

Exhibit "B"

Written Statement

Peters Creek Planned Commercial Development (PCD)

Type of Development: Single Use – Recreational Vehicle and Boat Storage conditional use

Owner: John Fagan
1603 Park Avenue
Orange Park, FL 32073

Agent: Mark Scruby
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Existing Land Use: Rural Fringe (RF)

Proposed Land Use: Commercial (COM)

Existing Zoning: Agricultural/Residential (AR)

Proposed Rezoning: Agricultural/Residential (AR) to Planned Commercial Development (PCD)

Surrounding Land Uses: North – Rural Fringe (across CR 315)
East – Rural Fringe and Commercial (Willow Springs North PUD)
South – Commercial (Willow Springs North PUD)
West – Rural Residential (across CR 315)

Surrounding Zoning: North – Single Family Residential (RB) (across CR 315)
East – Willow Springs North PUD
South – Willow Springs North PUD
West – Agricultural/Residential (AR) (across CR 315)

Acreage:	Classification Code	Acres
Total		6.26
Wetlands	PEM1C	1.43
Wetlands	PF01/2F	0.57
Net		4.26

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 0.57 wetland acres with the classification code PF01/2F, as shown on the map attached as Addendum 1.

Planning Principles

A small scale comprehensive plan amendment redesignating the Property on the Future Land Use Map from Rural Fringe (RF) to Commercial (COM) will be considered by Clay County concurrent with its consideration of this rezoning application to PCD. The Property is proximate to the First Coast Connector, a future four lane minor arterial road planned and funded by the County and scheduled to open for traffic in 2024. The alignment of an east-west section of the First Coast Connector traverses the Willow Springs North PUD where it forms an intersection at its western end with the north-south section of CR 315. From said intersection the First Coast Connector will continue west approximately three miles to an interchange with the portion of the First Coast Expressway currently under construction by the Florida Department of Transportation and scheduled to open for traffic in 2024. The southwest corner of the Property is located approximately 535 feet from said First Coast Connector intersection. The same southwest corner is also across CR 315 from the northeast corner of the recently approved Saratoga Springs East PCD (Ordinance No. 2022-24). The County has also planned and funded the widening of CR 315 from US 17 to the eastern terminus of the First Coast Connector at CR 315 near the northeast corner of the Property.

Proposed Development

The proposed PCD will constitute infill whereby the Recreational Vehicle and Boat Storage conditional use specified herein will be situated between the commercial component of the Willow Springs North PUD and the section of CR 315 bordering the Property on its north. With an FAR of 40%, the maximum development potential of the Property for the conditional use is 109,178 square feet.

1. PCD Buffer

A fifty (50) foot buffer will be provided along the portion of the Property's east boundary adjacent to the residential component of the Willow Springs North PUD. The perimeter buffer shall consist of existing natural vegetation.

Upland buffers to wetlands on site will meet the requirements of the St Johns River Water Management District.

2. Access

Access to development on the Property will be from its west boundary on CR 315 in its north-south orientation. Construction of access and interior driveways shall comply with the County's standards set forth in the LDC.

3. Use

(a) The use of the Property will be limited to the Recreational Vehicle and Boat Storage conditional use, and all conditions will apply with the exception of the provisions of LDC Sec. 3-5 (ba)(1) which, for purposes of this PCD only, are revised to read as follows (deletion ~~stricken~~):

(1) ~~The proposed site must have direct access to a roadway defined in the Comprehensive Plan as major collector or above. Only one (1) point of access shall be permitted.~~

(b) Development Standards:

Minimum Lot Area	None
Maximum Lot FAR	40%

Setbacks:

Front (CR 315)	40 feet
Side	15 feet
Rear	20 feet

Maximum Building Height 35 feet

(c) Buffers to Residential:

A minimum buffer of thirty feet shall be provided between the conditional use and adjacent residential single family lots or uses. The buffer type (fencing and landscaping) shall meet Clay County standards adopted at the time of development for buffering of the conditional use to the applicable residential development type.

(d) Lighting:

Lighting shall be governed by the standards established in Section C.I.8 of the Lake Asbury Master Plan Land Development Regulations.

(e) Parking:

Parking shall be provided consistent with LDC Article VIII.

4. Signage:

Signage shall be governed by the standards established in Section C.II.14 of the Lake Asbury Master Plan Land Development Regulations except that digital signage shall be permitted consistent with LDC Sec. 7-30(i).

5. Development Schedule:

Development of the Property will not be phased. Construction is anticipated to commence within 3 years of PCD approval. An application for Final Development Plan must be submitted within thirty months of approval of this PCD (provided there are no appeals or ongoing litigation).

Addendum 1

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>)

Supplemental Development Questions Attachment A-4

Planned Developments are intended to encourage flexible and creative concepts of site planning, preserve the natural amenities of the land by encouraging scenic and functional open area, accomplish a more desirable environment than would possible through the strict application of the minimum requirements of conventional zoning districts and to provide a stable environment and use which is comparable with the character of surrounding areas.

1. Describe the existing and proposed conditions for the subject property and surrounding properties. Include a description of abutting lot size and use.

The Property is located at 3385 CR 315, 6.266 acres in size and roughly square in shape. CR 315 extends west from US 17 1.5 miles to Fuzzy Lane then turns sharply south and continues on to SR 16. The Property is in the SE corner of this turn. A single family home is on the Property, the former homestead of the dairy property owners that became the Saratoga Springs DRI. The Applicant proposes to redevelop the Property by removing the existing home and putting the Property to a modified Recreational Vehicle and Boat Storage conditional use as specified in the Written Statement. The Property is surrounded on all sides by the recently approved Willow Springs North PUD (PUD-2022-02). Along the Property's south boundary (525 feet) lies the 13.92 acre commercial component of the Willow Springs North PUD (WSN PUD). Said commercial component also lies along the south 90+/- feet of the Property's east boundary. The remainder of the east boundary is located adjacent to the residential portion of the WSN 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.

2. Which of the following best describes the type of development pattern the proposed development will promote:

(Check all that apply)

- Redevelopment Urban Infill Strip Commercial Residential
- TND Office Complex / Business Park Industrial Complex

3. Explain how the proposed development will contribute to the community.

As explained in the Written Statement, the use of the Property will be limited to a modified Recreational Vehicle and Boat Storage conditional use, which is consistent with the commercial component of the adjacent Willow Springs North PUD, logically extending said entitlements and standards to the section of CR 315 fronting on the north boundary of the Property.

The modified Recreational Vehicle and Boat Storage conditional use 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 First Coast Expressway three miles to the west. These developments will have limited access, if any, to spaces allowing for the storage of recreational vehicles and boats, requiring convenient and available space nearby.

As in the case of the Willow Springs North PUD's commercial component, the Written Statement applies the LAMP lighting standards and signage standards. These standards will result in a high quality, unified development plan.

4. Explain how the proposed change relates to the established land use pattern.

The Property is located within the Comprehensive Plan's Urban Service Area. The current land use pattern of the area is rural, transitioning to urban/suburban with the construction of the First Coast Expressway. The transition from rural to urban/suburban in the area has been approved since 2006 with the enactment of the now abandoned Saratoga Springs DRI Development Order. A portion of the adjacent Willow Springs North PUD's commercial component has been planned for urban non-residential development for over 15 years. The proposed commercial development of the Property is infill that logically extends said commercial component's current entitlements and standards to the section of CR 315 fronting on the north boundary of the Property.

5. Identify Comprehensive Plan policies that support the proposed change.

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.

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.

6. Explain how the proposed change will not adversely affect adjacent properties.

The Property is bounded on its north and west by CR 315, currently a minor collector roadway. On its south and a portion of its east boundary the Property is adjacent to the commercial component of the Willow Springs North PUD. A wetland extending along the remainder of the Property's east boundary nearly to CR 315 separates the Property from the residential component of the Willow Springs North PUD. Accordingly, impacts to adjacent properties will not be adverse.

7. Explain why the proposed development could not occur with the property's currently designated zoning district.

The current zoning of the Property is Rural Fringe (RF), which does not allow commercial uses.