

Saratoga Springs Comprehensive Plan Amendment

Prepared for

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Reinhold Corporation
Clay County Utility Authority**

**Prepared by
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**July 2, 2021
Revised September 29, 2021**

Saratoga Springs Comprehensive Plan Amendment

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Scope of Proposed Amendment

The purpose of this amendment application is to revise the Future Land Use designation of the Subject Property, amending the Lake Asbury Master Plan FLUM. The amendment will change the land use category for 2,421.1 acres of land currently within the Planned Community land use for the Saratoga Springs Development of Regional Impact (Subject Property). This land use application is companion to the application to abandon the Saratoga Springs DRI which will abandon the development order that entitles the DRI. The effective date of the action that abandons the DRI will be the effective date of the amendment to the future land use map for the Subject Property.

Located in the Lake Asbury and Green Cove Springs Planning Districts, the easterly boundary of the Subject Property fronts on CR 315 with future access to be provided via the First Coast Connector to the First Coast Expressway, three quarters of a mile to the west.

The proposed changes will:

- Amend the Future Land use designation applicable to 2,421.1 acres of land within the Lake Asbury and Green Cove Springs Planning Districts from the Planned Community (Saratoga Springs DRI) land use category to the LA Master Planned Community, LA Village Center, LA Greenway, Rural Fringe, Commercial, Mixed Use and Conservation land use categories and the LA Greenbelt Overlay.
- Amend LA FLU Policy 1.1.5 of the 2040 Comprehensive Plan (Lake Asbury Future Land Use) to increase the 2040 residential development cap in the Lake Asbury Master Plan boundary by the approved residential units that are recognized as being located within the Saratoga Springs DRI proposed to be abandoned.
- Increase the residential density permitted in the Mixed Use Land Use Category from 16 units per acre to 20 units per acre and increase the maximum area for a MIX land use designation from 75 acres to 90 acres.
- Add FLU Policy 1.10.7 to establish phasing through the year 2027 for the Subject Property

The current land use designation for the Subject Property is Planned Community. This category applies to developments of regional impact approved pursuant to Section 380.06, Florida Statutes and large developments subject to a Development Agreement.

The proposed amendment would replace the current PC land use designation with the following designations:

| | | |
|-----------------------------|-------|-------|
| 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 |

The LA Greenaway Overlay applies to approximately 6.5 acres of land within the Subject Property and is proposed to remain.

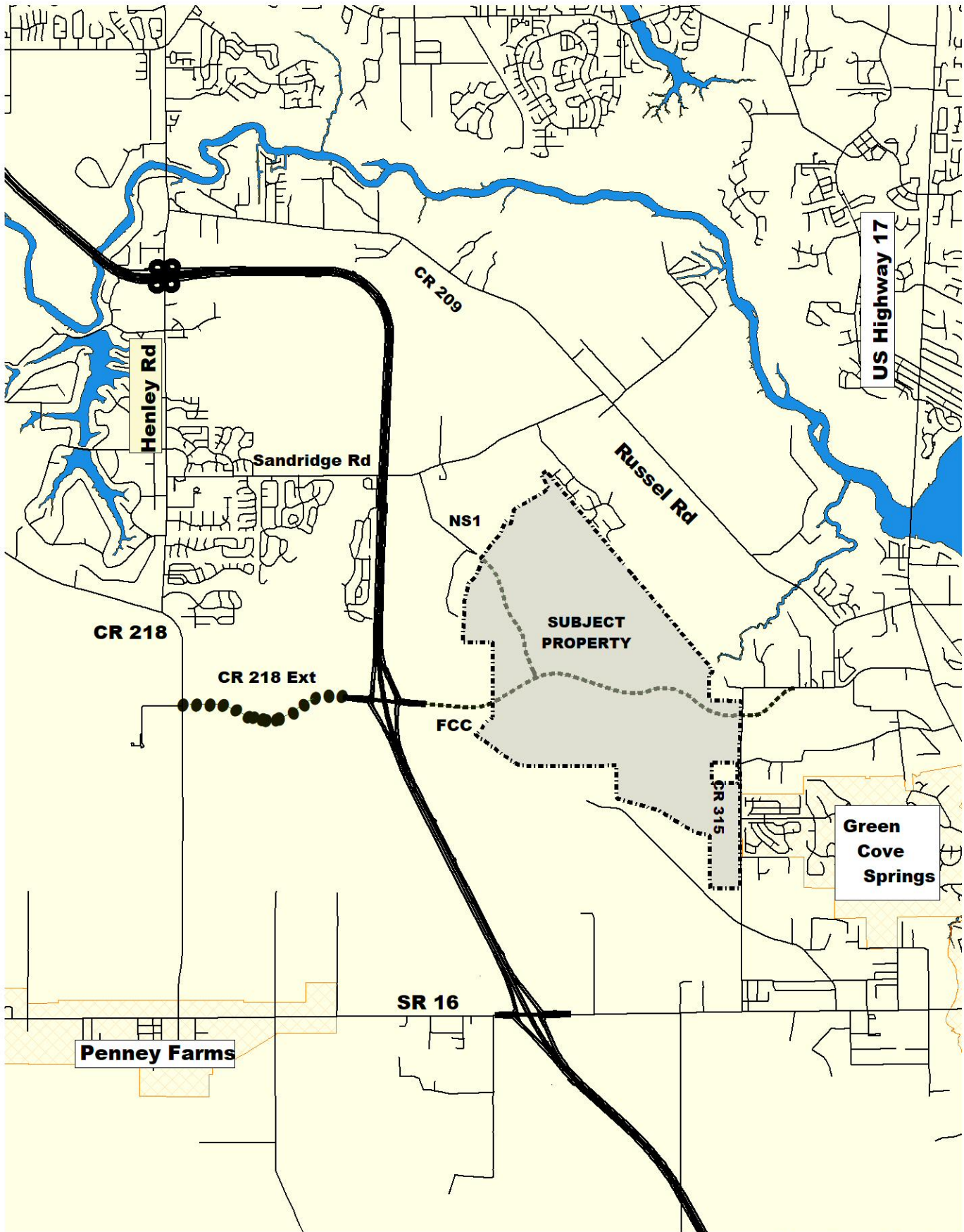
This plan amendment application addresses the impacts to infrastructure that would result under the maximum development permitted in each land use category that is being requested and compares those impacts to the impacts that would be generated under the existing Planned Community designation. Actual development may be less than the maximum permitted in each land use category; the analysis looks at the most development that could occur.

Clay County applies concurrency to potable water, sanitary sewer, drainage, recreation & open space, solid waste and public school facilities. For each of these infrastructure types, the impact of the additional development (over what is permitted under the existing land use designation) is calculated. An analysis of the availability of sufficient capacity to accommodate the additional impacts is performed. This analysis of the increased development permitted under the proposed amendment identifies no unmitigated deficiencies in public infrastructure that will be created by the proposed change to the land use designations.

Clay County repealed transportation concurrency in September 2020 and has replaced that system with Mobility Fee which allows the County to apply the funds received to needed transportation improvements.

The boundary of the LAMP is established as the centerline of Peters Creek, dividing the Subject Property as follows:

| | |
|---------------------------|-------------|
| Within the LAMP boundary | 1,826 acres |
| Outside the LAMP boundary | 595.1 acres |

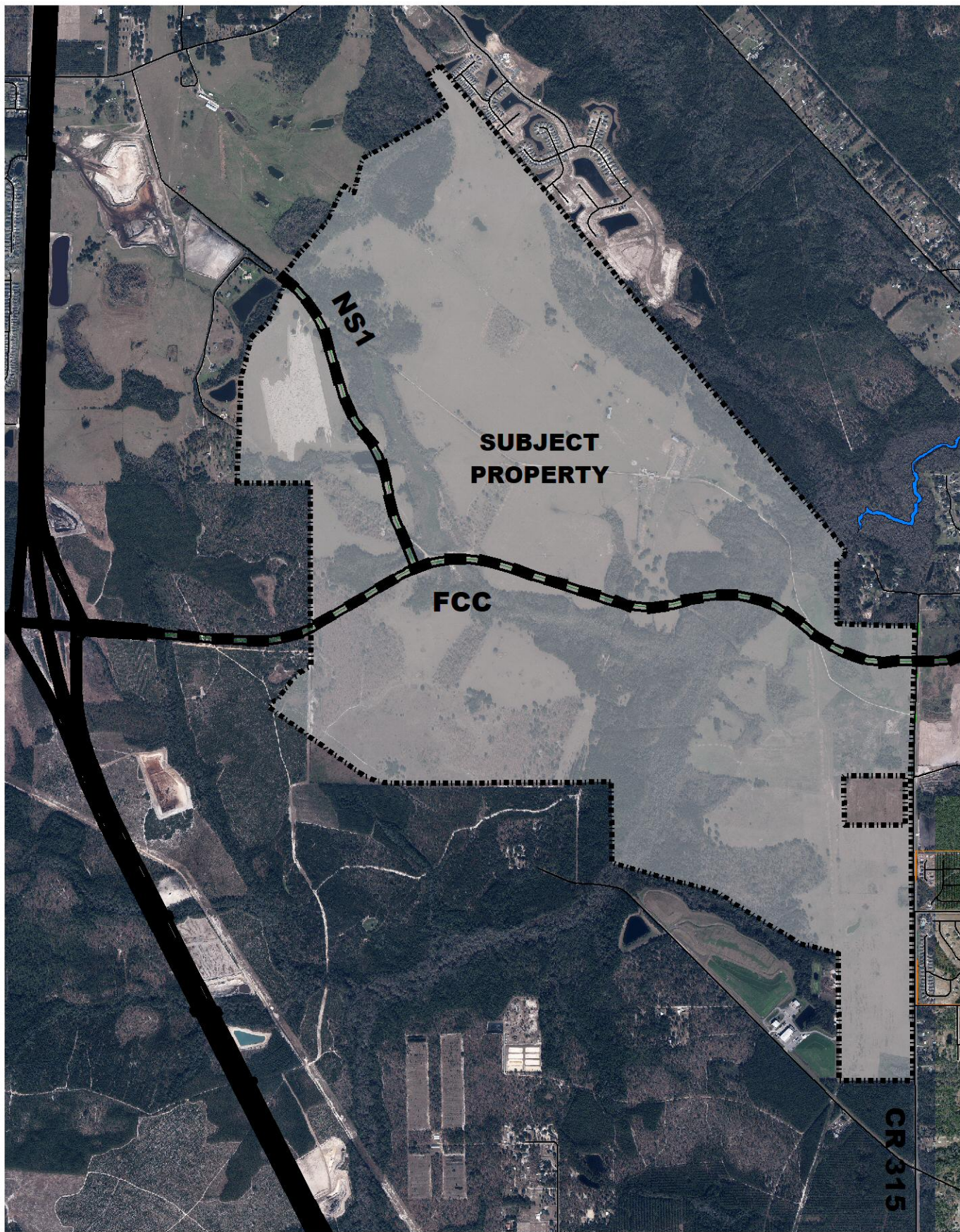


Not to Scale



Saratoga Springs
Vicinity Map
SS FLUM Amendment
July 2021

Aerial Photo
Saratoga Springs



Not To Scale



**Saratoga Springs
Aerial Photo**

July 2021

07-01-2021

Background

Adopted Future Land Use Designation

The Subject Property is 2,421.1 acres in area with the single land use designation of Planned Community. Planned Community land use applies because the land is an approved development of regional impact and subject to the development order. The Saratoga Springs DRI was approved in 2006 and its boundary was amended in 2016; it is the land subject to the DRI development order that is included in this application for amendment (the “DRI”). The Saratoga Springs Planned Community land use category incorporates by reference Map H of the DRI (Master Plan) as the land use map applicable to the property. The entitlements under the DRI apply. Under the PC land use category, the entitlements under the DRI are the existing land use entitlements for the Subject Property.

Map H (Existing Land Use) identifies the following land uses applicable to the Subject Property:

| | |
|----------------------------------|-------------|
| Town Center | 302 acres |
| Residential | 1,248 acres |
| Village Center | 75 acres |
| Neighborhood Center | 5 acres |
| Community Park | 19 acres |
| School | 77 acres |
| Wetland & Upland Preservation | 604 acres |
| Road ROW | 112 acres |

The development potential for the Subject Property under the existing PC land use is defined in the DRI Development Order (the “DO”):

| | |
|--------------------|-------------------------------|
| <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.)

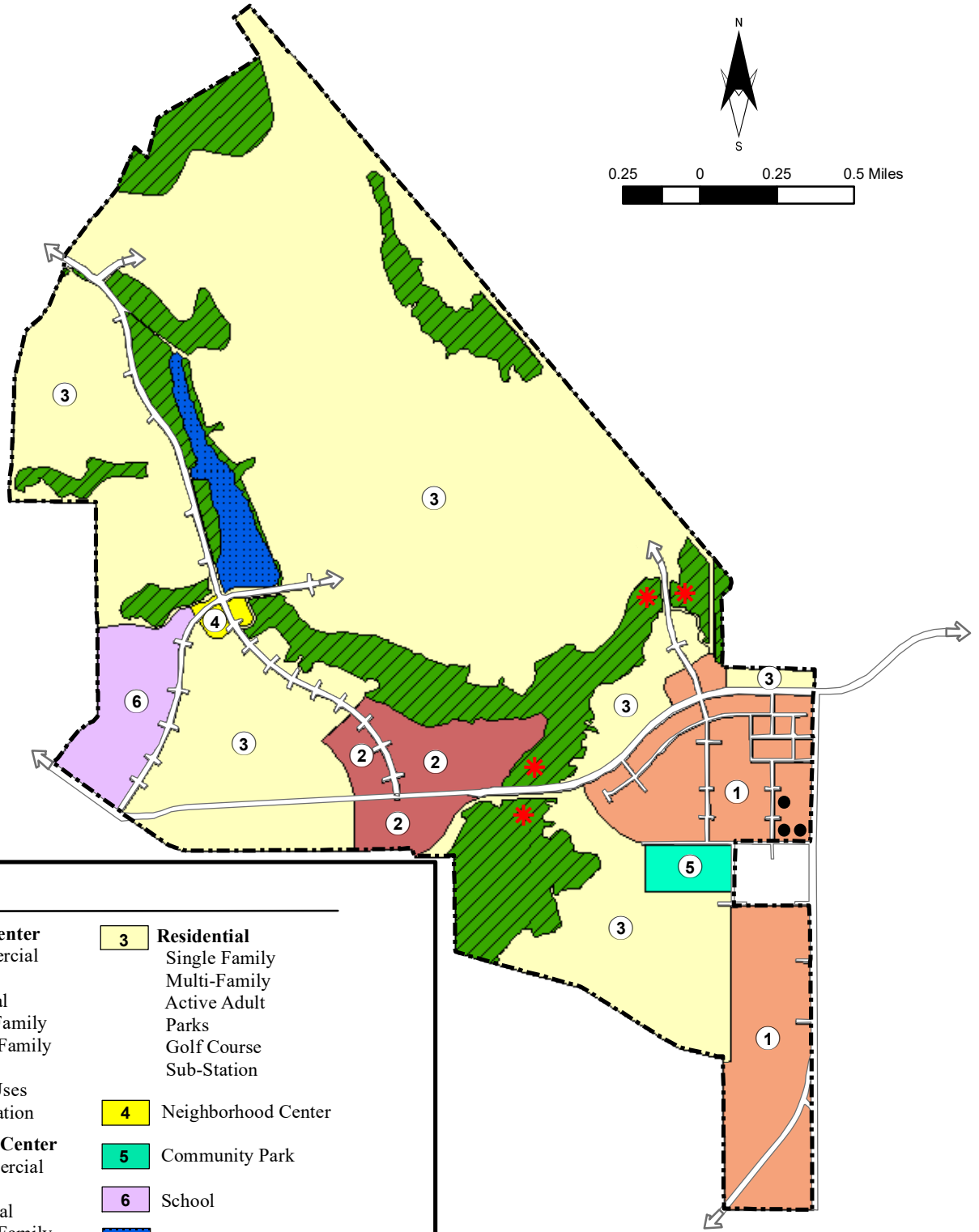
Under the conversion rights of the DRI, the 4,256 dwelling units may be converted to a maximum of 5,500 residential units. To address workforce housing needs (encourage the provision of such housing) a maximum of an additional 393 residential units that meet the following definition of workforce housing is permitted.

The total maximum residential yield under the adopted DRI Development Order is 5,893 residential units.

The DO includes a Greenways Map that defines the lands to be preserved within the Subject Property and an Upland Buffer Map that defines the locations where upland buffers of 100 feet are to be provided adjacent to Peters Creek. Upland Preservation makes up approximately 105 acres of the Wetland & Upland Preservation acreage in the 2006 Upland Buffer Map.

Existing Land Use
Saratoga Springs DRI Map H

EXHIBIT 1



LEGEND

| | |
|--|---|
| <p>1 Town Center Commercial Office Hospital Multi-Family Single Family Parks Civic Uses Sub-Station</p> <p>2 Village Center Commercial Office Hospital Multi-Family Single Family Parks Civic Uses Sub-Station</p> | <p>3 Residential Single Family Multi-Family Active Adult Parks Golf Course Sub-Station</p> <p>4 Neighborhood Center</p> <p>5 Community Park</p> <p>6 School</p> <p>Existing Lake</p> <p>Conservation</p> <p>Existing Water Wells</p> <p>Wildlife Crossing</p> |
|--|---|

Road

Notes:

1. Civic Uses include private services and public ownership uses specifically permitted in the applicable PUD Zoning District.
2. Proposed rights of way are shown for illustration only. Locations are subject to change.
3. The boundaries of the wetland areas are subject to change based upon final surveys, master plan refinement and the conveyance of conservation easements to the SJRWMD.

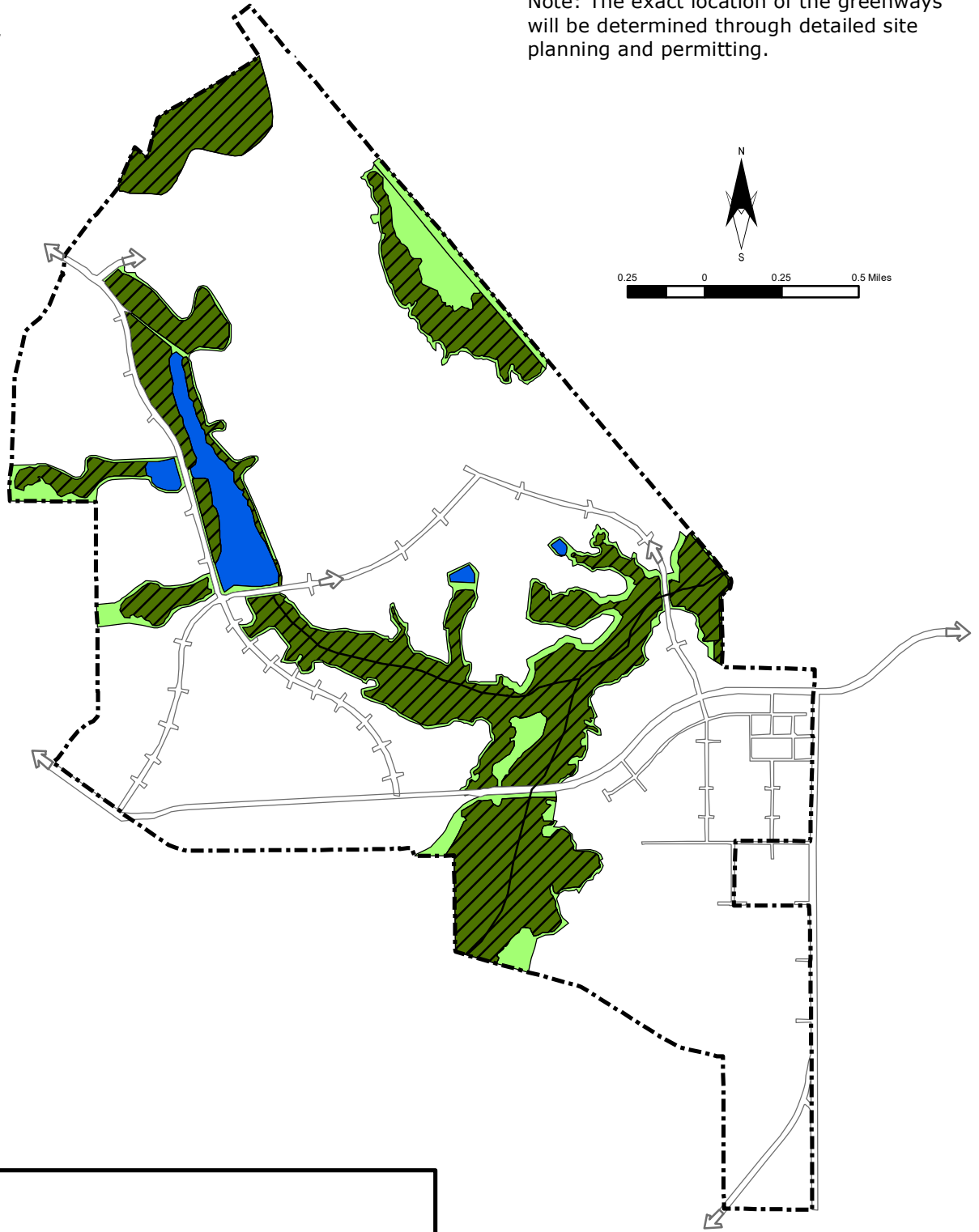
**Saratoga Springs
Master Development Plan
Map H**

July 14, 2012
Amended July 2016


Existing Land Use
Saratoga Springs DRI Greenway Map

EXHIBIT 4


Note: The exact location of the greenways will be determined through detailed site planning and permitting.





LEGEND


 Saratoga Springs

Greenways

 Upland Preserve

 Wetland Preservation

 Creeks (Open Water)

 Road

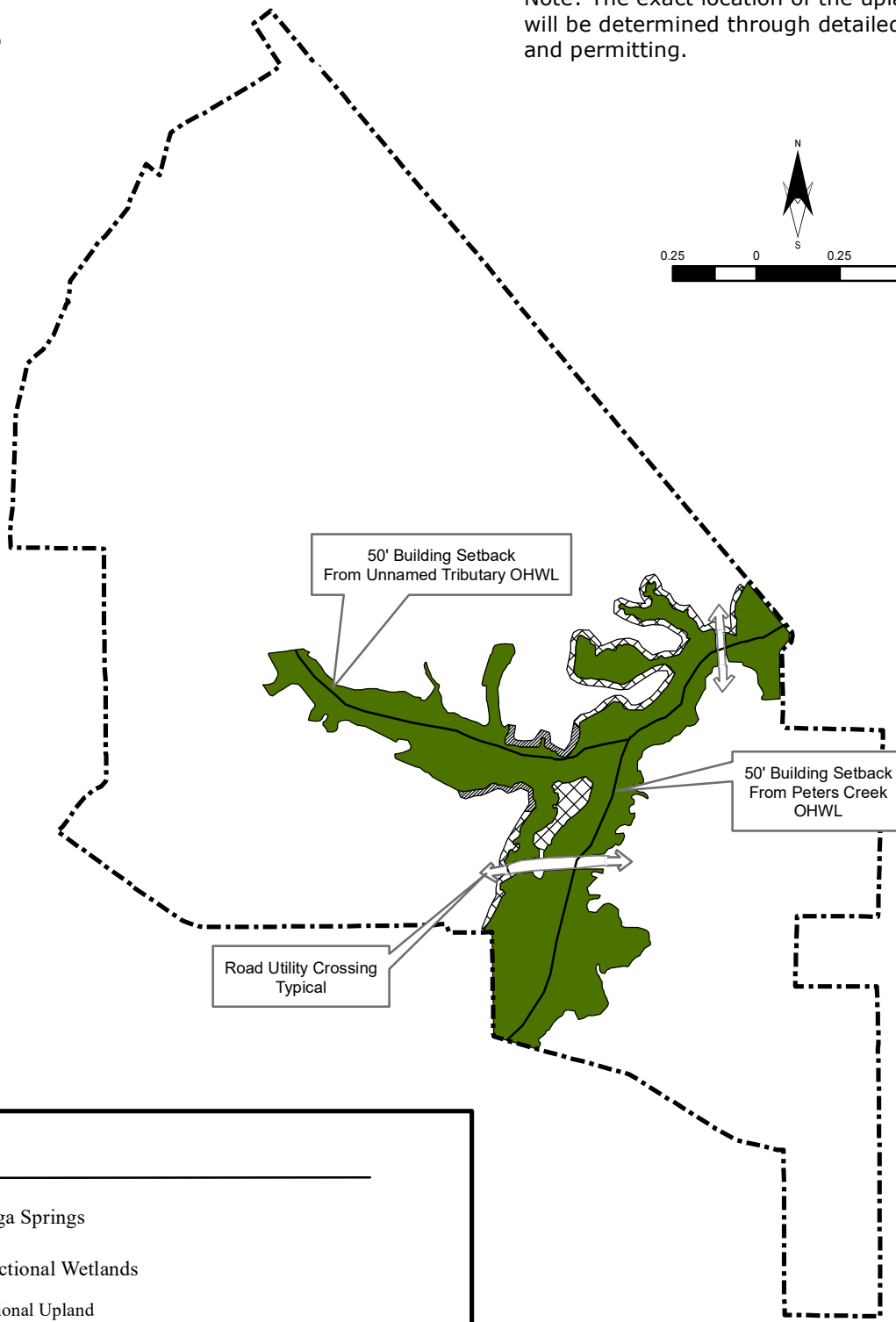
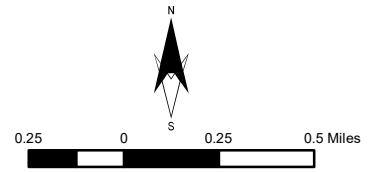
**Saratoga Springs
Greenways Map**

Adopted: October 24, 2006
Revised: July 2016






Existing Land Use
Saratoga Springs DRI Upland Buffers Map

EXHIBIT 5

Note: The exact location of the upland buffers will be determined through detailed site planning and permitting.



LEGEND

-  Saratoga Springs
-  Jurisdictional Wetlands
-  Transitional Upland Buffer From Unnamed Tributary
-  Average 100' Upland Buffer From Peters Creek
-  Approximate Centerline of Creek and Unnamed Tributary (Not Field Verified)

OHWL - Ordinary High Water Line

**Saratoga Springs
Upland Buffers**

Adopted: October 24, 2006
Revised: July 2016

Existing Use of the Property

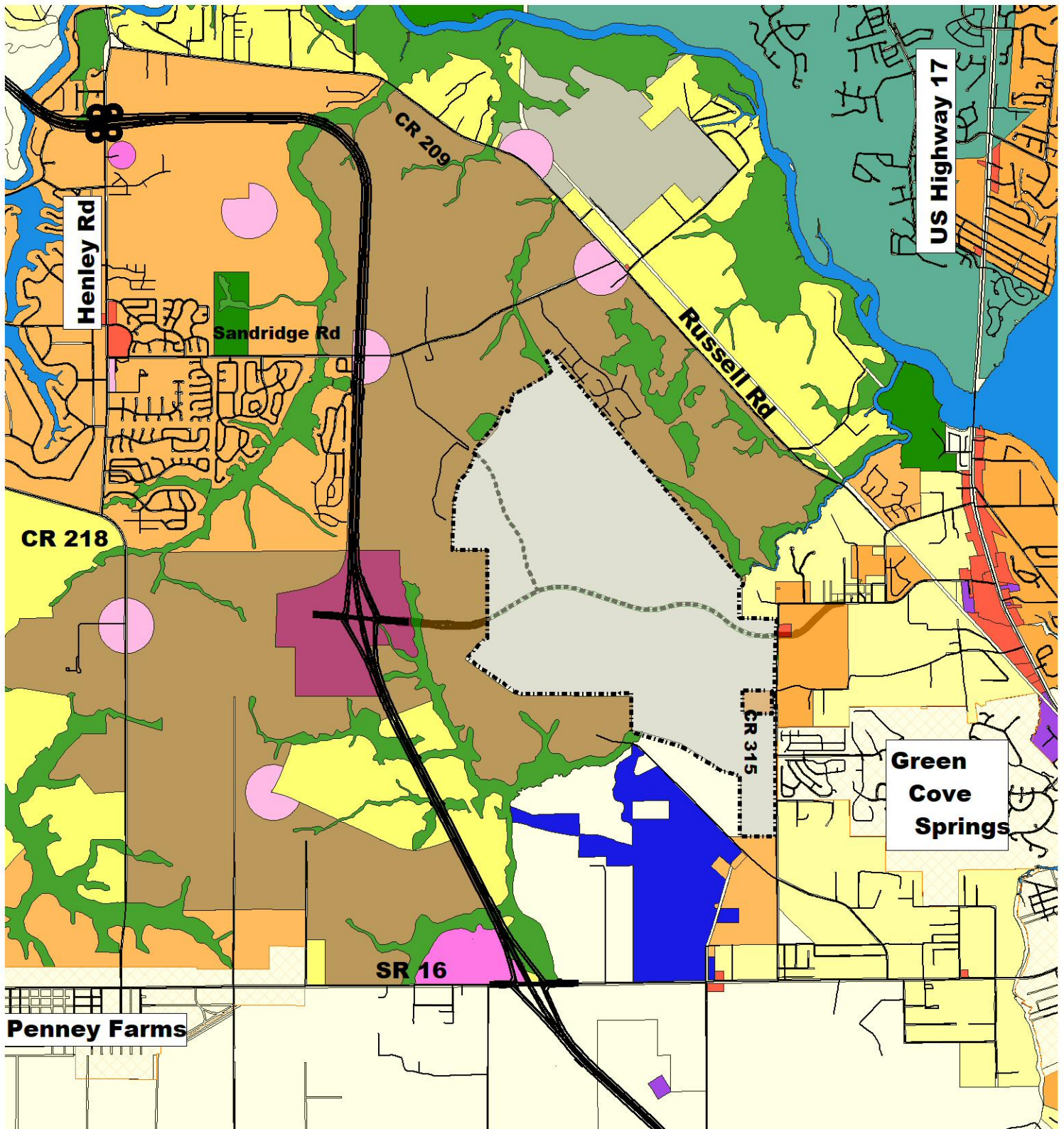
The Subject Property is currently vacant and utilized for agricultural uses (timber and cattle grazing).

Adjacent Land Uses

Located north of State Road 16 and west of CR 315, the Subject Property is adjacent to the following land uses:

| | |
|-------|---|
| West | LA Master Planned Community (MPC) |
| East | Commercial, Rural Fringe, Rural Residential and City of GCS |
| North | LA MPC |
| South | LA MPC and Agriculture |

Adjacent Land Use Map
Saratoga Springs



**Saratoga Springs
Adjacent Land Use Map**

July 2021



5000 0 5000 US Feet

Proposed Density and Intensity

The proposed amendment will change the land use on 2,421.1 acres of land within the Lake Asbury and Green Cove Springs Planning Districts 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 |

Land in the northeast quadrant of the Subject Property, within the proposed LA Master Planned Community land use is subject to LA FLU Policy 1.2.3, establishing a Greenbelt Zoning Overlay.

LA FLU POLICY 1.2.3

Upland preservation shall also provide for greenway connectivity in the form of those greenbelts depicted on the Lake Asbury Master Plan Map (FLUM). Created by the Greenbelt Zoning Overlay, greenbelts shall consist of uplands that connect natural features such as creeks and linear wetlands and utilize forested corridors whenever possible to connect areas of the Asbury Greenway. Uses within Greenbelts shall be limited pursuant to LA FLU Policy 1.4.12. Such preservation areas shall be no less than 150 feet in width and shall average a minimum of 250 feet in width and shall provide connections between lands in the Asbury Greenway land use category. The general location of the Greenbelt Zoning Overlay is depicted on the LA FLUM. The Greenbelt Zoning Overlay may be relocated under a specific development plan provided the connectivity function and minimum width is maintained. Residential density or non-residential intensity associated with the underlying land use designation shall apply to lands within the Greenbelt Zoning Overlay and may be transferred within parcels.

The application of the Greenbelt Zoning Overlay does not reduce the development potential associated with the lands so designated; density applicable to the Overlay designated land is transferable to adjacent lands.

The Subject Property is eligible for the Mixed Use land use designation by achieving 100 points under the system established in FLU Policy 1.4.5, based on committed improvements

to the transportation system and school facilities: 1) the First Coast Connector, an arterial roadway, will provide direct access to the Mixed Use land use designation and is funded in the first three years of the County’s CIP and 2) Elementary School “R” is slated to start construction in 2021 and open for students in Fall 2023. With these improvements, the location of the proposed MU designation achieves 100 points:

| | | |
|--|-----------|--------------------------------|
| Proximity to Fire Protection | 4.4 miles | 10 points |
| Proximity to EMS | 6.0 miles | 10 points |
| Paved Access to Road that exceeds LOS Standard | | 10 points |
| Central water & Sewer | | 50 points |
| Proximity to Schools | 0 miles | <u>20 points</u> 100 points |

The designation of 90 acres of Mixed Use land use within the Subject Property is supported by Future Land use Policies 1.7.6 and 1.7.7 and the planned infrastructure adjacent to and through the Subject Property:

FLU POLICY 1.7.6

Clay County shall promote integrated land use patterns linking residential and non-residential developments.

FLU POLICY 1.7.7

Clay County shall promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

The maximum development potential on the Subject Property under the proposed amendments to the FLUM is based on the maximum permitted density, intensity and mix of uses by land use category:

| | 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 |

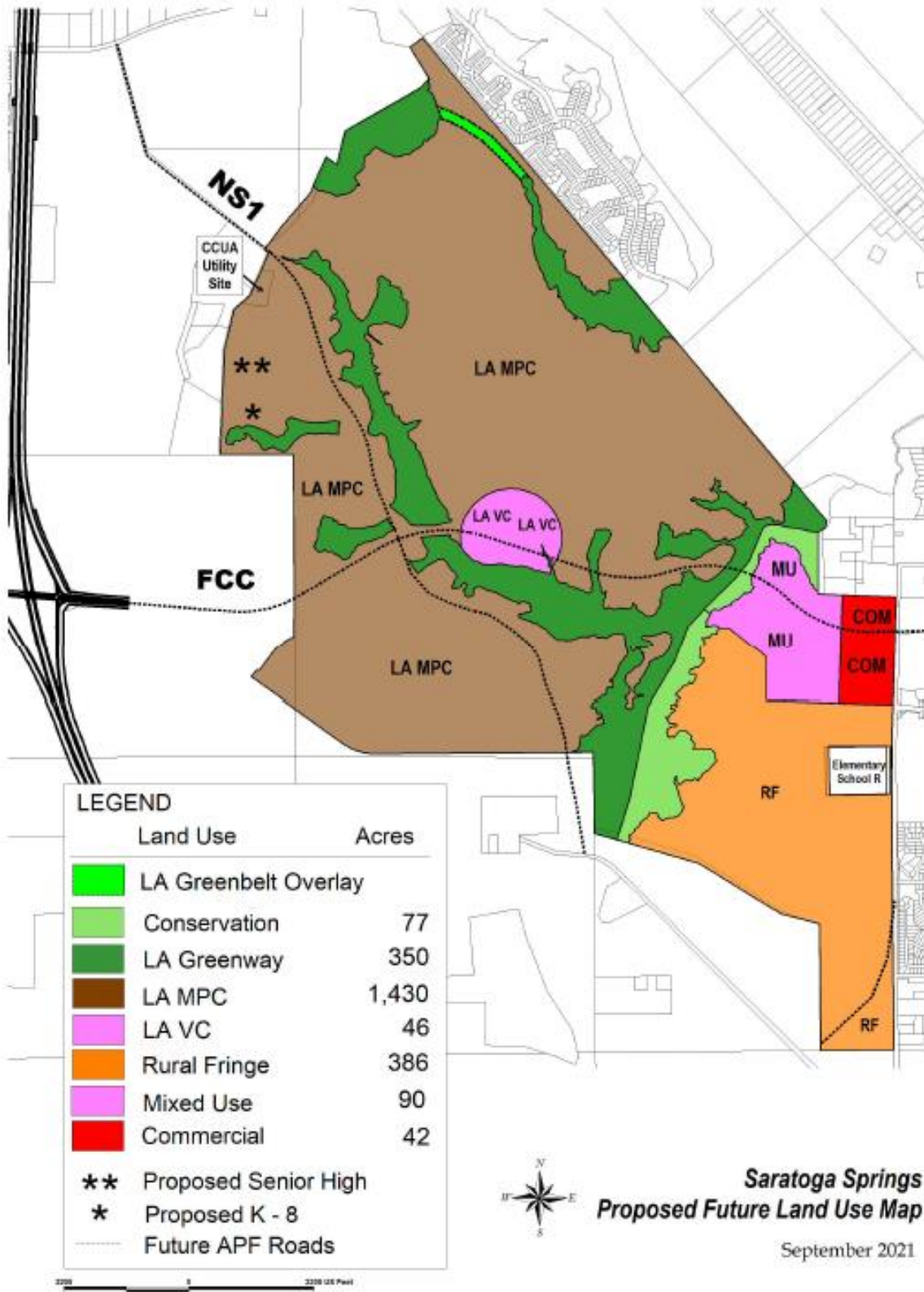
*Net acres estimated at 95% of total acres

The maximum development potential allowed under the proposed amendment exceeds the maximum development potential under the existing Planned Community land use designation (1,251,340 SF non-residential, including hospital square footage*):

| | | |
|--------------------------|----------------|----------------------|
| <u>Residential</u> | <u>383</u> | <u>DU additional</u> |
| <u>Commercial/Office</u> | <u>641,126</u> | <u>SF additional</u> |

*Including hospital square footage. 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.)

Proposed Future Land Use Map
Saratoga Springs



Justification for Proposed FLUM Amendments

Between 2006 and 2021, changes in the regulatory environment for large projects in Florida and the increased sophistication of the regulations for development overall in Clay County has rendered the Development of Regional Impact approach to development a choice rather than a requirement for the creation of quality development that protects the environment and addresses infrastructure demands.

Background

The Saratoga Springs DRI was approved in October 2006, prior to the housing recession of 2008. Reviewed and approved under the then applicable Development of Regional Impact program pursuant to Section 380.06, Florida Statutes, a review process implemented at the state level to assist local governments in reviewing ‘large’ projects for extra jurisdictional impacts generated by the project. The review included regional and state infrastructure and while approval was granted by a local government development order, state and regional approval was required based on a set of uniform state-wide standards.

The regulation of these large projects has changed since adoption of the Saratoga Springs DRI Development Order: statutory changes in 2015 and 2016 eliminated the DRI review process for new proposed developments that exceed the DRI thresholds, effectively eliminating the creation of new DRIs in Florida, but retaining the process for review of already approved DRIs like Saratoga Springs. Effective April 9, 2018, the statutory provisions in Chapter 380, Florida Statutes, were amended again to eliminate the review process applicable to amendments to existing DRIs. Amendments to development orders for existing DRIs after April 9, 2018 are considered by the local governments that issued the development orders, without state and regional review, pursuant to their local development review procedures. Clay County reviews amendments to existing DRI development orders in the same manner as it reviews a rezoning application and, as required, reviews amendments to the comprehensive plan associated with an approved DRI under the state expedited review process.

Infrastructure Changes 2006-2021

Since approval in 2006, changes in infrastructure in the immediate area surrounding the Subject Property and changes to how Clay County requires development to mitigate its impacts to infrastructure has changed.

Infrastructure in 2006

When approved in 2006, the Saratoga DRI was on the outskirts of development in Clay County. The Lake Asbury Master Plan was under development but had not yet been approved. The First Coast Expressway was still the Outer Beltway and was only a line on a map with no funding and no projected funding in the foreseeable future. Water and sewer was not available at the property and access was only provided from CR 315. Surrounding

lands were not developed and the population of the County was just about 170,000 (2021 population is estimated at 225,940).

As was the case for the Saratoga Springs DRI, many landowners seeking DRI approval sought entitlements for land at the outer edges of existing development. The DRI approval process was appropriate to apply to these requests for development approval for larger tracts of land that were on the outskirts of the existing development and services; the process required that the development pay for the infrastructure it required. If the local government assessed all development for impacts to infrastructure (impact fees), infrastructure required to be constructed/ provided by a DRI developer was eligible for credit against those fees.

Because the infrastructure available to the site was limited in 2006, the DRI was approved on the condition that it:

- construct transportation access improvements for (future) impact fee credits;
- extend central water and sewer to serve all development within the project and use reclaimed water if it were to become available; and
- donate 77 acres of land for public school facilities and pay school impact fees applicable at the time of development

Changes to Infrastructure 2006- 2021

Between 2006 and 2021 the transportation infrastructure has dramatically changed in the vicinity of the Subject Property. No longer on the outer edge of development, the Subject Property is centrally located to development under construction surrounding its boundaries. Existing and planned improvements to transportation infrastructure have both anticipated and contributed to the location of growth.

First Coast Outer Beltway

The First Coast Outer Beltway was a planned, limited access toll facility that would travel through Clay and St Johns Counties, connecting Interstate 10 in western Duval County to Interstate 95 in St Johns County. In 2006, the First Coast Outer Beltway was anticipated to start construction in mid- 2010. FDOT District 2 was planning to fund this facility as a public-private partnership project that would result in a toll facility for the Northeast Florida region within 3 years of the start of construction; as a P3 Project, the private investment, design, permitting and construction schedules were to be greatly accelerated. The construction of the entire length of the First Coast Outer Beltway (FCOB) was projected to occur within the first ten years of the County's planning period; the FCOB was initially added to Clay County's 10 Year Future Transportation Plan in November 2008.

Renamed the First Coast Expressway (FCE), the FCE is now funded in its entirety between SR 21 and Interstate 95. The FCE includes a full access interchange approximately three quarters of a mile west of the westerly boundary of the Subject Property. Completion of the First Coast Expressway between SR 21 Blanding Boulevard and SR 16 is projected for 2024.

Transportation Improvements

Clay County has implemented a Mobility Fee which, combined with the Infrastructure Surtax revenue, serves to support its bond issue for transportation improvements in the immediate vicinity of the Subject Property. The following roads are the County's top priorities, with projects being funded and under design/ permitting in 2021 with completion scheduled in 2024:

| | |
|-------------------------------|---|
| Sandridge Road | widen to 3 lanes with bike lanes and sidewalks |
| CR 209 from US 17 to CR 315B | widen to 4 lanes with bike lanes and sidewalks |
| CR 209 from CR 739B to CR 315 | widen to 3 lanes with bike lanes and sidewalks |
| First Coast Connector | new 2 lane /widen to 4 lane with bike lanes and sidewalks |

The following road segment is the subject of a Development Agreement committing to its completion in 2024:

| | |
|-------------------------------|--|
| CR 218 Ext from CR 218 to FCE | new 2 lane with bike lanes and sidewalks |
|-------------------------------|--|

These transportation improvements are funded by a Mobility Fee implemented by Clay County in October 2020 that is applicable to all development.

Area Transportation Improvements Map Improvements Through 2025



-  County Mobility Fee Improvement
-  Private Mobility Fee Improvement
-  First Coast Expressway

Central Utilities

Projected development in the Lake Asbury area generally in the area south of Sandridge Road, (including the Subject Property) has prompted the CCUA to acquire a 5 acre site within the Subject Property for a water treatment facility. Sanitary sewer treatment is provided from the Peters Creek Wastewater treatment plant located at the southern boundary of the Subject Property.

Central water, wastewater and reclaimed lines are now in place in CR 315 at the eastern boundary of the Subject Property. Central water, sewer and reclaimed lines are being installed parallel to the CR 218 Extension, west of the FCE and parallel to the First Coast Connector right of way within the Subject Property, connecting CR 315 to the FCE.

Public School Facilities

The School Board owns approximately 21 acres within the original DRI boundary that was removed from the jurisdiction of the DO in 2016. Named Elementary School “R”, this is the next elementary school to be constructed by the School District.

Methods of Impact Mitigation

Transportation

When adopted in 2006, the DO specified improvements to be provided by the developer of the DRI to mitigate its proportionate share of the impacts to transportation systems. At that time, Clay County had not adopted impact fees and transportation mitigation was required of all development in the form of proportionate share payments if necessary to correct deficiencies in transportation level of service; the conditions in the DO for transportation improvements met the requirements of the County. While not (yet) adopted in Clay County in 2006, impact fees were anticipated to be adopted during the 20 year duration of the DO and the terms of the DO require that impact fee credit be provided to the developer of the project.

Clay County repealed transportation concurrency in September 2020 and with its repeal, eliminated proportionate share mitigation as the methods of mitigating impacts to the transportation system. The application of a mobility fee to new development is based on the impacts of those future developments and the cost of the improvements necessary to accommodate the increased traffic associated with future development; a uniform fee is assessed by Mobility Fee District, reflective of the level of improvements. Collection of the established mobility fee from development starting in February 2021 (and the impact fee prior to that date) is the County’s current method of impact mitigation for transportation.

Under the DRI entitlement level, the Mobility Fee obligation is estimated to have been \$31.6 million. The Entitlement Plan increases the number of residential units and non-residential square footage permitted under a maximum development potential analysis; the estimated Mobility Fee obligation under the maximum development potential identified in the Entitlement Plan is approx. \$50 million.

Central Utilities

There have been no changes to the method of impact mitigation for central services provided by the CCUA; extension of lines to serve future development will be required of the developer of the Subject Property.

Public School Facilities

The County implemented school concurrency county-wide shortly after adoptions of the original DO in 2006.

Environmental Protection in 2006

In 2006, the County had a Conservation land use designation applicable to large wetland systems; these systems were subject to upland buffering requirements required by the St Johns River Water Management District.

In 2006, wildlife protection was delegated to the FWC and other state or federal agencies.

Changes to Environmental Protection 2006-2021

Wetland Preservation

The County adopted the Lake Asbury Master Plan (LAMP) shortly after the Saratoga DRI was approved. The LAMP implements a wetland preservation system, designating major wetland systems as Greenways and establishing a 100 foot upland buffer to the systems within the Greenway land use designation.

The LAMP also establishes a Greenbelt Zoning Overlay to provide wildlife corridors between major wetlands (LA Greenway).

Wildlife Preservation

The LAMP requires the submittal of a wildlife assessment prior to land disturbance. If endangered or threatened species are identified, mitigation is required to be coordinated with the applicable state and federal agencies and evidence of the mitigation plan must be provided to the County prior to approval for development.

Proposed Land Use Amendment

The proposed land use amendment, in conjunction with abandonment of the DRI, will eliminate the application of site specific terms and conditions related to infrastructure and environmental protection established in the DO to the Subject Property and replaces it with the regulations and mitigation requirements applicable to all similar development in the County. The intervening 15 years since approval of the DRI has seen the implementation of the Lake Asbury Master Plan and the investment in infrastructure described above. The Subject Property is no longer remote from services and infrastructure and the County's implementation of regulations generally applicable to development in the County and

additional standards applicable to lands within the LAMP that mirror those contained in the DO eliminates the need for separate, site specific standards for development of the Subject Property; application of the standards applicable to other properties similarly situated provide the same protections and quality of development as would have resulted from development under the DO.

Urban Sprawl

Sprawl Factors, Section 163.3177(8), Florida Statutes

In summary, amendments to the FLUM are based on the following factors [Section 163.3177(8), Florida Statutes]. The proposed amendment to the proposed land use categories addresses each factor in a manner that supports the requested amendment:

1. Availability of water supplies, public facilities and services

The data and analysis provided in this application demonstrates there is adequate capacity to support the proposed land use amendment to the proposed land use categories on 2,421.1 acres in the Lake Asbury and Green Cove Springs Planning Districts.

2. Suitability based on character of the undeveloped land, soils, topography, natural resources and historic resources on the site.

The Subject Property is entitled under the Saratoga Springs DRI Development Order approved pursuant to Section 380.06, Florida Statutes. The existing land use designation of Planned Community adopts the DRI DO, including the development plan map (Map H) by reference as the land use for the Subject Property. The proposed amendment to multiple land use designations does not expand the area of development approved in the DRI DO; the regional and state review of the extent of development on the Subject Property under the DRI review determined that the soils, topography and natural resource protection was appropriate in 2006. No change to the Subject Property has occurred in the intervening years; the Subject Property is currently used for timber and cattle grazing in the same manner as it had been utilized prior to 2006.

The subject property lies within the discharge area of the Florida Aquifer.

The DRI review in 2006 determined that there were no historic resources within the Subject Property.

3. An analysis of the minimum amount of land needed to achieve the goals and requirements of Section 163.3177, FS.

Section 163.3177 (6) (a) (4), FS, provides that:

(4) The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The proposed change to the land uses for the Subject Property will result in a balance of uses that fosters vibrant, viable communities and economic development opportunities. The amount of land designated for future land uses is sufficient to allow the operation of real estate markets.

The LAMP establishes a cap of 21,281 on residential dwelling units to be permitted through 2040; this cap does not include the 4,256 residential units permitted on the Subject Property under its current the PC land use designation. By excluding the residential units in the Saratoga Springs DRI from the general LAMP cap, the County determined that the appropriate quantity of development to accommodate its future population is 21,281 residential units plus the residential units in the approved PC land use designation for the Subject Property located within the LAMP boundary.

Under the PC land use designation, the acreage in the land use is located within and outside the LAMP as follows:

| | | |
|---------------------------|-------------|--------------------------|
| Within the LAMP boundary | 1,826 acres | 75.4% of the total acres |
| Outside the LAMP boundary | 595.1 acres | 24.6% of the total acres |

The proposed plan amendments will place the land area within the Subject Property that lies within the LAMP boundary under the cap established in LA FLU Policy 1.1.5. In order to maintain the same number of residential units determined by the County to be appropriate to meet the demand of the future population projected for the LAMP boundary, an amendment to LA FLU Policy 1.1.5 is proposed to increase the cap from 21,281 by 75.4% of the residential units permitted in the Planned Community land use applicable to the Subject Property, to 24,490.

With the proposed changes, the FLUM continues to be consistent with Section 163.3177 (6)(a)(4), Florida Statutes and accommodate at least the minimum amount of land required to accommodate future population within the Lake Asbury and Green Cove Springs Planning Districts.

Discouragement of Urban Sprawl

Based on the following primary indicators, the proposed amendments do not encourage urban sprawl:

- I) *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 amendment provides for a mix of uses that are not low intensity or low density.

- II) *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 proposed amendment is located in the Urban Service Area of the County within and immediately adjacent to the LAMP. Surrounding lands are entitled with the same development intensity and density as the proposed amendments will confer on the Subject Property. There is no distance between existing urban areas and the Subject Property.

- III) *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

The location of the proposed amendment does not create radial, strip, isolated or ribbon urban development patterns.

- IV) *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.*

The proposed amendment will not introduce development to the floodplain, to areas of significant habitat, native vegetation or environmentally sensitive areas. On-site wetlands will be substantially maintained under permit with the SJRWMD. The Subject Property lies in a discharge area of the Florida Aquifer.

Within the Subject Property, Peters Creek is a major river system in Clay County; it is protected by the designation of LA Greenway and Conservation land use categories to wetlands adjacent to the creek as defined by the SJRWMD Formal Delineation and upland buffers of 100 feet in width on the west side of the Creek.

- V) *Fails to adequately protect adjacent agricultural areas and activities;*

The proposed amendment changes the land use for land that is currently entitled for urban development.

VI) *Fails to maximize use of existing public facilities and services.*

The proposed amendment will maximize the use of existing water and sewer infrastructure.

VII) *Fails to maximize use of future public facilities and services.*

The location of the Subject Property is in an area designated for aggressive development by the County on the basis of the location of existing facilities and investments completed or funded for infrastructure within and around the Subject Property.

VIII) *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;*

The development of the Subject Property at the proposed density does not allow for land use patterns that are inefficient. The proposed amendment applies to land that is currently entitled for urban development and determined to be an efficient location for future development with regard to the provision of public facilities and services.

IX) *Fails to provide a clear separation between rural and urban uses;*

The proposed amendments apply to land that is currently entitled for urban uses.

X) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;*

The development of the Subject Property does not affect infill development or the redevelopment of existing neighborhoods and communities; the proposed amendments apply to land that is currently entitled for urban uses.

XI) *Fails to encourage a functional mix of uses;*

The proposed amendments maintain a functional mix of uses.

XII) *Results in poor accessibility among linked or related land uses;*

The Subject Property has direct access to existing commercial and service land uses via CR 315 to US 17; future development within the Subject Property includes a mix

of non-residential uses. Access via the First Coast Connector to the FCE to the west will be complete in 2024. In addition, the LAMP requires connections to be provided to adjacent land at intervals not to exceed 2,500 LF of property boundary, connecting the Subject Property to adjacent lands and adjacent lands to the Subject Property.

XIII) Results in the loss of significant amounts of functional open space.

The proposed amendment applies to land that is currently entitled for urban development.

Discouraging Urban Sprawl

The proposed amendment and resulting residential development achieves the following five objectives related to discouraging urban sprawl and therefore is determined to discourage its proliferation pursuant to the standards in Section 163.3177, Florida Statutes:

I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems;

The proposed amendments do not expand the limits of developable land within the Subject Property over the area permitted in the current Planned Community land use designation. Natural resource and ecosystem protection is the same under the existing and proposed land use categories.

II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services:

The proposed development will be served by central services that exist along CR 315 (easterly boundary) or are expanded from adjacent properties without intervening vacant lands. The Subject Property is located immediately adjacent to and within the LAMP, an area of the County that is the focus of expanded public infrastructure and services. The proposed designation of a Village Center under the LAMP within the Subject Property will provide in excess of 4 acres of land for civic uses such as libraries, fire stations and government offices centrally located within the Subject Property.

III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Future major roads within the Subject Property are APF Roads under the Lake Asbury Master Plan and as such will be constructed with on-street bike lanes and adjacent sidewalks on both sides of the street (Feedmill Road and First Coast Connector).

Development on the majority of the land within the Subject Property will be subject to the requirements of the LAMP which requires pedestrian and bike connections between residential and non-residential uses, requires neighborhood parks within walking distance of each dwelling and requires densities that support walking.

The Village Center and Mixed Use land use designations proposed for the Subject Property require a mix of residential and non-residential uses; the VC designation specifically requires civic uses. The resulting density within the Subject Property will support walking, bicycling and transit when available.

- IV) *Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils;*

The proposed development is not located in the agricultural area of Clay County. Silviculture lands and those utilized for agriculture are not reduced by the proposed development. The increased density (over the current land use designation) reduces urban sprawl by accommodating additional residential development in areas of the County with central services and facilities.

- V) *Creates a balance of land uses based on demands of the residential population for the nonresidential needs of an area;*

The proposed amendment to the land uses for the Subject Property maintains a balance of land uses based on the most recent demands of the residential population for non-residential development. Recent Covid-19 changes to the work environment have reduced the need for office space overall and expanded use of delivery for commercial goods have reduced the demand for brick and mortar retail. Excluding the potential for a hospital (a specific regional service use) within the Subject Property under the current land use, the proposed amendments represent an increase in non-residential square footage over the current quantity permitted, when future development is calculated using a maximum development potential approach. The maximum development potential for non-residential uses on the Subject Property can accommodate future changes in demand for non-residential uses.

Site Suitability

Proposed changes in land use which increase the intensity of use over the existing intensity of use must show that the site is suitable for the proposed uses. Site suitability is generally examined in the areas of:

- soils
- wetlands
- wildlife
- floodplain

- drainage
- historical resources

The Subject Property is entitled under a DRI Development Order approved pursuant to Section 380.06, Florida Statutes. The existing land use designation of Planned Community adopts the DRI DO, including the development plan map (Map H) by reference as the land use for the Subject Property. The proposed amendment to multiple land use designations expands the area of development approved in the DRI DO as described below; as to other lands (authorized for development in the DRI DO), the regional and state review of the extent of development on the Subject Property under the DRI review determined that the soils, topography and natural resource protection was appropriate for residential and non-residential development based on the analysis provided under Question 12. of the Application for Development Approval in 2006.

Mitigation of impacts to gopher tortoises has been satisfied. Gopher Tortoise Incidental Take Permit CLA – 069, Clay County was approved in January 2007 and the mitigation obligation paid, allowing impacts to gopher tortoises within the Subject Property.

Development of Certain Land designated for Upland Preservation in DRI DO

Five areas of upland preservation on the Saratoga Springs DRI adopted Greenways Map is proposed for designation as Master Planned Community land use under this plan amendment application. The total area of this upland preservation land being converted to the MPC land use designation in this application is 35.5 acres.

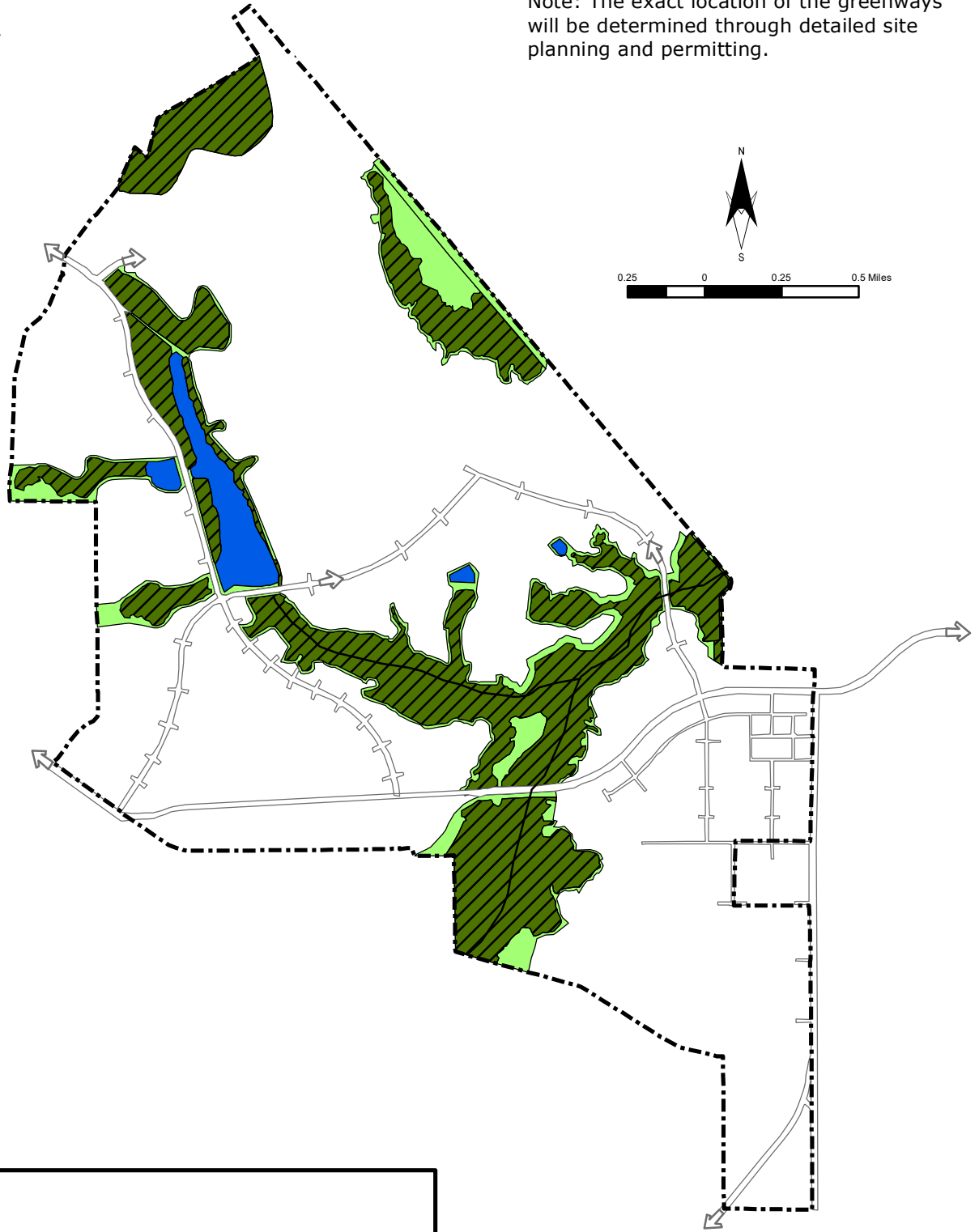
When the DRI DO was adopted, the Lake Asbury Master Plan was complete but not yet adopted. The majority of the development standards and conditions ultimately adopted in the LAMP were included in the DRI DO conditions, reflective of the concurrent approval processes. The Upland Preservation lands designated on the Greenways Map and Upland Buffers Map were required to meet the LAMP requirements for 15% upland preservation; a LAMP policy adopted in 2006 and eliminated in 2016. The elimination of this requirement for all development in the LAMP means it will not apply to the future development of the DRI Property under the LA MPC and LA VC policies.

The lands designated as Upland Preservation are identified in **Exhibit 4** to the DRI DO.


Exhibit 4
Saratoga Springs
Greenways Map

EXHIBIT 4


Note: The exact location of the greenways will be determined through detailed site planning and permitting.





LEGEND


 Saratoga Springs

Greenways

 Upland Preserve

 Wetland Preservation

 Creeks (Open Water)

 Road

**Saratoga Springs
Greenways Map**
Adopted: October 24, 2006
Revised: July 2016

Each area was determined to be suitable for development in the analysis provided in response to Question 12. Vegetation and Wildlife submitted in the ADA for the DRI Property. The following is a summary of the conclusions presented in the response to Question 12:

- Area 1 approximately 17.75 acres
- Area 2 approximately 5.50 acres
- Area 5 approximately 4.55 acres

FLUCFCS Code 434 Hardwood- Conifer Mixed Vegetative Community

Vegetation prominent in this community includes live oak, southern magnolia, slash pine, longleaf pine and others with neither the hardwoods nor conifers exhibiting clear dominance. These areas are generally xeric on this site; however, some areas sharing this community classification present with a more mesic hydrologic regime.

Habitat suitable for listed species within the DRI Property were surveyed utilizing upland mammal surveys employing meandering pedestrian transects, trapping and a survey of trail roads for tracks and scat conducted in April 2005. FLUCFCS Code 434 is not a habitat suitable for listed species, as reported in the response to Question 12:

Upland Surveys

The habitats suitable for listed species include Herbaceous Uplands (310), Pine Plantation (411), Longleaf Pine- Xeric Oak (412), Xeric Oak (421), and Live Oak (427).

- Area 3 approximately 4.45 acres
- Area 4 approximately 3.25 acres

FLUCFCS Code 421 Xeric Oak Vegetative Community

The community exhibits a very low water table and supports a predominant canopy of xeric oaks, predominantly turkey oak, but also including: live oak, sand live oak, black-jack oak and others. Groundcover is generally barren in these areas and dominated by encroaching pasture grasses.

This area was surveyed for listed species and the results documented in the response to ADA Question 12:

Evidence of three listed wildlife species, gopher tortoise, gopher frog and Sherman's fox squirrel were observed within the (overall DRI) project boundaries. No state or federally listed plant species were observed on-site.

Due to the minimal presence of non-impacted, natural habitat communities, field surveys and record searches revealed the project site is only minimally utilized by listed species.

Gopher tortoise habitat was found to exist on 310.8 acres of the DRI Property. A Gopher Tortoise Incidental Take Permit has been issued and the mitigation satisfied by payment of the required mitigation obligation.

Gopher Frog habitat and Gopher Tortoises are commensal species, sharing habitat; the Gopher Frog utilizes the tortoise burrows for protection. The Gopher Frog breeds in grassy pine areas or cypress heads. Area 3 does not provide suitable breeding habitat for the Gopher Frog.

Sherman's Fox Squirrel (now Southern fox squirrel) is a state species of special concern with presence confirmed with the DRI Property. Its preferred habitat is mature, fire maintained, longleaf pine-turkey oak, sandhill and flatwood communities. Several individuals of the Sherman's fox squirrel were observed on-site; multiple sightings of the species occurred in the xeric oak community and longleaf pine community indicated on Map G2 of the ADA. Areas 3 and 4 are not located in areas where Sherman's fox squirrels were sighted during the environmental assessment in 2005. The environmental assessment required pursuant to LA FLU Policy 1.2.4 prior to development of parcels within the Subject Property will provide site specific data prior to development of this area and confirm the absence of listed species.

The 5 areas described above will be subject to additional environmental assessment (as will all lands proposed for development) pursuant to LA FLU Policy 1.2.4, which requires that development within the DRI Property will be required to submit an environmental assessment prior to approval for development on a specific parcel; this future assessment will confirm the conclusion reached in the environmental assessment completed for the ADA.

LA FLU POLICY 1.2.4

All developments shall be required to provide an environmental assessment for lands proposed for development, prepared and certified by a qualified environmental professional, at the time of development review and prior to any land clearing or disturbance of the site.

No change to the Subject Property has occurred in the intervening years that would require review for site suitability in excess of the environmental assessment required pursuant to LA FLU Policy 1.2.4; the Subject Property is currently used for timber and cattle grazing in the same manner as it had been utilized prior to 2006 and continuously in the intervening years.

Transportation Impacts

Under the existing land use designation of Planned Community, the DO conditions for mitigation of impacts to the transportation system are incorporated into the land use for the Subject Property. There is no development within the DRI at the time of abandonment of the DRI (concurrent with this proposed land use change) so there are no impacts associated with development constructed under the DRI for which transportation impact mitigation is required.

Clay County has repealed transportation concurrency and implemented a Mobility Fee program. Under the proposed entitlement plan, the projected revenue from this program for the future development within the Subject Property is estimated at \$50 million, an increase over the estimated \$31 million that would have been paid in Mobility Fees under the DRI level of entitlements. (2021 Mobility Fee Rate Schedule).

Stormwater / Drainage Impacts

Development on the Property will meet the stormwater management requirements of the St Johns River Water Management District and the County and meet or exceed the level of service standard adopted by the County for stormwater management facilities.

Solid Waste Impacts

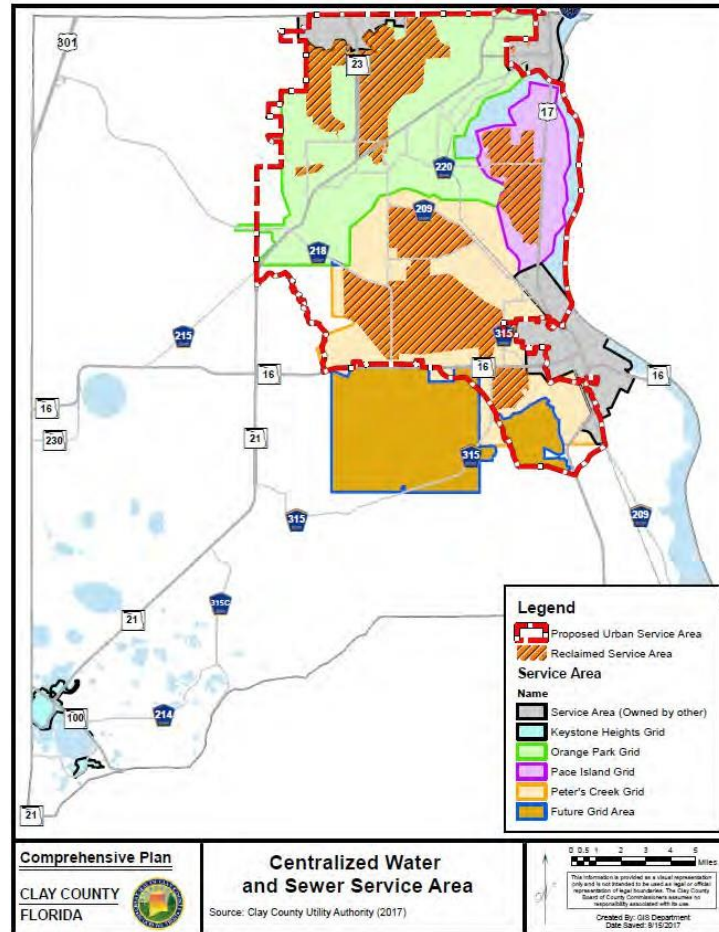
Clay County has adopted a county-wide level of service for solid waste disposal based on population. The proposed land use amendment will not increase the population within the County; no impact to solid waste disposal level of service is created by the proposed change.

Potable Water and Wastewater Treatment Impacts

The Subject Property lies within the Centralized Service Area of the County. The CCUA purchased 5 acres within the DRI Property to construct a water treatment facility; this plan amendment will add this facility to the Centralized Water and Sewer Area Map pursuant to LA FLU Policy 1.3.2:

LA FLU POLICY 1.3.2

The Clay County Utility Authority shall provide potable water and wastewater facilities necessary to meet future demands. Such facilities shall be identified on the *Centralized Water and Sewer Area Map*, Exhibit A Map Series, 2040 Clay County Comprehensive Plan.



The maximum development potential allowed under the proposed amendment exceeds the maximum development potential under the existing Planned Community land use designation:

| | | |
|-------------------|---------|----------------|
| Residential | 383 | DU additional |
| Commercial/Office | 641,126 | SF* additional |

The adopted level of service for potable water and sanitary sewer (CFE Policy 1.1.1) is:

| | | |
|----------------|-----|-----------|
| Potable Water | 311 | gpd / ERC |
| Sanitary Sewer | 279 | gpd / ERC |

The additional 383 residential units represent 383 ERCs. The resulting increase in potable water demand is 0.119 MGD. The resulting increase in wastewater treatment demand is 0.107 MGD.

The additional 641,126 square feet of commercial/office use permitted with approval of the proposed amendment to the land use is converted to Equivalent Residential Connections as follows:

1000 SF Retail / Merchandising = 0.185 ERC; 1 ERC = 5,405 SF Retail/Merchandising

1000 SF Office = 0.212 ERC ; 1 ERC = 4,717 SF Office

The maximum increase in demand is based on 100% office development. The resulting increase in potable water demand (add'l 136 ERCs) under this assumption is 0.042 MGD.

The resulting increase in wastewater treatment demand under this assumption is 0.037 MGD.

The total increase in potable water demand as a result of the maximum development potential permitted under the proposed FLUM amendment is 0.161 MGD and increase in wastewater treatment demand is 0.144 MGD.

The Subject Property lies within the service area of the Clay County Utility Authority. The CCUA has reviewed the proposed increase in demand generated by the plan amendment and determined there is adequate potable water and wastewater treatment capacity to serve the total projected development. (LOS Confirmation Letter provided).

Recreation Impacts

The current Planned Community land use designation provides for the dedication of 19 acres of land for a community park.

The proposed land uses within the LAMP are projected to permit 4,095 single family dwellings; under the LAMP future development must provide park land at a rate of 500 square feet per single family unit. Application of this standard will result in the creation of over 47 acres of park land, including Primary Parks, within residential development on the Subject Property. Under the LAMP, park land is improved and maintained by the Homeowner's Association.

Justification for Proposed Text Amendments

Cap on Residential Development in the LAMP

The County applies a cap on the number of residential units permitted within the boundary of the Lake Asbury Master Plan through the year 2040. LA FLU Policy 1.5.3 establishes this cap at 21,281 residential units. This cap recognizes the fact that the total development potential for the LAMP exceeds the projected need for residential units within the 2040 planning horizon; the cap represents the number of residential units the County determines is necessary to meet the projected demand for housing generated by the future population through 2040.

Clay County does not limit the approval of residential units/permits geographically within the boundary of the LAMP, instead allowing the market to determine where best to construct housing.

The cap established by LA FLU Policy 1.1.5 does not include the Developments of Regional Impact within the LAMP boundary; this is confirmed by LA FLU Policy 1.6.29:

LA FLU POLICY 1.6.29

DRIs shall not be subject to development limitations set forth in LA FLU Policy 1.1.5.

By excluding the residential units in the Saratoga Springs DRI, the County has determined that the appropriate quantity of development to accommodate its future population is 21,281 residential units plus the residential units in the approved PC land use designation for the Subject Property located within the LAMP boundary. The only DRI within the LAMP boundary is the Saratoga Springs DRI.

Under the PC land use designation, the acreage in the land use is located within and outside the LAMP as follows:

| | | |
|---------------------------|-------------|--------------------------|
| Within the LAMP boundary | 1,826 acres | 75.4% of the total acres |
| Outside the LAMP boundary | 595.1 acres | 24.6% of the total acres |

The proposed plan amendments will place the land area within the Subject Property that lies within the LAMP boundary under the cap established in LA FLU Policy 1.1.5. In order to maintain the same number of residential units determined by the County to be appropriate to meet the demand of the future population projected for the LAMP boundary, an amendment to LA FLU Policy 1.1.5 is proposed to increase the cap from 21,281 by 75.4% of the residential units permitted in the Planned Community land use applicable to the Subject Property (3,209 units), to 24,490. The EAR allocates the entire 4,256 single family units in the Saratoga Springs DRI to the Penney Farms Planning District and so within the LAMP.

With the abandonment of the DRI and re-entitlement of the Subject Property with land use categories of the LAMP, the cap that represents the housing anticipated to be needed through 2040 within the Master Plan is 24,490 residential units. With the proposed changes, the FLUM continues to be consistent with Section 163.3177 (6)(a)(4), Florida Statutes by:

- accommodating at least the minimum amount of land required to accommodate future population within the Lake Asbury and Green Cove Springs Planning Districts,
- allowing the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and
- not being limited solely by the projected population.

Proposed Amendments

LA FLU POLICY 1.1.5

The County shall limit development through the 2040 Comprehensive Plan timeframe. No more than ~~24,490~~ 21,281 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.

Increase in Density within the Mixed Use Land Use Category

The Mixed Use land use category is limited in location within the County to those areas where 100 points can be achieved under FLU Policy 1.4.5. Points are awarded for proximity to fire, EMS, schools and mass transit; access to a major road and central water & sewer service is required to achieve the total points required.

The MIX land use category includes standards for location, additional buffers to adjacent land, additional open space, requires a mandatory mix of residential and non-residential uses, requires connectivity between the uses, and specifies architectural character. MIX land use categories are required to develop under a PUD Zoning District. The PUD zoning process requires approval of specific details of development including a site plan and insures public participation in the determination of compatibility with adjacent developments.

This category was created to permit multi-family residential use, in a mixed use environment, outside the Urban Core land use areas. The maximum density allowed in MIX is 16 units per acre; the maximum density in the Urban Core land use is 16 DU per acre unless affordable housing is provided. With affordable housing provisions, in Urban Core the permitted density is 20 per acre.

The proposed amendment will increase the area permitted in a MIX land use category from 75 acre to 90 acres and increase the base density from 16 to 20 units per acre. The increased area is reflective of the area requested within the Saratoga Springs plan amendment and represents a 20% increase in the permitted area for this land use category.

The proposed increase in density addresses the increasing cost of housing in the County and surrounding counties and the change in lifestyle evidenced nationwide. The delay in marriage and children has resulted in many choosing to live in a multi-family, high-amenity environment until a single family home becomes a lifestyle choice. Employers seeking young talented professionals are served when high amenity multi-family environments are located in close proximity to employment. The MIX land use category requires the residential units be closely integrated with the non-residential development within the development; the combination is the environment most attractive to professionals.

residential units be closely integrated with the non-residential development within the development; the combination is the environment most attractive to professionals.

The increased density addresses the rising cost of housing and the demand for high amenity living environments. The density allows the cost of amenities to be spread over a greater number of units, lowering rents. In the Jacksonville area, these units rent for upwards of \$1500 a month and are located near and within professional employment centers. The requested increase will make this housing product available in Clay County.

Plan Changes Required

**PROPOSED AMENDMENT TO THE CLAY COUNTY
2040 COMPREHENSIVE PLAN**

ELEMENT Future Land Use

TYPE OF AMENDMENT Future Land Use Map

STRIKEOUT FOR DELETION
UNDERLINE FOR NEW LANGUAGE

Purpose:

To replace the land use category applicable to the area of the Saratoga Springs DRI concurrent with its abandonment, with land use categories that are independent of a Development of Regional Development Order or Development Agreement.

Change:

Amend the Future Land Use Map to change the land use on 2,421.1 acres from the existing Planned Community land use category to the land use categories described below and depicted on the Proposed Future Land Use Map and remove the Greenbelt Zoning Overlay applicable to the Subject Property.

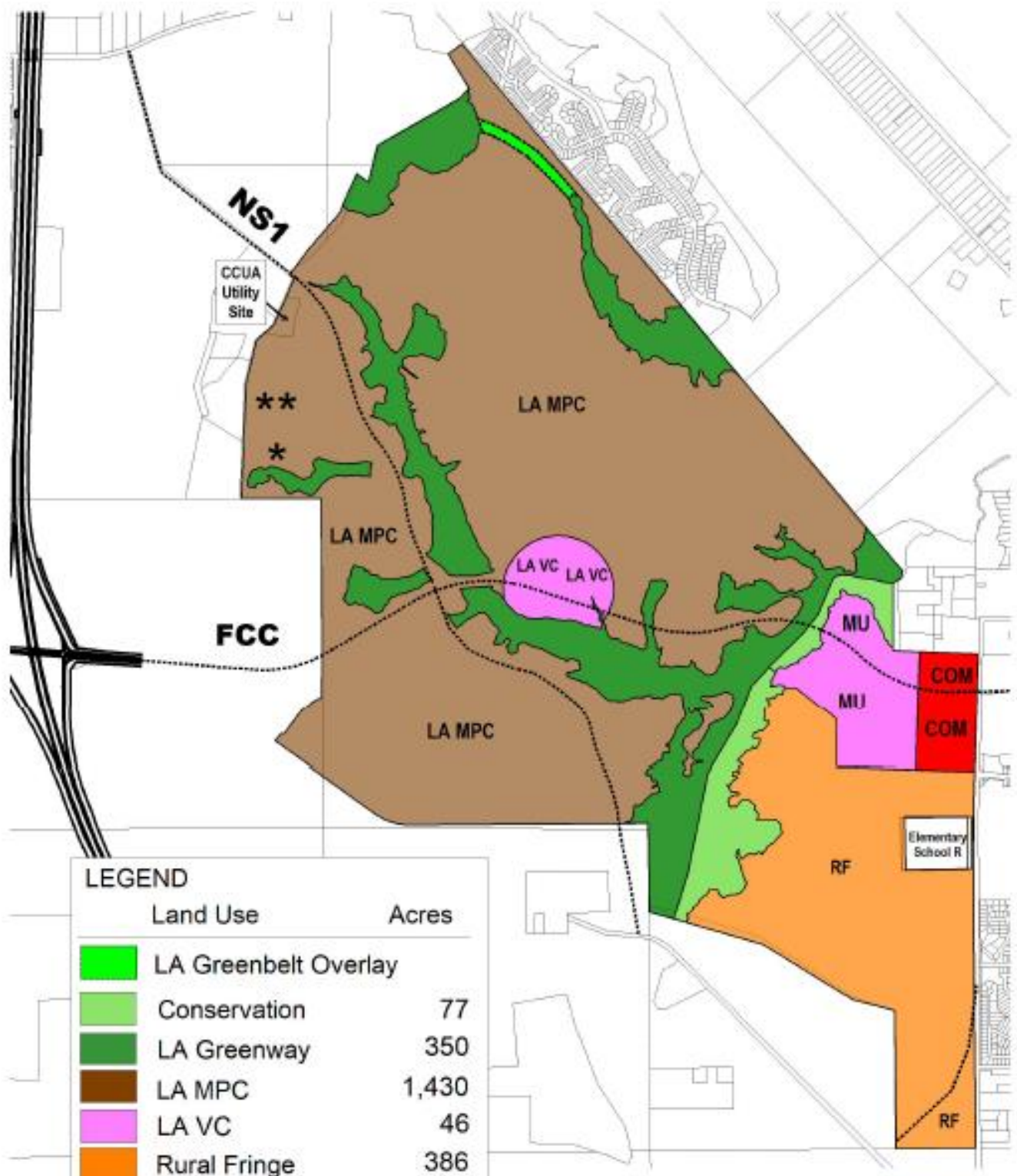
| | | |
|-----------------------------|-------|-------|
| LA Master Planned Community | 1,430 | acres |
| LA Village Center | 46 | acres |
| LA Greenway | 350 | acres |
| Rural Fringe | 386 | acres |
| Mixed Use | 90 | acres |
| Commercial | 42 | acres |
| Conservation | 77.1 | acres |

Supporting Data and Analysis:

See the data and analysis provided in the amendment application.

Effect on Level of Service:

See the analysis of impacts on central water and wastewater, traffic, stormwater management, recreation and open space, schools and solid waste disposal in the amendment application.



| LEGEND | |
|---|----------------------|
| Land Use | Acres |
|  | LA Greenbelt Overlay |
|  | Conservation 77 |
|  | LA Greenway 350 |
|  | LA MPC 1,430 |
|  | LA VC 46 |
|  | Rural Fringe 386 |
|  | Mixed Use 90 |
|  | Commercial 42 |
| ** | Proposed Senior High |
| * | Proposed K - 8 |
| --- | Future APF Roads |



**Saratoga Springs
Proposed Future Land Use Map**

September 2021

**PROPOSED AMENDMENT TO THE CLAY COUNTY
2040 COMPREHENSIVE PLAN**

ELEMENT Future Land Use
TYPE OF AMENDMENT Future Land Use Policies 1.1.5

STRIKEOUT FOR DELETION
UNDERLINE FOR NEW LANGUAGE

Purpose:

To amend the cap on residential development in the LAMP through 2040 to include the residential units approved in the Planned Community land use within the Master Plan boundary.

Change:

The County applies a cap on the number of residential units permitted within the boundary of the Lake Asbury Master Plan through the year 2040. LA FLU Policy 1.5.3 establishes this cap at 21,281 residential units. This cap is established because the total development potential for the LAMP exceeds the projected need for residential units within the 2040 planning horizon. Clay County does not limit the approval of residential units/permits geographically within the boundary of the LAMP, instead allowing the market to determine where best to construct housing.

The cap established by LA FLU Policy 1.1.5 does not include the Developments of Regional Impact within the LAMP boundary; this is confirmed by LA FLU Policy 1.6.29:

LA FLU POLICY 1.6.29

DRIs shall not be subject to development limitations set forth in LA FLU Policy 1.1.5.

The only DRI within the boundary is the Saratoga Springs DRI. Of the total area of the Saratoga Springs DRI, 75.4% is located within the LAMP boundary. Allocating this percentage of the total residential units approved in the DRI DO to the portion of the Subject Property that lies within the LAMP would assign 3,209 dwelling units to this area of the Subject Property.

The cap established for residential development within the LAMP through 2040 is the sum of the stated cap and the residential units within the Saratoga Springs DRI located within the

LAMP boundary. With the abandonment of the DRI and re-entitlement of the Subject Property with land use categories of the LAMP, the cap that represents the housing anticipated to be needed through 2040 within the Master Plan is 24,490 residential units.

Upon abandonment of the Saratoga Springs DRI concurrent with the effective date of the proposed land use amendments and the elimination of the Development of Regional Impact review process for new DRIs in Florida in 2016, LA FLU Policy 1.6.29 has no future application.

Proposed Amendments

LA FLU POLICY 1.1.5

The County shall limit development through the 2040 Comprehensive Plan timeframe. No more than 24,490 ~~21,281~~ 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.

**PROPOSED AMENDMENT TO THE CLAY COUNTY
2040 COMPREHENSIVE PLAN**

ELEMENT Future Land Use
TYPE OF AMENDMENT Future Land Use Policies 1.41 and 1.4.3

STRIKEOUT FOR DELETION
UNDERLINE FOR NEW LANGUAGE

Purpose:

To amend the density standards and acreage permitted in the Mixed Use Land Use category in FLU Policies 1.4.1 and 1.4.3.

Change:

FLU POLICY 1.4.1

The Future Land Use categories are declared to be a part of the adopted Future Land Use Policies. The categories have been developed to help in the determination of where development should occur over the planning period and are described below:

Changes proposed to Paragraph 10 only:

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 ~~46~~ 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 90 ~~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. 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.

Amend FLU Policy 1.4.3 to allow a base density of 20 units per acre in the Mixed Use category:

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:

| Land Use | Density Allowed*** | | | | | | |
|-------------------------------------|----------------------------|---------------------------|-------------|--------------------------------|---------------------------------------|-----------------------------|--|
| | 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 | 1 du/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) | 46 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.