

Lake Asbury Master Plan Proposed Moratorium Workshop

Tuesday, November 23, 2021

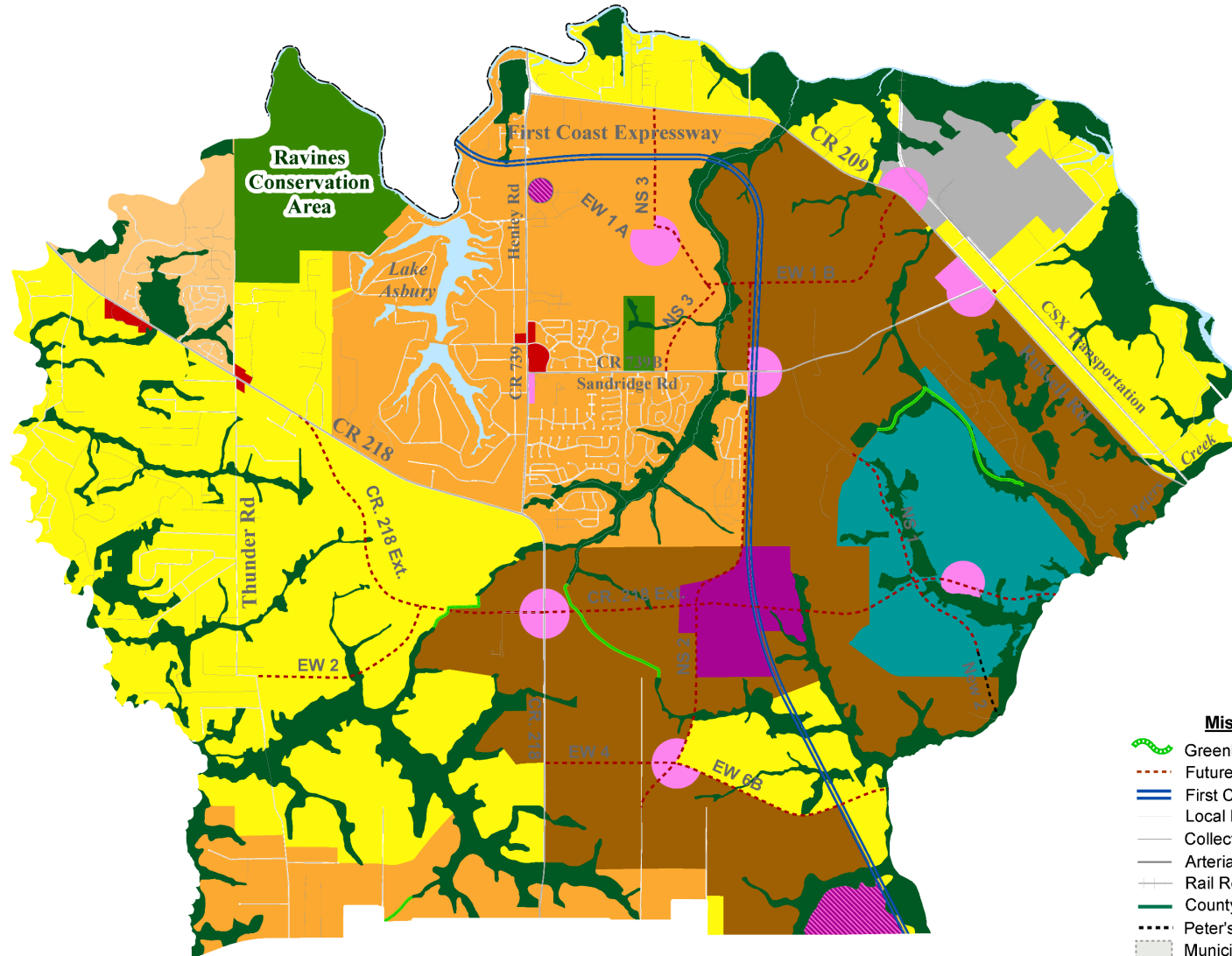


Notice of Workshop

**“AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA,
IMPOSING A MORATORIUM ON ANY PROPOSED LAND USE AMENDMENT TO THE CLAY COUNTY
2040 COMPREHENSIVE PLAN THAT EFFECTIVELY INCREASES THE ALLOWABLE RESIDENTIAL
DENSITIES WITHIN THE LAKE ASBURY MASTER PLAN AREA OR ANY PROPOSED REZONING THAT
EFFECTIVELY INCREASES THE ALLOWABLE RESIDENTIAL DENSITIES OF ANY PARCEL OF LAND
WITHIN THE LAKE ASBURY MASTER PLAN AREA; MAKING FINDINGS IN SUPPORT THEREOF;
PROVIDING FOR THE DURATION AND APPLICABILITY OF THE MORATORIUM; PROVIDING
EXCEPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS NOT TO CODIFY; PROVIDING
AN EFFECTIVE DATE.”**

History of the Lake Asbury Master Plan

- Due to anticipated growth within the Lake Asbury Area in 2005, a collaborative effort with the community lead to the development of The Lake Asbury Master Plan.
- An ordinance adopting the Lake Asbury Master Plan was approved by the Board on November 14, 2006, implementing land development regulations to guide development within the plan area.
- Density provided for in the Lake Asbury Master Plan has been followed with limited exceptions (Henley Village Center)
- Current changes pending approval remain for Saratoga Springs and Village Center.



Future Land Use Legend

- LA RC
- LA RRSV
- LA RF
- LA MPC
- LA COM
- LA SOL
- LA VC
- LA AC
- LA IVC
- PC
- LA GW
- RP

Misc. Legend

- Greenbelt Zoning Overlay
- Future Roads
- First Coast Expressway
- Local Roads
- Collector Roads
- Arterial Roads
- Rail Road
- County Boundary
- Peter's Creek Business Park Improvements
- Municipal Boundary
- Masterplan Boundary
- Water



0.5 0.25 0 0.5 1 Miles

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

File Name: LAMP_FLUM_Landscape_2040

2040 Lake Asbury Future Land Use Map



Created By: GIS Department
Map Prepared: 11/16/2021

Current Planning & Zoning Process

- Any landowner can apply for a land use change or zoning change.
 - Small scale land use changes (< 50 acres) and zoning changes typically take 2-3 months from application to approval.
 - Large scale (> 50 acres) take 3-4 months.
- Approval Process:
 - Staff Review – Code/Master Plan Compliance
 - Planning Commission Review – Public Discussion, Recommendation to BCC
 - Board of County Commissioners - Public Discussion, Final Approval Process

LAMP Current, Planned, Proposed Communities

10,318 Dwelling Units (DU)

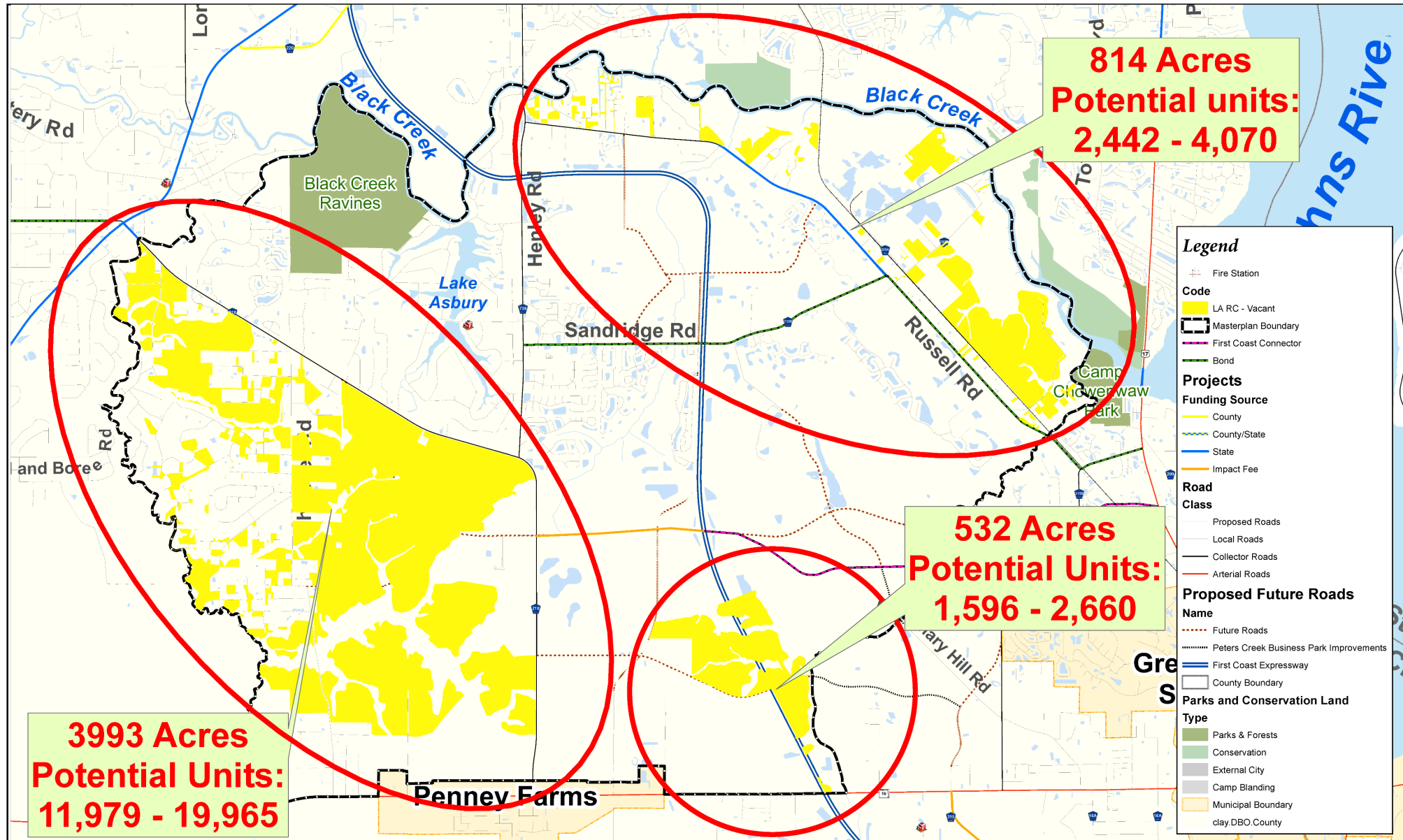
Project Name	Units
Annabelle	773
Cross Creek	998
Saratoga Springs	4095
Robinson Ranch	349
Bella Lago	527
Granary Park Phase II	771
Creekview 1, 2, 5	525
Bradley Creek	100
Village Park	394
Lee East	192
Lee West	203
Rolling Hills	247
Reinhold Parcel 61	725
Asbury Hammock	184
Russell Road	235

LAMP Current and Planned Communities

- Of the 10,318 DUs:
 - 838 CO* Received – to present day
 - 197 Permitted (Awaiting CO) – present to 12 months
 - 360 Lots Awaiting Permit – 6 months to 18 months
 - 2,600 Lots Awaiting Plat Approval – 1 year to 4 years
- Impact within the next 4 years:
 - Total = 3,995 Dwelling Units, Approximately 10,787 Residents

Estimate Mobility Fees to be Collected

- Mobility Fee (Single Family 1,500 to 2,499 sq ft, \$6,652) to be collected over the next 4 years would be approximately \$26M.
- Mobility Fee (Single Family 1,500 to 2,499 sq ft) to be collected beyond 4 years would be approximately \$42M.
- Developer credit for mobility fee improvements (i.e. ROW, roads, storm drainage, ponds, etc.), approximately \$30M.



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CLAY COUNTY

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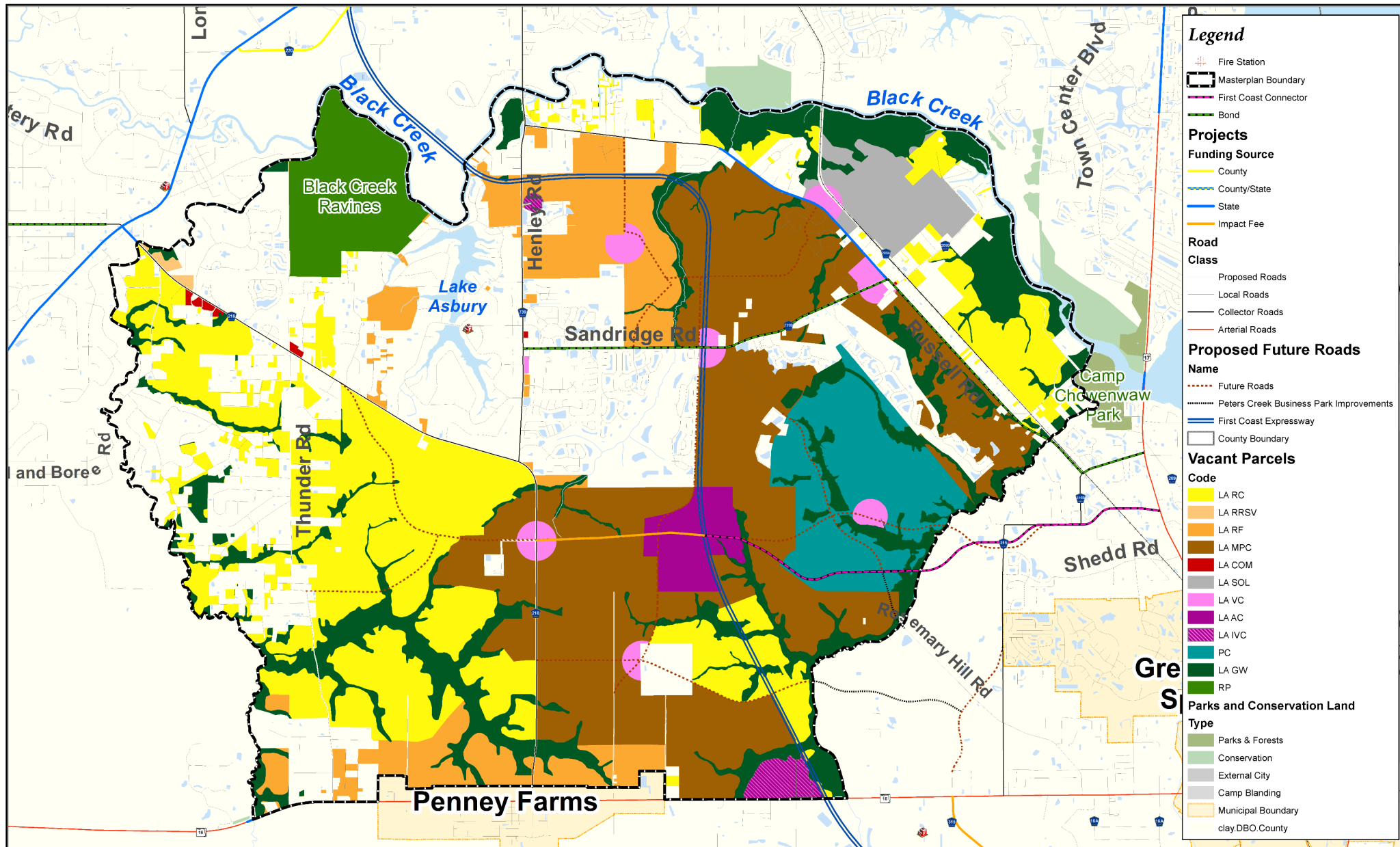
File Name: LA01P_Vacant LA RC Potential Units 24/06 landscape

Lake Asbury Master Plan Area LA RC - 5,339 Acres Vacant



Future Potential Growth

- All three highlighted areas in yellow are RC (1:1) - 5,339 DUs
- Maximum density if changed to MPC (3:1 to 5:1) - 16,017 to 26,695 DUs
- LA FLU POLICY 1.1.5: The County shall limit development through the 2040 Comprehensive Plan timeframe. No more than 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.
- Impacts to the area that would need to be addressed:
 - Emergency Services & Public Safety – Facilities, equipment, and first responders
 - Roads – Maximum buildout would generate over \$163M mobility fees
 - Parks/Libraries/Admin Facilities
 - Schools



Legend

- Fire Station
- Masterplan Boundary
- First Coast Connector
- Bond

Projects

Funding Source

- County
- County/State
- State
- Impact Fee

Road Class

- Proposed Roads
- Local Roads
- Collector Roads
- Arterial Roads

Proposed Future Roads Name

- Future Roads
- Peters Creek Business Park Improvements
- First Coast Expressway
- County Boundary

Vacant Parcels Code

- LA RC
- LA RRSV
- LA RF
- LA MPC
- LA COM
- LA SOL
- LA VC
- LA AC
- LA IVC
- PC
- LA GW
- RP

Parks and Conservation Land Type

- Parks & Forests
- Conservation
- External City
- Camp Blanding
- Municipal Boundary
- clay.DBO.County

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File Name: LAMP Vacant FLUM 24x36 landscape

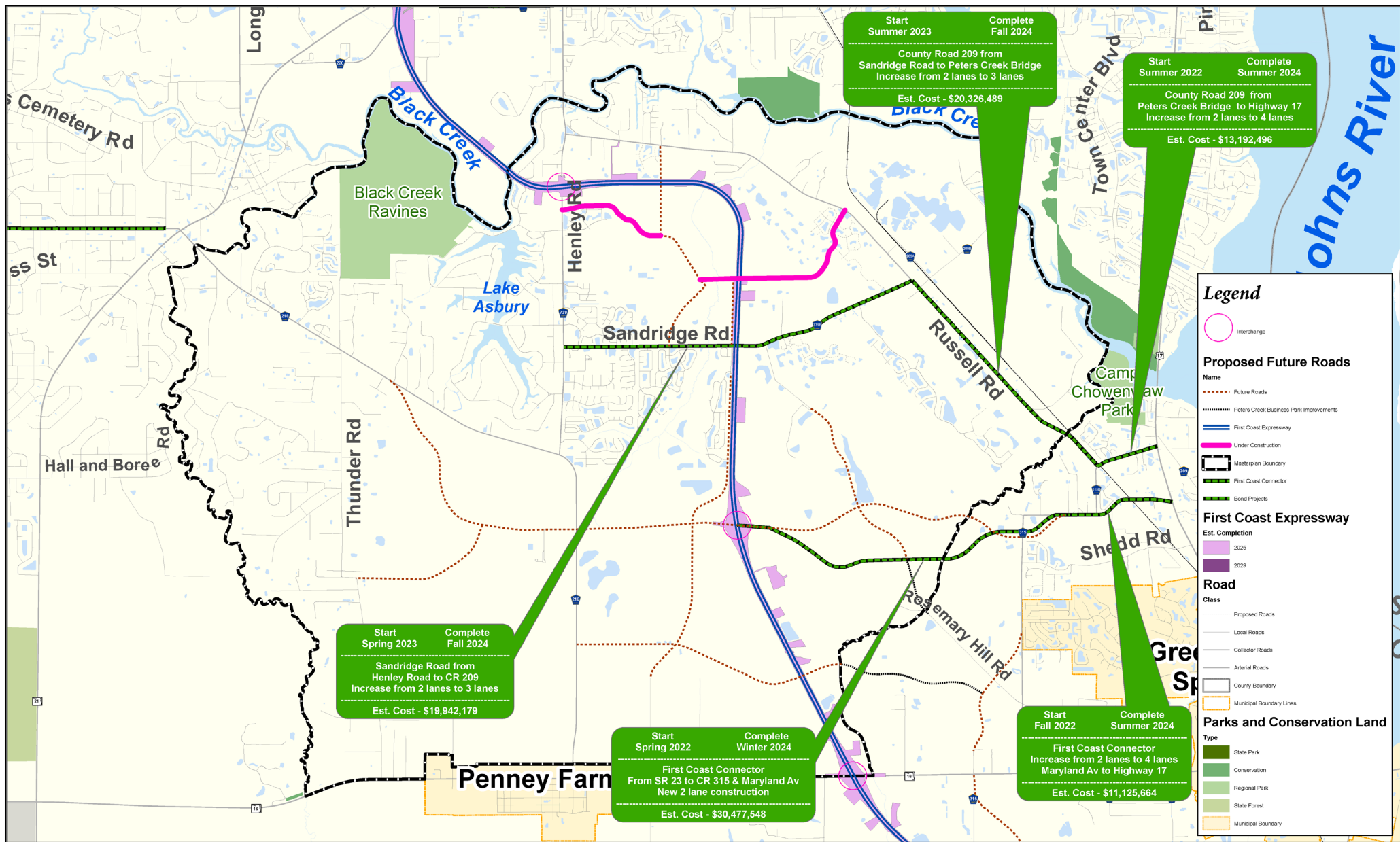
Lake Asbury Master Plan Area Future Land Use - Vacant Parcels

Created By GIS Department
Map Prepared: 11/16/2023

LAMP Roadway Capacity

ROADS	Road Capacity	Available Capacity**	STATUS
Sandridge Road (739B)	1480 (pre-bond)	0	Bonded Road Project/2024
Russell Road (209)	-	-	-
-Sandridge Rd to 315B	1610 (pre-bond)	0	Bonded Road Project/2024
-315B to Hwy 17	1610 (pre-bond)	400	Bonded Road Project/2024
Henley Road (CR 209 to CR 739B)	3222	939	Completed/2014
Henley Road (CR 739B to CR 218)	3401	2313	Completed/2014
First Coast Connector	In Design		New Construction/2024
APF/Dash Line Roads	-	-	-
-Feed Mill	TBD	-	TBD
-Verbena Parkway	TBD	-	On Going
-North South -3	TBD	-	TBD
- East West 1B	TBD	-	On Going

** Including Proposed Projects



0.5 0.25 0 0.5 1 Miles

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File Name: LAMP_Bonded_Road_Projects_Map_24c06_landscape

Bonded County Road Projects in LAMP



Safety

	Reported Motor Vehicle Accidents (MVA)	CCFR MVA Responses	CCFR Transports from MVA's	TRAUMA ALERTS & REDS from MVA's
2018				
Henley Rd	57	14	3	0
Russel Rd	75	22	12	3
Sandridge	20	3	0	1
2019				
Henley Rd	62	14	7	2
Russel Rd	62	23	11	6
Sandridge	21	2	2	1
2020				
Henley Rd	60	19	3	3
Russel Rd	54	18	7	4
Sandridge	23	5	1	0
2021 (Through 10/31/21)				
Henley Rd	58	27	8	3
Russel Rd	65	31	8	5
Sandridge	20	4	0	0

Possible Considerations

1. Implement a limited moratorium on applications for any land use amendments or rezoning of parcels that effectively increase the allowable residential densities within the Lake Asbury Master Plan Area to allow for infrastructure maturity and the evaluation of possible changes to the LDC (i.e. lot sizes, APF roads, Conservation Plan etc.) for the Lake Asbury Master Plan.
2. Continue to follow the Lake Asbury Master Plan.
3. Focus collected allowable Mobility and/or Impact Fees on Lake Asbury Master Plan roadways.

QUESTIONS / DISCUSSION