



1 **Staff Report and Recommendations for PUD 2022-11**

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

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6 **Owner / Applicant Information:**

Owner: William Larry Carter and YL21, LLC

Agent: Kimley-Horn and Associates and
Driver, McAfee, Hawthorne and Diebenow, PLLC

Phone: 904-828-3900

Email: Blair.Knighting@kinley-horn.com

Address: 12740 Gran Bay Pkwy West
Suite 2350
Jacksonville, FL 32258

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8 **Property Information**

Parcel ID: 28-04-25-008040-004-00 and
28-04-25-008040-001-00

Current Land Use: Urban Core-10

Proposed Land Use: Urban Core-16

Commission District: 2, Comm. Compere

Address: Fountain Drive
Orange Park, FL

Current Zoning: AR

Acres: 23.74 acres

Acres affected by FLU change: 23.74 acres

Planning District: Doctors Lake/Ridgewood

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10 **Introduction:**

11 This application is a Rezoning of two (2) parcels from AR (Agricultural Residential) to PUD (Planned Unit
12 Development).

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14 The subject parcels are located on the west side of Oak Lane, just north of Blanding Blvd. and south of
15 Fountain Drive. The parcels are vacant land with a small retention pond and existing wetlands.

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17 The applicant desires to construct a 270-unit multi-family project in 9 buildings with amenities. Access to the
18 development will be from Oak Lane as the subject parcels do not currently have access to Bear Run Blvd.
19 There are 2.77 acres of wetlands on the site which will be preserved.

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21 A related Comprehensive Plan Amendment is associated with this application which would change the Future
22 Land Use designation from Urban Core-10 to Urban Core-16.

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Figure 1 – Location Map



Figure 2 – Parcel Map

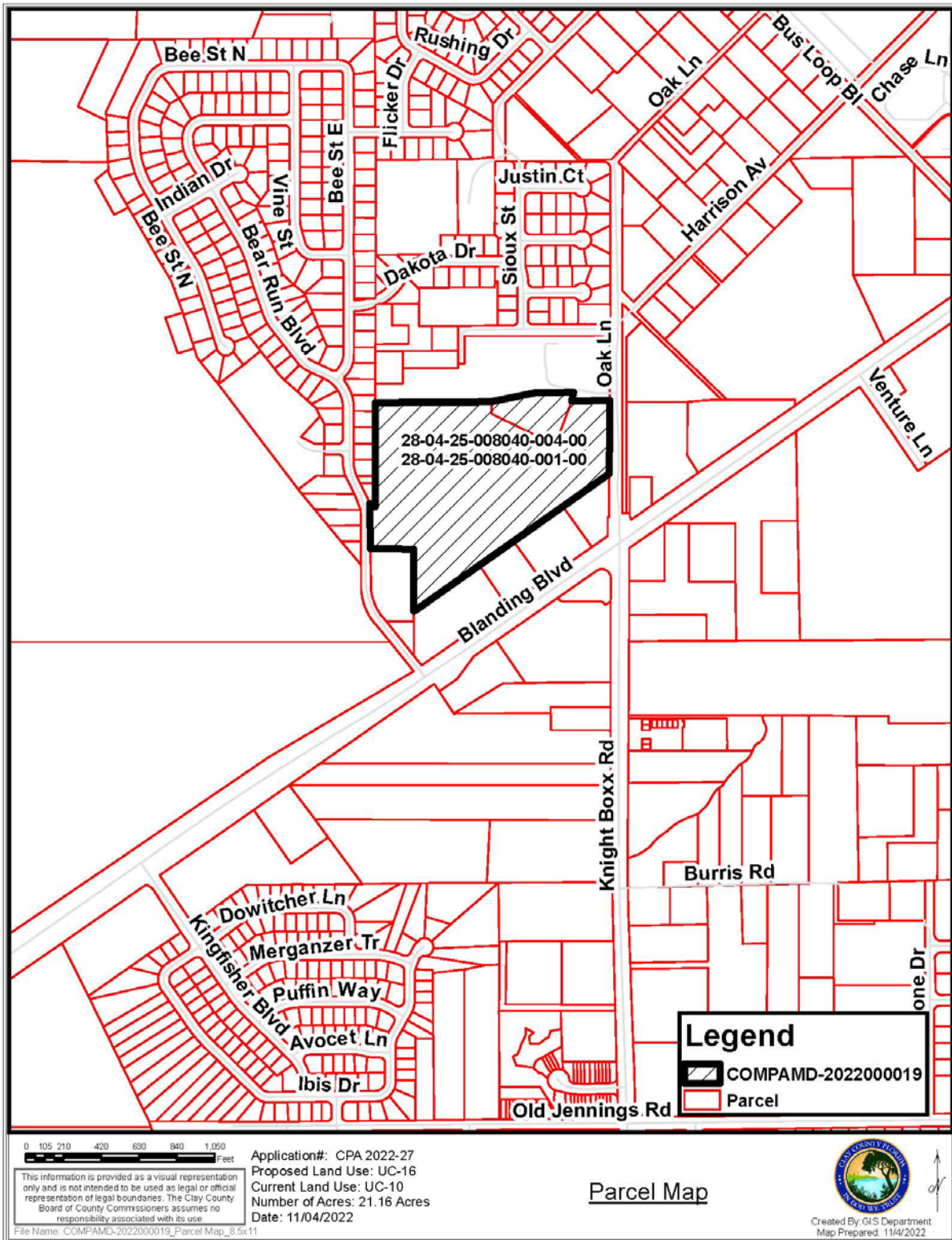
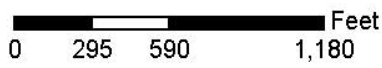


Figure 3 - Aerial Photo



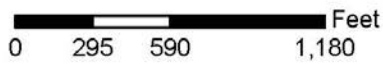
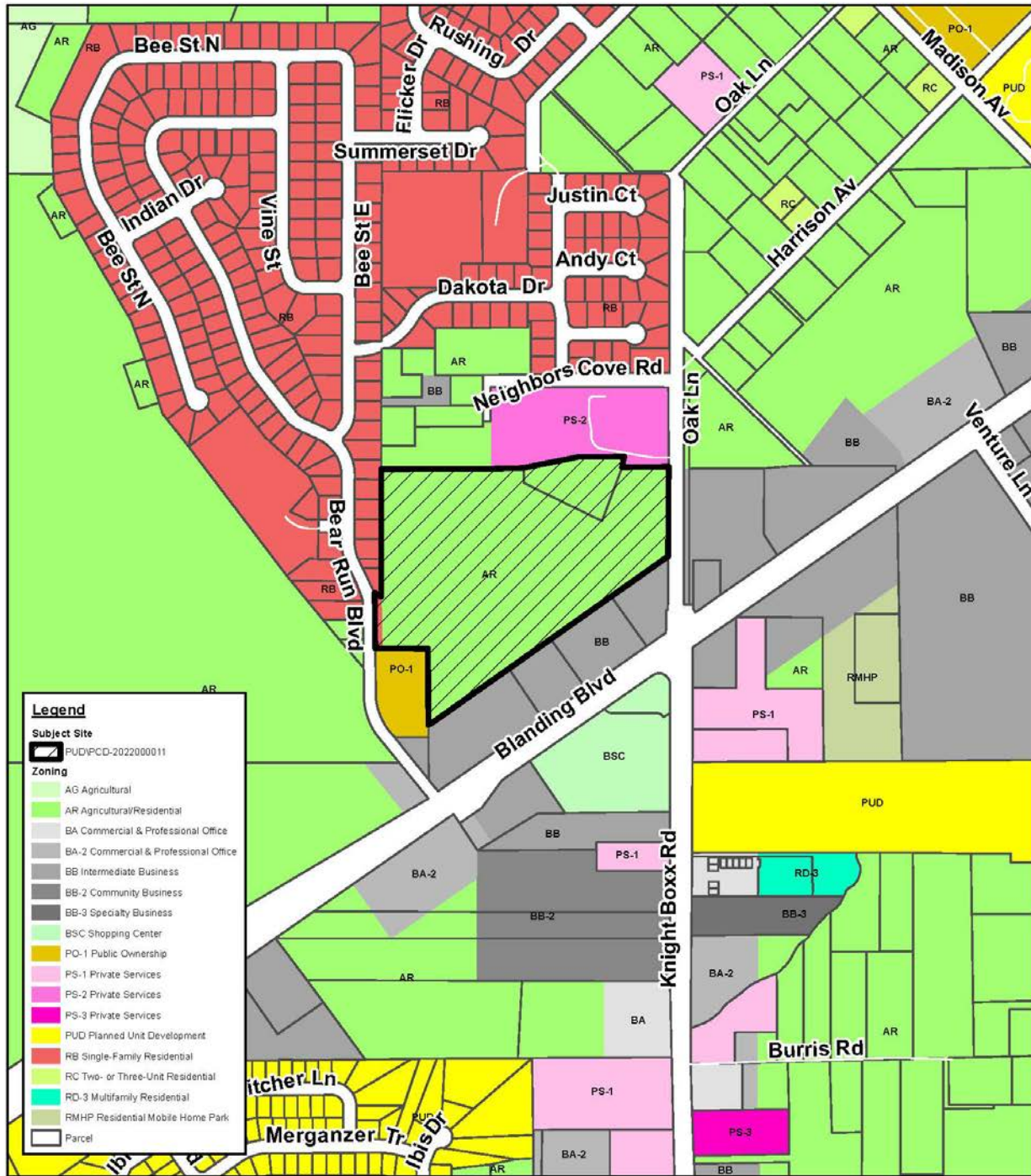
Legend
 Subject Site
 PUD/PCD-2022000011
 Parcel



**Rezoning: PUD/PCD-2022000011
 from AR to PUD**



Figure 4 – Existing Zoning Designation Map



**Rezoning: PUD/PCD-2022000011
from AR to PUD**



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Relevant Clay County 2040 Comprehensive Plan Policies

The following Goals/Objective/Policies support the proposed Comprehensive Plan Amendment:

FLU Policy 1.4.1(8) Urban Core (16) (UC-16)

This designation is intended for land within the core of urban service areas and accessible to employment centers. Permitted density within this area may be up to 16 units per net acre. The site must be served by central utility services and located within ¼ mile of a transit route. Where adjacent to single, two or three family residential, a six foot in height masonry wall (architecturally finished on all sides and if block wall, painted on all sides) or a six foot in height solid wooden fence with finished side out, shall be required in addition to the perimeter buffer requirements of Article VI of the Land Development Regulations.

A maximum density of 20 units per net acre may be allowed within the Urban Core (16) designation on the *Future Land Use Map* for the provision of housing for the elderly or handicapped and housing for very low, low income and moderate income households. Location shall be based on need and criteria assessing proximity to the following: employment, mass transit, health care, parks, commercial services, and central utility services, as detailed in the Housing Element and land development regulations.

51 **Analysis of Proposed Rezoning Amendment to the Code**

52 In reviewing the proposed application for Rezoning, the following criteria may be considered along with
53 such other matters as may be appropriate to the particular application:

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55 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
56 adjacent and nearby districts;

57 Staff Finding: The proposed change will not create a district that is unrelated to or incompatible with the
58 adjacent and nearby districts.

59 (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the
60 real property proposed for change;

61 Staff Finding: The subject parcels are located immediately behind commercial properties that front on
62 Blanding Blvd. which is a six lane state road carrying a high volume of through traffic and offering several
63 mass transit route options. The existing AR district designation is illogical in this location.

64 (c) Whether the conditions which existed at the time the real property was originally zoned have
65 changed or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed
66 Rezoning;

67 Staff Finding: The Blanding Blvd. corridor, since it provides a mix of uses as well as transit routes and
68 existing water and sewer service, makes an ideal location for multi-family infill development. The subject
69 parcels have been surrounded by increased density and intensity of development since the they were
70 originally zoned.

71 (d) Whether the affected real property cannot be used in accordance with existing zoning;

72 Staff Finding: The existing zoning would allow development of single family homes on half acre lots.

73 (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated
74 objectives and policies of the Plan;

75 Staff Finding: The proposed rezoning to PUD is compatible with the Comprehensive Plan and furthers
76 the County's objective to increase residential opportunities through redevelopment, especially infill in areas
77 of higher density and transit alternatives.

78 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a
79 legitimate public purpose;

80 Staff Finding: There is no public purpose served by maintaining the existing AR zoning district for these
81 two parcels.

82 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is
83 inconsistent with surrounding land use;

84 Staff Finding: The proposed rezoning is not inconsistent with the surrounding land use.

85 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density
86 within the district already permitting such intensity or density.

87 Staff Finding: The redevelopment opportunity applicable to the subject parcel serves a greater need by
88 channeling higher density to an area already served by public facilities and commercial uses thus reducing
89 urban sprawl.

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91 The proposed rezoning from AR to PUD will be in keeping with the character of the surrounding residential
92 districts as shown in the table below:

	Future Land Use	Zoning District
North	UC-10	AR and PS-2 (Single Family homes and Poochie's Dog Park)
South	Commercial	PO-1 (Clay County Health Dept and Tax Collector) and BB (various commercial uses)
East	Commercial	BB (Goodwill store and Mobil Food Mart)
West	UC-10	RB (Single Family homes)

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94 PUD Written Statement:

95 The project was reviewed by the Development Review Committee (DRC) which provided the applicant with
96 several comments related to the PUD language and site plan. These have since been addressed.

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98 **Recommendation**

99 Staff recommends approval of PUD-2022-11.

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