

Statement of Purpose, Scope and Justification

Property Description

The Property is located at 3385 CR 315, is 6.266 acres in size and is roughly square in shape. CR 315 extends west from US 17 approximately 1.5 miles to Fuzzy Lane at which point it turns sharply south and continues on to SR 16. The Property is located at the southeast corner of this turn. A vacant single family home is located on the Property and was the former homestead of the owners of the dairy property that became the Saratoga Springs DRI.

The current land use of the Property is Rural Fringe. The purpose of this small scale comprehensive plan amendment application is to amend the Future Land Use map to redesignate the Property as Commercial as shown on the map amendment attached as Exhibit A.

Analysis of Proposed Amendment

The Property is surrounded on all sides by the recently approved Willow Springs North PUD (PUD-2022-02). Along the entirety of the Property's south boundary (525 feet) lies the 13.92 acre commercial component of the Willow Springs North PUD. Said commercial component also lies along the southerly 90+/- feet of the Property's east boundary. The remainder of the east boundary is located adjacent to the residential portion of the Willow Springs North PUD, but a wetland area mostly lies between the Property and said residential portion. The Property is near but does not have direct access to the future First Coast Connector as shown on the vicinity map attached as Exhibit B.

CR 315, which the Property fronts on two sides, is a major east-west and north-south collector road within the Green Cove Springs Planning District that connects US 17 to SR 16. As discussed below, the Property is also proximate to the First Coast Connector, a future minor arterial road that will connect US 17 to the First Coast Expressway (the FCE). Approximately 3 miles to the west, the FDOT is constructing the FCE, an interstate toll road that ultimately will connect I-10 in Jacksonville to I-95 in St Johns County. The FCE within Clay County is scheduled to open to traffic in 2024. The County has funded the construction of the First Coast Connector, which is also scheduled to open to traffic in 2024.

The intersection of CR 315 and the First Coast Connector has been planned for commercial uses since 2006 when the Saratoga Springs DRI was approved on the west side of CR 315 and 2008 when the Willow Springs PUD was amended to include 8 acres of commercial on the east side of CR 315. Subsequently the commercial uses at the intersection have been reconfigured so that now (i) a 42 acre parcel recently rezoned to Planned Commercial Development (PCD-2022-01) fronts on the west side of CR 315 and is roughly bisected by the future First Coast Connector; and (ii) the aforementioned 13.92 acre commercial component of the Willow Springs North PUD, within which is located a portion of the future First Coast Connector extending west to said intersection, fronts on the east side of CR 315 across from the 42 acre PCD parcel (the Willow Springs North PUD enlarged a 5 acre parcel in the Willow Springs PUD by 8.92 acres to 13.92 acres). The southwest corner of the Property is located approximately 535 feet from said First Coast Connector intersection.

The land uses adjacent to the Property are shown in the following table:

North (across CR 315)	Rural Fringe
East	Rural Fringe and Commercial
South	Commercial
West (across CR 315)	Rural Residential

The proposed amendment will constitute infill consistent with Future Land Use Policy 1.4.8:

FLU POLICY 1.4.8

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

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

As discussed above, the entire south boundary of the Property lies adjacent to the commercial land use component of the Willow Springs North PUD, as does a portion of its east boundary. The west sides of both the Property and the commercial land use component of the Willow Springs North PUD share frontage on CR 315. For infill purposes, along its north boundary the Property is only adjacent to CR 315. As such, the Property is isolated between the commercial land use component of the Willow Springs North PUD and an east-west section of CR 315.

The Property is located within the Urban Service Area.

Availability of Services

Transportation Facilities

The County’s Mobility Fee will apply to future development of the Property.

Schools

The proposed amendment reduces the area of Rural Fringe by 6.266 acres, or up to 18 dwelling units, subject to reduction due to wetland areas on the Property.

Recreation

Recreation facilities are not required for non-residential development, and the commercial land use does not permit residential development.

Water and Wastewater

Central water, central sewer and reclaimed service will be provided to the Property by the Clay County Utility Authority.

Stormwater/Drainage

Development of the Property will be subject to the requirements of the County and the St. Johns River Water Management District (SJRWMD) for stormwater management.

Solid Waste

The County measures solid waste capacity on a countywide population basis. The proposed amendment does not change the projected population for the County through 2040.

Soils

As shown on the map attached as Exhibit C, the following soils are located within the Property according to the Natural Resources Conservation Service current data:

Map ID	Unit Name	Acres
2t2v1	Cassia fine sand	2.6
9	Leon fine sand, 0 to 2 percent slopes	0.4
19	Osier fine sand	0.9
42	Osier fine sand, occasionally flooded	2.3
	Total	6.2

All soils are suitable for development with the exception of Map ID 42, which is located in the smaller easterly portion of the Property.

Flood Zone

As shown on the map attached as Exhibit D, which is an excerpt of FEMA’s FIRM Panel 0190, a portion of the Property lies in Flood Zone A (No Base Flood Elevations Determined), and within the 1% Annual Chance Floodplain Boundary. The portion of the Property in Flood Zone A lies within the area of the “Osier fine sand, occasionally flooded” soil type shown on the Exhibit A map. Development of the Property will comply with the County’s Floodplain Management Regulations.

Topography

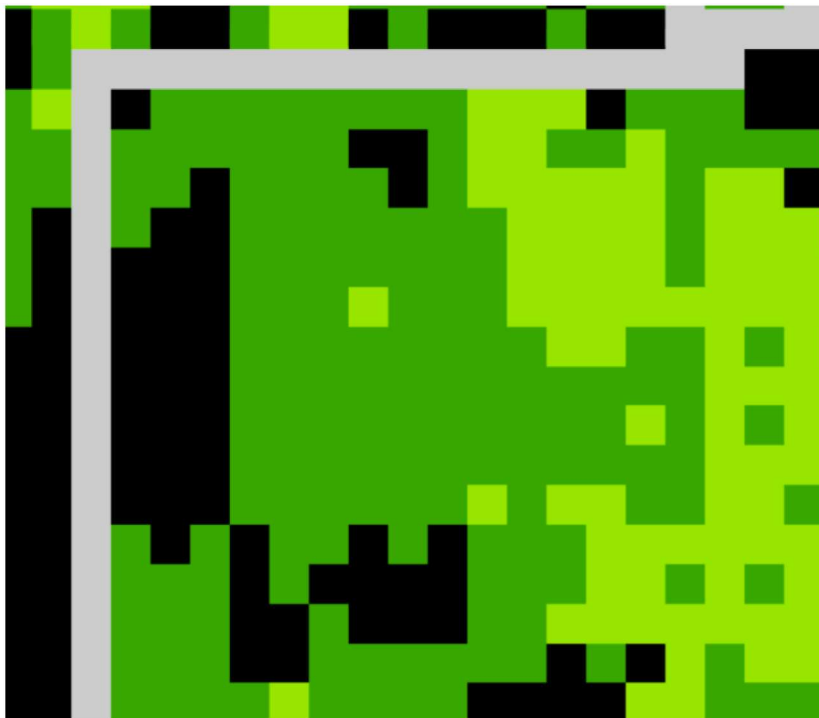
As shown on the map attached as Exhibit E, the Property slopes gently to the northeast from a high elevation of 30 feet to a low elevation of 18 feet.

Wetlands

Jurisdictional wetlands on the Property have not been flagged. Wetlands limits will be determined prior to development and impacts to the identified wetlands will be permitted pursuant to SJRWMD regulations.

Using the U.S. Fish & Wildlife Service, National Wetlands Inventory wetlands mapper and the acreage measurement tool thereof, the Property contains approximately 1.43 wetlands acres with the classification code PEM1C, and approximately 0.57 wetland acres with the classification code PF01/2F, as shown on the map attached as Exhibit F.

Regionally Significant Habitat



Clay County's Regionally Significant Habitat Map indicates that the Property is in an area of Background Significance (lowest classification) for significant habitat.

Historic Resources

No historic resources have been mapped as present on the Property.

Compatibility with Military Installation

The Property is not located near Camp Blanding.

Consistency Analysis

The proposed amendment does not constitute urban sprawl as defined in Section 163.3177, Florida Statutes. Subsection (6)(a)9.a of the statute sets forth 13 primary indicators of urban sprawl that are used as factors in the evaluation of proposed comprehensive plan amendments for urban sprawl. The Property is located within the Urban Service Area adjacent to lands planned for future commercial development. The Property is bounded on two sides by CR 315, a collector road, and its southwest corner lies approximately 535 feet from the intersection of CR 315 with the First Coast Connector, a planned and funded minor arterial road. The Property has availability of adequate infrastructure and is located approximately 3 miles from the future FCE/First Coast Connector interchange to the west. Given the Property's dual frontage on CR 315 and its proximity to the CR 315/First Coast Connector intersection, the proposed amendment provides a limited but logical extension of the adjacent commercial development planned to its south. The commercial development of the Property will help to support the needs of the burgeoning residential development on CR 315 to its south (Willow Springs and Magnolia West), and the future single family and multifamily residential development planned within the portions of the former Saratoga Springs DRI to the west of CR 315 through which the First Coast Connector will extend to the FCE.

Consistency with the Comprehensive Plan

Each of the applicable objectives and policies of the Comprehensive Plan are listed below followed by a consistency statement relevant to the proposed comprehensive plan amendment.

FLU Policy 1.1.2

Prior to the issuance of a final development order or permit, proposed developments will be reviewed to ensure that future land uses are compatible with the topography and soil conditions in the area.

Consistency Statement: As explained above, the soils within the larger westerly portion of the Property are suitable for development, and the topography of the Property is sufficient to allow ready drainage.

FLU Policy 1.1.5

The County shall protect its natural resources and agricultural lands by encouraging new development to locate as "in-fill development" in existing urbanized areas.

Consistency Statement: As explained above, the designation of the Property as commercial would constitute infill development, and the Property is situated well within the Urban Service Area.

FLU Policy 1.1.9

The presence of listed wildlife species on proposed development sites shall require the developer to submit a habitat management plan to preserve such wildlife according to the requirements of the Conservation Element.

Consistency Statement: Prior to development of the Property a survey will be conducted to determine if listed wildlife species are present on the site.

FLU Policy 1.3.6

All development orders and permits will be conditioned on the availability of facilities and services that meet the adopted level-of-service standards in this Plan and shall not result in a reduction below the adopted level-of-service standards.

Consistency Statement: Concurrency applications will be submitted for development of the Property.

FLU Policy 1.3.8

The County shall require that all developments requiring a development permit (as defined in Chapter 163.3164 F.S., including comprehensive plan amendments) shall, at the time the subject permit application is filed, submit information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

Consistency Statement: Concurrency applications will be submitted for development of the Property. Such development will meet the adopted levels of service for water, wastewater, drainage and solid waste. Applicable mobility fees will be paid prior to development.

FLU Objective 1.5

The County shall discourage urban sprawl by directing urban growth to the Urban Service Area (USA) where public facilities and services are available or are anticipated to be available within the horizon of this Plan.

FLU Policy 1.5.1

The County shall include an Urban Service Area boundary map in its *Future Land Use Map* series.

Consistency Statement: The Property is located within the Urban Service Area boundary as shown on the Future Land Element's Urban Service Area Map (Figure 12).

Exhibit A
Map Amendment

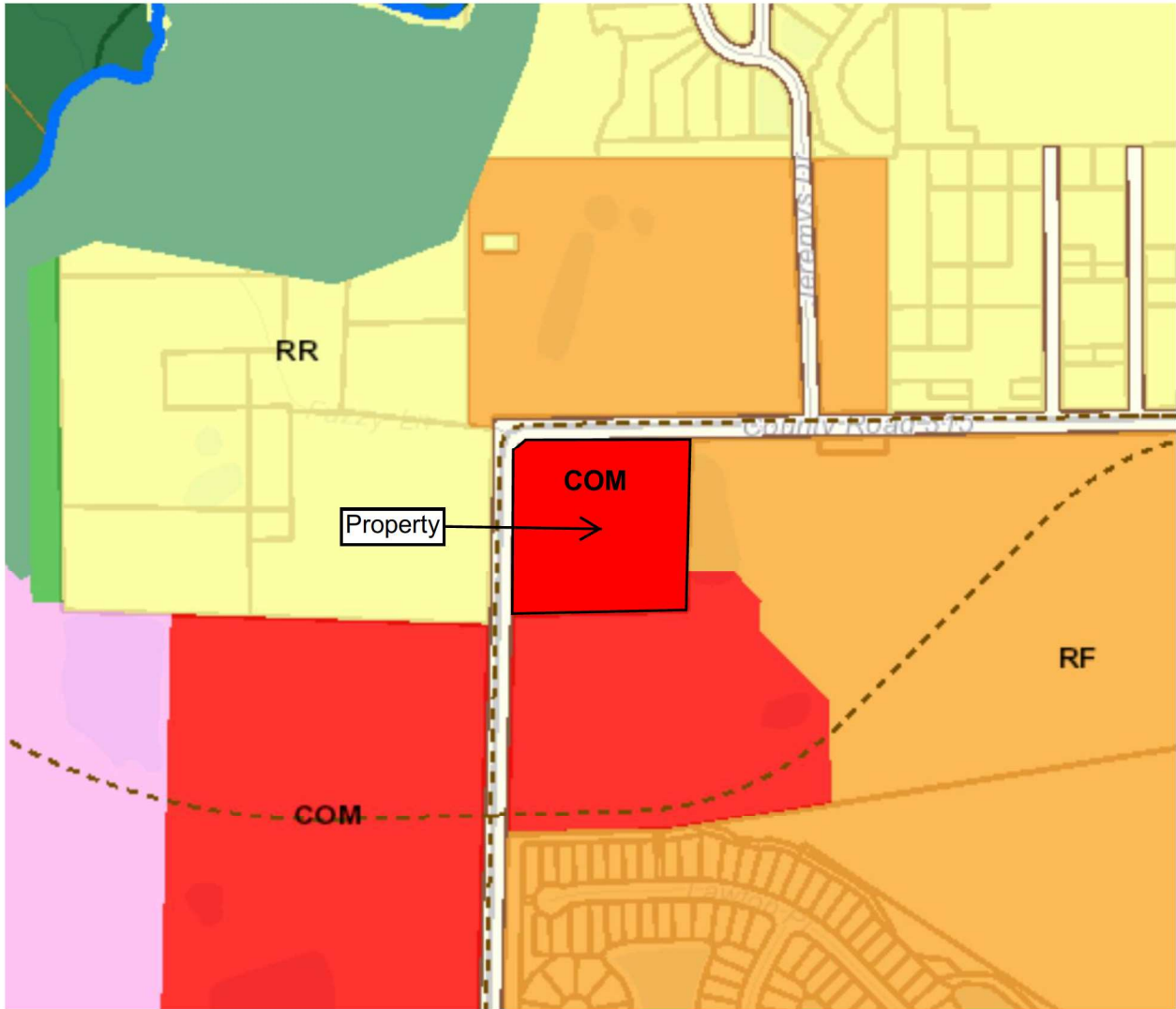


Exhibit B
Vicinity Map

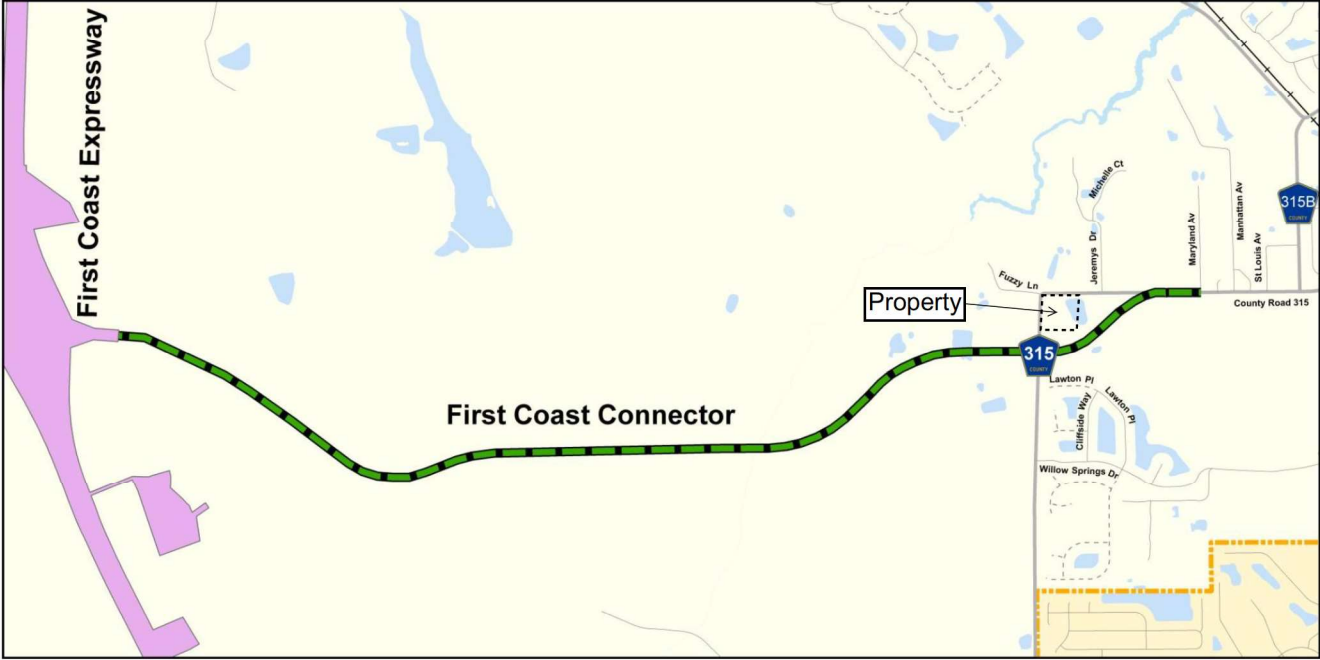






































Exhibit C

Soil Map—Clay County, Florida
(3385 CR 315, Parcel No. 32-05-26-021092-000-00)



MAP LEGEND

- | | | |
|--|--|---|
| Area of Interest (AOI) |  Area of Interest (AOI) |  Spoil Area |
| Soils |  Soil Map Unit Polygons |  Stony Spot |
| |  Soil Map Unit Lines |  Very Stony Spot |
| |  Soil Map Unit Points |  Wet Spot |
| Special Point Features |  Other |  Special Line Features |
|  Blowout | Water Features |  Streams and Canals |
|  Borrow Pit | Transportation |  Rails |
|  Clay Spot |  Interstate Highways |  US Routes |
|  Closed Depression |  Major Roads |  Local Roads |
|  Gravel Pit | Background |  Aerial Photography |
|  Gravelly Spot | | |
|  Landfill | | |
|  Lava Flow | | |
|  Marsh or swamp | | |
|  Mine or Quarry | | |
|  Miscellaneous Water | | |
|  Perennial Water | | |
|  Rock Outcrop | | |
|  Saline Spot | | |
|  Sandy Spot | | |
|  Severely Eroded Spot | | |
|  Sinkhole | | |
|  Slide or Slip | | |
|  Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clay County, Florida
 Survey Area Data: Version 18, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2018—Jan 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2t2v1	Cassia fine sand	2.6	42.5%
9	Leon fine sand, 0 to 2 percent slopes	0.4	5.9%
19	Osier fine sand	0.9	14.9%
42	Osier fine sand, occasionally flooded	2.3	36.7%
Totals for Area of Interest		6.2	100.0%

Exhibit D

Excerpt from FEMA FIRM Panel 0190

March 17, 2014

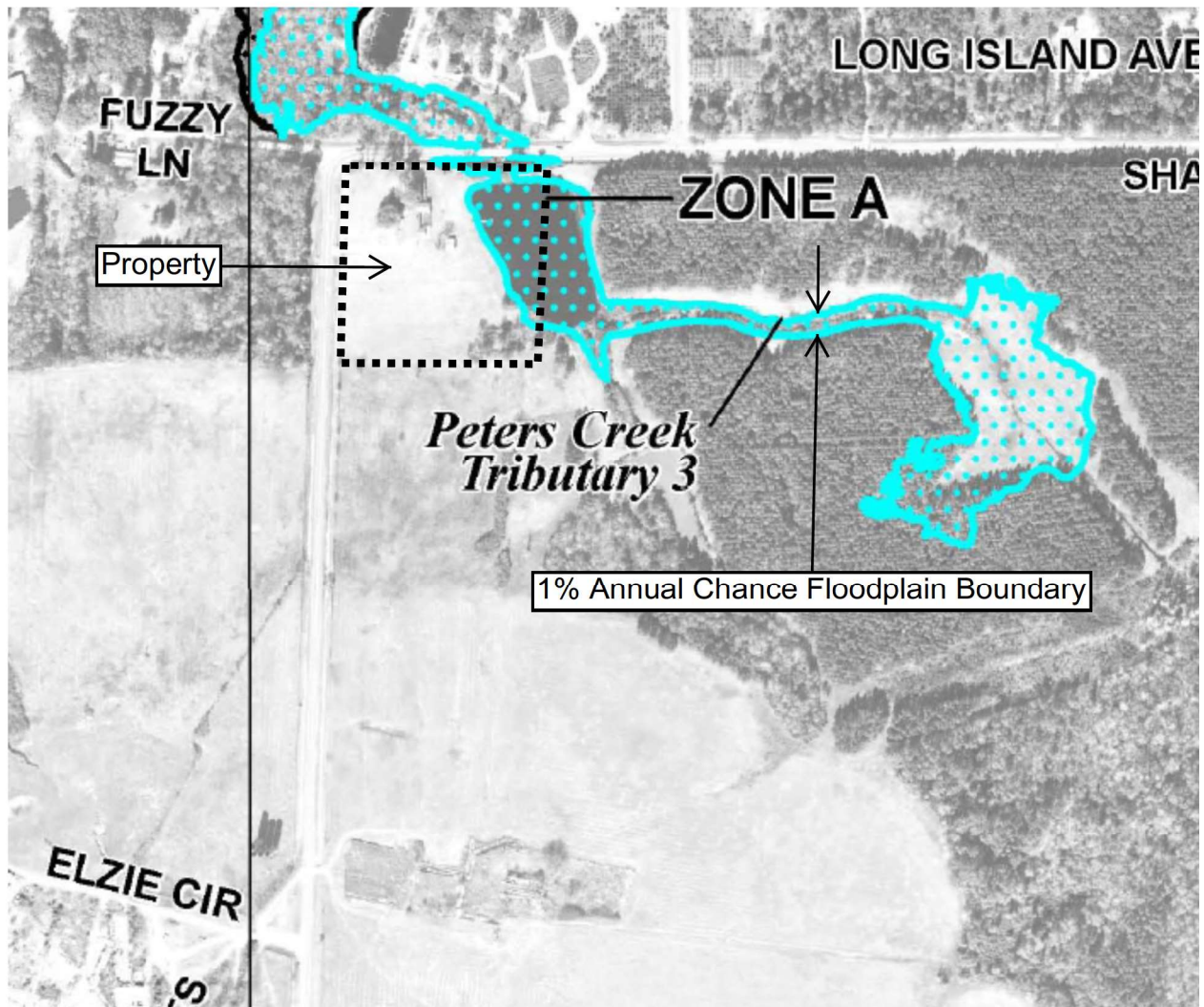


Exhibit E
Topography

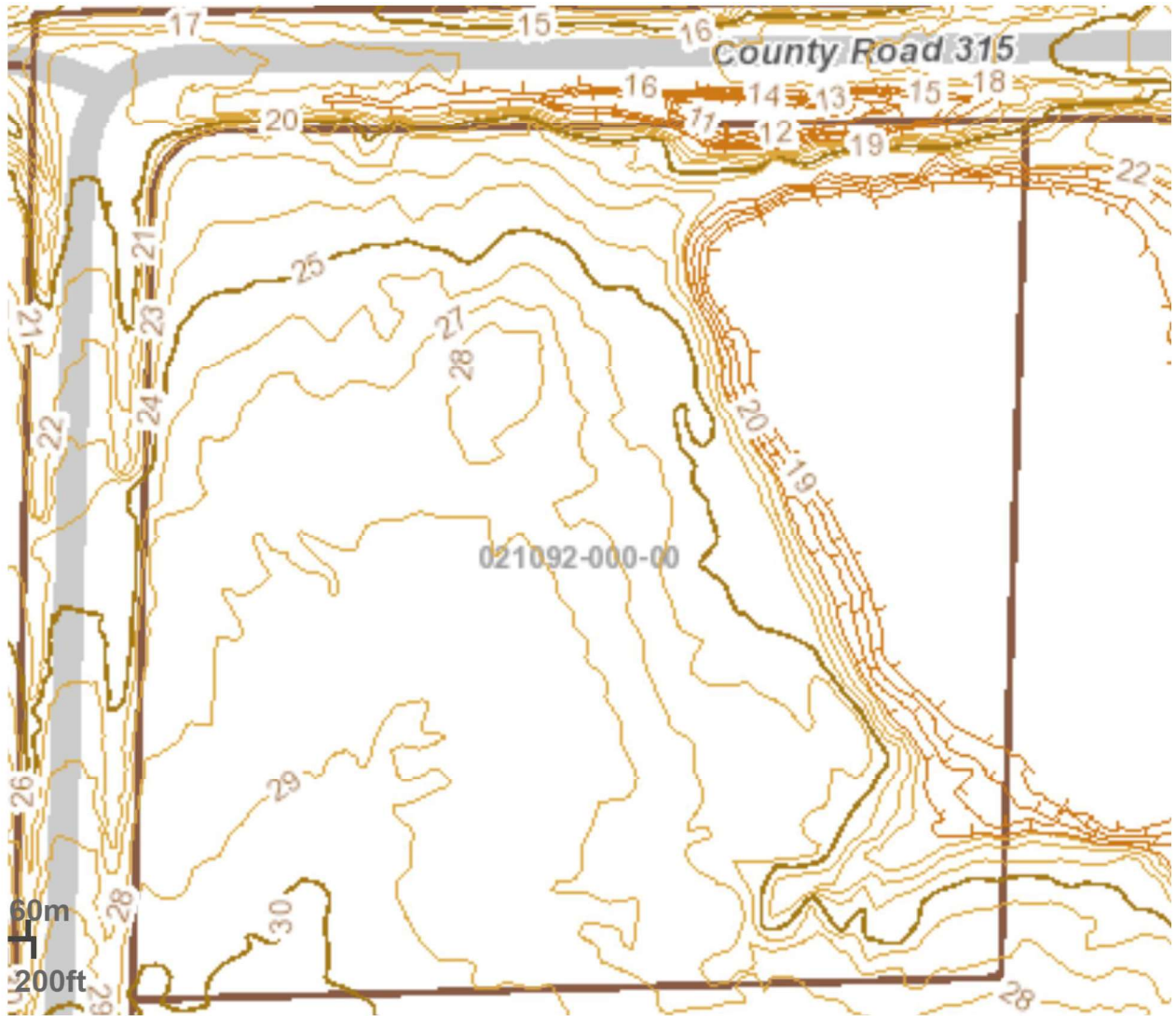


Exhibit F

Wetlands Map



Classification Code: PEM1C

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class Emergent (EM) : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass Persistent (1) : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

Water Regime Seasonally Flooded (C) : Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Classification Code: PF01/2F

System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class Forested (FO) : Characterized by woody vegetation that is 6 m tall or taller.

Subclass Broad-Leaved Deciduous (1) : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Split Subclass Needle-Leaved Deciduous (2) : This subclass, consisting of wetlands where trees or shrubs are predominantly deciduous and needle-leaved, is represented by young or stunted trees such as tamarack or bald cypress.

Water Regime Semipermanently Flooded (F) : Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land surface.

Source: U.S. Fish & Wildlife Service, National Wetlands Inventory wetlands mapper tool (<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>)