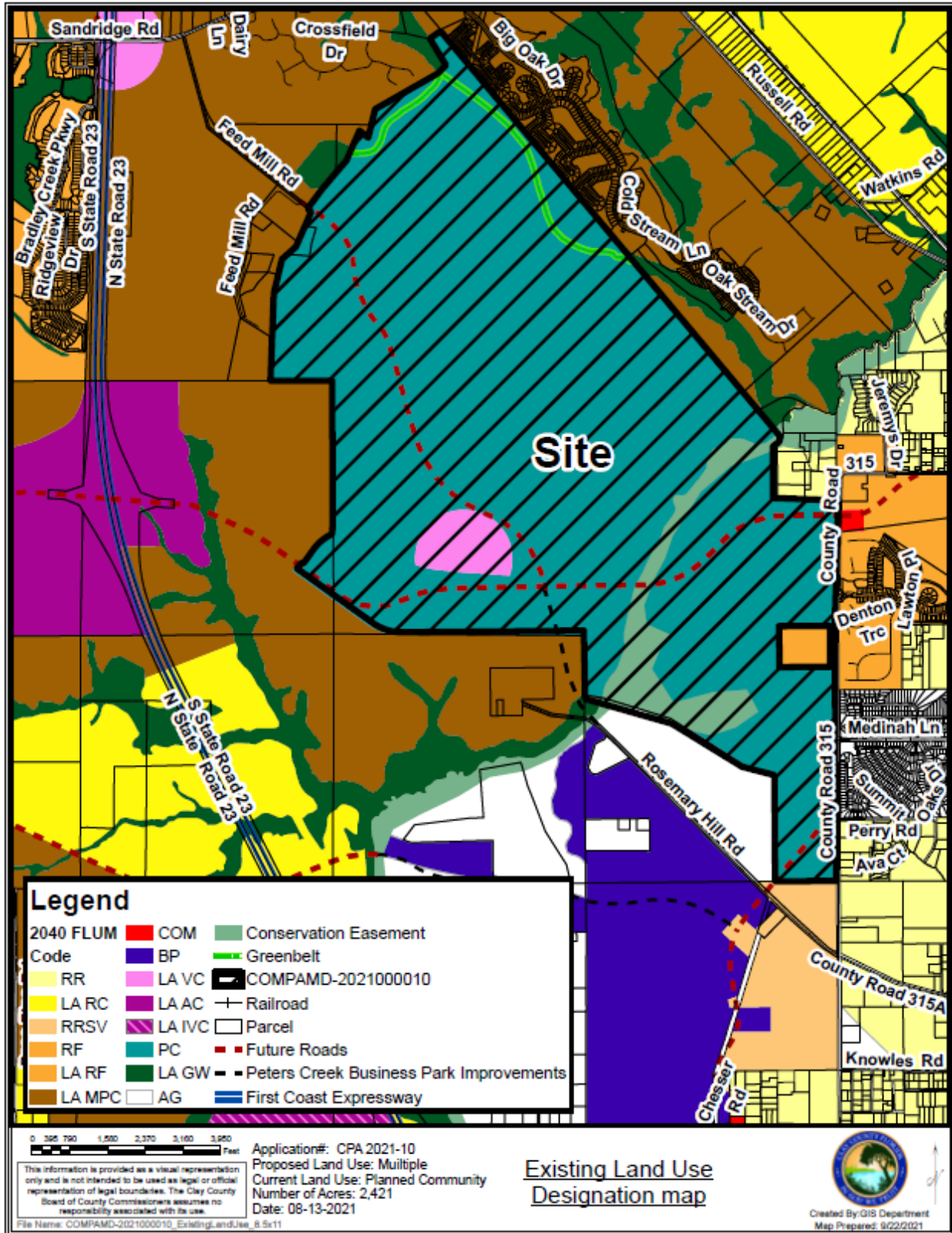
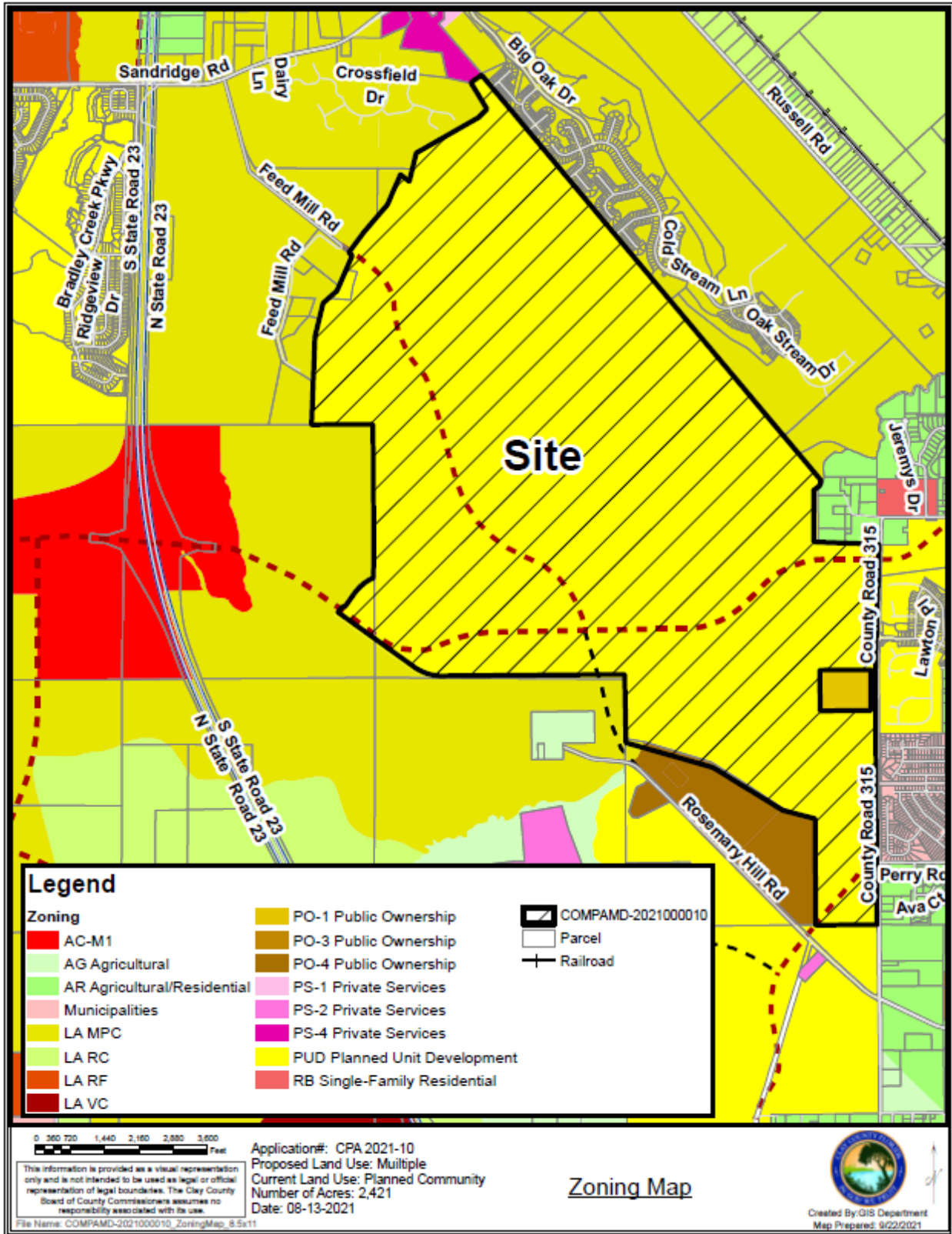


Figure 4 – Zoning Map



Relevant Clay County 2040 Comprehensive Plan Policies

The subject property is designated Planned Community (PC), like other DRIs authorized under Chapter 380, F.S., in the County. Planned Community is a land use designation for very large areas under single ownership and characterized by unified planning for the project as a whole, clustering of structures to preserve useable open space and other natural features, a mixture of housing types, and may include a variety of non-residential uses. The actual entitlements for the land are detailed in the Development Order and enabling Planned Unit Development (PUD) Zoning.

Once the Saratoga Springs DRI development order is abandoned, the land must be designated with other land uses. The applicant has proposed to change from the Planned Community land use designation to those listed in the following table. Complete Comprehensive Plan Policies have been included in Appendix A. The locations of the proposed land uses can be seen in Figure 9.

Table 2 – Proposed Land Use Designations

LA Land Use Category	Type Use	Base Density/Intensity	Maximum Density/Intensity
LA Master Planned Community (LA MPC)	Single-Family Detached	3 units per net acre allowed	5 units per net acre*
	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*
	Single-Family attached/ Multi-Family	6 units per net acre required; 10 units per net acre allowed.	16 units per net acre*
LA Greenway (LA GW)	Most major wetlands, floodways and associated upland buffers	No density associated with LA Greenway	n/a
Rural Fringe (RF)	Single-Family detached, Single - Family attached (Duplex/Triplex)	1 unit per net acre	3 units per net acre***
Mixed Use (MU)	Residential and Non-residential (office, retail or services)	Minimum 100 sf non-residential per residential unit	16 units per net acre; 0.25 FAR
Commercial (COM)	Sales, service and office activities	Intensity determined by Zoning District	0.40 FAR
Conservation (CO)	natural resource land management activities	1 sf residence per 100 gross acres	1 sf residence per 100 gross acres

*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 1.2.2.

**may not exceed ten percent of potential units in the MPC within each village and shall be located adjacent to Village Centers.

***with points and central water and sewer.

Analysis of Proposed Future Land Use Map Amendment

The 2,421.1 acres straddles Peter’s Creek, the boundary for the Lake Asbury Master Plan with 1,826 acres located inside the master plan area and 595.1 located outside of it. The proposed amendment would change the land use from Planned Community as follows:

LA Master Planned Community	1,430 acres
LA Village Center	46 acres
LA Greenway	350 acres
Rural Fringe	386 acres
Mixed Use	90 acres
Commercial	42 acres
Conservation	77.1 acres

Proposed Amendment Maximum Potential

	Total acres	res	non-res
LA MPC	1,430		
3 units per net acre*	1,353	3,856	0
Public School Sites	77		
		0	0
LA VC	46		
65% residential at 8	29.9	239	0
25% comm /office @ 0.70 FAR	11.5	0	350,658
10% civic	4.6	0	0
LA Greenway	350		
		0	0
Rural Fringe	386		
3 units per net acre*	367	1,101	0
Mixed Use	90		
60% Res at 20	54	1,080	0
750 SF / DU		0	810,000
Commercial	42		
0.40 FAR	0		731,808
Conservation	77.1	0	0
	6,276		1,892,466

*Net acres estimated at 95% of total acres

If Mixed Use were 60% Res at 16 864
 Total Units would be: 6,039

Development Potential Under Current DRI

<u>Residential</u>	<u>4,256 DU</u>
Single Family	2,577 DU
Multi-family	985 DU
Active Adult	694 DU
<u>Commercial</u>	<u>344,146 SF</u>
<u>Office</u>	<u>387,139 SF</u>
<u>Hospital</u>	<u>250 beds (520,055 SF)*</u>

*Hospital Use of 250 beds permitted under Planned Community land use is converted to square feet of non-residential use at a rate of 2,080 SF/bed (ITE 610, 10th Ed.)

Conversion yield would be 5,500 residential units
Req'd Workforce Housing 393 residential units
 Total Units 5,893

Availability of Services

Traffic Facilities:

The County has instituted a Mobility Fee System which will assess fees in support of the impacted roads.

Schools:

The applicant is providing 77 acres to the School Board for a Senior High and Junior High.

Recreation:

The Lake Asbury Master Plan area has level of service standards for Residential and Non-Residential parks. Residential developments are required to provide 500 square feet of park land for each Single Family Detached Residential unit and 250 square feet for each Multi-family unit. Generally, these parks are internal to developments and do not serve as a Community Park.

Outside of the Lake Asbury Master Plan, the developments in the Rural Fringe area and Mixed Use, comprising 2,181 residential units would not be subject to the Lake Asbury Master Plan level of service for neighborhood parks. The DRI proposed a 19-acre park in the Town Center area, which was the area outside of what is now the Lake Asbury Master Plan. The proposed plan does not demonstrate how recreation will be provided to serve this area.

Water and Wastewater:

The subject parcel is located within the County's Urban Service Area. Clay County Utility Authority purchased a 5-acre parcel of the original DRI acreage for the construction of a water treatment facility.

Stormwater/Drainage:

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

Solid Waste:

Clay County has a contract with Waste Management for solid waste disposal services. Solid waste is transported to the Chesser Island Road Landfill in Folkston, Georgia which has available capacity in excess of 49,000,000 cubic yards with an estimated completion date for the facility of January 18, 2065.

Land Suitability:

Soils:

The parcel contains a wide range of soils. See Figure 5.

Flood Plain:

The subject property does have floodway located within its boundary along Peter's Creek. See Figure 6.

Topography:

There is a significant change in topography across the entire 2,421 acre parcel ranging from an elevation of 5 in the vicinity of Peter's Creek to an elevation of 100 on the western edge. See Figure 7

Regionally Significant Habitat:

Figure 8 indicates the presence of a Bald Eagle Nest in what would be the Lake Asbury portion of the project. All developments within the Lake Asbury Master Plan are required to provide an Environmental Assessment with their development plans.

Historic Resources:

An area of artifact scatter of low density (<2 square meters) with prehistoric pottery is listed on the Florida Master File as being on the site.

Compatibility with Military Installations:

The subject property is not located near Camp Blanding.

Figure 5 – Soil Map

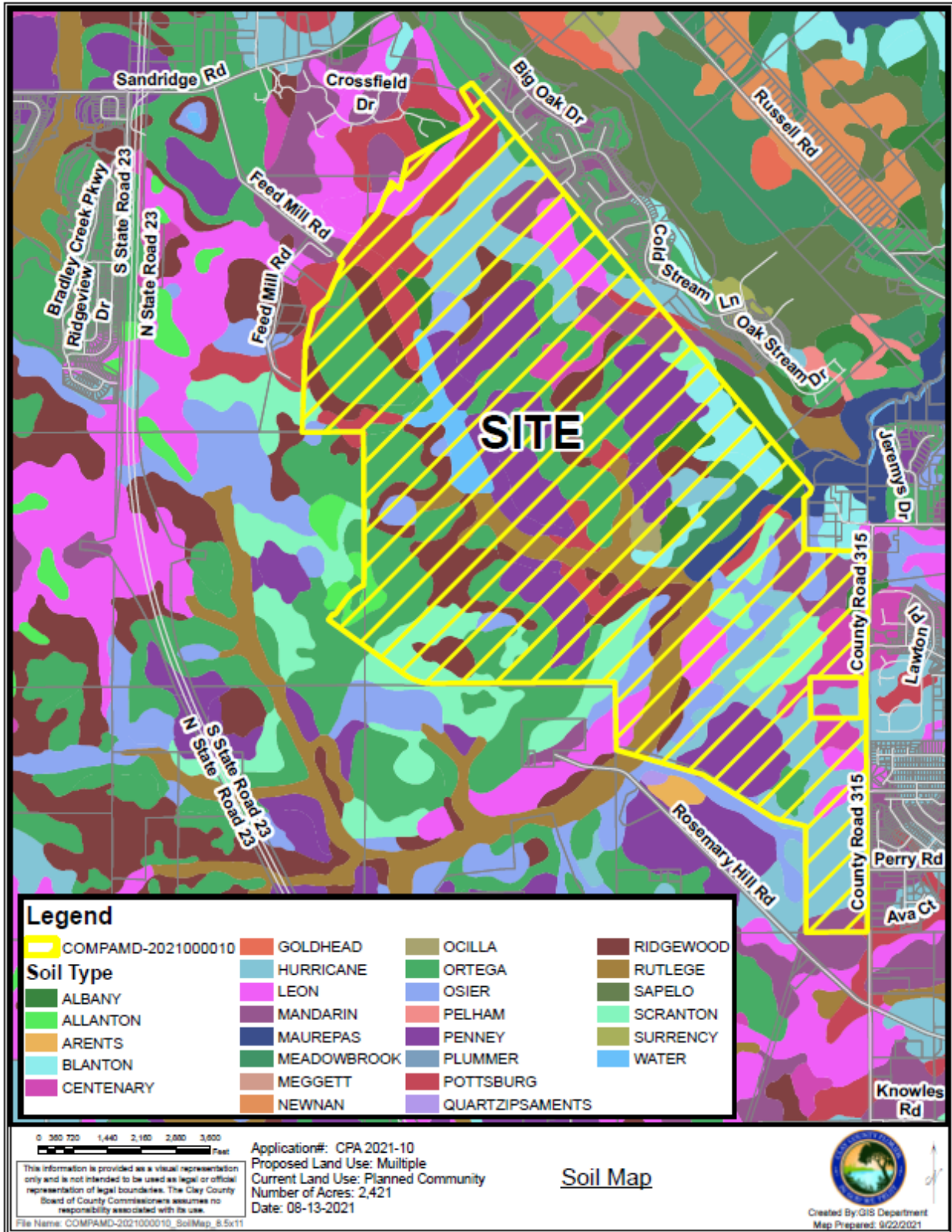


Figure 6 – Flood Zone Map

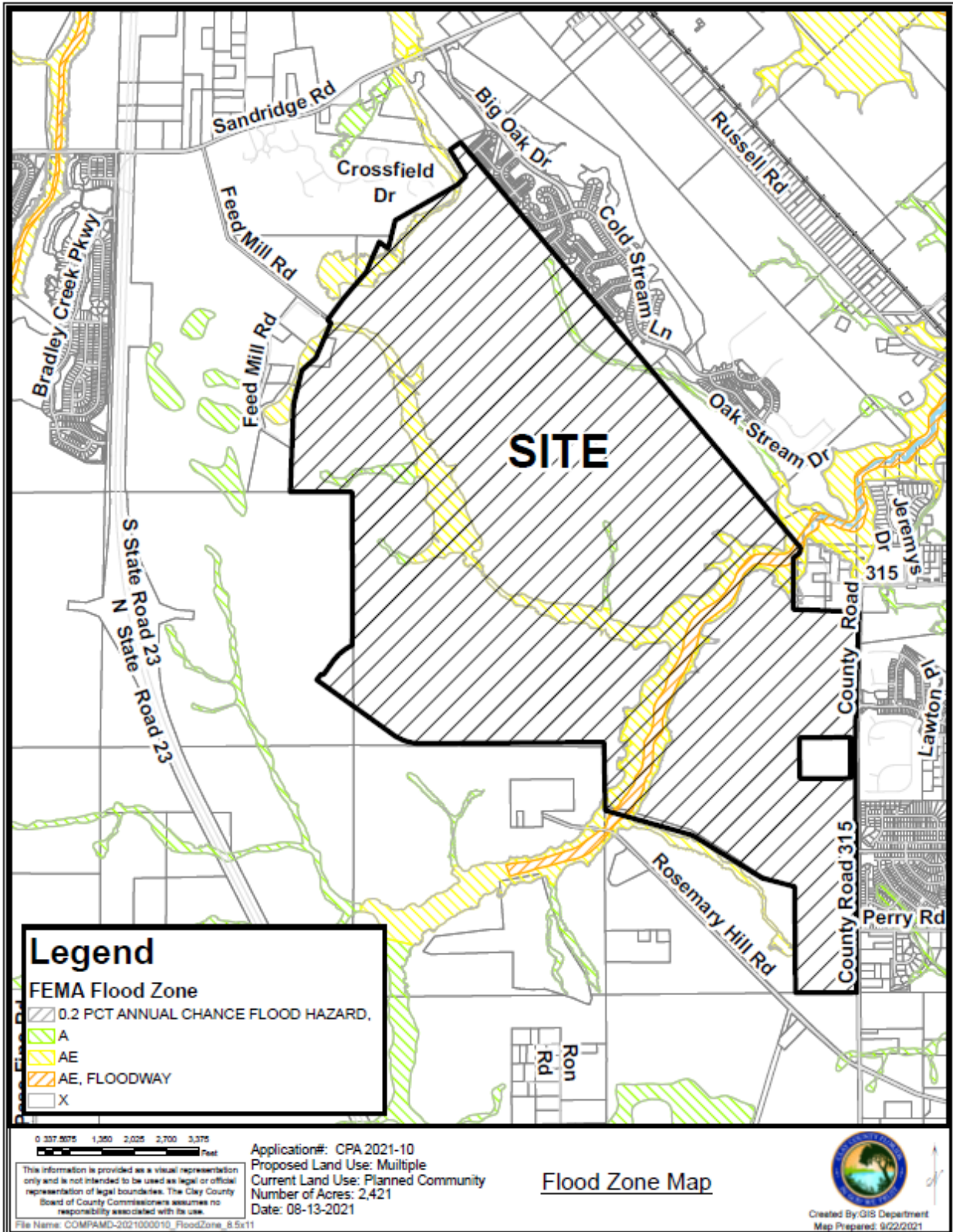


Figure 7 – Topo Map

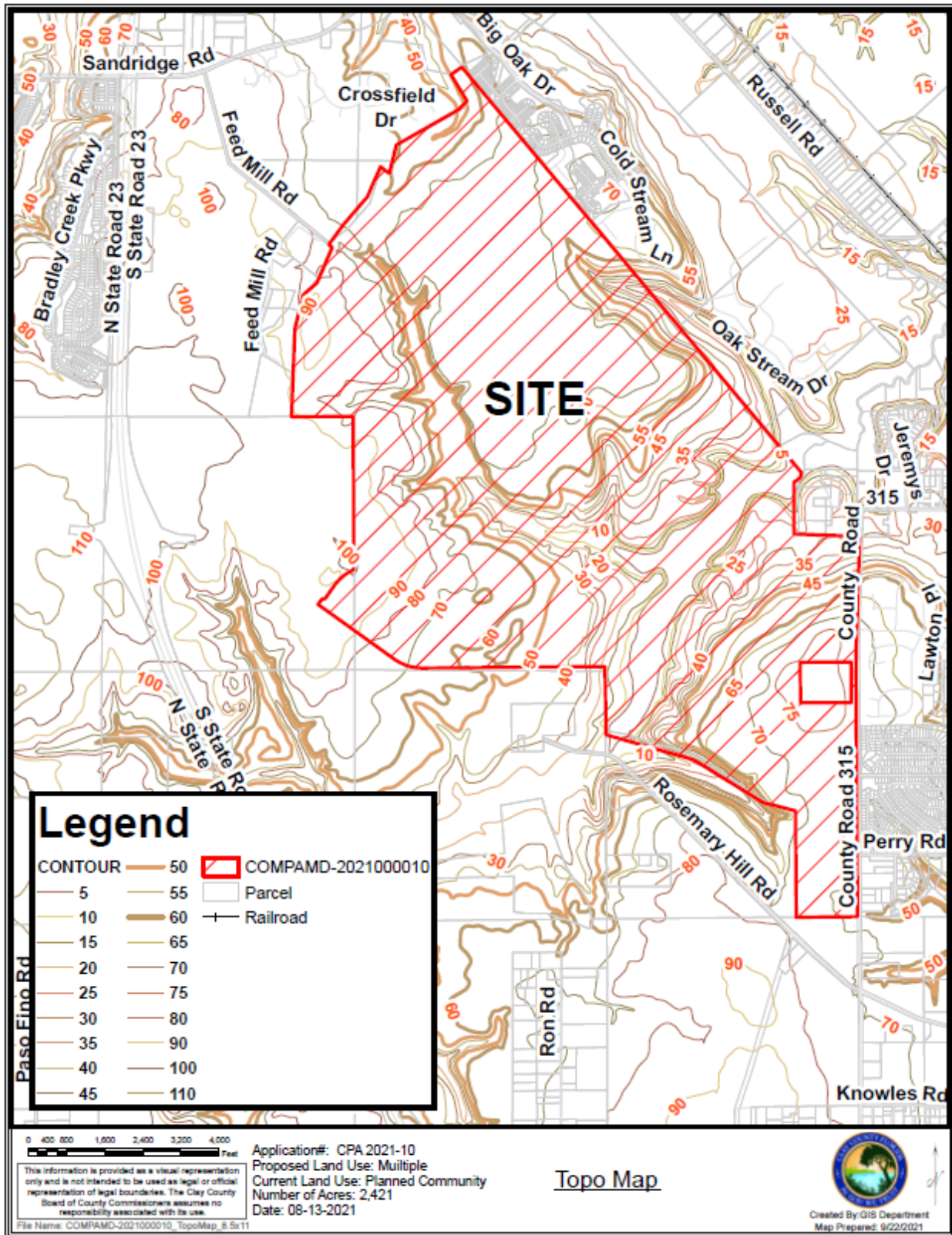
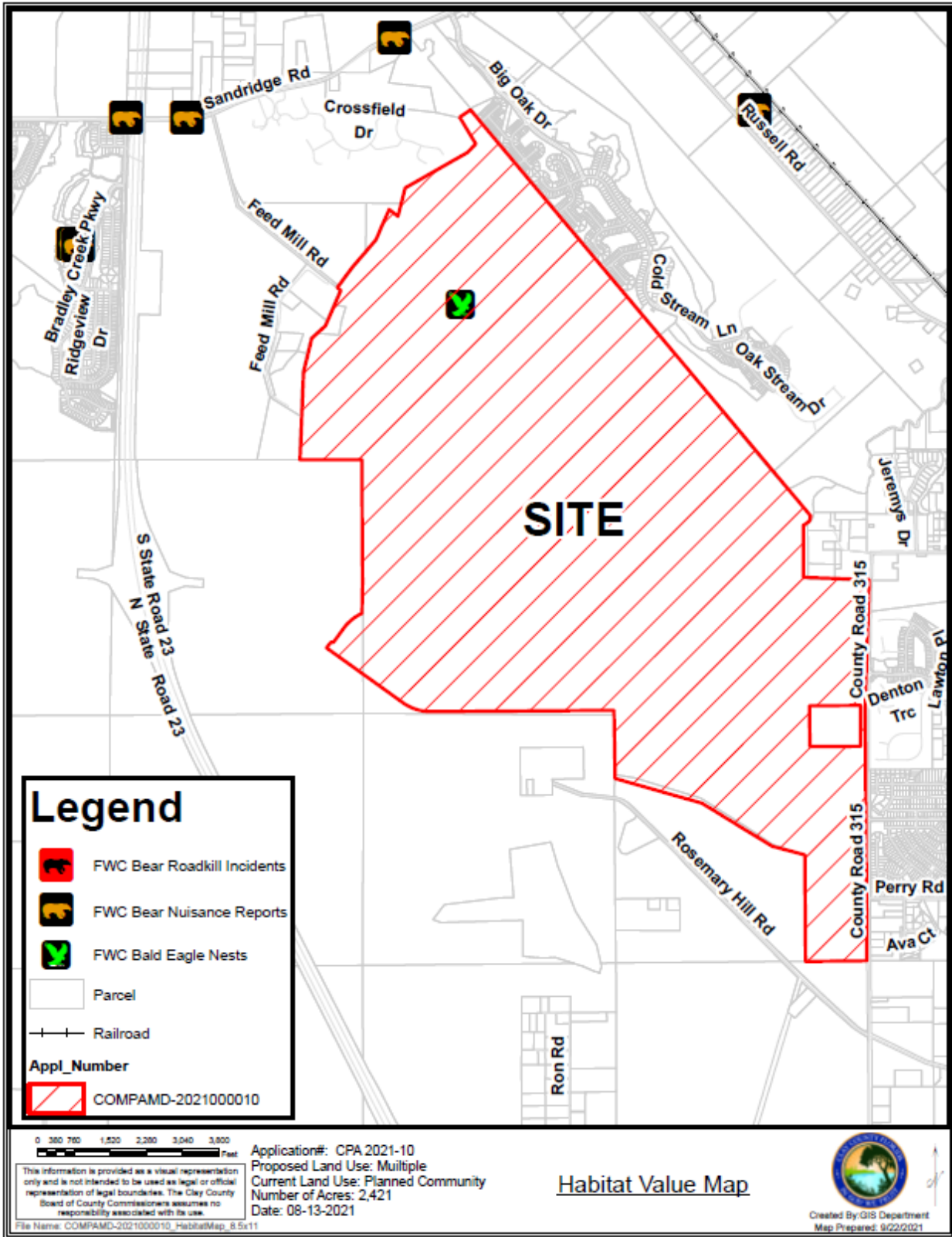


Figure 8 – Habitat Value Map



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. The applicant has provided an analysis of the development in relation to the aspects of sprawl.

Description (Proposed Comprehensive Plan Policy Amendments):

The application is also proposing the following text amendments:

LA FLU POLICY 1.1.5

The County shall limit development through the 2040 Comprehensive Plan timeframe. No more than ~~21,281~~ 24,490 residential units shall be permitted during this time period. These caps shall not include Developments of Regional Impacts or undeveloped lots of record at the time of LA Master Plan adoption.

FLU POLICY 1.4.1

- 10) Mixed Use – “MIX”: A mix of a minimum of two uses, one of which must be residential and the other which must be non-residential (office, retail or service uses). Residential use may not exceed a maximum of ~~16~~ 20 dwelling units per net acre. Non-residential development may not exceed a maximum floor area ratio of 0.25. Approval of the Mixed Use land use category and development therein shall be subject to the following: points system, buffer requirements, locational and mix criteria and design standards. The mixed use category shall be limited to sites ~~75~~ 90 acres or less and is intended for urban infill areas, to encourage higher densities with a mix of non-residential uses that are compatible with the residential component.
 - a) Point System
 - i) Lands designated Mixed-Use must be located such that application of the locational criteria in FLU Policy 1.4.5 produces 100 points. Infrastructure that is funded in the first three years of the County’s CIP, FDOT Work Program or Clay School District Educational Facilities Plan (Committed) shall receive points associated with the improvement.
 - b) Locational Criteria
 - i) Development must be served by central water and sewer.
 - ii) Property must be located along an arterial or major collector roadway.
 - c) Mix Criteria
 - i) Upper-floor residential units over non-residential ground floor space shall be encouraged.
 - ii) Non-residential uses are required to be provided at a minimum rate of 100 square feet per approved residential unit and a maximum rate of 750 square feet per approved residential unit (“approved” by the PUD site plan). For the purpose of calculating the area of non-residential use, the square footage of use that is under roof, whether enclosed or unenclosed, of all office, commercial/retail or service uses, whether or not said use is under roof. The calculation of FAR shall be the sum of the area/square footage under roof for all non-residential uses (including office, commercial/retail or service uses).
 - d) Design Standards

- i) Maximum structure height shall be five (5) levels or 70 feet.
 - ii) Architectural design of uses other than single-family dwellings shall be used to create a human-scale environment by orientation to the sidewalk, use of awnings and overhangs, detailing of facades and differentiation of entrances, and variation in rooflines.
 - iii) Travel lane for interior circulation shall be between ten and eleven feet. On street parking within non-residential areas is encouraged.
 - iv) All uses shall be served by sidewalks. Residential uses shall have access to a minimum five foot walk; non-residential uses at ground level shall front on a minimum eight foot sidewalk.
 - v) Any front entry enclosed parking (garage) designed to serve an individual residential unit shall be designed so as to be offset from the plane of the main façade such that driveway parking does not impede the sidewalk.
- e) Buffers/Open Space
- i) Vegetative and visual screen perimeter buffers shall be required when adjacent lands are developed to an intensity lower than the adjacent use within the Mixed Use development or, where adjacent lands are vacant, the applicable land use category permits a lower density than the adjacent use within the Mixed Use development. When required, the vegetative buffer as set by Article VI, the Tree Protection and Landscaping Standards shall increase in increments of ten (10) feet for every level over two of the structure located within 100 feet of the perimeter of the MIX use.
 - ii) The development shall provide a minimum of 10 percent upland open space, 25 percent of which shall be 'active' recreation or may be provided as additional buffer to adjacent uses, as such may be found by the County to be appropriate to the development intensity and uses within the MIX development. Active recreation shall include all park, civic and trail uses that serve the residents of the development and those areas open to the public for access (trails, boardwalk, etc.).
 - iii) Of the 75% non-active open space required, the following standards shall apply: Perimeter buffers shall not be included in the calculation of open space; stormwater management facilities, parks, and trails and public access areas shall be included.
 - iv) The development shall be connected to adjacent parcels (nonresidential and undeveloped residential) through the use of streets, sidewalks and/or bike lanes/paths. Sidewalks or other pedestrian ways internal to the development site shall provide connection between uses within the MIX development.

Attached units shall be designed to exhibit a non-uniform roof line and shall provide façade variation in materials, plane and color.

County review and acceptance of site and architectural plans through the Planned Unit Development process shall be required for development within the Mixed Use designation.

FLU POLICY 1.4.3

The County shall review all proposed development activity for consistency with the Future Land Use Element, *Future Land Use Map Series* and the following densities and intensities of use:

Residential Land Uses

Land Use	<i>Density Allowed***</i>						
	Base Maximum Density	Potential Maximum Density					
		With Points & Clustering	With Points	Has Central Water & Sewer Only	With Points and Central Water & Sewer	Infill Meeting TND Criteria	Low & Moderate Income or Elderly or Handicapped Housing
Agriculture (gross ac)	1 du/20 acres	-	-	-	-	-	-
Agriculture/ Residential (gross ac)	1 du/10 acres	1 du/5 acres	-	-	-	-	-
Rural Residential (net ac)	1 du/5 acres	1du/acre	-	-	-	-	-
Rural Reserve (gross ac)	1.5 du/acre	-	-	-	-	-	-
Rural Fringe (net ac)	1 du/acre	-	2 du/acre	-	3 du/acre	-	7 du/acre
Urban Fringe (net ac)	2 du/acre	-	-	4 du/acre	-	10 du/acre	14 du/acre
Urban Core (10) (net ac)	2 du/acre	-	-	6 du/acre	10 du/acre	15 du/acre	16 du/acre
Urban Core (16) (net ac)	16	-	-	-	-	-	20 du/acre
Commercial	N/A	-	-	1 du/1000 sf*	-	-	-
Mixed Use (net ac)	16 20 du/acre**	-	-	-	-	-	-
Conservation (gross ac)	1 du/100 acres	-	-	-	-	-	-

Note: du = dwelling unit

*Residential units within the commercial category must be accompanied by a mixed use PUD application.

**Lands designated Mixed Use must be located such that application of the locational criteria in FLU Policy 1.4.4 produces 100 points.

***Lands proposed for residential development within ½ mile of Outstanding Florida Water (OFW) must have a minimum lot size of one (1) acre unless served by central water and/or sewer.

Analysis of Proposed Future Land Use Map Amendment

The proposed revision to LA FLU POLICY 1.1.5 would add the approximate number of residential units that could be developed within the Lake Asbury Master Plan if the LA MPC and LA VC land uses were granted. While the Saratoga Springs DRI was recognized as geographically located within the Lake Asbury Master Plan area, the potential development was not factored into the 2040 cap.

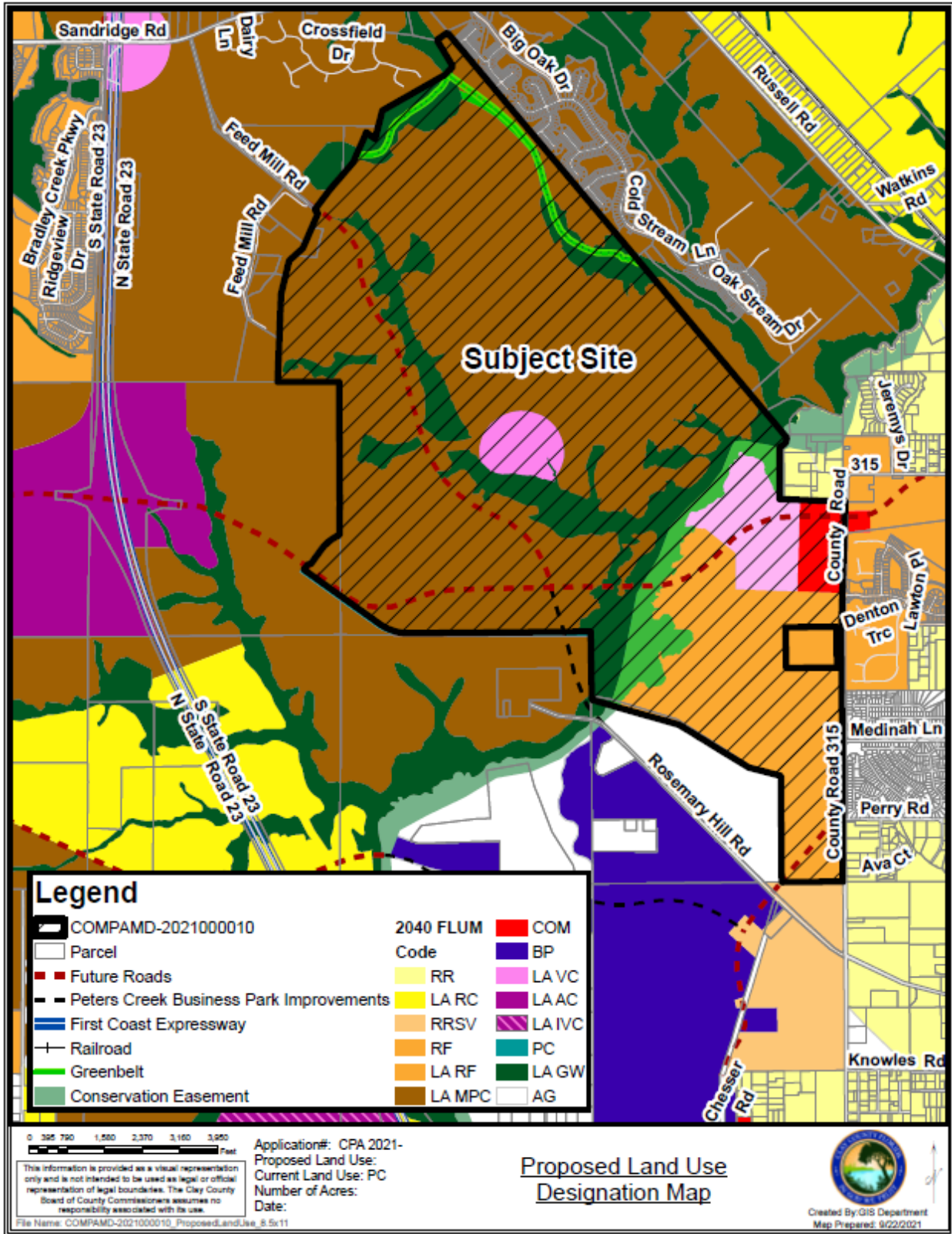
Proposed revisions to the Mixed Use portion of FLU POLICY 1.4.1 are to increase the development potential from 16 units to 20 units. Staff would support this increase in density if it was to provide housing for Low and Moderate Income, Elderly or Handicapped individuals similar to the County's Urban Core (16) land use designation. The other proposed revision to this policy is to clarify the timing of infrastructure to be considered when determining points.

The proposed revision to FLU POLICY 1.4.3 is for consistency with the proposed increase in density for Mixed Use in FLU POLICY 1.4.1. As with the proposed amendment to FLU POLICY 1.4.1, staff would support this increase if it were to provide housing for Low and Moderate Income, Elderly or Handicapped individuals and not the Base Maximum Density.

Summary and Recommendation

Staff recommends transmittal of the proposed FLUM amendment as shown in Figure 9 and the policy amendments subject to the comments above.

Figure 9 – Proposed Land Use Designation Map



Appendix A

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 1.4.10

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

LA FLU POLICY 1.4.12

Asbury Greenway (LA GW)

The Asbury Greenway land use category includes most creeks, streams, or riverbanks, major drainageways, major wetlands, floodways, and associated upland buffers within the LAMPA that, when combined with the Greenbelt Zoning Overlay, produces a wildlife corridor continuing throughout the entire area

The Asbury Greenway land use and Greenbelt Zoning Overlay that make up the conservation network will interconnect natural resources throughout the LAMPA, protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent land uses while providing for wildlife habitat and opportunities for active and passive recreation in the form of pedestrian walkways, bicycle paths and boardwalks. Impacts to the network will be limited to filling for roadway construction/crossings, utilities and construction of permitted passive recreational facilities. Drainage conveyances excluding retention ponds are allowed.

FLU POLICY 1.4.1 (portion of)

- 5) Rural Fringe – “RF” (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 net acre and a minimum of one unit per net acre. This density category is almost exclusively characterized by single-family detached housing units but may also include two and three family residential developments.

A maximum density of 7 units per net acre may be allowed within the Rural Fringe designation on the *Future Land Use Map* for the provision of housing for the elderly or handicapped and housing for very low, low income and moderate income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations.

FLU POLICY 1.4.1 (portion of)

- 9) Commercial – “COM”: The commercial designation accommodates the full range of sales, service, and office activities. These uses may occur in self-contained shopping centers, free standing structures, campus-like business parks, central business districts, or along arterial highways. These areas are intended for larger scale, more intensive community-type commercial uses.

The location of commercial development shall be concentrated at major intersections and within Activity Centers and Planned Communities. The development shall create a commercial node, not a strip, with a mixture of retail, office, and hotel uses.

FLU POLICY 1.4.1 (portion of)

- 10) Mixed Use – “MIX”: A mix of a minimum of two uses, one of which must be residential and the other which must be non-residential (office, retail or service uses). Residential use may not exceed a maximum of 16 dwelling units per net acre. Non-residential development may not exceed a maximum floor area ratio of 0.25. Approval of the Mixed Use land use category and development therein shall be subject to the following; points system, buffer requirements, locational and mix criteria and design standards. The mixed use category shall be limited to sites 75 acres or less and is intended for urban infill areas, to encourage higher densities with a mix of non-residential uses that are compatible with the residential component.
 - a) Point System
 - i) Lands designated Mixed-Use must be located such that application of the locational criteria in FLU Policy 1.4.5 produces 100 points.
 - b) Locational Criteria
 - i) Development must be served by central water and sewer.
 - ii) Property must be located along an arterial or major collector roadway.
 - c) Mix Criteria
 - i) Upper-floor residential units over non-residential ground floor space shall be encouraged.
 - ii) Non-residential uses are required to be provided at a minimum rate of 100 square feet per approved residential unit and a maximum rate of 750 square feet per approved residential unit (“approved” by the PUD site plan). For the purpose of calculating the area of non-residential use, the square footage of use that is under roof, whether enclosed or unenclosed, of all office, commercial/retail or service uses, whether or not said use is under roof. The calculation of FAR shall be the sum of the area/square footage under roof for all non-residential uses (including office, commercial/retail or service uses).
 - d) Design Standards
 - i) Maximum structure height shall be five (5) levels or 70 feet.
 - ii) Architectural design of uses other than single-family dwellings shall be used to create a human-scale environment by orientation to the sidewalk, use of awnings and overhangs, detailing of facades and differentiation of entrances, and variation in rooflines.
 - iii) Travel lane for interior circulation shall be between ten and eleven feet. On street parking within non-residential areas is encouraged.

- iv) All uses shall be served by sidewalks. Residential uses shall have access to a minimum five foot walk; non-residential uses at ground level shall front on a minimum eight foot sidewalk.
 - v) Any front entry enclosed parking (garage) designed to serve an individual residential unit shall be designed so as to be offset from the plane of the main façade such that driveway parking does not impede the sidewalk.
- e) Buffers/Open Space
- i) Vegetative and visual screen perimeter buffers shall be required when adjacent lands are developed to an intensity lower than the adjacent use within the Mixed Use development or, where adjacent lands are vacant, the applicable land use category permits a lower density than the adjacent use within the Mixed Use development. When required, the vegetative buffer as set by Article VI, the Tree Protection and Landscaping Standards shall increase in increments of ten (10) feet for every level over two of the structure located within 100 feet of the perimeter of the MIX use.
 - ii) The development shall provide a minimum of 10 percent upland open space, 25 percent of which shall be 'active' recreation or may be provided as additional buffer to adjacent uses, as such may be found by the County to be appropriate to the development intensity and uses within the MIX development. Active recreation shall include all park, civic and trail uses that serve the residents of the development and those areas open to the public for access (trails, boardwalk, etc.).
 - iii) Of the 75% non-active open space required, the following standards shall apply: Perimeter buffers shall not be included in the calculation of open space; stormwater management facilities, parks, and trails and public access areas shall be included.
 - iv) The development shall be connected to adjacent parcels (nonresidential and undeveloped residential) through the use of streets, sidewalks and/or bike lanes/paths. Sidewalks or other pedestrian ways internal to the development site shall provide connection between uses within the MIX development.

Attached units shall be designed to exhibit a non-uniform roof line and shall provide façade variation in materials, plane and color.

County review and acceptance of site and architectural plans through the Planned Unit Development process shall be required for development within the Mixed Use designation.

FLU POLICY 1.4.1 (portion of)

- 11) Planned Community – “PC”: A planned community is defined as a very large area under unified ownership that contains several different proposed land uses with a significant percentage being devoted to residential uses. These areas are characterized by unified planning for the project as a whole, clustering of development to preserve useable open space and other natural features, a mixture of housing types, and may include a variety of non-residential uses. This designation is used in conjunction with the state coordinated review process provided in Section 163.3184, F.S. and a development agreement provided in Section 163.3221 et seq., F.S. The densities and intensities permitted within the areas shown as Planned Communities shall be as stated in the current valid, unexpired development agreement. Existing DRIs shall continue to be subject to the conditions in their adopted Development Orders.

FLU POLICY 1.4.1 (portion of)

- 16) Conservation – “CO”: at a maximum density of one (1) unit per one hundred (100) gross acres for residential uses. Natural resource land management activities and associated uses are allowed, but other non-residential uses shall not be permitted with the following exceptions:
- a) Driveways for ingress and egress are allowed, or passageways of no more areal extent than is necessary for passage of equipment necessary for heavy mineral mining. Such impacts shall be avoided and, if unavoidable, minimized and shall be subject to permits from the appropriate regulatory agencies. Impacts from temporary non-residential uses shall be restored to pre-disturbance conditions and function.
 - b) When the terms of an existing recorded conservation easement as defined in S. 704.06 F.S. conflict with the conditions of this policy, the conservation easement shall prevail. By 2020 the County shall identify existing conservation easements and evaluate them for inclusion in the Conservation Future Land Use category.
 - c) Any public-owned lands that are not viable to be developed due to physical, structural, or financial restrictions shall also be categorized into Conservation until the negative issues are resolved.