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Table 1 – Adjacent Parcel Summary

	ZONING	FUTURE LAND USE
North	BA-2 (Commercial & Professional Office)	Commercial (COM)
East	AR (Agricultural/Residential)	Rural Residential (RR)
West (across Blanding)	AR (Agricultural/Residential) and BB (Intermediate Business)	Rural Residential (RR)
South (across Anchor)	BB (Intermediate Business) and BB-2 (Commercial & Professional Office)	Commercial (RF) and Rural Residential (RR)

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33 Figure 1 shows the location of the parcel while Figure 2 provides an aerial view of the site. Figures 3 and
34 4 illustrate the existing Land Use and Zoning patterns surrounding the subject property.

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Figure 1 – Parcel Map

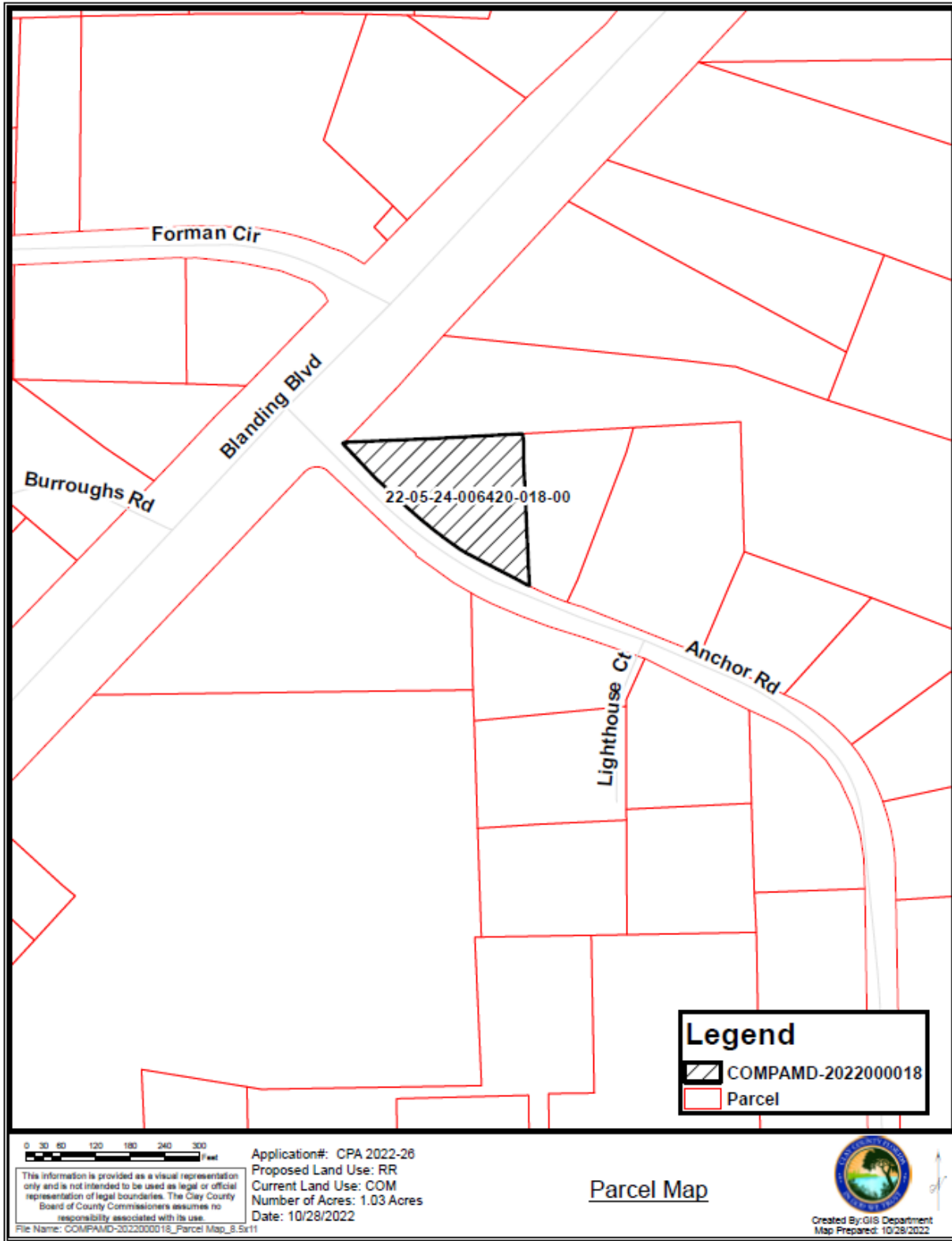


Figure 2 – Aerial Map



Figure 3 – Existing Land Use Designation Map

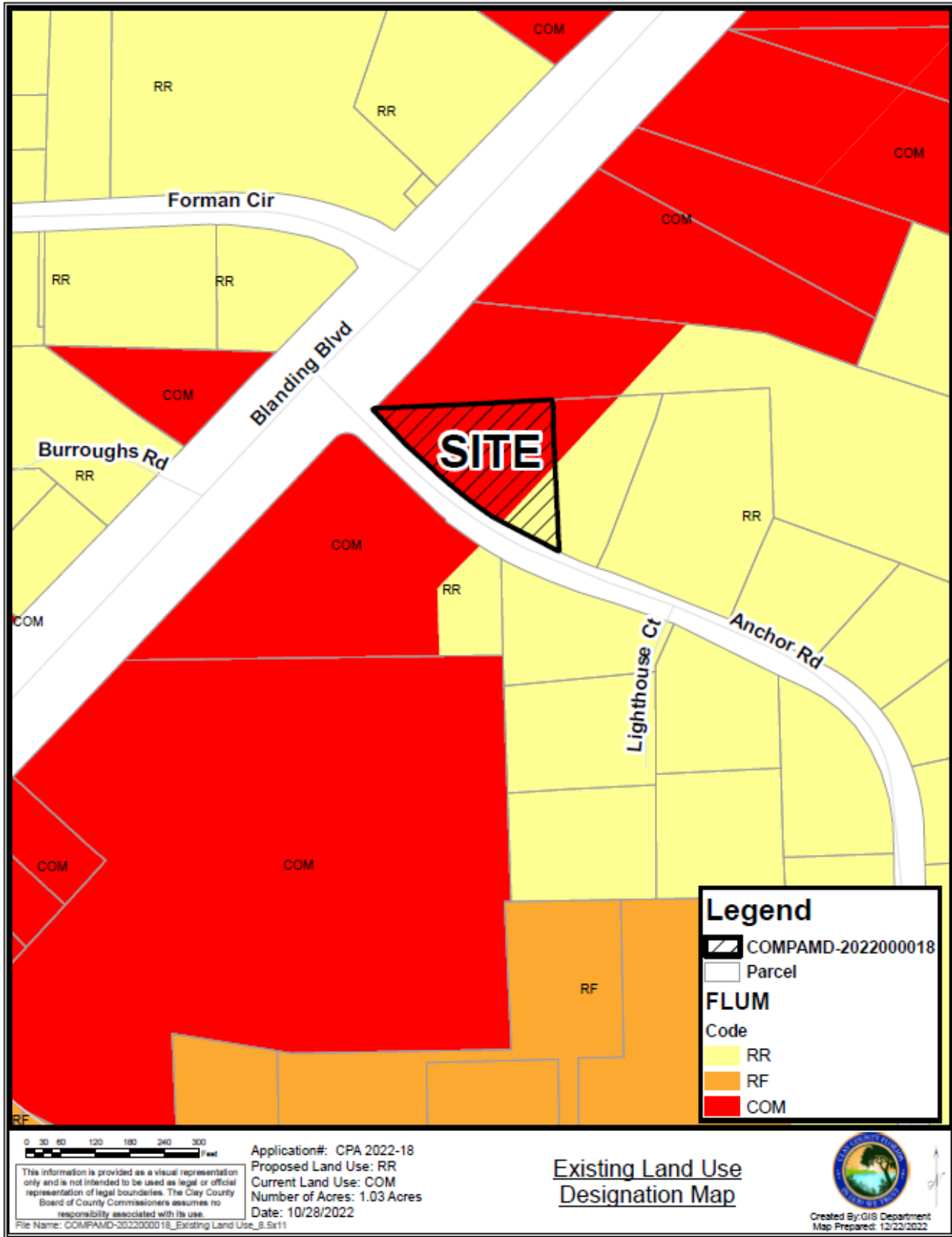
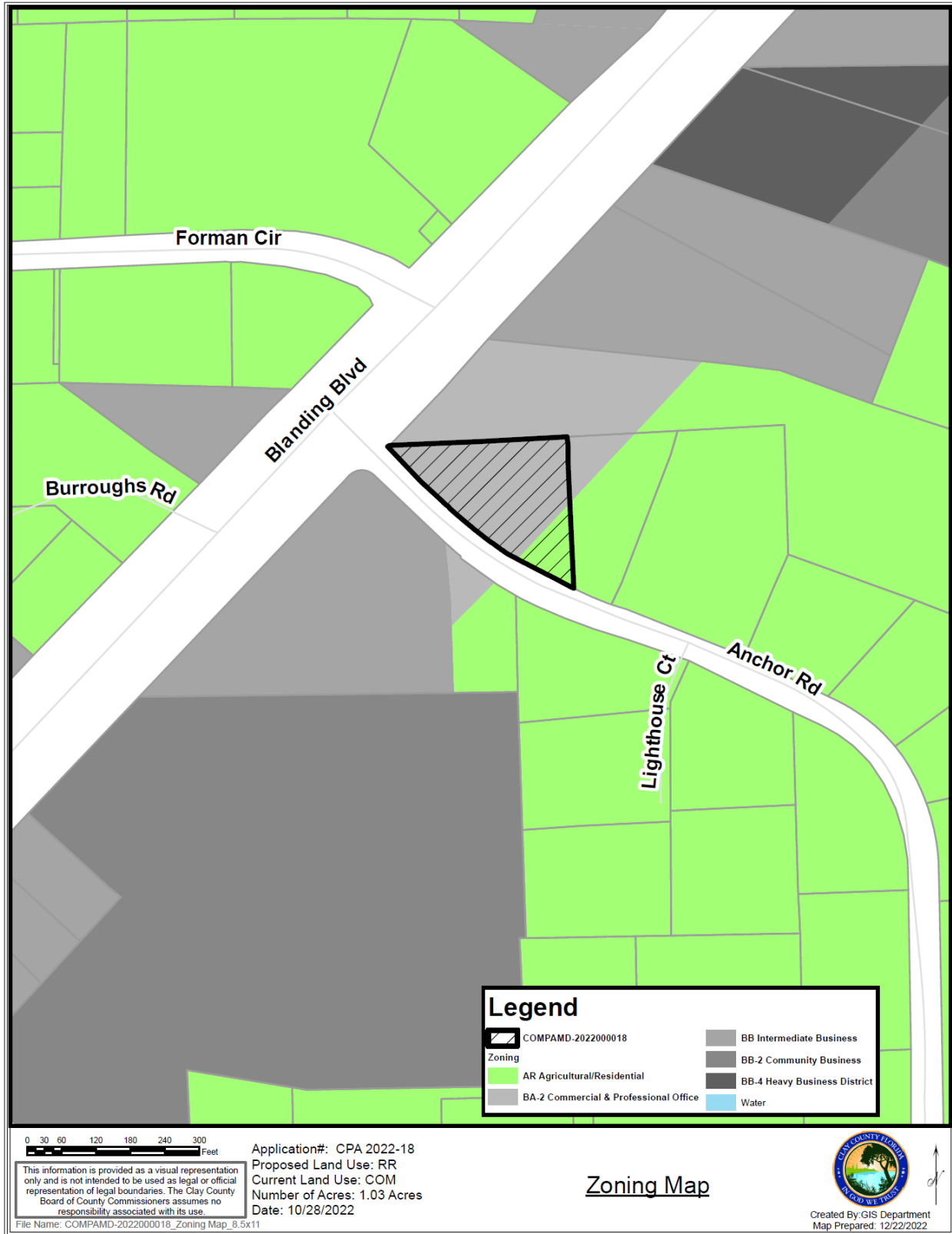


Figure 4 – Zoning Map



72 **Relevant Clay County 2040 Comprehensive Plan Policies**

73 The subject property is currently designated Commercial. The following Comprehensive Plan policy
74 describes the Commercial land use designation and permitted development intensity.

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76 FLU POLICY 1.4.1(9)

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78 9) Commercial- “COM”: The commercial designation accommodates the full range of sales, service,
79 and office activities. These uses may occur in self-contained shopping centers free standing
80 structures, campus-like business parks, central business districts, or along arterial highways. These
81 areas are intended for larger scale, more intensive community-type commercial uses.

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83 The locations of commercial development shall be concentrated at major intersections and within
84 Activity Centers and Planned Communities. The development shall create a commercial node, not
85 a strip, with a mixture of retails, office, and hotel uses.

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87 This application proposes to amend the subject parcel Rural Residential. The following Comprehensive
88 Plan policy describes the Commercial land use designation and permitted development intensity.

89
90 FLU POLICY 1.4.1(3)

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92 3) Rural Residential - “RR” (Exurban): These areas will serve as a transition between areas with
93 planned urban services, agriculture/residential areas, and environmentally sensitive areas. The
94 new growth in these areas may include central sewer or water systems or other urban level
95 public services if feasible. Rural residential areas will provide a low-density residential
96 character.

97 Designation of these areas on the Future Land Use Map is based on recognizing a number of
98 existing and future development factors. These include areas with soil conditions suitable for
99 individual wells and septic systems; existing rural subdivisions with little or no infrastructure
100 improvements, including unpaved roads; small farm or recreational and low intensity
101 institutional uses; and areas which are in close proximity to but outside of, planned urban
102 services and are not anticipated to develop at an intensity to require significant urban services
103 within the planning period.

104
105 Allowable residential density under this category shall be one dwelling unit per 5 net acres.
106 Implementation of this land use designation shall occur in accordance with the Land
107 Development Regulations. Some locations in Rural Residential may qualify for a density of one
108 unit per acre, but only if the requirements of tract size, clustering and points in Future Land
109 Use Objective 1.4 and its policies are met.

110 a) Within the Rural Residential land use designation, developments meeting the following
111 criteria are authorized to subdivide parcels into tracts of no less than five acres. Property
112 owners are further authorized to construct one single family home on each five-acre parcel
113 and to receive a building permit upon proper application therefor, without regard to the

density restrictions otherwise applicable to such properties as set forth herein and in the land development regulations, and without being required to record a plat or otherwise comply with the development standards set forth in the subdivision regulations.

- i) The parcels must lie within a Residential Aviation Community.
- ii) The geographical boundary of the community must contain less than 100 parcels.
- iii) At least 75% of the parcels must be five acres in size or less.
- iv) All roads providing access to the newly created residential parcels must be paved and privately owned and maintained.
- v) The total potential number of newly created parcels must not exceed 20% of the total number of parcels within the community.

Said lots may not be further subdivided through the heirs and homestead provisions of the Plan.

Analysis of Proposed Amendment

The requested amendment would change the land use on 0.9 acres from Commercial to Rural Residential. The proposed land use change would result in a single parcel totaling 1.03 acres being designated Rural Residential. The present Commercial land use designation and BA-2 zoning would allow for the parcel to be developed with commercial and professional offices having gross floor area limited to twenty-five hundred (2,500) square feet. The requested land use change and companion rezoning, if approved, would limit development of the parcel to one (1) single family residential unit.

Table 1 – Summary of Application

CPA 2022-18	Acreage	Existing Land Use Category	Existing Maximum Intensity/Density	Proposed Land Use Category	Proposed Max. Intensity/Density	Net Increase or Decrease in Maximum Density
Tax Parcel: #006420-018-00	01.03 ac	Commercial (COM)	2,500 gsf	Rural Residential (RR)	1 dwelling unit	<u>Decrease</u> 2,500 gsf <u>Increase</u> 1 du.

The request land use change from commercial to rural residential will result in a reduction of the development potential on the parcel and would also result in a similar reduction of the resulting impacts associated with any development of the site.

Availability of Services

Traffic Facilities:

Trip Generation calculated as: Single Family Detach Housing (ITE 210)
Peak Hour of Generator – Weekday, PM Peak Hour

148 Maximum Development 1 dwelling unit; Average Rate 1.02 per dwelling unit = 1 trip

149
150 The proposed land use change would result in a decrease in the number of trips generated from the
151 maximum potential 2,500 gsf of professional office development under the existing land. The County's
152 Mobility Fee will apply to development of this property.

153
154 Schools:

155 The resulting 1 single family dwelling unit would not have a significant impact on schools.

156
157 Recreation:

158 The proposed use will have an no impact on the demand for recreation facilities.

159
160 Water and Wastewater:

161 The subject parcel is located within the Urban Service Area development on the site will be served by central
162 utilities.

163
164 Stormwater/Drainage:

165 Stormwater management for any new construction will meet County and Water Management District
166 standards.

167
168 Solid Waste:

169 Clay County has existing solid waste service to the area.

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Table 2 - Existing Capacity for Solid Waste

	Solid Waste	Units
Total Permitted Airspace	67,030,598	Cubic Yards
Available Airspace as of 1/11/2016	1,884,614	Cubic Yards
Future Airspace Available	54,361,091	Cubic Yards
Density	1.0	Ton per Cubic Yard
Total Available	56,245,705	Tons
Average Monthly	80,875	Tons
Site Life	695	Months
	58	Years

172 Source: Waste Management, Inc. of Florida, for NE Florida Region, 1/23/17. The data cannot be subdivided.

173 **Land Suitability**

174 Soils

175 The subject property contains Albany soil types. Albany has somewhat limited features for small
176 commercial buildings and dwelling without basements. See Figure 5.

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178 Flood Plain:

179 The subject property is located in Flood Zone X. See Figure 6.

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Topography:

The subject property is relatively flat with an elevation ranging around 15. See Figure 7

Regionally Significant Habitat: The subject property is in an urban setting. No significant natural habitats exist. See Figure 8.

Historic Resources:

No historic structures or archaeological sites are located proximate the property. See Figure 9

Compatibility with Military Installations:

The subject property is not located in the Noise Land Use Impact Area associated with Camp Blanding.

Figure 5 – Soil Map

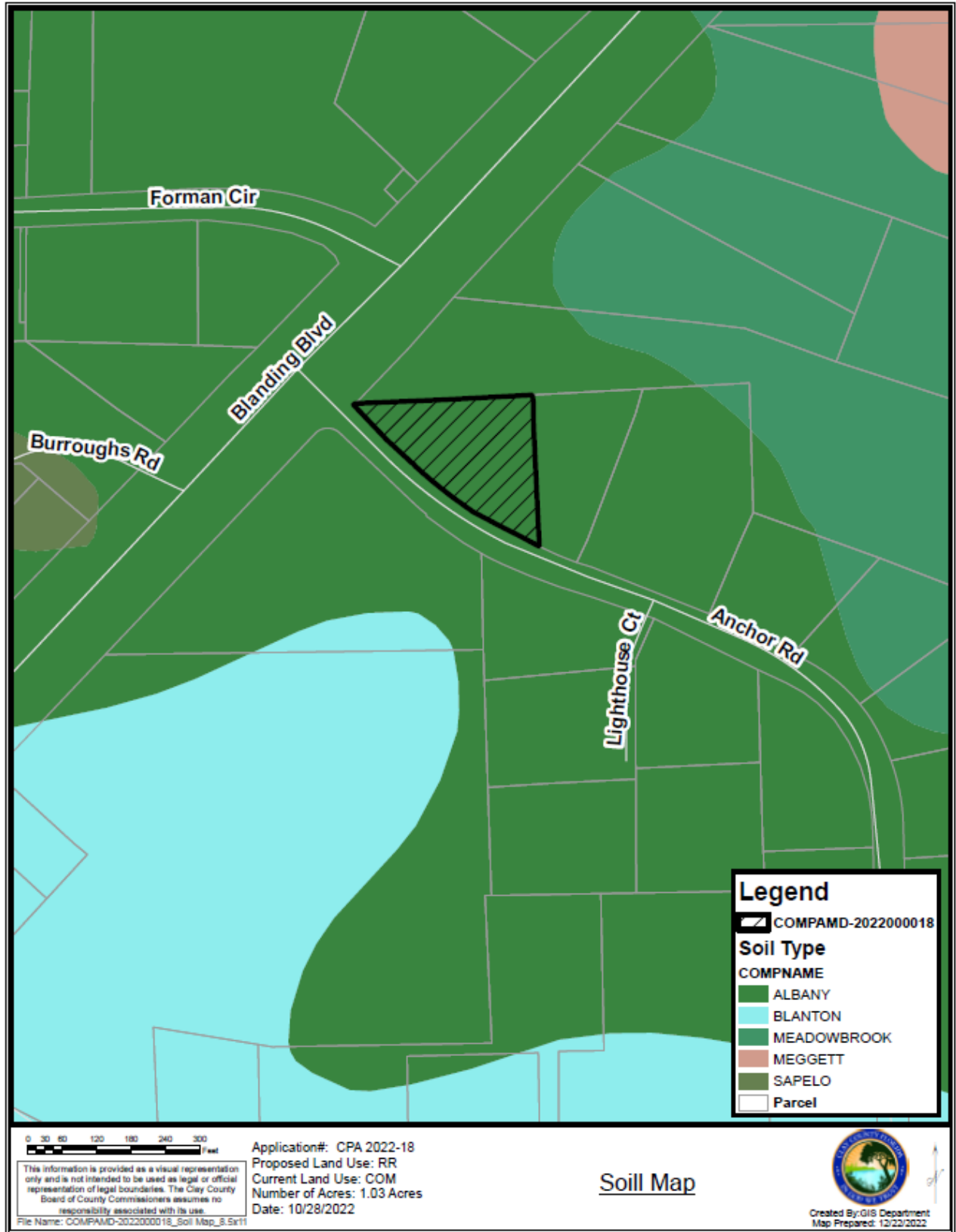


Figure 6 – Flood Zone Map

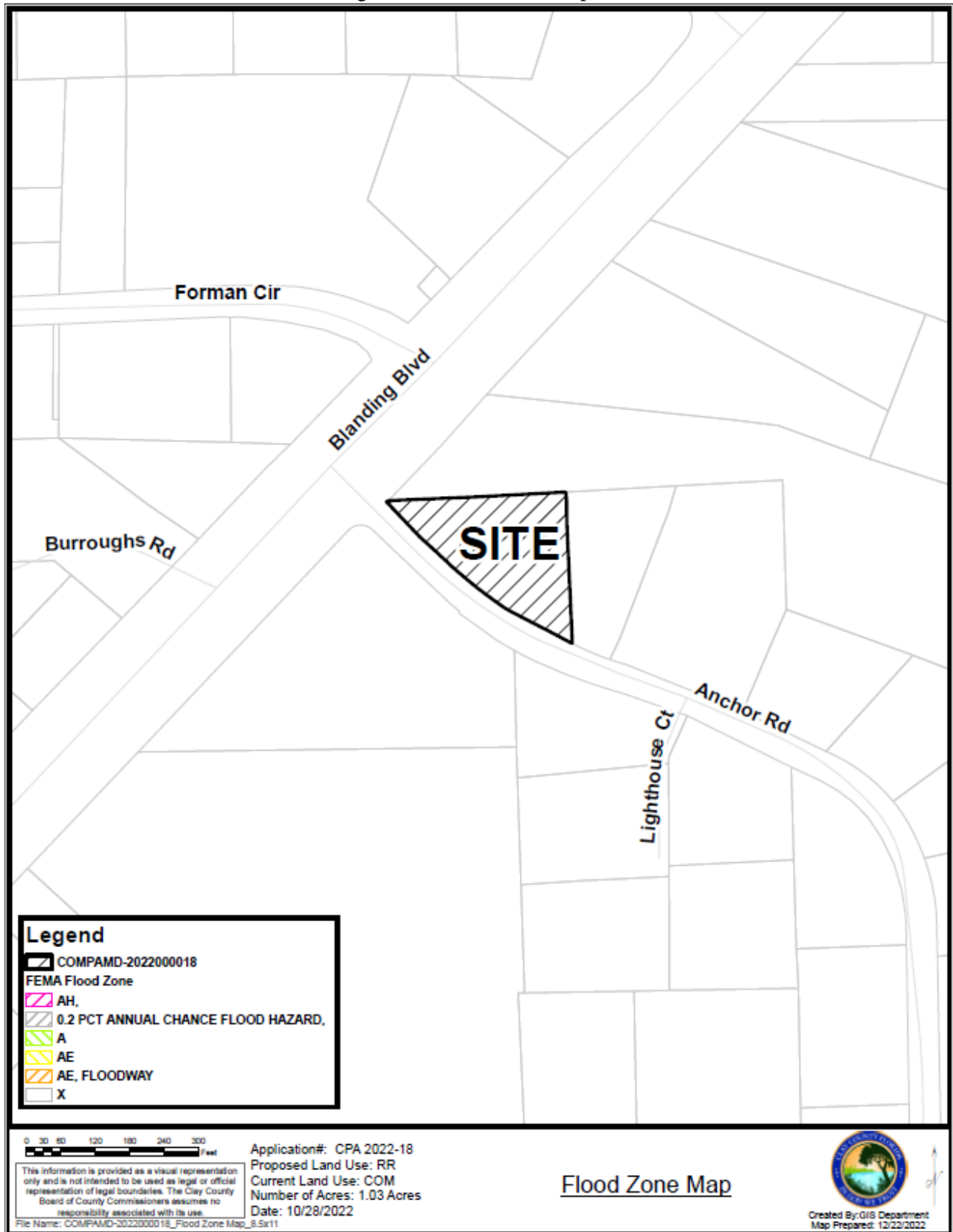
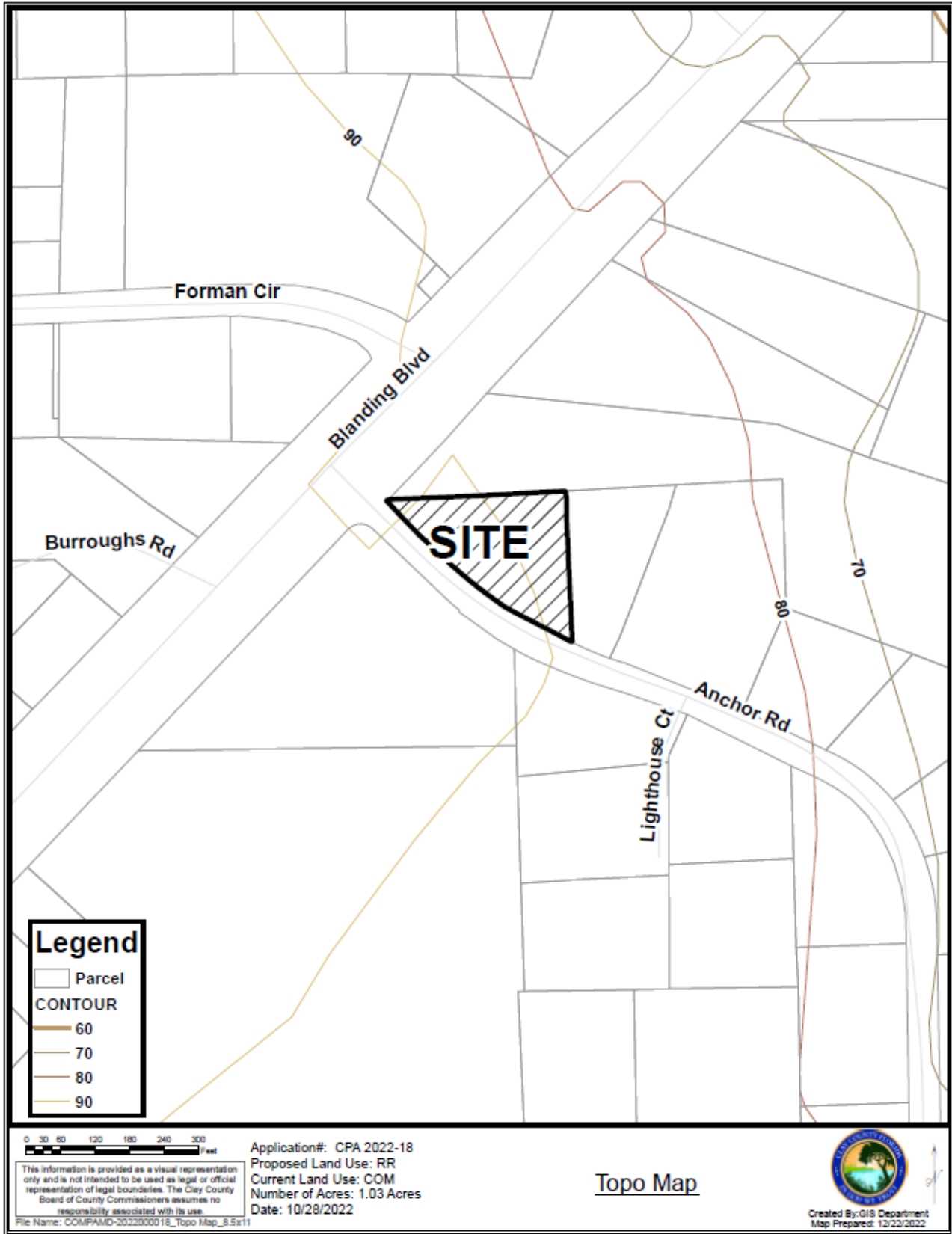
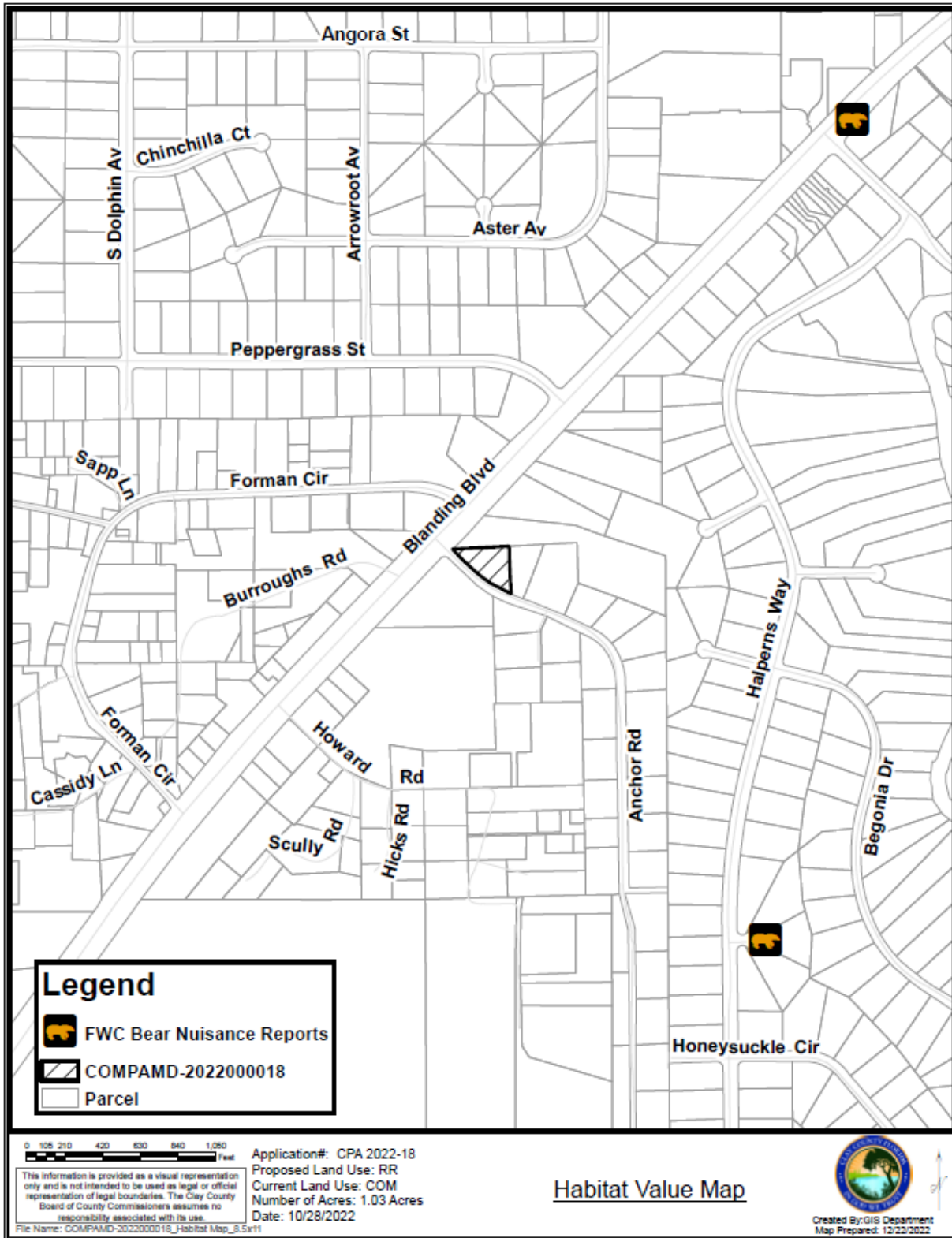


Figure 7 – Topo Map



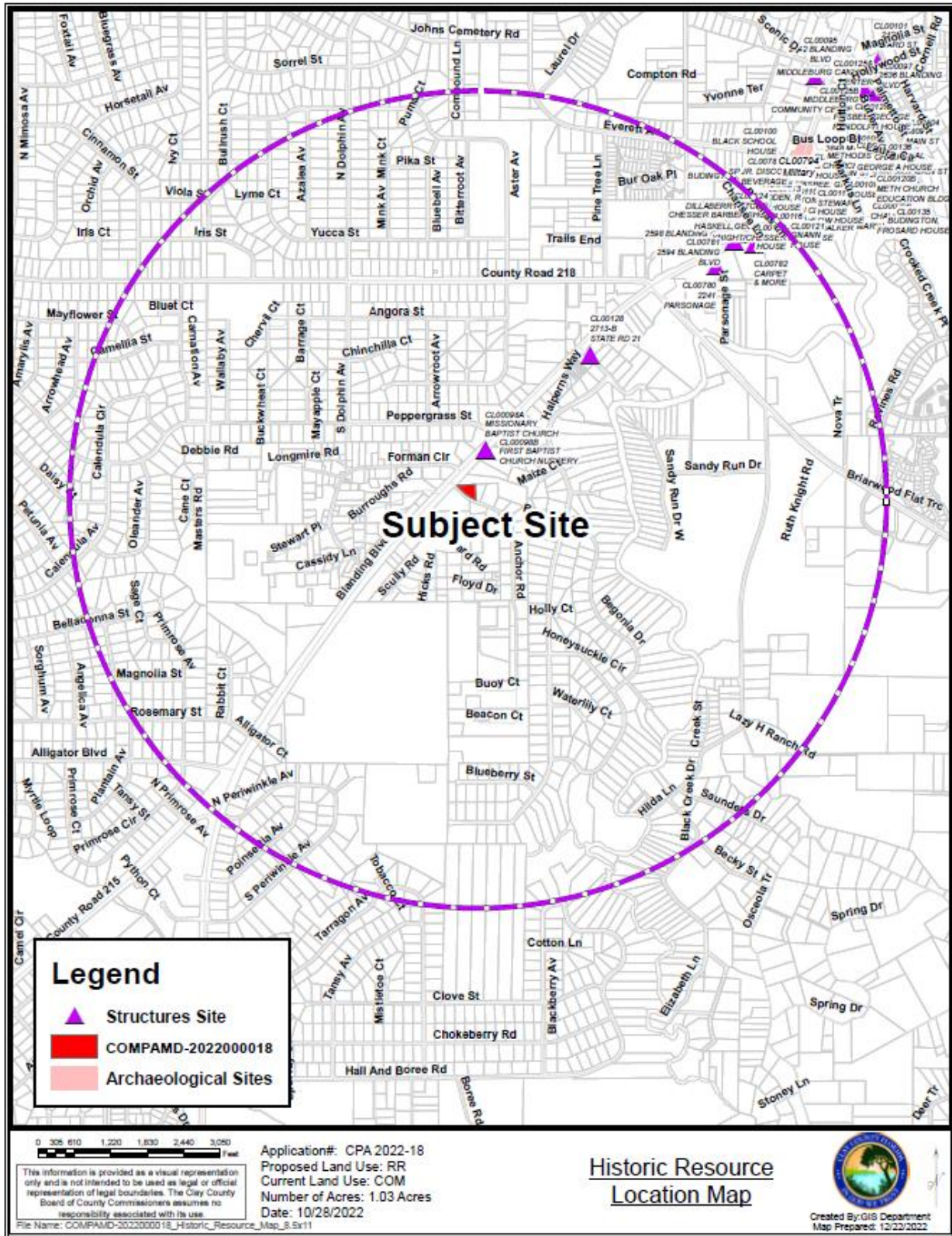
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Figure 8 – Habitat Value Map



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Figure 9 – Historic Resources



206 **Analysis Regarding Urban Sprawl**

207 It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177,
208 all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its
209 negative impacts are not promoted.

- 210 1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as
211 low-intensity, low-density, or single-use development or uses.
- 212 2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas
213 at substantial distances from existing urban areas while not using undeveloped lands that are
214 available and suitable for development.
- 215 3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns
216 generally emanating from existing urban developments.
- 217 4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native
218 vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes,
219 rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- 220 5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active
221 agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and
222 prime farmlands and soils.
- 223 6. Fails to maximize use of existing public facilities and services.
- 224 7. Fails to maximize use of future public facilities and services.
- 225 8. Allows for land use patterns or timing which disproportionately increase the cost in time, money,
226 and energy of providing and maintaining facilities and services, including roads, potable water,
227 sanitary sewer, stormwater management, law enforcement, education, health care, fire and
228 emergency response, and general government.
- 229 9. Fails to provide a clear separation between rural and urban uses
- 230 10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and
231 communities.
- 232 11. Fails to encourage a functional mix of uses.
- 233 12. Results in poor accessibility among linked or related land uses.
- 234 13. Results in the loss of significant amounts of functional open space.

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236 Specifically, the proposed amendment shall be determined to discourage the proliferation of urban sprawl
237 because it incorporates a development pattern or urban form that achieves the following:

- 238 1. Directs economic growth and associated land development to geographic areas of the community
239 in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- 240 2. Maximizes the use of existing and future public facilities.
- 241 3. Supports infill development.
- 242 4. Provides for a functional mix of uses.

243
244 This is an undeveloped parcel in an urbanizing area of the County. There are existing central utilities in
245 the area. The change to the proposed Rural Residential land use would result in a decrease in the intensity
246 of development, as well as, associated impacts from what would result from the existing commercial land

247 use designation. There will be no additional impact to natural resources from this land use change. This
248 land use change will discourage the proliferation of urban sprawl.

249

250 **Summary and Recommendation**

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252 The proposed amendment would change the future land use designation of 0.9 acres from Commercial to
253 Rural Residential. The proposed amendment is consistent with the goals, objectives and policies of the
254 adopted comprehensive plan, is compatible with surrounding uses and does not promote urban sprawl.

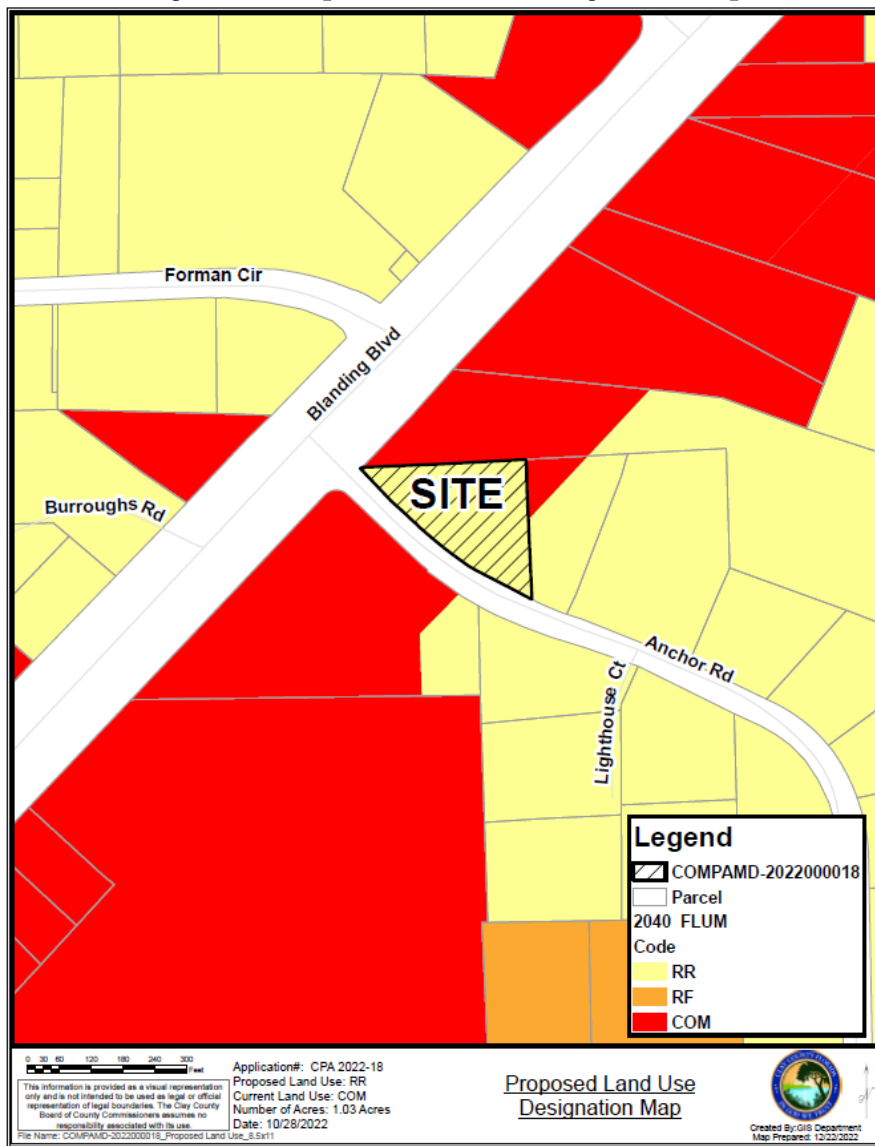
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256 Staff recommends approval of Comprehensive Plan Amendment 2022-18 to amend the 2040 Future Land
257 Use Map for 0.9 acres from Commercial to Rural Residential as shown on Figure 9 below.

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Figure 9 – Proposed Land Use Designation Map



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