



1 **Staff Report and Recommendations for COMP 0323-00002**

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3 Copies of the submitted 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 (as provided in the application)**

Owner: Ronald T. Hall **Address:** 1534 County Road 315
Phone: (904) 625-5445 Green Cove Springs, FL 32043
Email: N/A

7
Owner: BFMS LLC **Address:** 5581 Dianthus Street
Phone: (904) 545-6979 Green Cove Springs, FL 32043
Email: fsalvonil@gmail.com

8

Agent: Frank Miller & James Ricky Wood **Address:** 1 Independent Drive, Ste 2300
Jacksonville, FL 32202
Phone: (904) 354-1980
Email: fmiller@gunster.com

9
10 **Property Information**

11 **Parcel ID:** 33-05-26-014471-002-00 **Address:** 1534 C.R. 315
12 39-05-26-015162-000-00 1533 C.R. 315
13 **Current Zoning:** AR (Agricultural/Residential) **Land Use:** Rural Residential
14 **Zoning Proposed:** PCD (Planned Commercial Development) **Land Use Propose:** Commercial
15 **Acres Total:** 7.5

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17 **Commission District:** 5 (Commissioner Burke) **Planning District:** Green Cove
18 Springs

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20 **Introduction**

21 This is an application for a small-scale amendment to the Future Land Use Map (FLUM). The proposal
22 changes the land use designation on two parcels from Rural Residential to Commercial.
23

24 **Description**

25 This is a request to amend the future land use map for two parcels totaling 7.5(+/-) acres acre from Rural
26 Residential to Commercial. There is a companion application to amend the Zoning Atlas for both parcels
27 to Planned Commercial Development. The parcels are adjacent to each other and are located at 1533 and
28 1534 County Road 315. The parcels have approximately 450 ft of frontage in total on C.R. 315. C.R. 315 is
29 in the process of being widened under the County Bonded Transportation program and will be renamed
30 Cathedral Oaks Parkway.

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Immediately east of the subject properties is land designated Industrial on the FLUM and zoned Industrial Select. East of the industrial zoned property is the commercial development in and around the intersection of C.R. 315 and U.S. Hwy 17. The subject properties are bordered by CSX rail line to the west and south. Immediately west of the rail line is property owned by Clay County which and is zoned PO-3 and is used by Building Maintenance and Parks & Recreation. The proposed land use amendment and companion zoning change are being requested to facilitate the development of a commercial/flex-space warehouse project. Table 1 below summarizes the land use, zoning and type of use for the adjacent parcels.

Table 1 – Adjacent Parcel Summary

	ZONING	FUTURE LAND USE
North (across C.R. 315)	AR (Agricultural/Residential)	RR (Rural Residential)
East	IS (Industrial Select)	IN (Industrial)
West	AR (Agricultural/Residential)	RR (Rural Residential)
South (across CSX rail line)	PO-3 (Public Ownership) AR (Agricultural/Residential)	RR (Rural Residential)

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

Figure 1 – Parcel Map

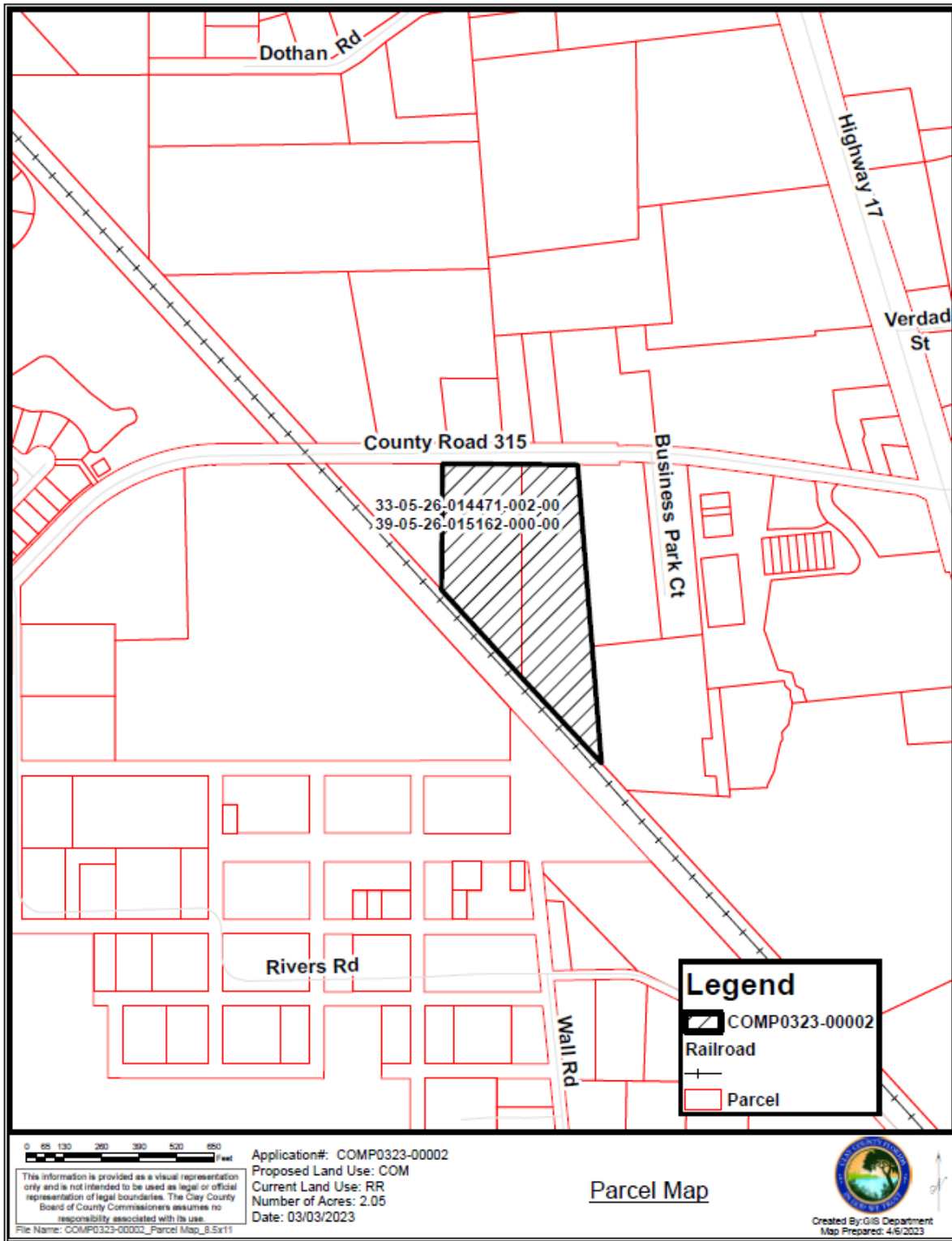


Figure 2 – Aerial Map

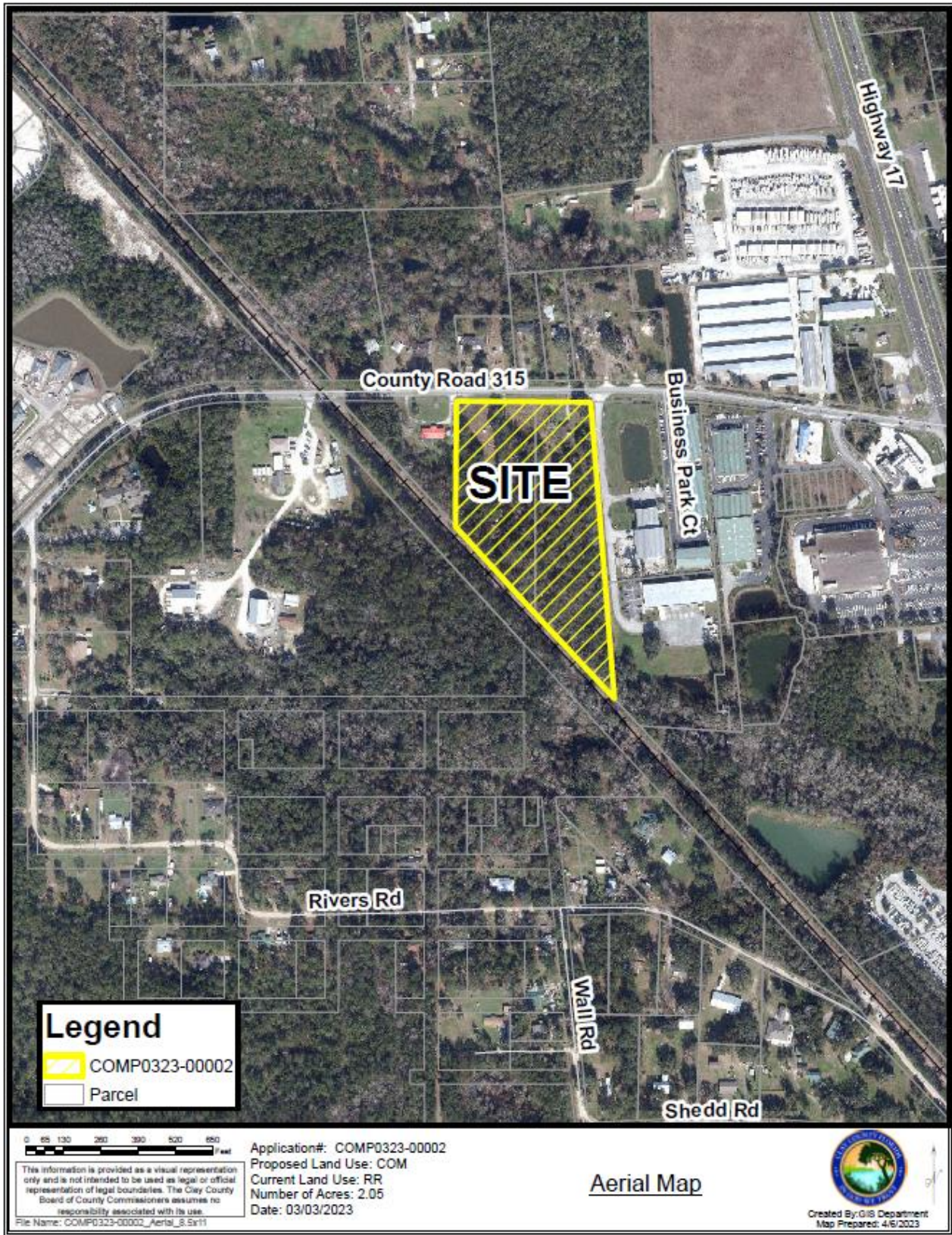


Figure 3 – Existing Land Use Designation Map

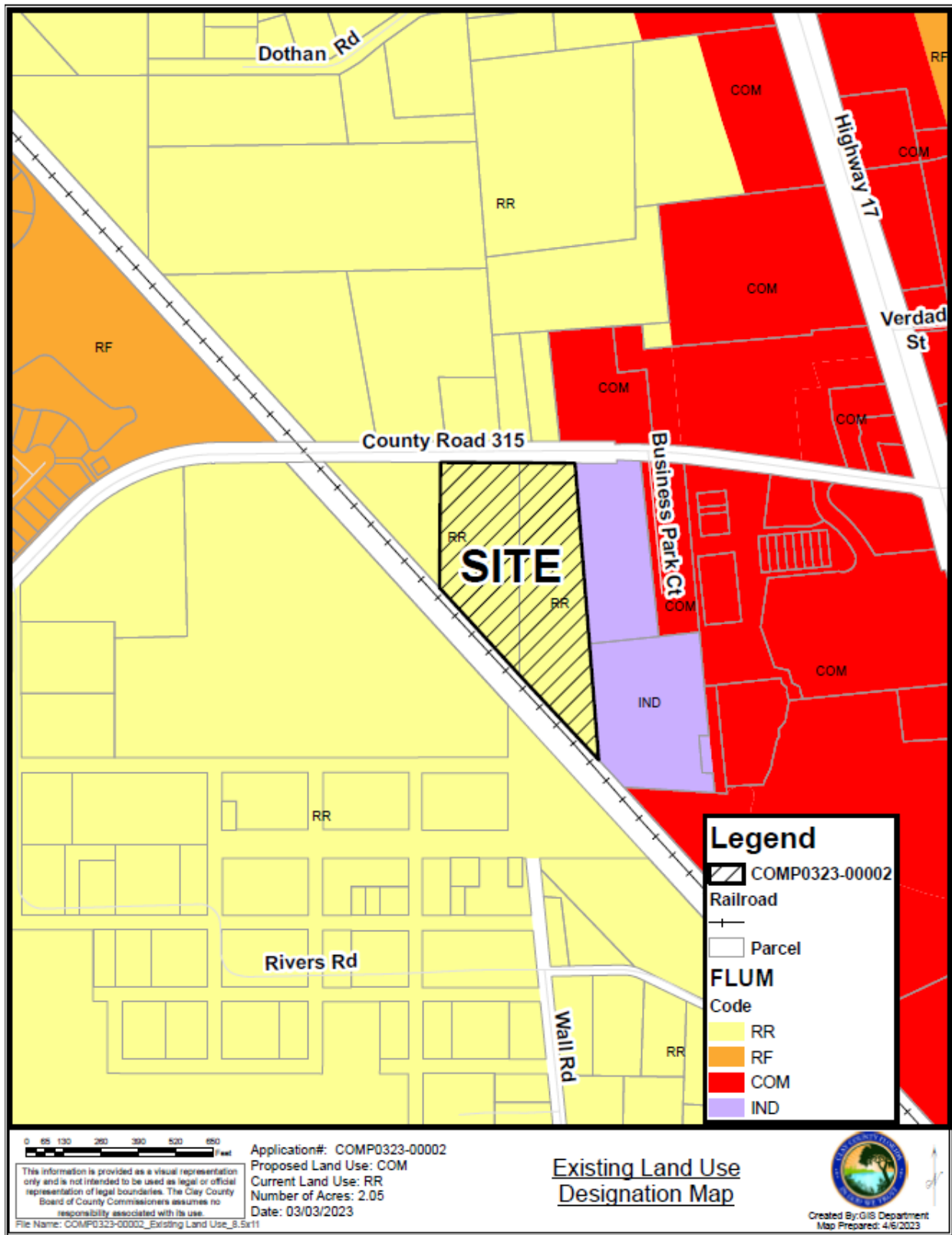
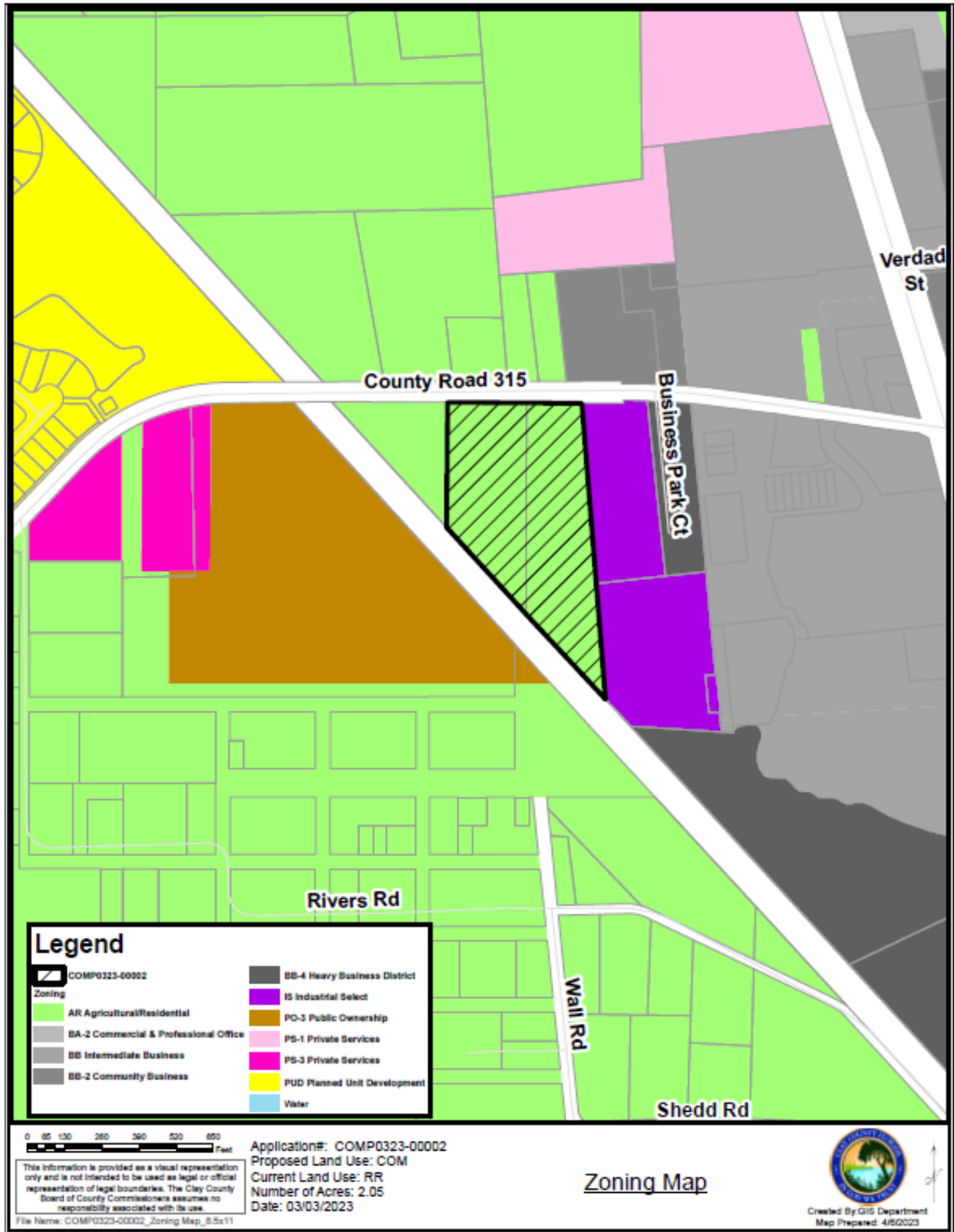


Figure 4 – Zoning Map



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

75 The subject property is currently designated Rural Residential. The following Comprehensive Plan policy
76 describes the Rural Residential land use designation and permitted development intensity.

77
78 **FLU POLICY 1.4.1(3)**
79

80 3) Rural Residential - "RR" (Exurban): These areas will serve as a transition between areas with
81 planned urban services, agriculture/residential areas, and environmentally sensitive areas. The
82 new growth in these areas may include central sewer or water systems or other urban level
83 public services if feasible. Rural residential areas will provide a low-density residential
84 character.

85
86 Designation of these areas on the Future Land Use Map is based on recognizing a number of
87 existing and future development factors. These include areas with soil conditions suitable for
88 individual wells and septic systems; existing rural subdivisions with little or no infrastructure
89 improvements, including unpaved roads; small farm or recreational and low intensity
90 institutional uses; and areas which are in close proximity to but outside of, planned urban
91 services and are not anticipated to develop at an intensity to require significant urban services
92 within the planning period.

93
94 Allowable residential density under this category shall be one dwelling unit per 5 net acres.
95 Implementation of this land use designation shall occur in accordance with the Land
96 Development Regulations. Some locations in Rural Residential may qualify for a density of one
97 unit per acre, but only if the requirements of tract size, clustering and points in Future Land
98 Use Objective 1.4 and its policies are met.

99 a) Within the Rural Residential land use designation, developments meeting the following
100 criteria are authorized to subdivide parcels into tracts of no less than five acres. Property
101 owners are further authorized to construct one single family home on each five-acre parcel
102 and to receive a building permit upon proper application therefor, without regard to the
103 density restrictions otherwise applicable to such properties as set forth herein and in the
104 land development regulations, and without being required to record a plat or otherwise
105 comply with the development standards set forth in the subdivision regulations.

- 106
107 i) The parcels must lie within a Residential Aviation Community. ii) The geographical
108 boundary of the community must contain less than 100 parcels. iii) At least 75% of
109 the parcels must be five acres in size or less. iv) All roads providing access to the
110 newly created residential parcels must be paved and privately owned and maintained.
111 v) The total potential number of newly created parcels must not exceed 20% of the
112 total number of parcels within the community.

113
114 Said lots may not be further subdivided through the heirs and homestead provisions of

115 the Plan.

116
117 This application proposes to amend the subject parcel to Commercial. The following Comprehensive
118 Plan policy describes the Commercial land use designation and permitted development intensity.

119
120 FLU POLICY 1.4.1(9)

- 121
122 9) Commercial- “COM”: The commercial designation accommodates the full range of sales, service,
123 and office activities. These uses may occur in self-contained shopping centers free standing
124 structures, campus-like business parks, central business districts, or along arterial highways. These
125 areas are intended for larger scale, more intensive community-type commercial uses.

126
127 The locations of commercial development shall be concentrated at major intersections and within
128 Activity Centers and Planned Communities. The development shall create a commercial node, not
129 a strip, with a mixture of retails, office, and hotel uses.

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131 **Analysis of Proposed Amendment**

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133 The requested amendment would change the land use on 7.5(+/-) acres from Rural Residential to
134 Commercial. The existing Rural Residential land use designation and AR zoning would allow for each
135 parcel to be developed with a single-family residence. The requested land use change and companion
136 rezoning, if approved, would limit development of the parcel to 72,000 sf of commercial and flex-warehouse
137 space.

138
139 **Table 1 – Summary of Application**

CPA 2022-23	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 Parcels: #33-05-26-014471-002-00 and #39-05-26-015162-000-00	7.5 ac	Rural Residential (RR)	D2u	Commercial (COM)	F.A.R. 40%	<u>Decrease</u> 2 du <u>Increase</u> 130,680sf.

140
141 **Availability of Services**

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143 Traffic Facilities:

144 Trip Generation calculated as: Industrial Park (ITE 130)
145 Peak Hour of Generator – Weekday, PM Peak Hour of Adjacent Street
146 Maximum Development of 130,680 sf; Average Rate 0.85 per 1,000 = 111 trips

148 The County’s Mobility Fee will apply to development of this property. As mentioned above, C.R. 315
149 improvements are included in the County’s Bonded Transportation Improvement Program.

150
151 Schools:

152 The proposed land use change will not result in any additional residential units and therefore will have no
153 impact on schools.

154
155 Recreation:

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

157
158 Water and Wastewater:

159 Development on the site will be served by central utilities from the City of Green Cove Springs.

160
161 Stormwater/Drainage:

162 Stormwater management for any new construction will meet County and Water Management District
163 standards.

164
165 Solid Waste:

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

167
168 **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

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

170 **Land Suitability**

171 Soils

172 The subject property contains both Albany series and Hurricane series soil types. Albany shows severe
173 limitations for small commercial buildings primarily due to wetness issues. Hurricane soils show moderate
174 limitations for small commercial buildings due to wetness issues. See Figure 5.

175
176 Flood Plain:

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

178
179

180 Topography:
181 The subject property is relatively flat with an elevation ranging around from between 15 ft. to 20 ft. See
182 Figure 7

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

185
186 Historic Resources:
187 A historic structure is located proximate to the property there are no archaeological sites are located
188 proximate the property. See Figure 9

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190 Compatibility with Military Installations:
191 The subject property is not located in the Noise Land Use Impact Area associated with Camp
192 Blanding.

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Figure 5 – Soil Map

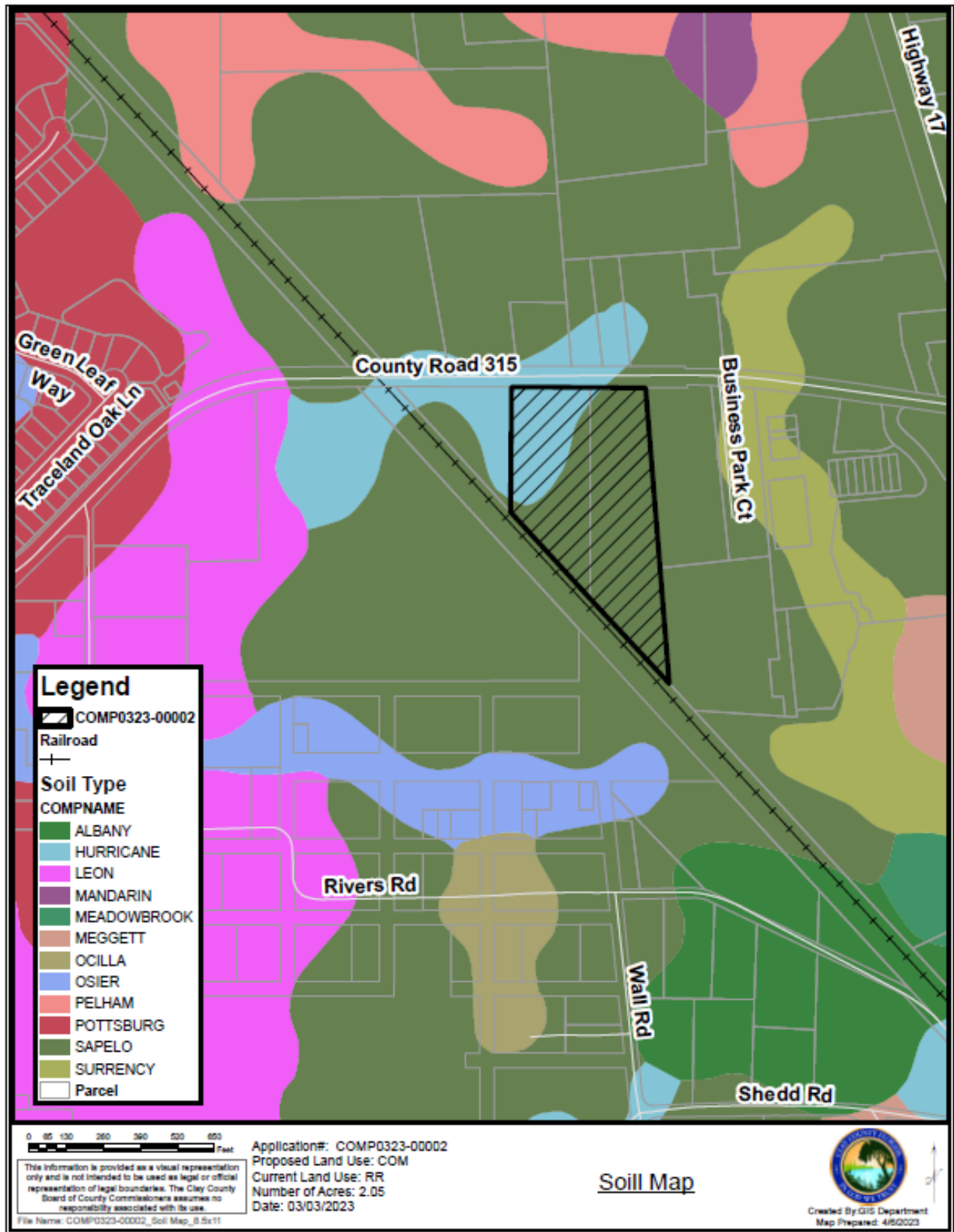


Figure 6 – Flood Zone Map

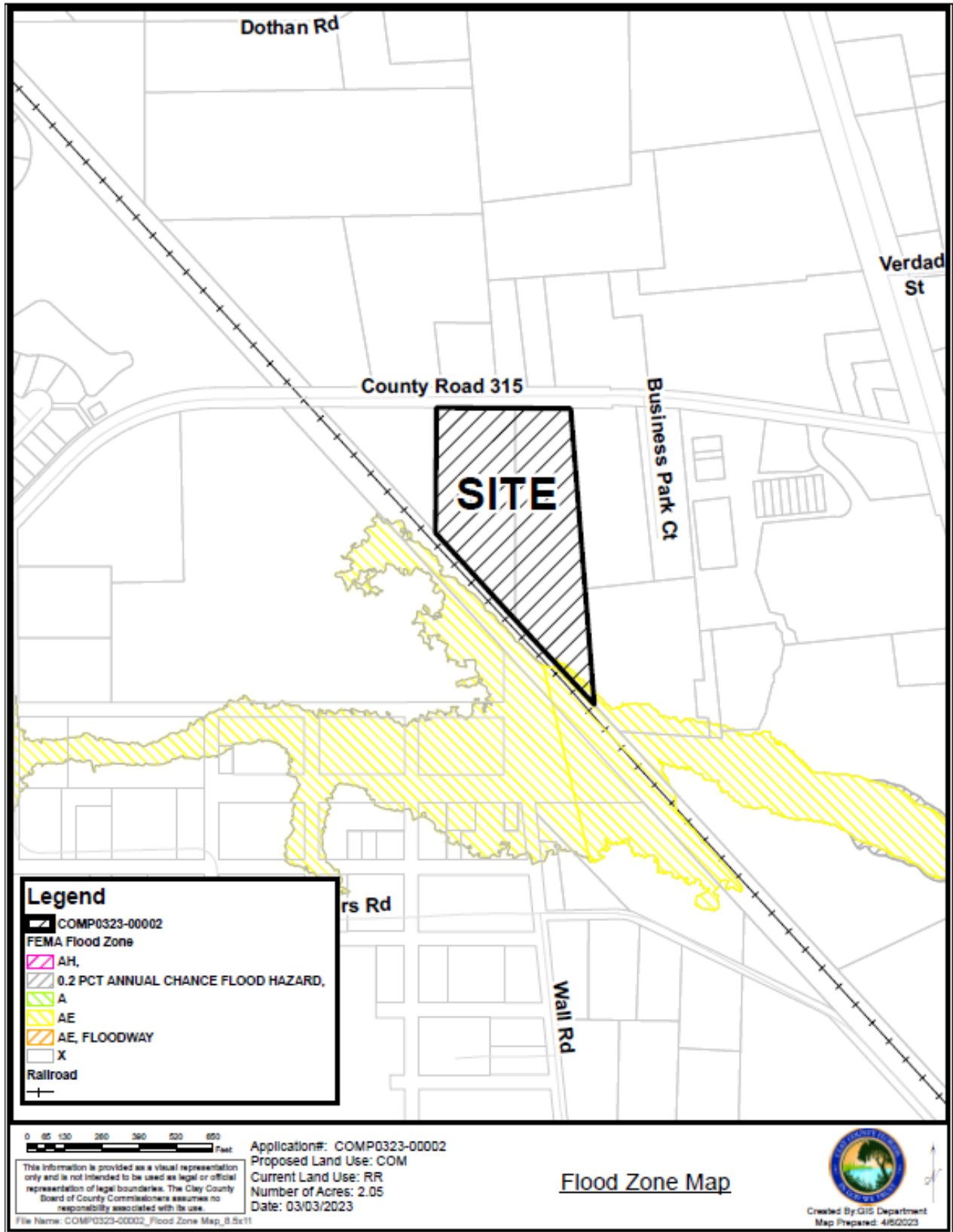


Figure 7 – Topo Map

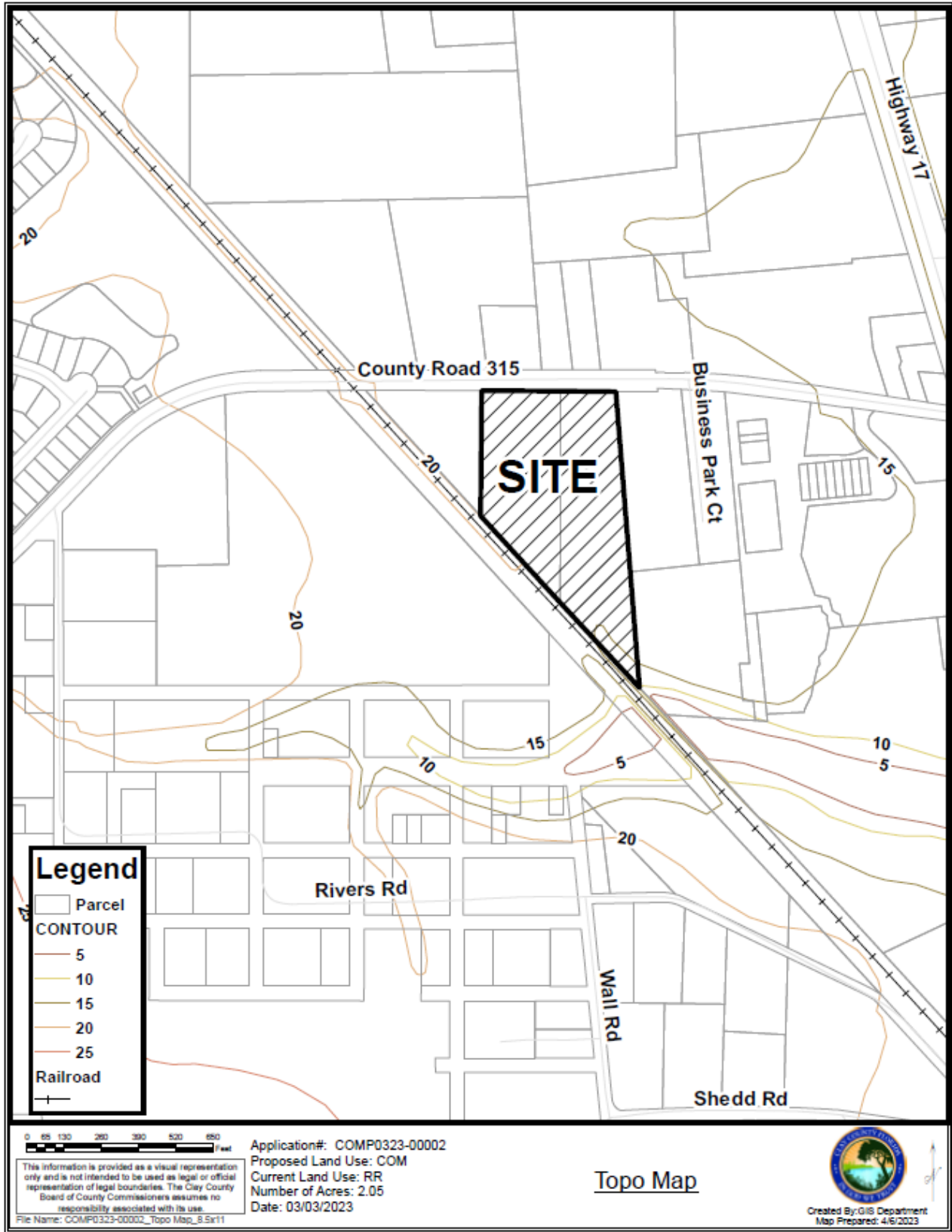


Figure 8 – Habitat Value Map

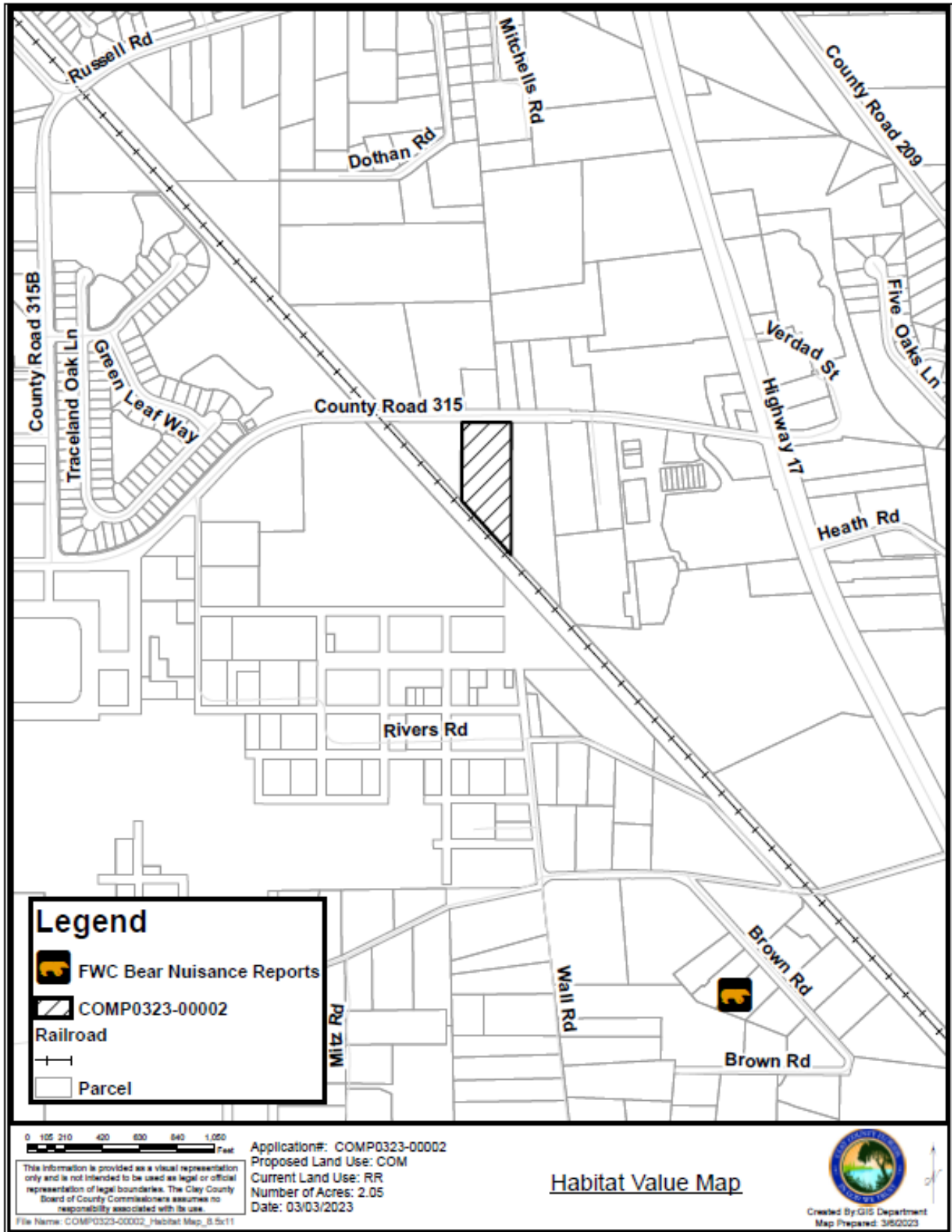
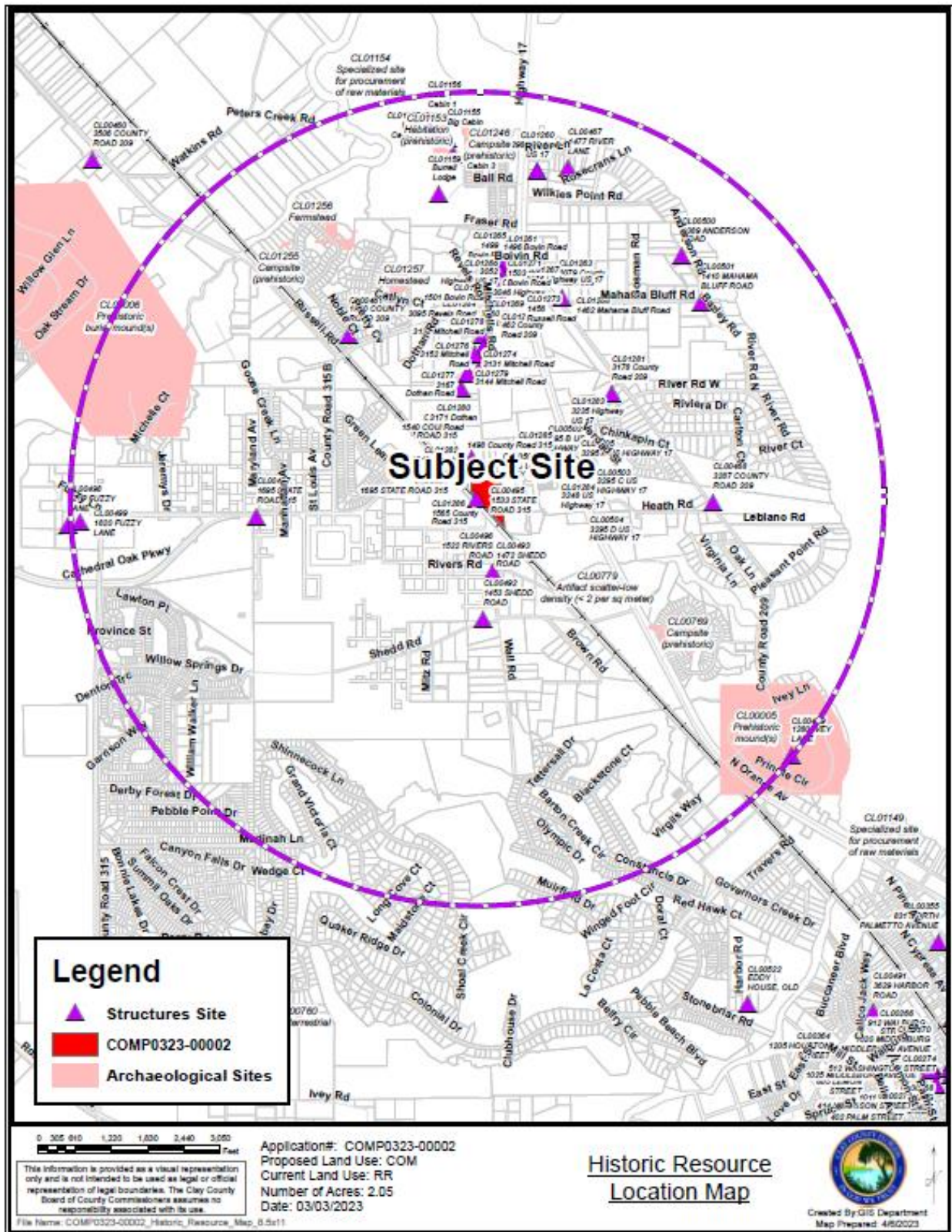


Figure 9 – Historic Resources



205 **Analysis Regarding Urban Sprawl**

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

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

234
235 Specifically, the proposed amendment shall be determined to discourage the proliferation of urban sprawl
236 because it incorporates a development pattern or urban form that achieves the following:

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

242
243 The parcel subject to this land use change and companion rezoning are located in an urbanizing area of
244 the County. There are existing central utilities in the area that are provided by the City of Green Cove
245 Springs which has available capacity to serve the proposed development. The proposed development will
246 have direct access on C.R. 315 which is being widened by the County. The existing commercial and

247 industrial development in proximity of the C.R. 315 and Hwy 17 intersection extends to the eastern
248 boundary of the subject properties. This proposed change is infill between the existing commercial
249 development node and the CSX rail line that borders the property on the west and south along with the
250 County Building Maintenance Facility to the west of the rail line. This land use change is a logical
251 extension of that development node.
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253 **Summary and Recommendation**

254
255 The proposed amendment would change the future land use designation of 7.5 acres from Rural Residential
256 to Commercial. The proposed amendment is consistent with the goals, objectives and policies of the
257 adopted comprehensive plan, is compatible with surrounding uses and does not promote urban sprawl.
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259 Staff recommends approval of Comprehensive Plan Amendment COMP0323-00002 to amend the 2040
260 Future Land Use Map for 7.5 acres from Rural Residential to Commercial as shown on Figure 9 below.
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Figure 9 – Proposed Land Use Designation Map

