

## INTRODUCTION AND EXPLANATION

By this application, request is made that Clay County amend FLU Policy 1.4.10 of the Lake Asbury Master Plan as shown on the attached revision for Village Centers of less than ten (10) acres to eliminate the requirement of the mix of uses under the matrix of uses set forth in such policy. Village Centers of less than ten (10) acres are just too small to accommodate all the uses required by the matrix. To require a Village Center of less than ten (10) acres to incorporate the mix of uses set forth in the matrix is not feasible due to the limitations imposed simply due to the size of a Village Center of less than ten (10).

As an example, the matrix requires a minimum of 25% be used for residential. In a Village Center of less than ten (10) acres, that would require a minimum of 2.5 acres be developed for residential, barely enough to justify the financial commitment to develop what may only amount to only 25 residential units or less. Similarly, the matrix requires a minimum of 10% be used for Civic and Public Park space. To incorporate even a one acre civic or park within a Village Center of less than ten (10) acres would be difficult from a design as well as a functionality perspective. There is only one Village Center in Lake Asbury that is less than ten (10) acres and it totals only approximately 6.5 acres, with 2 of the acres having been developed prior to the adoption of the Lake Asbury Master Plan as a convenience store and gas station. Ten percent (10%) of which would be only .65 acres. With only approximately 4 acres remaining undeveloped in that one Village Center of less than ten (10) acres, the minimum size of a civic or public park would mean that of there would remain only approximately 3.35 acres would remain to be developed for residential, commercial/retail and office. When the development standards established under the Land Development Regulations for Village Centers in Lake Asbury are applied, the effective size of the developable property is reduce to below what would justify any development at all.

The Village Center category under the Lake Asbury Master Plan is intended to be a focal point and central place of a village with a limit of no more than 10 Village Centers in the LAMPA. Village Centers are intended to be fairly large, but not greater than 75 acres. As mentioned above, there is only one Village Center in LAMPA that is less than ten (10) acres and the requested text change will allow it to be efficiently and viably developed in a manner that adds jobs and uses to the Lake Asbury area consistent with the general idea of village centers.

## STATEMENT OF PURPOSE, SCOPE AND JUSTIFICATION

### 1. Proposed Density and/or Intensity of Use.

The proposed change to the text of FLU LA 1.4.10 does not increase the density allowed to be developed on a LA VC of less than 10 acres. The elimination of the mix of uses required by the matrix of uses will not appreciably increase the intensity of the use due to the size of the VC being less than 10 acres. While the development of a VC of less than 10 acres for only Commercial/Retail and/or Office may increase the intensity of use, due to the applicable size of the VC, the increase would not be appreciable.

### 2. Urban Sprawl.

(a) The adoption of the Amendment will not promote, allow or designate substantial areas to develop as low intensity, low density or single use development. On the contrary, the change in available uses will encourage the development of a mixture of uses at intensities inconsistent with urban sprawl on VC's of less than 10 acres.

(b) The adoption of the Amendment will not promote, allow or designate significant amounts of urban development at distances from existing urban areas. The only VC of less than 10 acres is adjacent to other commercial uses at a hub of commercial activity in Lake Asbury.

(c) The adoption of the amendment will not promote urban development in radial, strip, isolated or ribbon patterns. The change will enhance the existing hub for jobs.

(d) The adoption of the Amendment will not fail to adequately protect and conserve natural resources. Any VC of less than 10 acres is not of sufficient size to accommodate all the uses set forth in the matrix and requirement that 10% be civic or park space would not achieve the protection or conservation of natural resources.

(e) The adoption of the Amendment will not fail to protect adjacent agricultural lands or activities. The text change will not alter the impact on lands adjacent to any VC of less than 10 acres.

(f) The adoption of the Amendment will not fail to maximize use of existing public facilities or services. The text change will not affect the use of public facilities or services available to VC's of less than 10 acres.

(g) The adoption of the Amendment will not fail to maximize use of future public facilities and services. The change will not affect the use of future public facilities or services.

(h) The adoption of the Amendment will not allow for land use patterns or timing which disproportionately increase the cost of providing and maintaining public facilities and

services. The change will not affect the use patterns or timing or increase the cost of providing or maintaining public facilities or services.

(i) The adoption of the Amendment will not fail to provide a clean separation between rural and urban uses. The Amendment does not alter the boundaries of any VC.

(j) The adoption of the Amendment will not discourage or inhibit infill development. The Amendment does not alter the boundaries of any VC.

(k) The adoption of the Amendment will not fail to encourage a functional mix of uses. While the Amendment will eliminate the multitude of uses set forth in the matrix, the uses that remain available for VC's of less than 10 acres still allows for a mix of uses.

(l) The adoption of the Amendment will not result in poor accessibility among the uses. Other provisions of the LAMPA Future Land Use element will still apply to VC's of less than 10 acres, including the coordination of access and internal connections.

(m) The adoption of the Amendment will not result in the loss of significant amounts of open space. The only provisions of the matrix to which the Amendment is applicable would be the 10% devoted to civic or public parks. In VC's of less than 10 acres the loss of 1 acre of civic or park is not significant.

Alternatively, and affirmatively, the adoption of the Amendment discourages urban sprawl because:

- (i) it 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;
- (ii) it promotes the efficient and cost-effective provision or extension of public infrastructure and services;
- (iii) it promotes conservation of water and energy; and
- (iv) it creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

### 3. Traffic Impacts and Traffic.

The proposed amendment applies only to VC's of less than 10 acres. The Amendment eliminates from the uses allowed in VC's of less than 10 acres the development of residential units and the traffic impacts generated by that use. Transportation's three (3) year plan. These improvements will increase the capacity of the transportation network impacted by and serving the Property. All traffic internal to the Property will be constructed by private funding as development proceeds.

4. Water and Wastewater System Impacts and Improvements.

The Amendment does not affect the impacts to water and wastewater improvements.

5. Site Suitability.

The Amendment does not affect the site suitability.

6. Stormwater / Drainage Impacts and Improvements.

Development of the Property will require a permit from St. Johns River Water Management District for stormwater management. The topography of the Property will support adequate drainage facilities.

7. Recreational Impacts and Improvements.

The Amendment will eliminate the requirement that 10% of VC's of less than 10 acres have 10% devoted to civic and public parks, but the loss of that limited amount of civic and public park space is not significant and does not adversely affect the overall design and concepts within the LAMPA.

8. Solid Waste Disposal System Impacts and Improvements.

Disposal of solid waste generated by the development of the property will employ current best practices to benefit from available recycling opportunities and to comply with the County's solid waste rules and regulations. It is not contemplated that any specific solid waste disposal system improvements will need to be constructed in order to accommodate the solid waste generated on site.