



Rezoning Application Z-22-01

Staff Report

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

Owner / Agent Information

Owner: Reinhold Corporation
Phone: See Agent
Email: See Agent

Address: 1845 Town Center Blvd. Suite 104
Fleming Island, FL. 32003

Property Information

Parcel ID: 35-05-25-010146-000-00 **Address:** 5600 County Road 218
Current Zoning: PUD (Planned Unit Development) **Land Use:** Planned Community (PC)
Zoning Proposed: LA MPC (Master Planned Community) **Acres:** 11.13

Commission District: 5 (Commissioner Burke)

Planning District: Penny Farms/Asbury

Agent: Susan Fraser, SLF Consulting, Inc.
Phone: 904-591-8942
Email: slfraser@bellsouth.net

Address: 3517 Park Street
Jacksonville, Fl. 32205

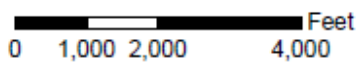
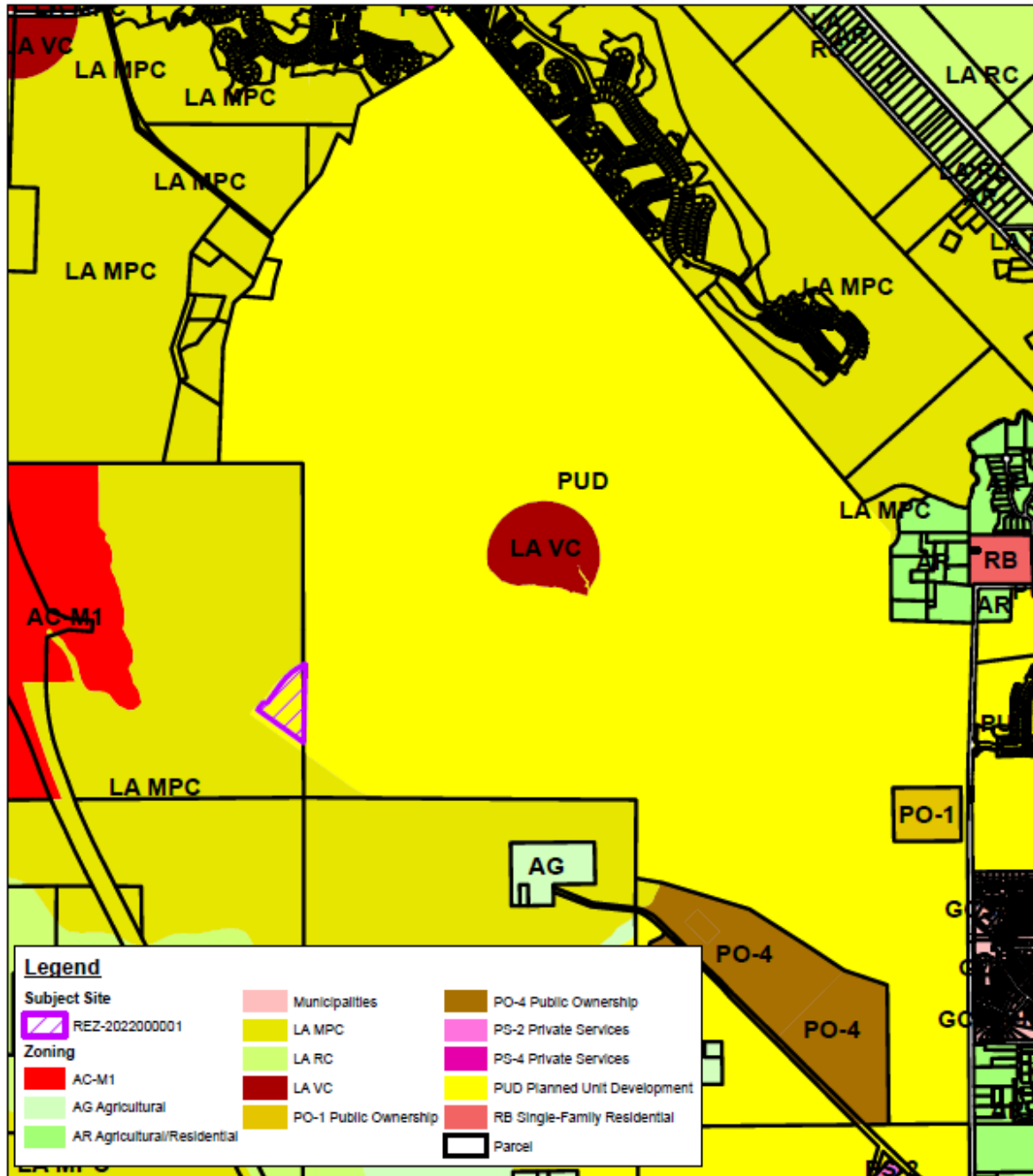
Background

This is a companion rezoning accompanying the abandonment and future land use change of the Saratoga Springs Development of Regional Impact (DRI). The application is to rezone a total 11.13 acres from PUD to Lake Asbury Master Planned Community (LA MPC).

The future land use amendment accompanying the abandonment of the Saratoga Springs DRI will change the land use on the 11.13 acres to Lake Asbury Master Plan Community. Section 3-33 B.A.1 states the County shall rezone undeveloped properties to the base zoning district for each land use. The base zoning district for the LA MPC land use is LA MPC zoning.

	ZONING	FUTURE LAND USE
North	LA MPC (Lake Asbury Master Planned Community)	LA MPC (Lake Asbury Master Planned Community)
East	PUD (Planned Unit Development)	PC (Planned Community)
West	LA MPC (Lake Asbury Master Planned Community)	LA MPC (Lake Asbury Master Planned Community)
South	LA MPC (Lake Asbury Master Planned Community)	LA MPC (Lake Asbury Master Planned Community)

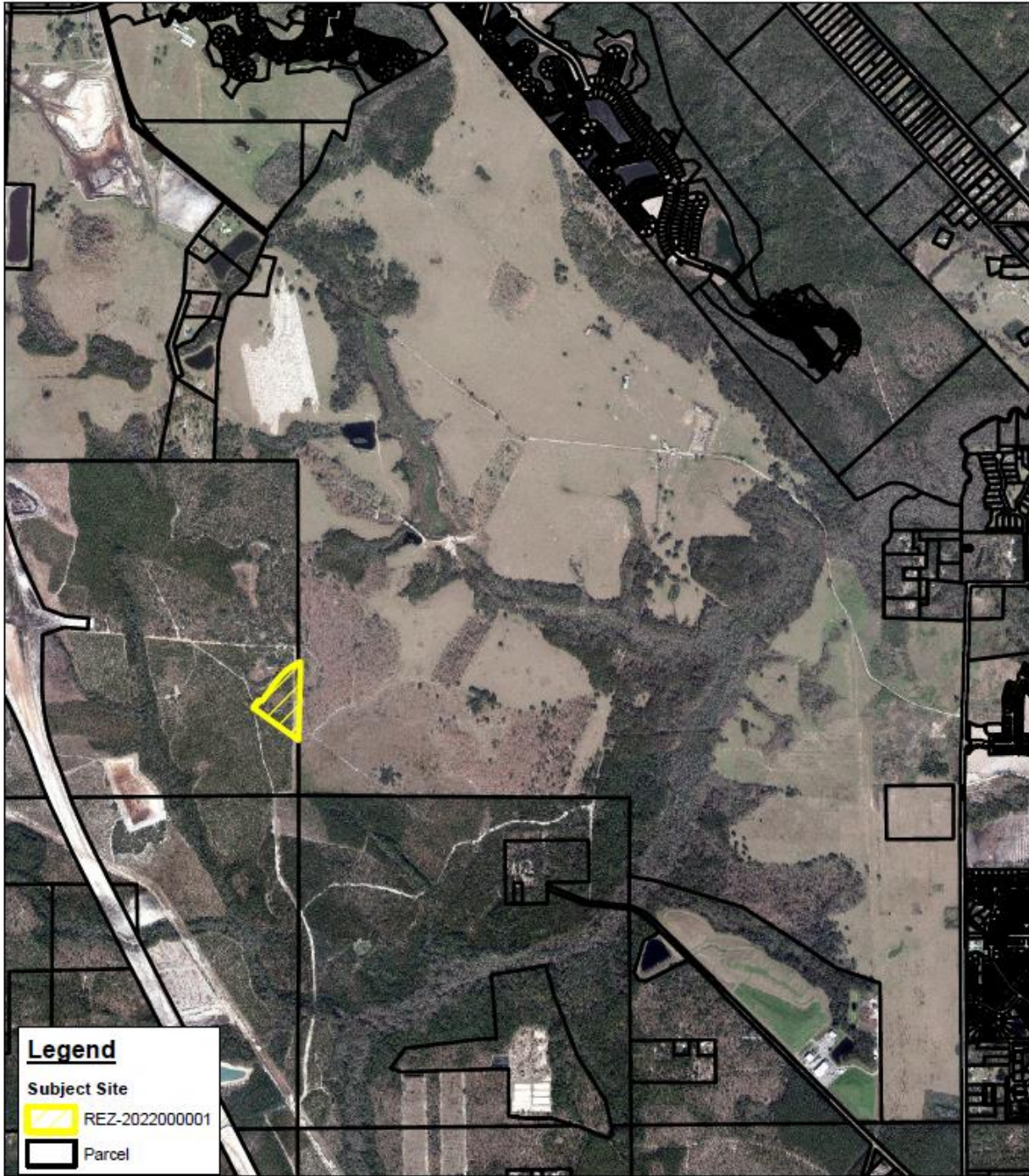
Surrounding Zonings



Rezoning: REZ-2022000001
from PUD to LA MPC



Aerial of Site



Rezoning: REZ-2022000001
from PUD to LA MPC



Proposed Zoning District

Lake Asbury Master Planned Community (LA MPC) Land Use

The Base Zoning is LA MPC, permitting single family detached dwellings. Single-family attached dwellings are also permitted subject to locational criteria. All development must submit site plans for review to ensure conformance with LDR standards, and shall be bound by such site plans. Other Zoning Districts permitted in the LA MPC Land Use (consistent Zoning Districts) are PO-1, PO-2, PO-3, PO-4, PS-1, PS-2, PS-3, PS-4, and PS-5.

Development within the Lake Asbury 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, and townhomes. 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.

All development is subject to the Lake Asbury Overlay Standards.

Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed adjacent to village centers. Single-family attached units may not exceed ten percent of potential units in the Lake Asbury Master Planned Community within each village, and are subject to the Dimensional Standards of the Village Center. Central water and sewer are required in this land use category.

The maximum base density for single-family detached development is 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. 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 buffers and/or environmentally significant land dedication as described in paragraph 4 of Subsection D.

- a. Permitted uses:
 - i. Single-family detached dwellings and customary accessory buildings incidental thereto, meeting the standards of this code.
 - ii. Single family attached, subject to locational criteria.
 - iii. Accessory apartments, meeting the standards of this code.
 - iv. Satellite dish receivers to serve the development in which located.
 - v. On-premises consumption of alcoholic beverages within recreation- and clubhouse-type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
 - vi. Neighborhood parks.

- vii. Places of worship, allowed on minor and major collectors. Forty thousand square foot limitation and additional 10,000 square foot allowed for classrooms, meeting space, and other ancillary uses on minor collectors; no size limitations on major collectors.
 - viii. Washing facilities for use by residents.
 - ix. Storage of travel trailers, recreational vehicles and boats for residents of a subdivision, within that subdivision, provided such units are stored in a separate area that is landscaped, visually screened, and maintained. Storage of these units shall not be permitted on individual lots.
 - x. Public and private educational facilities subject to locational criteria in the 2015 Plan.
 - xi. The non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals; provided, however, that no more than one horse, cattle, sheep, swine, goat or other large farm animal six months of age or older shall be permitted to be kept or maintained per two acres of land. No animal pen, stall, stable, or other similar animal enclosure shall be located nearer than fifty feet to the property.
 - xii. Agricultural classification for ad valorem tax purposes.
 - xiii. Public and/or Private Utility Sites.
- b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.
- i. Home occupations.
 - ii. Swimming pools.
 - iii. Private ponds.
 - iv. Temporary structures or buildings (excluding mobile homes).
 - v. Recreation vehicle parking for temporary use.
- c. Uses or Activities Permitted By Right as Accessory. The use of land or activities upon such land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:
- i. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
 - ii. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year. The duration of each garage sale shall be a maximum of seventy-two (72) hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.
- d. Prohibited Uses or Activities.
- i. Any use or activity not permitted in (a), (b), or (c) above.
- e. Dimensional Standards.
- i. Minimum Density: 1 unit per net acre.
 - ii. Maximum Density: 2.5 units per net acre; 3 with density bonuses.
 - iii. Minimum Lot Size: 4,000 square feet (applied to a maximum of 20% of the lots within in given development) 5,500 square feet; 3,500 with rear alleys
 - iv. Minimum Lot Width at Building Line: 40 feet (applied to a maximum of 20% of the lots within in given development); 30 feet with rear alleys

- v. Minimum Front Setback: 5 feet for front porches; 10 for front façade; 20 feet for front facing garages
- vi. Minimum Side Setback: 5 feet.
- vii. Minimum Rear Setback: 10 feet¹⁴ with rear alleys
- viii. Maximum Percent of Lot Coverage: 50 percent (total for all primary and accessory buildings), 70 with rear alleys

Staff Recommendation

The applicant is requesting a change in zoning from PUD to LA MPC for 11.13 acres. The proposed LA MPC zoning is consistent with the requested future land use category of LA MPC for the same property.

Staff has reviewed the application and determined that the request is consistent with the surrounding zoning districts and uses and is compatible with the surrounding area. Staff recommends approval of application Z-22-01 contingent on adoption of the land use change to LA MPC for the same property.