



1 **Staff Report Land Development Code Text Amendment**
2 **LDC 2022-13**

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4 Copies of the submitted application are available at the Clay County
5 Administration Office, 3rd floor, located at 477 Houston Street, Green Cove Springs, FL 32043
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8 Applicant: The Applicant is Clay County, Economic and Development Services
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11 **INTRODUCTION**

12 This county-initiated amendment to Article III of the Land Development Code is to allow for
13 manufactured dwelling units as a use by right in the Branran Field Rural Suburbs (BF RS) land
14 use. Manufactured dwelling units would remain as a prohibited use in any subdivision
15 located within the BF RS land use.
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17 **DESCRIPTION**

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19 The Branran Field Rural Suburbs land use category is located primarily to the area west of
20 Branran Field Road. The Rural Suburbs land use category is intended to maintain the rural
21 character of the area. Development is characterized by larger lots, five acres or larger, and
22 served by well and septic tank.
23

24 The areas designated BF RS were primarily designated Agriculture and
25 Agricultural/Residential, which allowed for manufactured dwelling units, prior to adoption
26 of the Branran Field Master Plan. County policy allows for the continued use and replacement
27 of manufactured home on parcel with a legally permitted manufactured unit. This has
28 resulted in a mix of single family and manufactured (mobile) dwelling units in the BF RS land
29 use area. The existing manufactured units within the BF RS are located on parcels which
30 contained manufactured dwelling prior to adoption of the Branran Field Master Plan and
31 thereby are allowed to continue.
32

33 Single-family dwellings are permitted by right in the BF Suburbs land use. As defined in
34 Article 1 of the Land Development Code, single family dwelling is not to be construed to
35 include mobile homes, travel trailers, housing mounted on motor vehicles, tents, houseboats,
36 or other forms of temporary portable housing.
37

38 Manufactured homes are defined in State Statutes as mobile homes fabricated on or after
39 June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building
40 site, with each section bearing a seal certifying that it is built in compliance with federal
41 Manufactured Home Construction and Safety Standard Act. (Ch. 320, F.S.)
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43 There is a total of 2,320+ acres of BF RS land use within the Branan Field Master Plan area
44 with 1,230+ acres located within existing subdivisions. This leaves 1,090 acres of BF RS land
45 use not located in existing subdivisions and which may be impacted by the proposed Code
46 change. Presently, there are 157 + acres of BF RS not within existing subdivisions which are
47 vacant.

48
49 The proposed text change would allow manufactured dwelling units, as well as, single family
50 dwellings by right on parcels within the BF RS land use. To limit conflict with existing
51 development within existing subdivision that have been developed with conventionally built
52 single family dwellings the proposed Code change would continue to prohibit manufactured
53 dwelling units in subdivisions within the BF RS land use.

54
55 There has been a significant increase in housing cost in the County over the past several
56 years. As the price for housing has increased there has been an increase desire for the use of
57 manufactured dwellings as a means for obtaining affordable housing. Presently,
58 manufactured homes are allowed only in Agricultural, Agricultural/Residential and
59 Residential Mobile Home Park zoning districts. This proposed change will provide an
60 opportunity to expand the use of manufacture units in an area of the County with a more
61 rural setting with larger lots and where there already exists a mix of single family and
62 manufactured units.

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64 **SUMMARY OF CHANGES**
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- 66 1. ***BF Rural Suburbs (BF RS)***. The BF Rural Suburbs land use category applies to much of the area
67 west of the First Coast Expressway. The BF Rural Suburbs (BF RS) land use category is intended
68 to maintain the rural character of the area. Development within the BF Rural Suburbs is characterized
69 predominately by five-acre or larger lots served by wells and septic tanks, but densities of up to one
70 unit per gross acre are allowed through a density bonus program that requires the preservation of
71 environmentally sensitive lands and/or open space. Permitted uses include single-family residential
72 as well as limited agricultural uses.
- 73
- 74 a. Uses Permitted by Right. Uses of the lands and structures shall be permitted within the BF Rural
75 Suburbs as follows:
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- 77 i. Single-family dwellings or Manufactured Homes, including the customary accessory uses
78 and buildings. Manufactured Homes are prohibited in recorded subdivisions.
- 79
- 80 ii. Limited commercial uses allowed under density bonus program within Neighborhood
81 Centers.
- 82
- 83 iii. Places of worship, allowed on minor and major collectors. Forty thousand square foot
84 limitation and additional 10,000 square foot allowed for classrooms, meeting space, and other
85 ancillary uses on minor collectors; no size limitations on major collectors.
- 86
- 87 iv. Private boat pier or slip for the use of occupants of principal residential structures of the lot;
88 provided said pier or slip does not interfere with navigation.
- 89

- 90 v. Satellite dish receivers for individual use.
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92 vi. Recreational vehicle (RV) parking in side yards only if screened from public view.
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94 vii. Cemeteries.
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96 viii. Public and/or Private Utility Sites
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98 b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec.
99 20.3-5 of the Zoning Code.
100
101 i. Home occupations.
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103 ii. Swimming pools.
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105 iii. Private drainage ponds.
106
107 iv. Aviculture (Hobbyist).
108
109 v. Community Parks
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111 vi. Public and Private Schools
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113 vii. Youth Camps,
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115 viii. Temporary structures or buildings (excluding mobile homes).
116
117 ix. Riding stables and academies.
118
119 x. Recreational vehicle parking for temporary use.
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121 xi. Temporary living quarters during construction of a residence.
122
123 xii. Rural Event Centers.
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125 c. Uses or Activities Permitted By Right as Accessory. The use of land or activities upon such
126 land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:
127
128 i. The keeping of domesticated cats and dogs with a limit of six total per household over six
129 months in age.
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131 ii. For lots over one acre in size, the non-commercial keeping and raising of horses, cattle,
132 sheep, goats, swine and other similar animals.
133
134 iii. Non-commercial agricultural pursuits of a variety similar, but not limited to, truck gardens,
135 horticultural farming, greenhouse, nurseries, farms and fruit groves as a secondary use to the
136 primary residence; provided, however, that said agricultural pursuit as referenced herein is
137 located and conducted upon a parcel which is the same as or immediately abuts the parcel
138 upon which the main residence is located.

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- iv. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year per property. 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.
 - ii. Any use or activity which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.
 - iii. Any agricultural pursuit as a commercial venture or enterprise or the keeping or maintaining of any animal, reptile or rodent, as a commercial venture or enterprise.
 - iv. Boat piers and slips for commercial docking of watercraft.
 - v. Mobile homes.
 - vi. Any commercial agricultural pursuit or the breeding, raising, grazing, or keeping of animals, fowl, or insects.
- e. Density Requirements. The maximum densities and minimum lot areas for residential uses shall be as follows:
 - i. Maximum Density: One (1) unit per five (5) gross acres
 - ii. Minimum Lot Size: Four (4) acres
 - iii. Density Bonus. Higher densities and smaller lot sizes may be obtained through the density bonus program, as described in subsection g.
- f. Lot and Building Requirements. The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the following requirements, except for density bonus point development, which shall conform with requirements of the BF Master Planned Community category:
 - i. Minimum lot width at building line: 100 feet
 - ii. Minimum lot depth: 100 feet
 - iii. Minimum front setback: 20 feet
 - iv. Minimum side setback: 10 feet
 - v. Minimum rear setback: 30 feet

- 188 vi. Minimum setback from all lot lines of accessory structures (except fences): side and rear:
189 7.5 feet; front: 30 feet (but in no event nearer to front line than the front of the principal
190 building.)
191
- 192 vii. Maximum percent of lot coverage 30 percent (total for all primary and accessory buildings)
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194 viii. Maximum percent of rear lot coverage 30 percent
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196 ix. Minimum living area 1,200 sq. feet
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198 x. Maximum height 45 feet.
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- 200 g. Density Bonus Program. Properties eligible for the Density Bonus Program include those
201 properties that were in the Rural Residential land use on the 2015 Comprehensive Plan at the
202 time of adoption of these LDRs, and shall also include those properties that were greater than
203 200 acres and under common ownership as shown by the Property Appraiser tax rolls at the time
204 of adoption of these LDRs. Additional density not to exceed one unit per gross acre (except
205 under D – Additional Bonus) will be granted with the following conditions.
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- 207 i. Minimum Open Space Required. A minimum of thirty-five percent open space is required,
208 with no more than 60% of this being wetland area. This shall be usable open space
209 intertwined throughout the community and shall include connected, paved or unpaved
210 walking trails and/or bike paths.
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- 212 ii. Perimeter Buffer.
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- 214 A. Buffer Width. The development shall be designed to maintain a natural and rural
215 character. No additional buffers are required for proposed developments along lot lines
216 that are adjacent to an existing perimeter buffer. Perimeter buffers shall be required and
217 shall average 50 feet in width. Buffer width may be reduced to no less than 35 feet, if the
218 following conditions are met:
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- 220 Item 1. Reduced buffers must include established vegetation.
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- 222 Item 2. Areas included in calculation of overall average buffers shall not include
223 wetland or BF PCN.
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- 225 B. Buffer Contents. These buffers must include preserved or planted vegetation that
226 provides an effective visual screen (at least 85% opacity) from rights-of-way and
227 adjacent properties. If such a buffer is planted or supplemented, the 85% opacity
228 standard must be met within three years after planting. Where such buffers are planted
229 or supplemented, a performance bond must be provided to the County for the period of
230 two years to ensure that planted vegetation is established. Buffers shall not include roads,
231 retention, or any other areas that are not vegetated, except for utility easements at a
232 maximum width of 15 feet when right-of-way is not available to serve lots with utilities,
233 and/or hiking or multi-purpose trails not to exceed a paved feet of eight feet. Where
234 practicable, buffers shall include unpaved or paved trails of at least six feet in width for
235 the use of residents.
236

- 237 C. Buffers shall include native vegetation to ensure drought tolerance and survivability.
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239 D. Buffer Ownership and Control. Such buffers may not be part of individual lots, but must
240 be common areas owned by homeowners' associations or deeded to the County or water
241 management district.
242
- 243 iii. BF MPC Standards. Developments utilizing the density bonus program that achieve net
244 densities (less wetlands and parks/open space) that are higher than 1.5 units per two acres
245 must meet applicable development standards of the BF Master Planned Community. For
246 developments with more than 20% of lots smaller than 6,000 square feet, BF MPC Village
247 Zone standards shall apply. Other developments shall be subject to the BF MPC's Suburban
248 Zone standards. Neighborhood Centers are required and shall include, at a minimum, a
249 centrally located primary neighborhood park with facilities and required civic space.
250 Neighborhood Centers that provide retail/office uses as described in the BF MPC category
251 are encouraged.
252
- 253 iv. Central Water and Sewer. Septic tanks and wells shall be allowed for single-family units on
254 existing lots of record as of the adoption date of this plan. New commercial, except within
255 the BF Rural Activity Center as specified in the standards for this land use, must tie into
256 central water and sewer. Residential subdivisions may also be served by well and septic
257 tanks meeting the following standards: no more than fifty lots, an overall gross density of
258 no greater than two-and-one-half units per acre, and no lots smaller than three-quarters of an
259 acre.
260
- 261 v. Density calculation. Higher density may be obtained in the following manner.
262
- 263 A. Base Density. One dwelling unit per 5 gross acres (density allocated to wetlands within
264 conservation easements may be transferred to upland areas).
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- 266 B. Complimentary Use Bonus. One dwelling unit per two gross acres will be allowed when
267 development is adjacent to one or more of the following land uses: BF Activity Center,
268 BF Community Center, BF Master Planned Community or any other land use that allows
269 densities of greater than two units per gross acre. In this case, "adjacent" requires that
270 the property in question share a property boundary that is at least one-third of the
271 perimeter of the property in question with one or more of the above land uses. Lands
272 across a road classified as collector or below shall be counted in this calculation, however
273 land across the BF PCN or a Conservation area shall not be counted.
274
- 275 C. BF Primary Conservation Network and Open Space Set Aside Bonus. Up to a maximum
276 of one dwelling unit for each gross acre beyond the Base Density, with density
277 accumulated in the following manner by the following types of land set asides. Ten units
278 per acre of additional density is available for each acre of new upland BF PCN lands that
279 are immediately adjacent to the existing BF PCN or that will function as a corridor
280 providing for wildlife movement between BF PCN lands. If BF PCN lands are not
281 located on a site, four units per acre of density is available for each acre of upland area
282 dominated by ecologically sensitive communities like longleaf pine, turkey oak, or sand
283 hill communities. In the absence of these two types of non-BF PCN density bonus lands,
284 open space shall be forested areas or an extension of required perimeter buffers, with two
285 units per acre of density is available for each upland acre preserved. Such lands must be

286 contiguous areas that are at least two acres in size, and shall be located so as not to create
287 disconnected or isolated fragments. Average width and depth of BF PCN bonus lands
288 shall generally exceed 200 feet. All new density bonus conservation lands will be
289 preserved as permanent open space.

291 D. Additional Bonus. Additional density not to exceed the lesser of 25 percent of maximum
292 allowed units or 100 units will be allowed under the following requirements.

293 Item 1. Development rights allowing the additional units must be permanently
294 transferred from lands within the master parcel.

295 Item 2. Park space shall exceed minimum requirements by 150%.

296 Item 3. Additional BF PCN lands shall be provided within the development in the
297 amount of at least 10,000 SF per additional unit. Such lands must be uplands
298 and may not include any lands within utility easements.

299 Item 4. At least one or a blend of the following traditional neighborhood development
300 elements shall be utilized in the majority of the development: block lengths
301 not to exceed 600 feet, alleys, elevated front porches, designated mixed-use
302 Neighborhood Center.

303 Item 5. Civic space with a clubhouse is required.
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310 **RECOMMENDATION**

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312 This is a proposed text amendment to the Branan Field Master Plan to allow manufactured
313 dwelling units within the Branan Field Rural Suburbs land use on parcels not located within
314 subdivisions. Staff recommends approval of the proposed changes as set forth above.