



1 **Staff Report and Recommendations for CPA 2022-20**

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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**

5

6 **Owner / Applicant Information:**

Owner: John Fagan	Address: 1301 Riverplace Blvd., Suite 1500
Agent: Mark Scruby (Rogers Towers, PA)	Jacksonville, FL 32207
Phone: 904-708-8292	
Email: mscruby@rtlaw.com	

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8 **Property Information**

Parcel ID: 32-05-26-021092-000-00	Address: 3385 CR 315 Green Cove Springs, FL 32043
Current Land Use: RF (Rural Fringe)	Current Zoning: AR (Agricultural Residential)
Proposed Land Use: COMM (Commercial)	Acres: 6.266 +/- acres
	Acres affected by FLU change: 6.266 acres
Commission District: 5, Comm. Burke	Planning District: Green Cove Springs

9

10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2040 Future Land Use Map
12 (FLUM). The application would change the Future Land Use (FLU) designation of a single parcel of land
13 from RF (Rural Fringe) to COMM (Commercial).

14

15 The subject parcel is located on the east and south sides of CR 315 at the intersection with Fuzzy Lane. There
16 is an existing single family home on the parcel with a former cattle pond on the east side of the parcel.

17

18 The applicant desires to construct an RV and Boat Storage business on this site.

19

20 A companion Rezoning application from AR to PCD follows this comprehensive plan amendment.

Figure 1 – Location Map

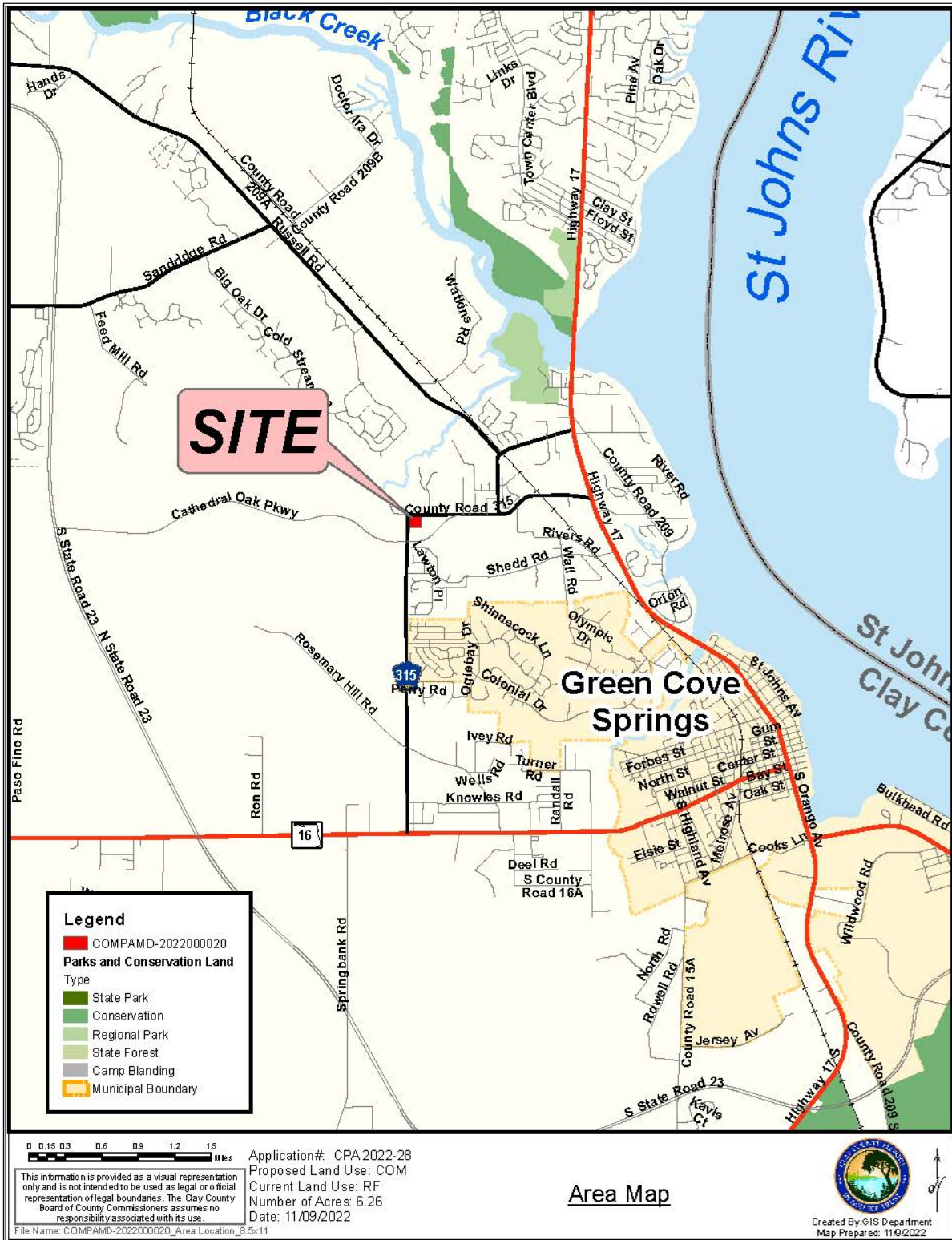


Figure 2 – Parcel Map

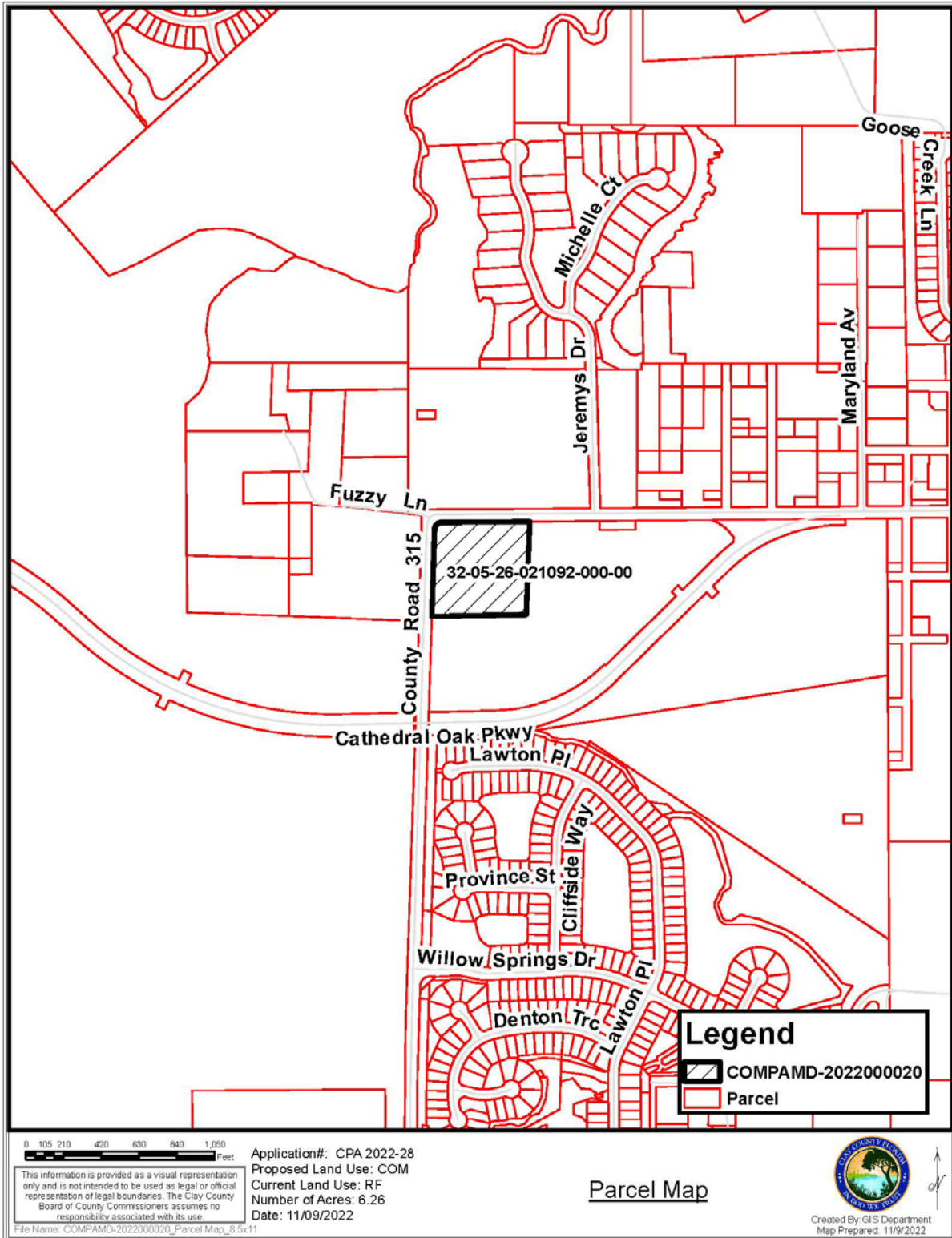


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

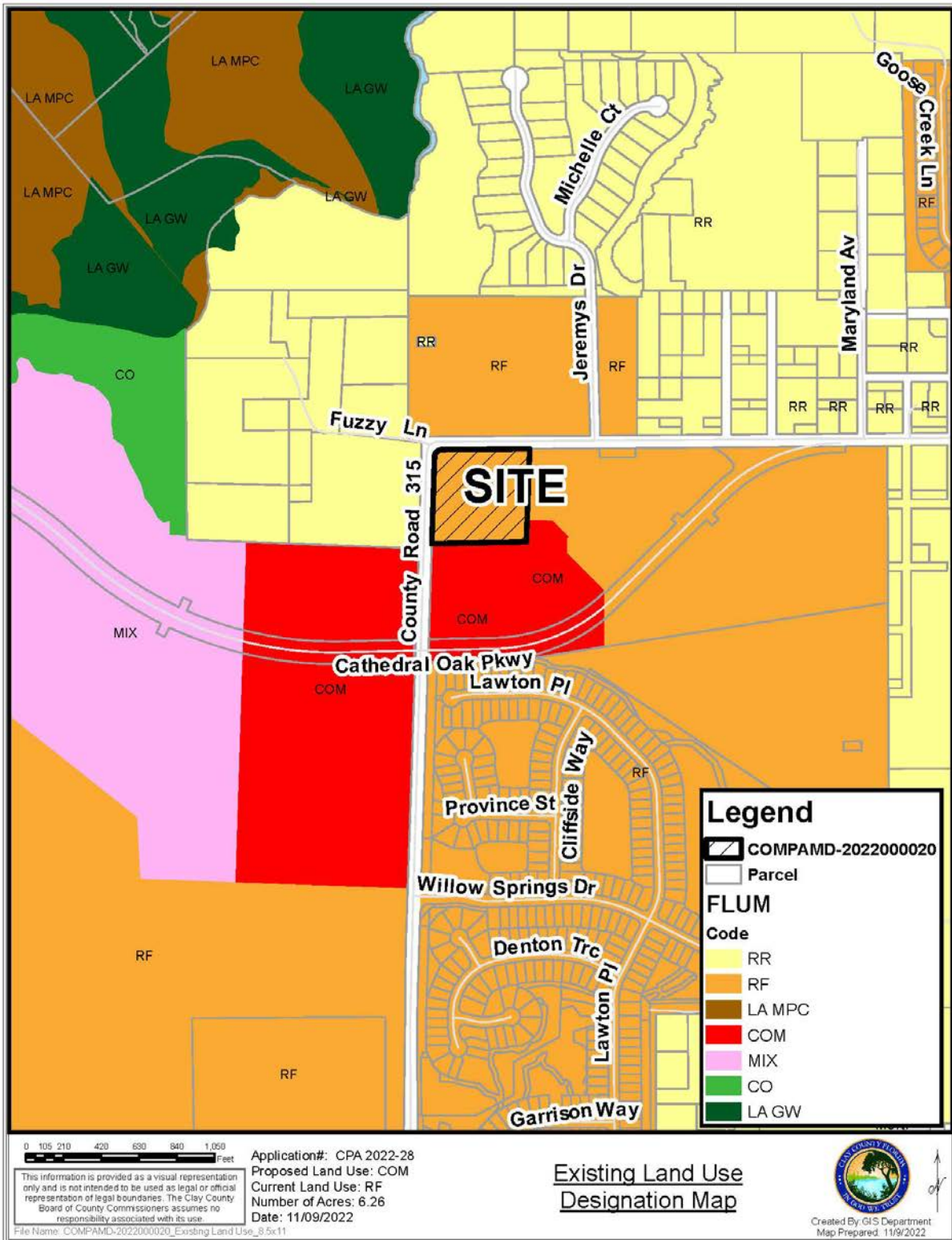


Figure 5 – Proposed Future Land Use Designation Map

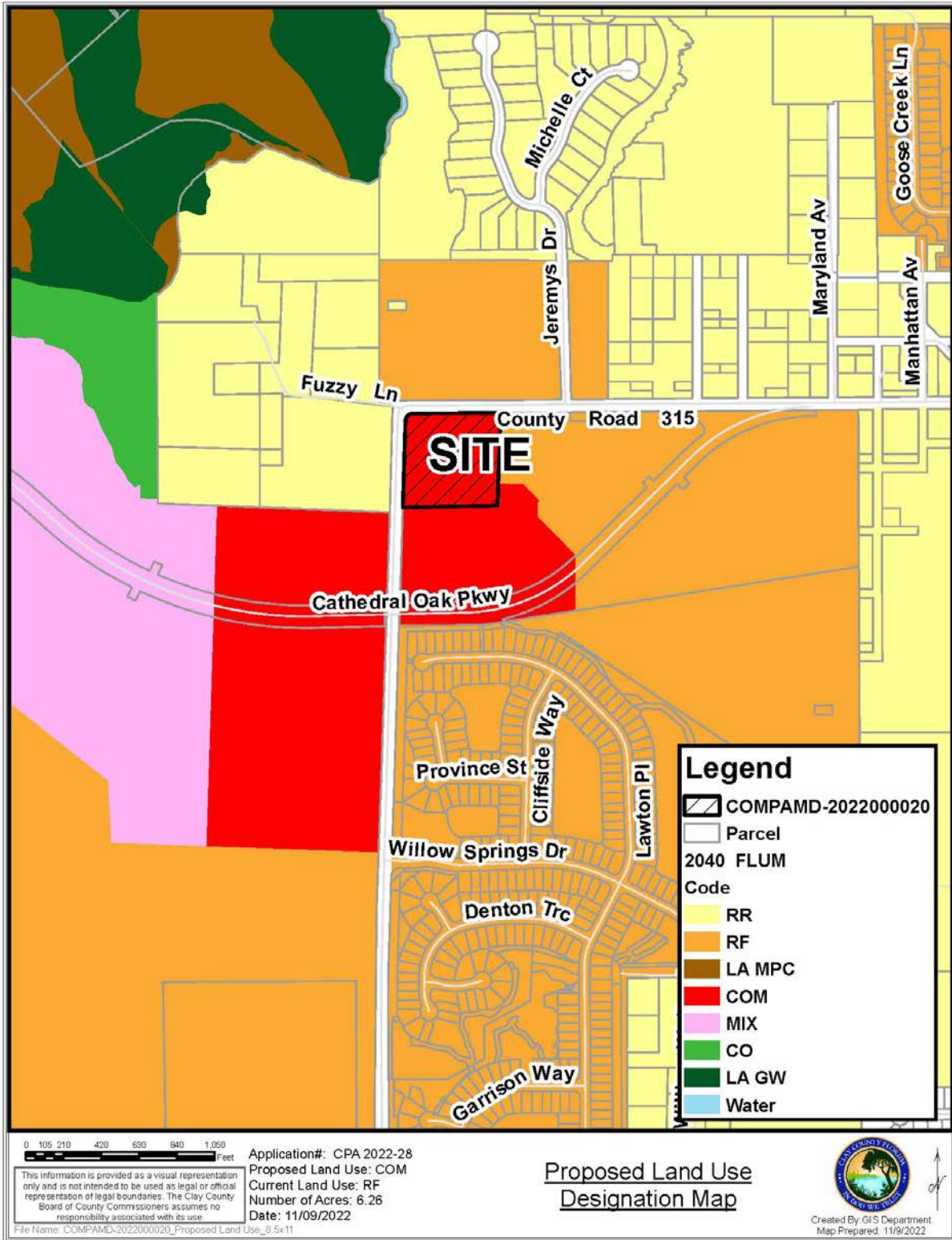
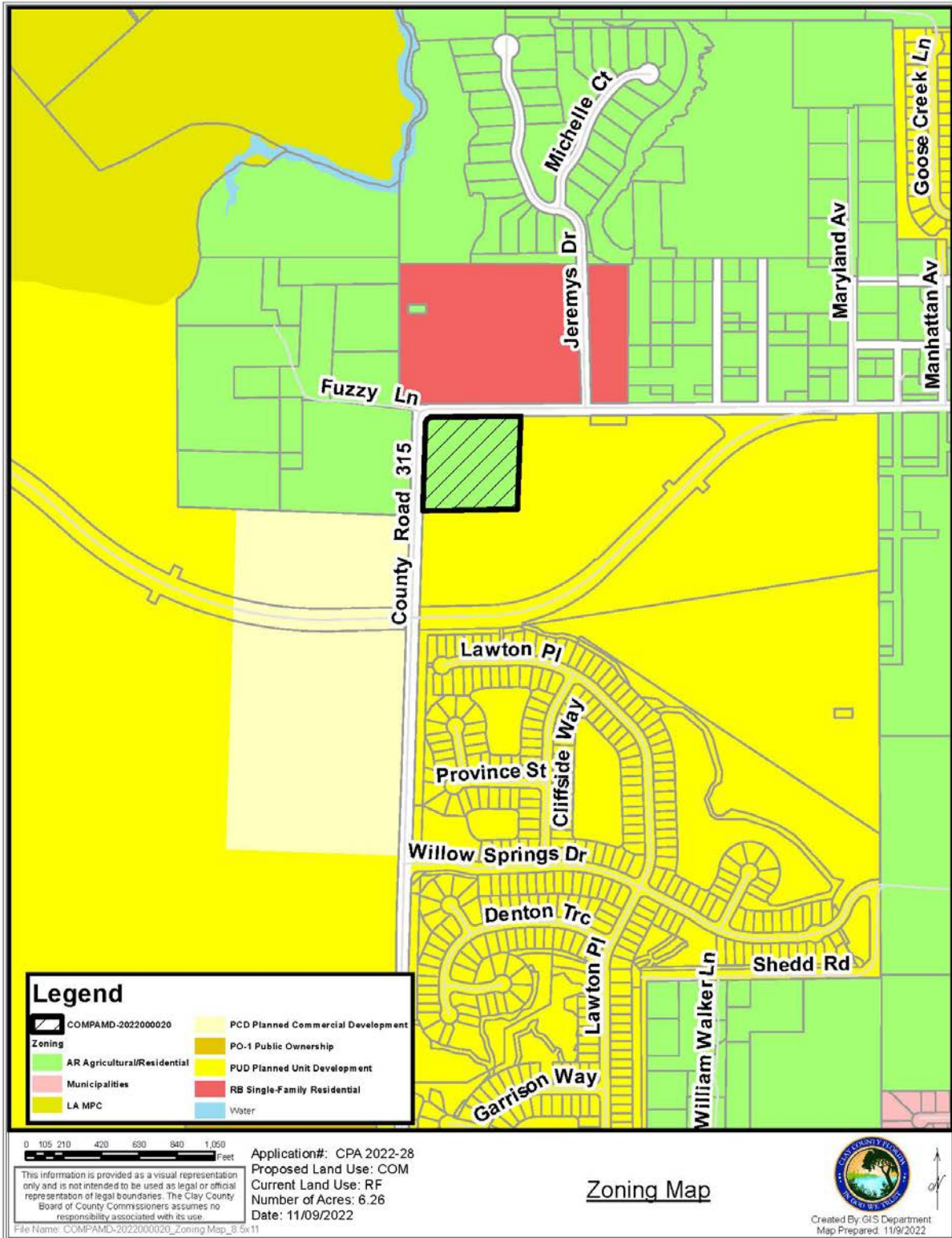


Figure 6 – Zoning Map



33 **Availability of Services**

34 **Traffic Facilities:**

35 The County's Mobility Fee will apply to development of this property.

36 **Schools:**

37 No residential development on the subject parcel is anticipated at this time.

38

39 **Recreation:**

40 No residential development on the subject parcel is anticipated at this time.

41

42 **Water and Wastewater:**

43 There is a well on the parcel at this time. No further need for utilities is anticipated for the proposed use.

44

45 **Stormwater/Drainage:**

46 Stormwater management for any new construction will need to meet County and Water Management District
47 standards.

48 **Solid Waste:**

49 Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

Remaining Capacity -----	55,565,151 cubic yards
Daily Tons -----	4,537 tons
Rate of Fill -----	5,041 cubic yards per day
Estimated Fill Date -----	01/04/55
Years Remaining -----	38 years

50 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
51 *Clay County 2040 Comprehensive Plan Data and Analysis,*
52 *Community Facilities Element*

53

54 **Land Suitability:**

55

56 **Soils:**

57 See Figure 7.

58 **Flood Plain:**

59 Development impacts within any floodplain area on the subject parcels will be required to be mitigated. See
60 Figure 8.

61 **Topography:**

62 The subject parcel slopes downward from a high point at the southeast of the parcel to a low point along CR
63 315 at the north of the parcel. See Figure 9.

64 **Regionally Significant Habitat:**

65 There have been black bear sighting to the northeast and to the southeast of the subject parcel. See Figure 10.

66 **Historic Resources:**

67 There are no historic resource structures on the subject parcel although historic structure locations have been
68 mapped to the west of the subject parcel off Fuzzy Lane. See Figure 11.

69 **Compatibility with Military Installations:**

70 The subject property is not located near Camp Blanding.

71

Figure 7 – Soil Map

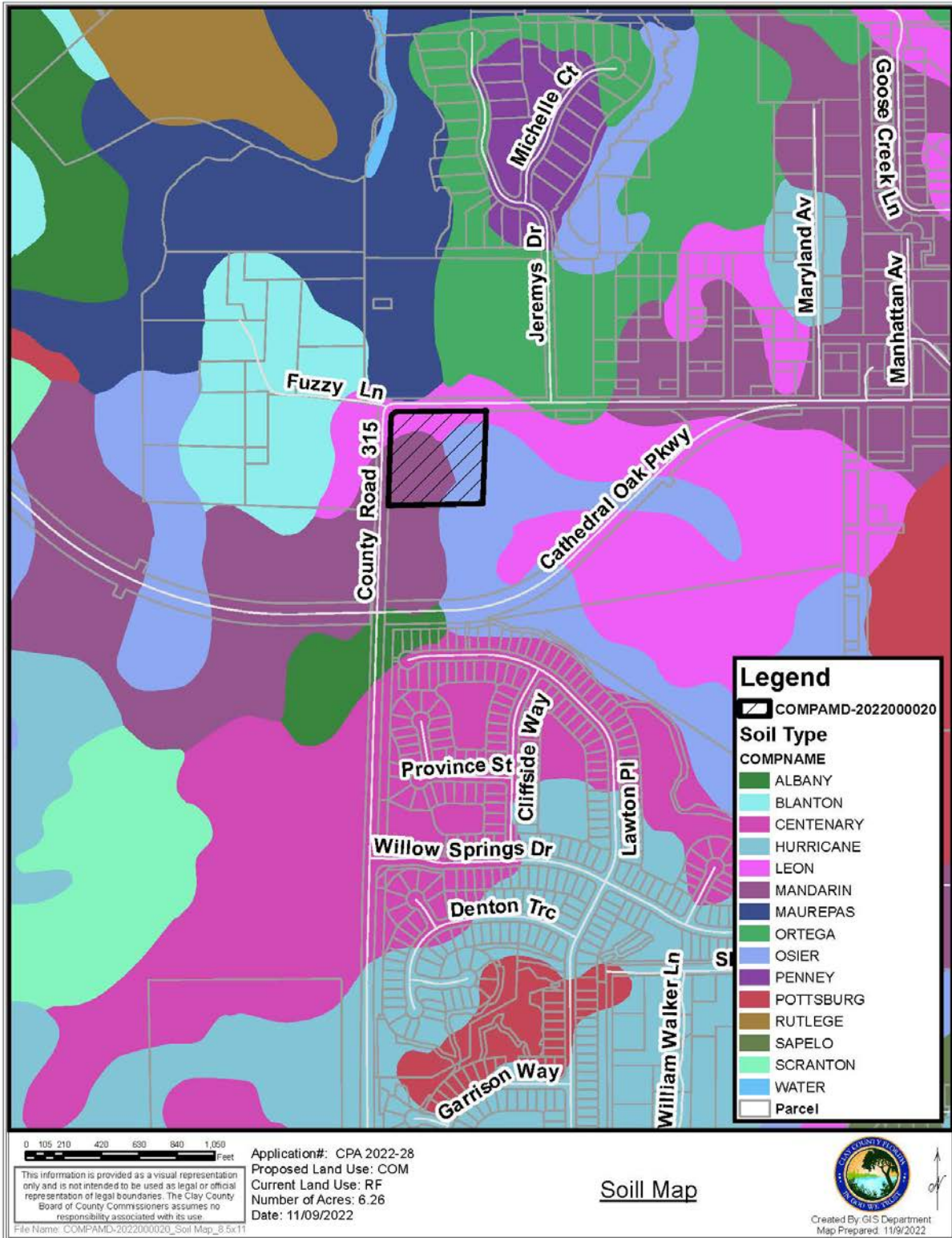


Figure 8 – Flood Zone Map

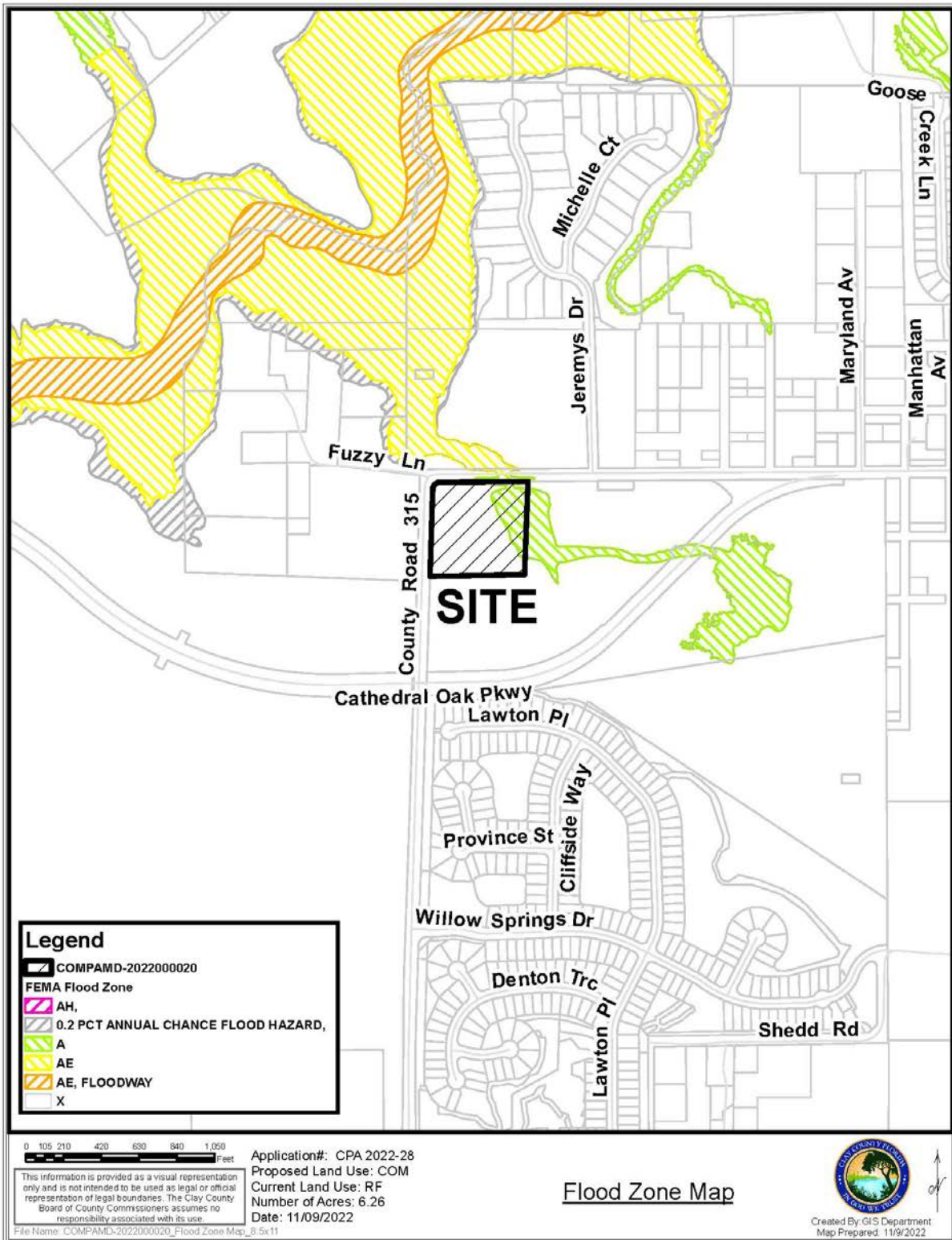


Figure 9 – Topography Map

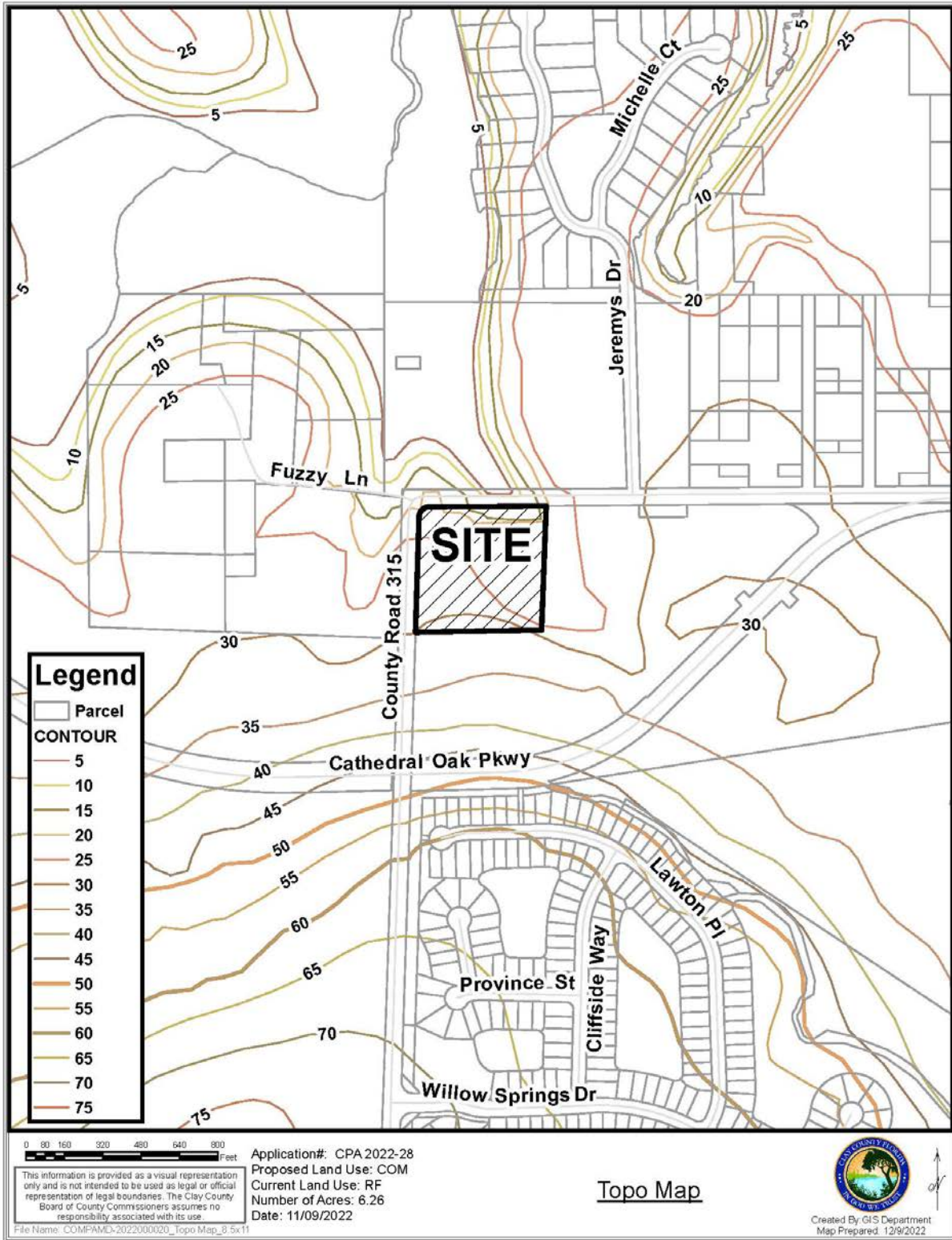
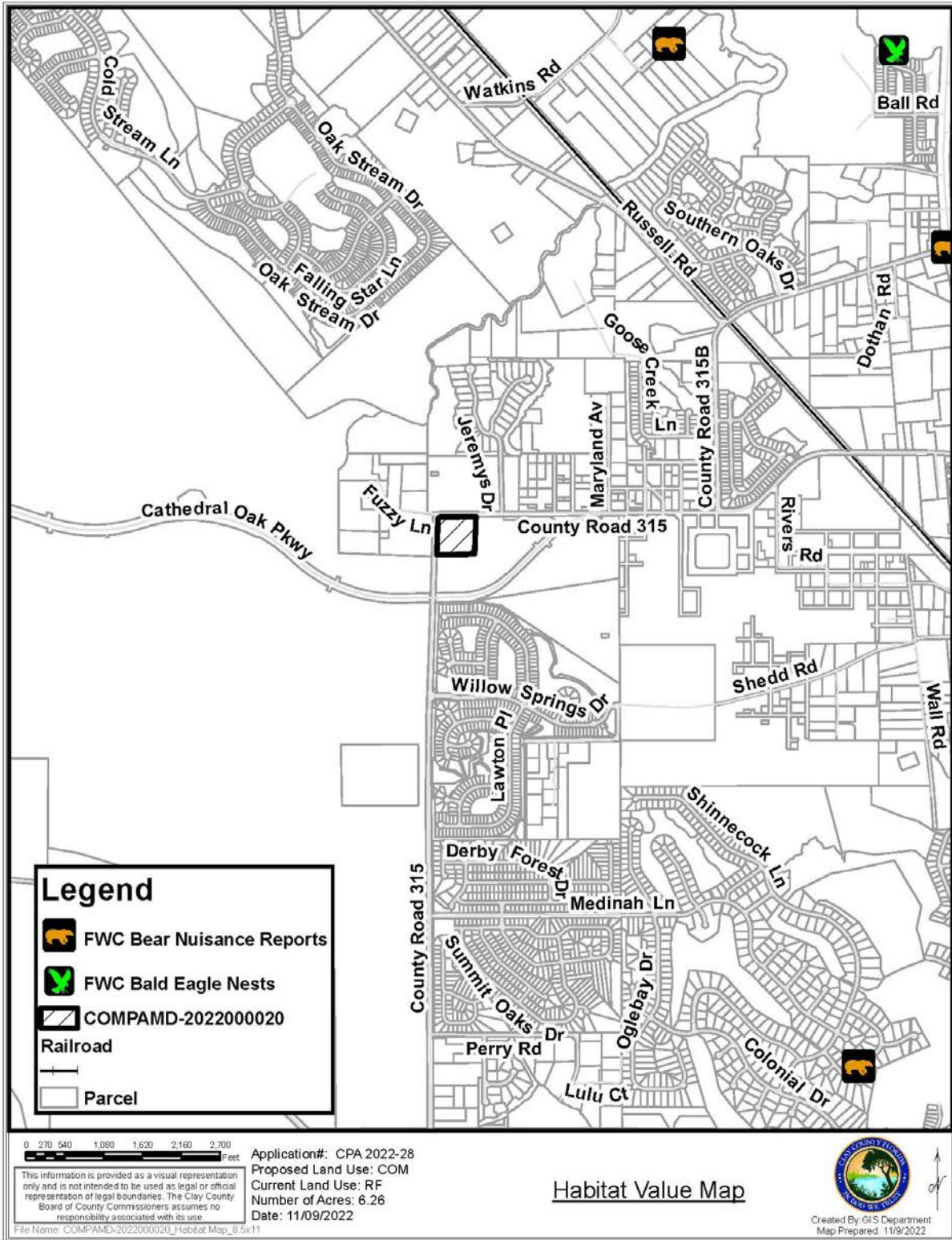


Figure 10 – Habitat Value Map



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

83 The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

84

85 FLU Policy 1.4.1.9 Commercial (COM)

86 The commercial designation accommodates the full range of sales, service, and office activities. These
87 uses may occur in self-contained shopping centers, free standing structures, campus-like business
88 parks, central business districts, or along arterial highways. These areas are intended for larger scale,
89 more intensive community-type commercial uses.

90 The location of commercial development shall be concentrated at major intersections and within
91 Activity Centers and Planned Communities. The development shall create a commercial node, not a
92 strip, with a mixture of retail, office, and hotel uses.

93

94

95 Analysis Regarding Urban Sprawl

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

99 1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*
100 *low-intensity, low-density, or single-use development or uses.*

101 Staff Finding: The proposed future land use change would allow the property to be redeveloped with a
102 single commercial use similar to the parcel immediately to the south and the ones across CR
103 315 to the southwest.

104 2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
105 *substantial distances from existing urban areas while not using undeveloped lands that are available*
106 *and suitable for development.*

107 Staff Finding: The subject property is located one parcel away from a developing roadway intersection that
108 is changing the character of the surrounding area.

109 3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
110 *generally emanating from existing urban developments.*

111 Staff Finding: The proposed amendment is not a radial or strip type of development pattern. It will add a
112 commercial development at an intersection with future commercial uses planned for three
113 of the four corners.

114 4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
115 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
116 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

117 Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems
118 are negatively impacted by the development.

119 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
120 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
121 *farmlands and soils.*

122 Staff Finding: This is a redevelopment project. There are no adjacent agricultural areas or activities.

123 6. *Fails to maximize use of existing public facilities and services.*

124 Staff Finding: There are existing public facilities and services available in the area.

125 7. *Fails to maximize use of future public facilities and services.*

126 Staff Finding: Future development of the subject parcels will be required to provide any infrastructure
127 necessary to serve the development.

128 8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
129 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
130 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
131 *response, and general government.*

132 Staff Finding: The subject parcel is already connected to services including roads, potable water, sanitary
133 sewer, etc.

134 9. *Fails to provide a clear separation between rural and urban uses.*

135 Staff Finding: The proposed change would be an expansion of existing commercial FLU designations at the
136 roadway intersection. CR 315 provides a dividing line between this commercial parcel and
137 the low density residential parcels to the north and west.

138 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
139 *communities.*

140 Staff Finding: The proposed amendment is a redevelopment project.

141 11. *Fails to encourage a functional mix of uses.*

142 Staff Finding: The proposed FLU will allow for a greater mix of uses than the existing FLU.

143 12. *Results in poor accessibility among linked or related land uses.*

144 Staff Finding: The proposed change will not affect accessibility among related land uses.

145 13. *Results in the loss of significant amounts of functional open space.*

146 Staff Finding: The proposed amendment will not change the amount of functional open space.

147

148 **Analysis of Proposed Amendment**

149 The proposed future land use change would change the Rural Fringe FLU to Commercial. This change would
150 be in keeping with the evolving character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Rural Fringe	RB (Single Family homes and vacant land)
South	Commercial	PUD (future commercial uses)
East	Rural Fringe and Commercial	PUD (future single family homes and a fire station)
West	Rural Residential and Commercial	AR (Single Family homes) and PCD (future commercial)

151

152 FLU Policy 1.4.8

153 Amendments to designate additional commercial land use on the Future Land Use Map and
154 otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(1)(c),
155 F.S., shall be further limited to those meeting the Infill and/or the Unified Plan criteria following:

156 1) Infill: The application parcel is located between parcels with an existing designation of
157 commercial, institutional and/or industrial land use which (1) are located on the same side of the
158 roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right of
159 way.

160 2) Unified Plan: The application parcel increases the depth of parcels with an existing
161 designation of commercial land use provided that (1) the resulting development parcel is greater than
162 10 acres and (2) the resulting dimensions of the development parcel permit a unified plan of
163 development including shared access, signage and infrastructure. Unified Plan Applications shall be
164 limited in location to the intersection of two roadways, one of which must be designated as an arterial
165 or major collector and the other of which must be designated as an arterial, major collector or minor
166 collector. Amendments approved pursuant to these criteria shall be required to proceed as a Planned
167 Unit Development (PUD) or Planned Commercial Development (PCD) requiring shared access,
168 shared signage, and shared infrastructure.

169 3) Subsection 2 shall not apply to those single parcels with multiple land use designations, one
170 of which is commercial, as of January 1, 2021.
171

172 In order to meet the intent of comprehensive plan Policy 1.4.8(2) Unified Plan requirement, the applicant
173 should consider establishing a shared access, signage and infrastructure plan with the parcel immediately to
174 the south (32-05-26-014462-000-00), which is more specifically, the commercial sub-parcel included in the
175 Willow Springs North PUD. This could be done through the establishment of a Planned Commercial District
176 zoning and/or a development agreement involving both parcels.

177

178 **Recommendation**

179 Staff recommends approval of CPA 2022-20.