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## Staff Report and Recommendations for PUD-0623-00006

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

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### Owner / Applicant Information:

**Owner:** Wu Chun Ching and Chou Hsin Wu

**Address:** 7889 NW 113<sup>th</sup> Way

**Agent:** Susan Fraser (SLF Consulting, Inc.)

Parkland, FL 32076

**Phone:** 904-591-8942

**Email:** slfraser@bellsouth.net

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### Property Information

**Parcel ID:** 40-04-25-020673-000-00

**Address:** College Drive at Peoria Road  
Orange Park, FL 32065

**Current Land Use:** UC-10 (Urban Core-10) and IND  
(Industrial)

**Current Zoning:** PS-2 (Private Services-2)  
and AR (Agricultural Residential)

**Acres:** 13.89 acres

**Proposed Zoning:** PUD

**Acres affected by Rezoning:** 13.51 acres

**Commission District:** 1, Comm. Cella

**Planning District:** Doctors Inlet/Ridgewood

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### Introduction:

This application is a rezoning of a portion of the subject parcel totaling 13.51 acres from PS-2 (Private Services-2) and AR (Agricultural Residential) to PUD (Planned Unit Development).

The subject parcel is located on the west side of College Drive at the intersection with Peoria Road. The site is undeveloped land.

The applicant desires to construct a multi-family use on this site.

A companion Comprehensive Plan Amendment application to change the Future Land Use from IND to UC-10 preceded this rezoning application. In addition, there is another comp plan and rezoning application pair related to the entry driveway for this project. A summary of each application is provided below.

23 **Project Background:**

24 Development Constraints:

25 Development of this property into the proposed multi-family residential project shown on the  
26 concept site plan requires several related land use changes. The parcel itself has multiple FLU and  
27 zoning district designations which need to be amended in order to pursue the use.

28  
29 In addition, the project's existing access point is an 80 foot wide tongue which connects the main  
30 parcel with the southbound land of College Drive just to the north of an existing traffic light at Peoria  
31 Road.

32  
33 Development Opportunity:

34 There is a commercial frontage parcel between the proposed multi-family project and College Drive.  
35 That parcel already has a driveway access through an easement which provides access to College  
36 Drive at the Peoria Road traffic light.

37  
38 Proposed Solution:

39 Because access at the traffic light is existing and would be safer and easier for anyone entering or  
40 leaving the multi-family project, the applicant proposes to utilize that location for the main entrance  
41 point for the project. However, in order to make that location work the commercial parcel's existing  
42 parking spaces and trash dumpster enclosure will need to be moved. The applicant has worked with  
43 the owner of the commercial parcel and proposes to relocate his parking spaces and dumpster  
44 enclosure, along with creating additional parking spaces, on the 80 foot wide access way for the  
45 main parcel.

46  
47 End Results:

48 The changes proposed will allow the multi-family project to create a main access entry at the traffic  
49 light. The commercial property owner will get an improved main access at the traffic light. The  
50 multi-family project will get a secondary emergency access using the 80 foot wide access tongue  
51 portion of the main parcel. And the commercial property owner will get a new trash enclosure and  
52 access to more parking spaces than he previously had.

53  
54  
55 Applications for the multi-family project main parcel:

56  
57 COMP-0623-00006                      Would change the FLU from Industrial to UC-10  
58  
59 PUD-0623-00006                      Would change the zoning from PS-2 and AR to PUD  
60

61  
62 Applications for the 80 foot wide access portion of the main parcel:

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64 COMP-0623-00007                      Would change the FLU from Industrial to Commercial  
65  
66 PUD-0623-00007                      Would change the zoning from PS-2 to PCD  
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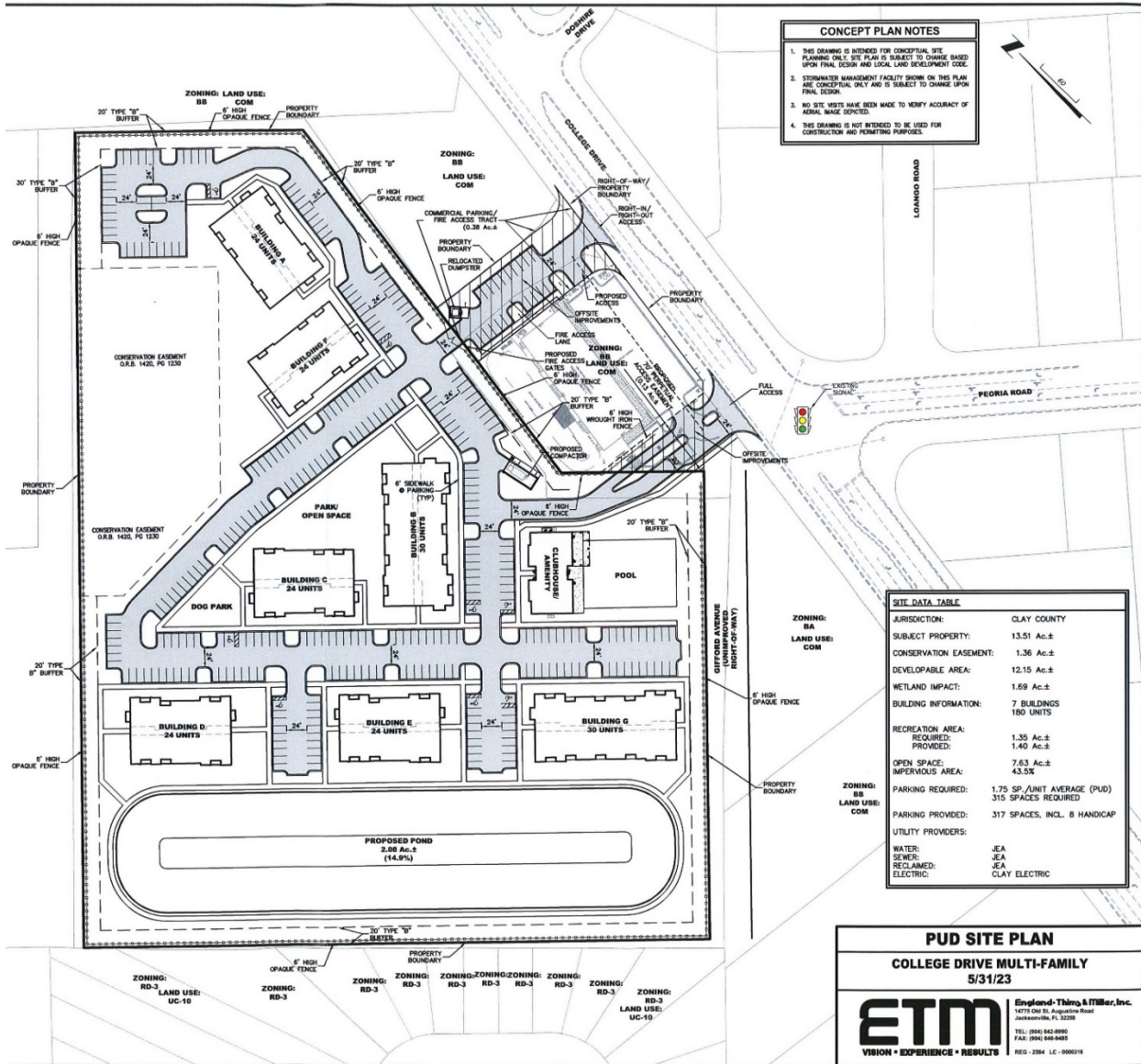




Figure 1 – Parcel Map

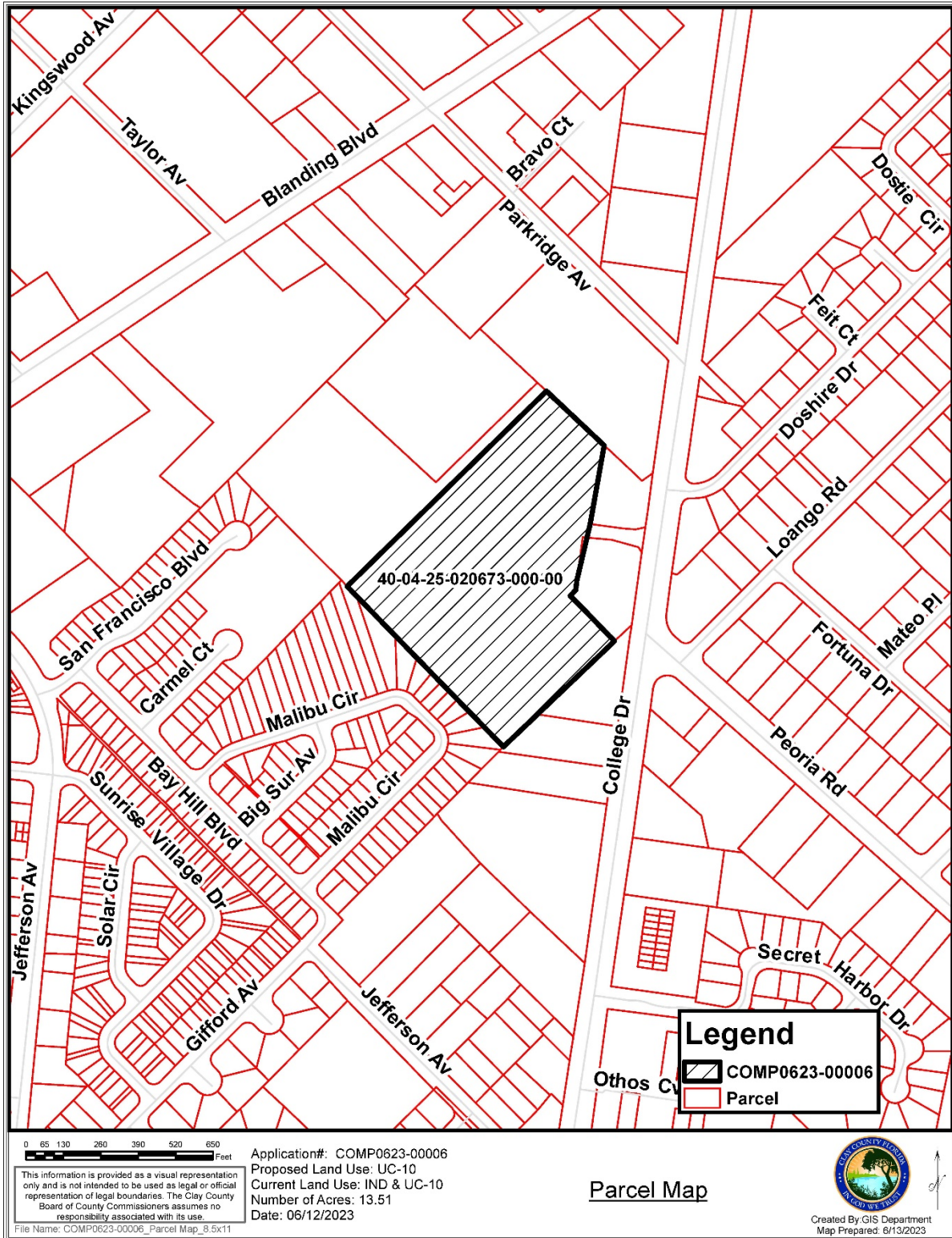


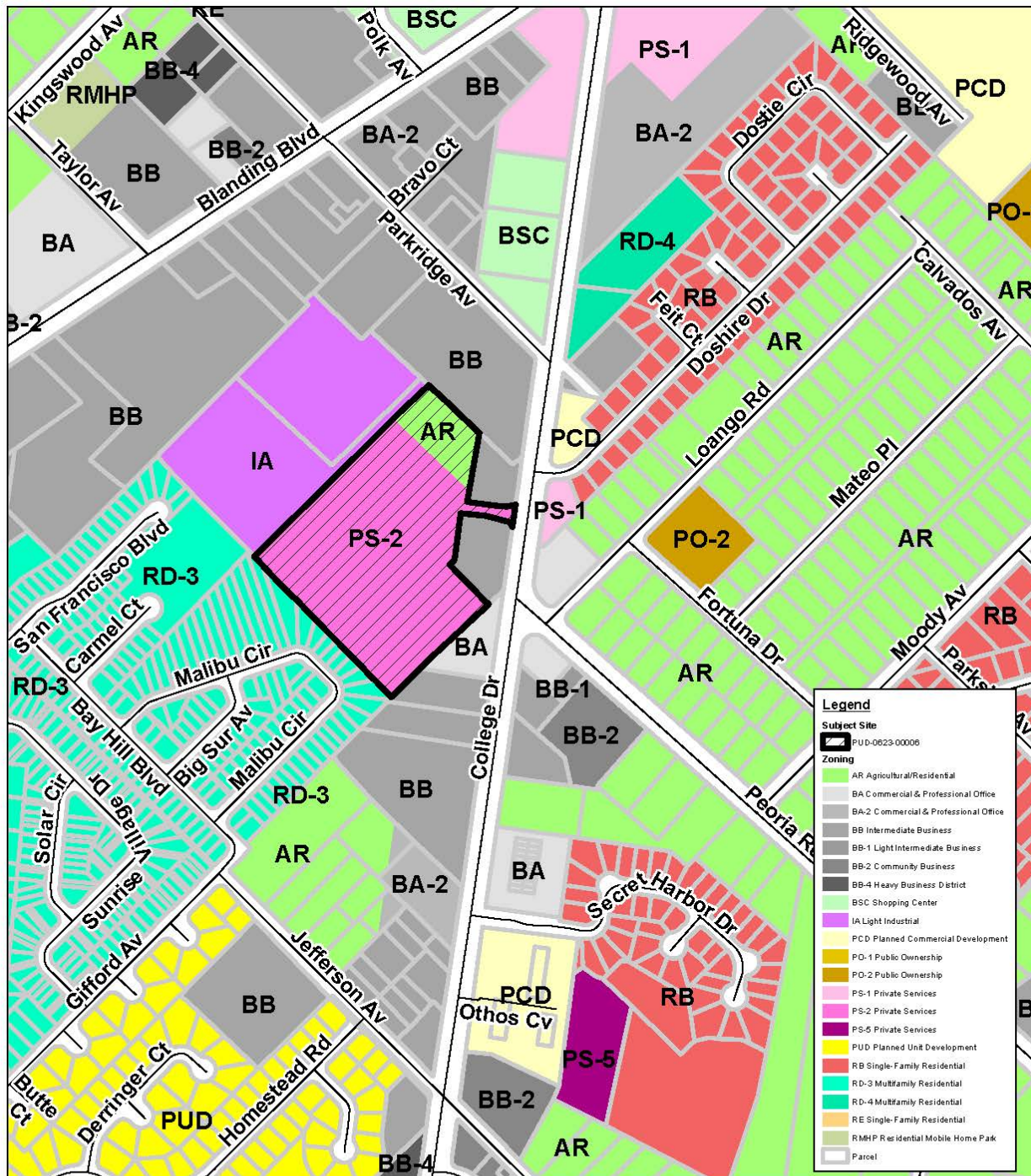


Figure 2 – Aerial Photo





Figure 3 – Zoning Map



0 255 510 1,020 Feet

**Rezoning: PUD-0623-00006  
from PS-2, AR and PUD**



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

78    The following Goals/Objective/Policies support the proposed Rezoning Amendment to the Code:

79       FLU Policy 1.4.1.7   Urban Core (10) (UC-10)

80           This designation is intended for land within the core of urban service areas and accessible to  
81           employment centers. Densities in this area shall range from a minimum of two units per net acre  
82           and a maximum of ten units per net acre. This classification includes single-family detached and  
83           attached, cluster and zero lot line dwellings, and multi-family housing.

84           Areas within this category may be suitable for a higher intensity use, upward to a maximum of  
85           ten units per net acres. Densities from seven to ten units per net acre may be approved if the  
86           location meets required points and the development provides central water and sewer system.

87           Review of specific densities shall be directed toward preserving the stability and integrity of  
88           established residential development and toward providing equitable treatment of lands with  
89           similar characteristics. Design techniques of landscaping, screening and buffering shall be  
90           employed to assure a smooth transition in residential structure types and densities.

91           A maximum density of 16 units per net acre may be allowed within the Urban Core (10)  
92           designation on the Future Land Use Map for the provision of housing for the elderly or  
93           handicapped and housing for very low-, low-income and moderate-income households.  
94           Location shall be based on need and criteria assessing proximity to the following: employment,  
95           mass transit, health care, parks, commercial services, and central utility services, as detailed in  
96           the Housing Element and land development regulations. A maximum 15 units per net acre may  
97           also be allowed if it is a proposed infill development meeting criteria of a Traditional  
98           Neighborhood Development.

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100   **Analysis of Proposed Rezoning Amendment**

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

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

106    Staff Finding:   The nearby area is a mix of residential and commercial uses with one industrial use to the  
107    northwest. The proposed multi-family use will be in keeping with the surrounding urbanized mix of uses.

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

110 Staff Finding: The district boundaries are not illogically drawn. However, there is a large market demand  
111 for multi-family residential options at the present time.

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

115 Staff Finding: The property was likely zoned to PS-2 with an end use in mind that required that zoning  
116 district but then never developed which has left it out of step with the surrounding area.

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

118 Staff Finding: The uses allowed under the existing PS-2 zoning are not appropriate to the location of the  
119 property or in harmony with the surrounding uses.

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

122 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it reduces urban  
123 sprawl by providing infill development and multi-family residential living options in close proximity to  
124 existing commercial uses along a transit corridor.

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

127 Staff Finding: There is no public purpose served by maintaining the existing PS-2 (Private Services-2) and  
128 AR (Agricultural Residential) zoning districts for the subject parcel.

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

131 Staff Finding: The proposed rezoning will not be inconsistent with the surround land use.

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

134 Staff Finding: There are no undeveloped multi-family zoned properties in the immediate area.

135 The proposed rezoning amendment would change a portion of the total parcel acreage of a single parcel of  
136 land (13.51 acres) from PS-2 (Private Services-2) and AR (Agricultural Residential) to PUD (Planned Unit



137 Development). This change would be in keeping with the evolving character of the surrounding districts as  
138 shown in the table below:

	Future Land Use	Zoning District
North	Industrial and Commercial	IA (industrial) and BB (commercial)
South	Commercial and Urban Core-10	RD-3 (single-family residential), BA and BB (commercial)
East	Commercial	BB (commercial)
West	Industrial and Urban Core-10	IA (industrial) and RD-3 (single-family residential)

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141 **Recommendation**

142 Staff recommends approval of PUD-0623-00006.

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