



1 **Staff Report and Recommendations for COMP-0623-00007**

2

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: Wu Chun Ching and Chou Hsin Wu **Address:** 7889 NW 113th Way
Agent: Susan Fraser (SLF Consulting, Inc.) Parkland, FL 32076
Phone: 904-591-8942
Email: slfraser@bellsouth.net

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8 **Property Information**

Parcel ID: 40-04-25-020673-000-00 **Address:** College Drive at Peoria Road
Orange Park, FL 32065
Current Land Use: IND (Industrial) **Current Zoning:** PS-2 (Private Services-2)
Proposed Land Use: COMM (Commercial) **Acres:** 13.89 +/- acres
Acres affected by FLU change: 0.38 acres
Commission District: 1, Comm. Cella **Planning District:** Doctors Inlet/Ridgewood

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 portion of a single parcel
13 of land totaling 0.38 acres from IND (Industrial) to COMM (Commercial).

14

15 The subject parcel is located on the west side of College Drive at the intersection with Peoria Road. This
16 portion of the parcel will be developed as a secondary emergency access for the multi-family residential
17 portion of the parcel as well as providing parking and a dumpster enclosure for the commercial parcel
18 immediately to the southwest.

19

20 The applicant desires to construct a new access entry for the multi-family use on the south side of the adjacent
21 commercial parcel which will provide access for both parcels via the existing traffic light on College Drive at
22 Peoria Road.

23

24 A companion Rezoning application from PS-2 to PCD follows this comprehensive plan amendment. In
25 addition, there is another comp plan and rezoning application pair related to the multi-family use on the main
26 portion of the parcel for this project. A summary of each application is provided below.

27

28

29 **Project Background:**

30 Development Constraints:

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

34
35 In addition, the project's existing access point is an 80 foot wide tongue which connects the main
36 parcel with the southbound land of College Drive just to the north of an existing traffic light at Peoria
37 Road.

38
39 Development Opportunity:

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

43
44 Proposed Solution:

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

52
53 End Results:

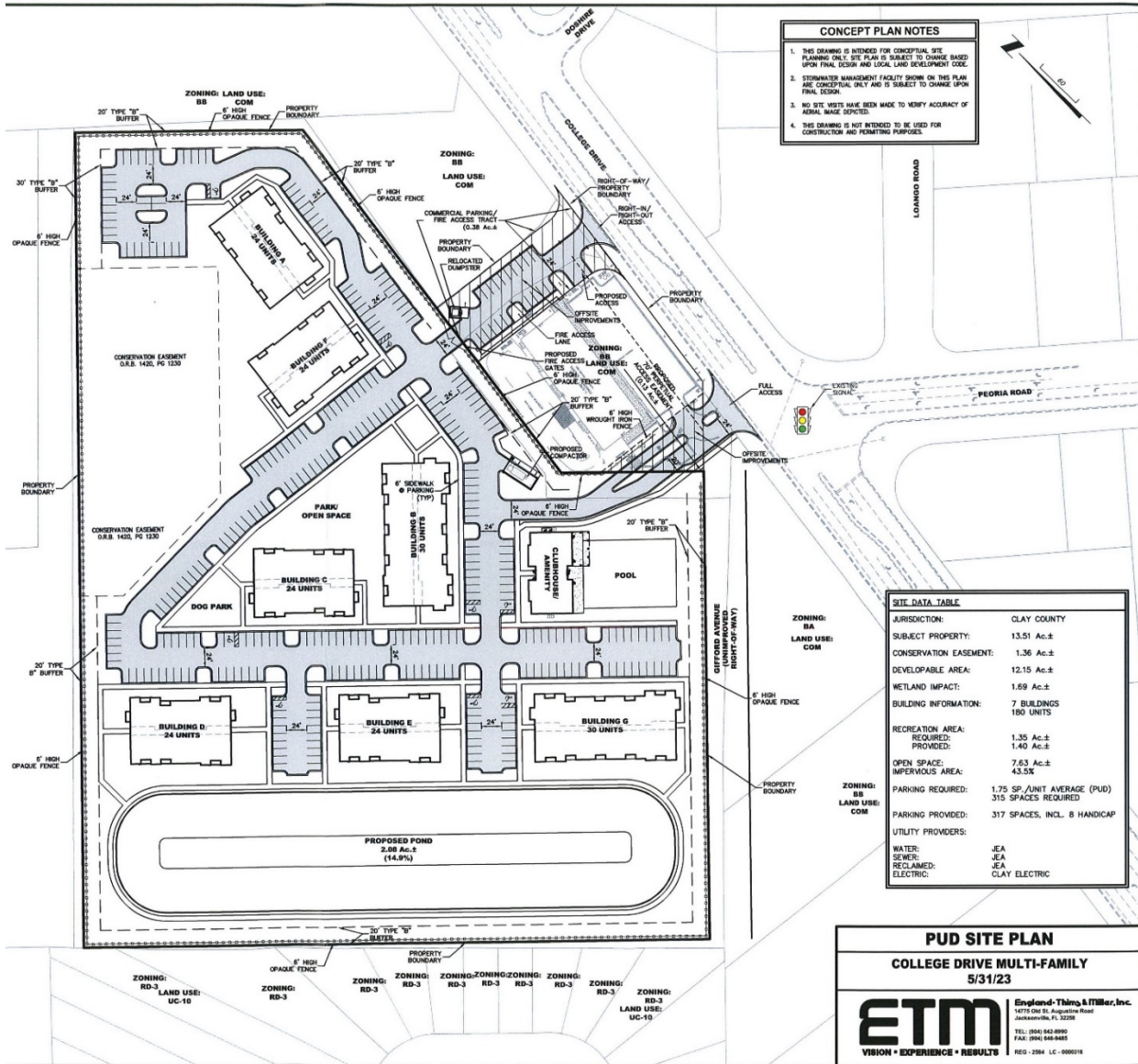
54 The changes proposed will allow the multi-family project to create a main access entry at the traffic
55 light. The commercial property owner will get an improved main access at the traffic light. The
56 multi-family project will get a secondary emergency access using the 80 foot wide access tongue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

59
60
61 Applications for the multi-family project main parcel:

- 62
63 COMP-0623-00006 Would change the FLU from Industrial to UC-10
64
65 PUD-0623-00006 Would change the zoning from PS-2 and AR to PUD
66

67
68 Applications for the 80 foot wide access portion of the main parcel:

- 69
70 COMP-0623-00007 Would change the FLU from Industrial to Commercial
71
72 PUD-0623-00007 Would change the zoning from PS-2 to PCD
73
74



CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE CAPTURED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

SITE DATA TABLE

JURISDICTION:	CLAY COUNTY
SUBJECT PROPERTY:	13.51 Ac.±
CONSERVATION EASEMENT:	1.36 Ac.±
DEVELOPABLE AREA:	12.15 Ac.±
WETLAND IMPACT:	1.69 Ac.±
BUILDING INFORMATION:	7 BUILDINGS 180 UNITS
RECREATION AREA:	REQUIRED: 1.35 Ac.± PROVIDED: 1.40 Ac.±
OPEN SPACE:	7.63 Ac.±
IMPERVIOUS AREA:	43.0%
PARKING REQUIRED:	1.75 SP./UNIT AVERAGE (PUD) 315 SPACES REQUIRED
PARKING PROVIDED:	317 SPACES, INCL. 8 HANDICAP
UTILITY PROVIDERS:	
WATER:	JE A
SEWER:	JE A
RECLAIMED:	JE A
ELECTRIC:	CLAY ELECTRIC

PUD SITE PLAN
COLLEGE DRIVE MULTI-FAMILY
5/31/23

ETM England, Thibault & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32256
 TEL: (904) 842-8990
 FAX: (904) 842-8400
 REG. 2384 LC - 008014

VISION • EXPERIENCE • RESULTS

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Figure 1 – Location Map

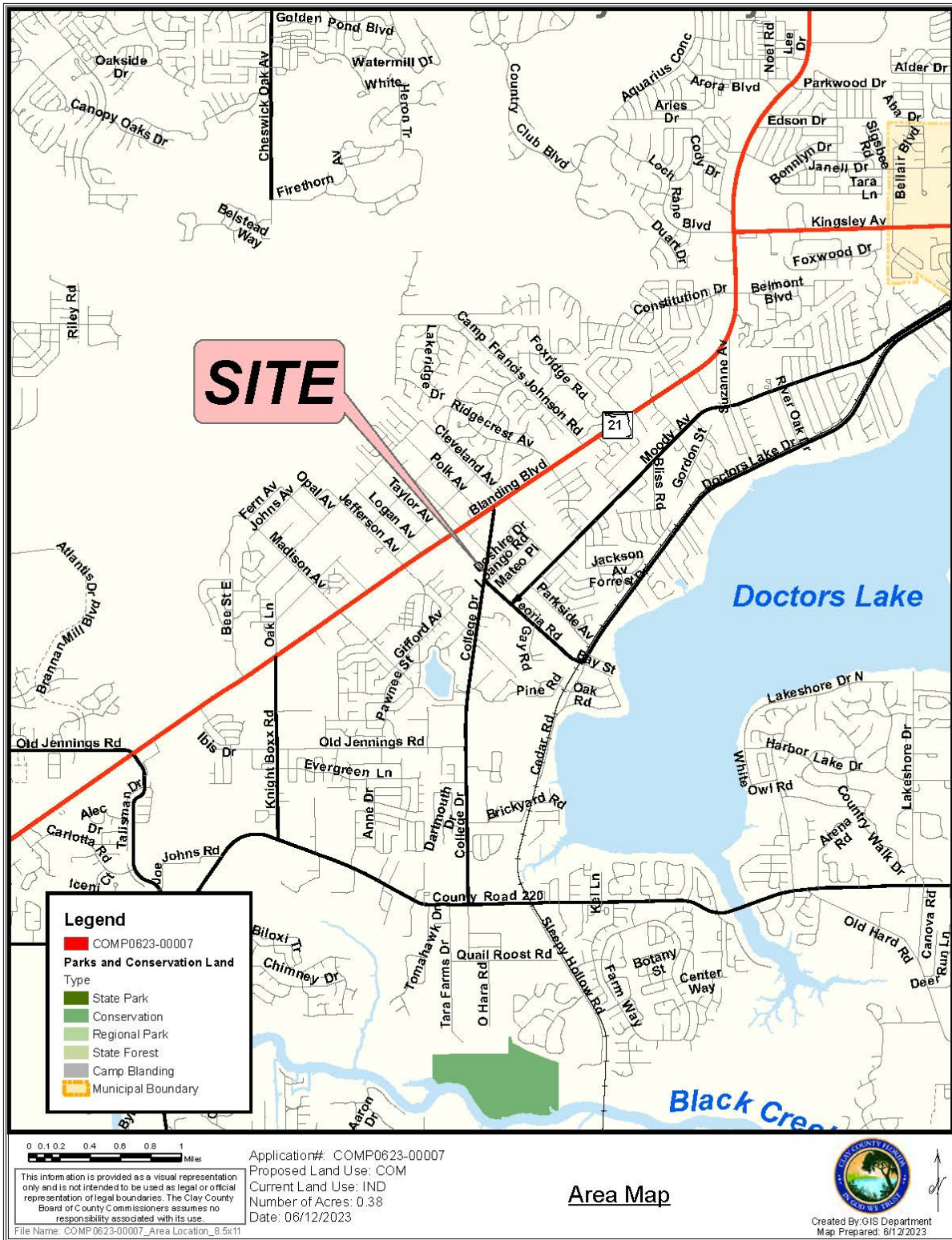


Figure 2 – Parcel Map

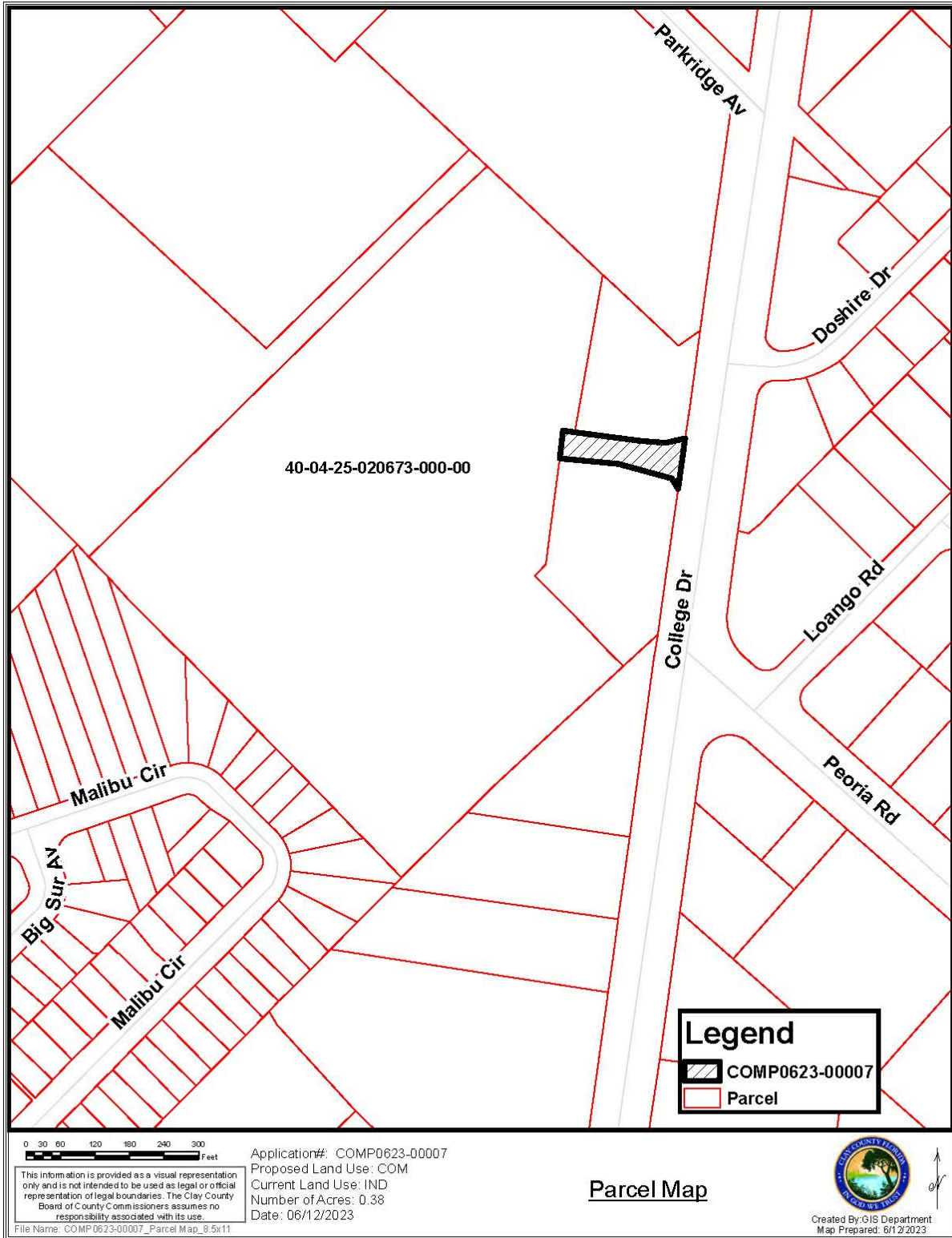


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

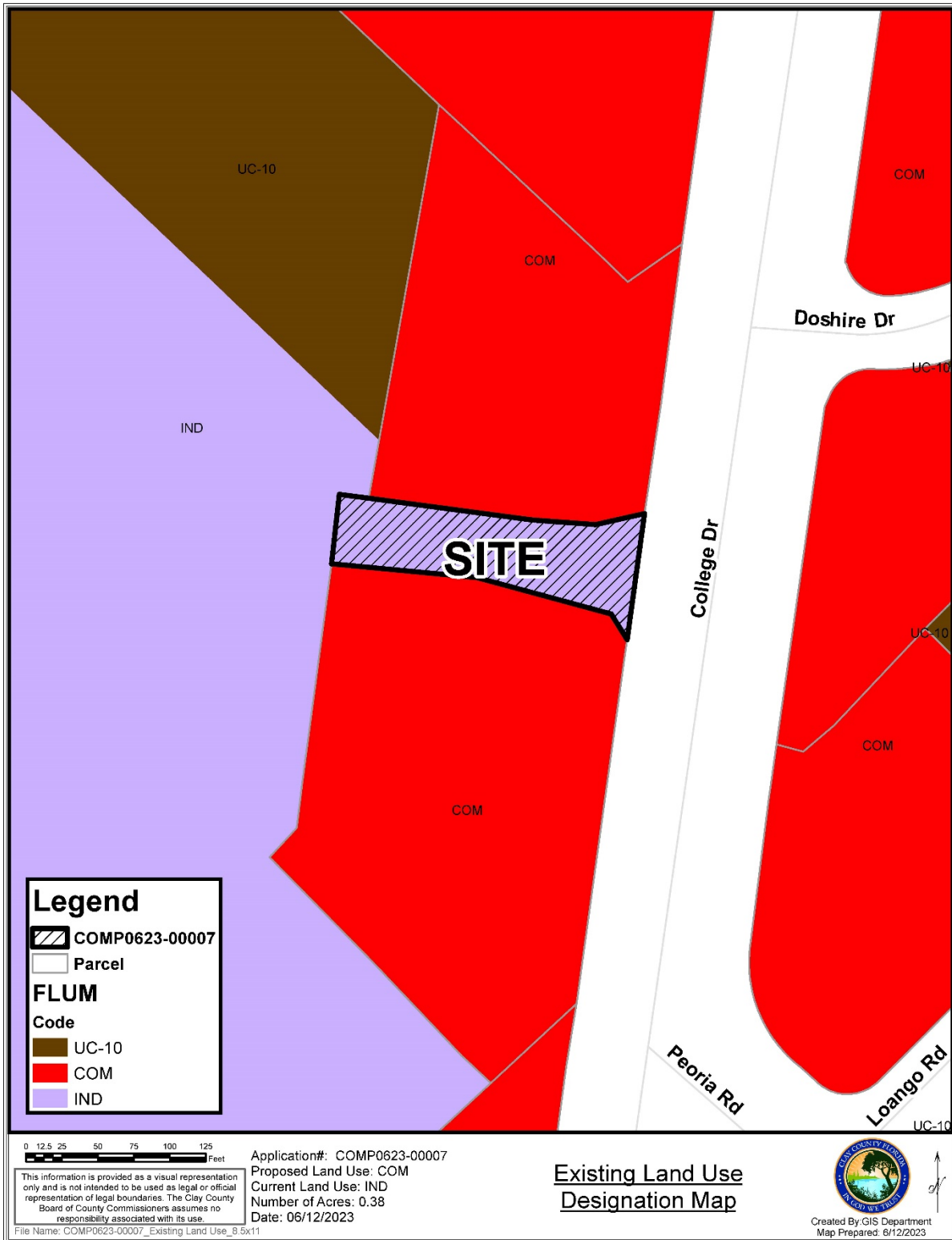


Figure 5 – Proposed Future Land Use Designation Map

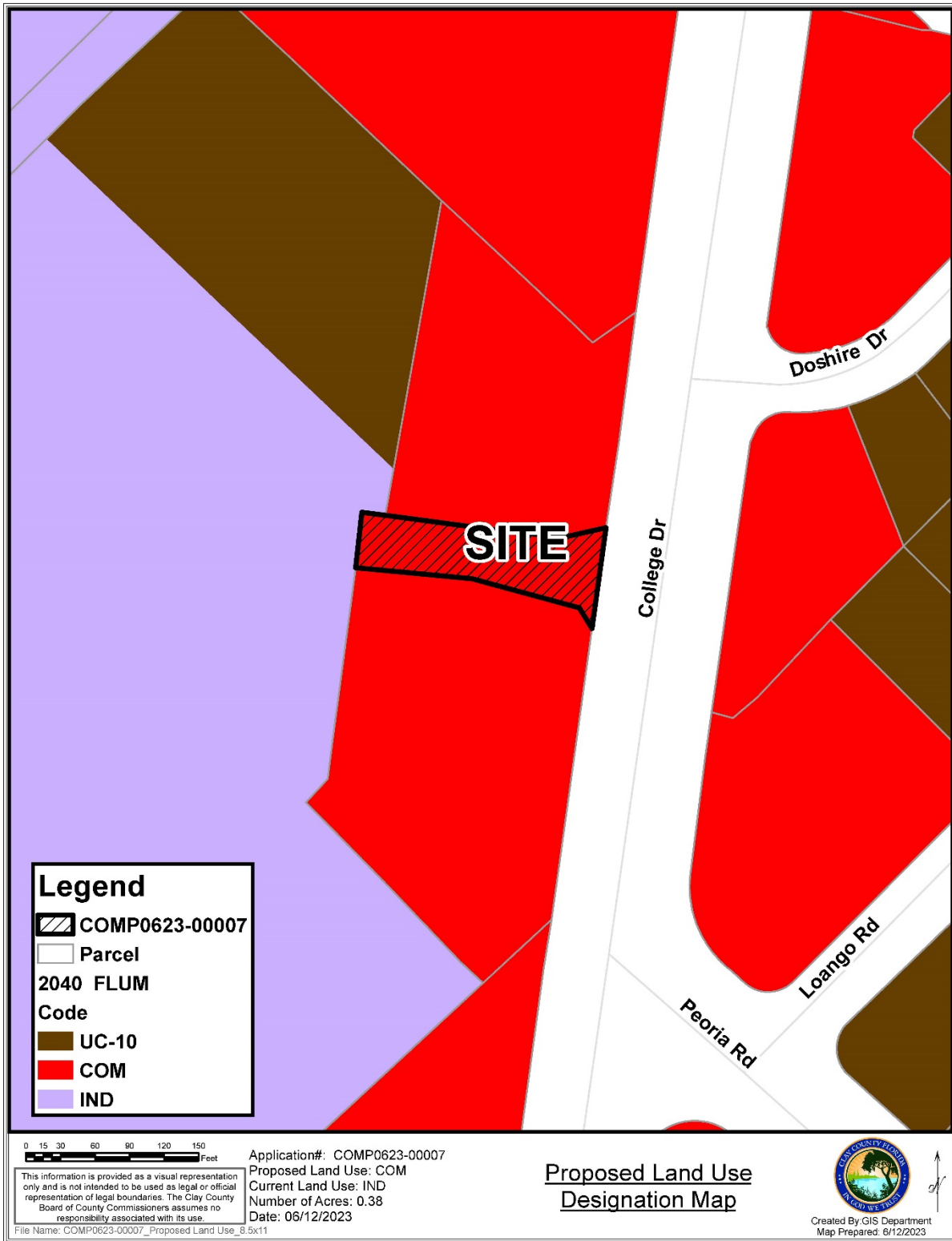
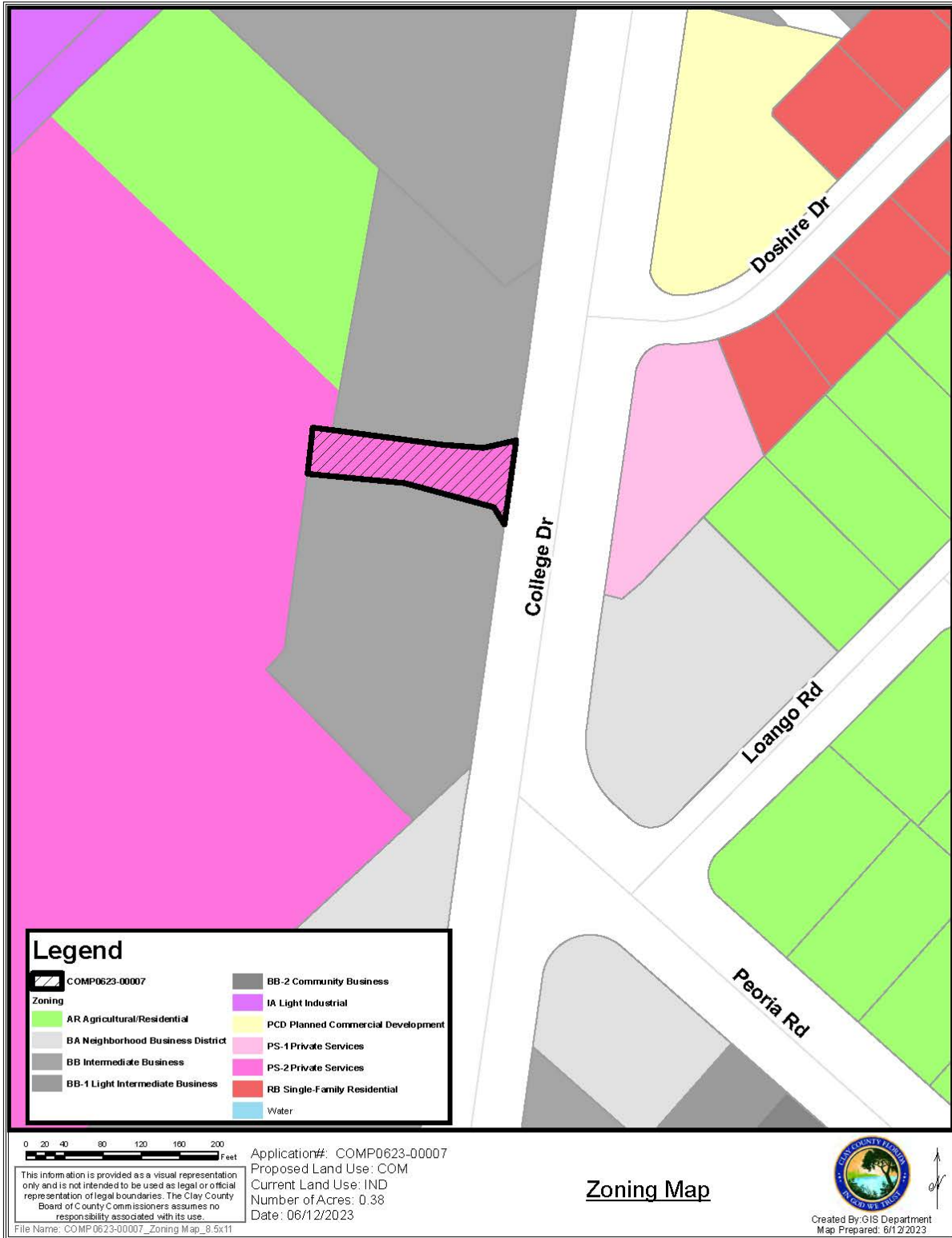


Figure 6 – Zoning Map



89 **Availability of Services**

90 **Traffic Facilities:**

91 The County’s Mobility Fee will apply to development of this property.

92 **Schools:**

93 The project will need to meet school concurrency requirements for this project.

94

95 **Recreation:**

96 Recreation amenities will be provided on-site for the residents.

97

98 **Water and Wastewater:**

99 Water and sewer are both available along College Ave. for the proposed use.

100

101 **Stormwater/Drainage:**

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

104 **Solid Waste:**

105 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

106 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
107 *Clay County 2040 Comprehensive Plan Data and Analysis,*
108 *Community Facilities Element*
109

110 **Land Suitability:**

111

112 **Soils:**

113 See Figure 7.

114 **Flood Plain:**

115 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See
116 Figure 8.

117 **Topography:**

118 The affected portion of the subject parcel is relatively level. See Figure 9.

119 **Regionally Significant Habitat:**

120 There have been black bear sightings to the north and to the south of the subject parcel. See Figure 10.

121 **Historic Resources:**

122 There are no historic resource structures on the subject parcel although historic structure locations have been
123 mapped to the northeast of the subject parcel. See Figure 11.

124 **Compatibility with Military Installations:**

125 The subject property is not located near Camp Blanding.

126

Figure 7 – Soil Map

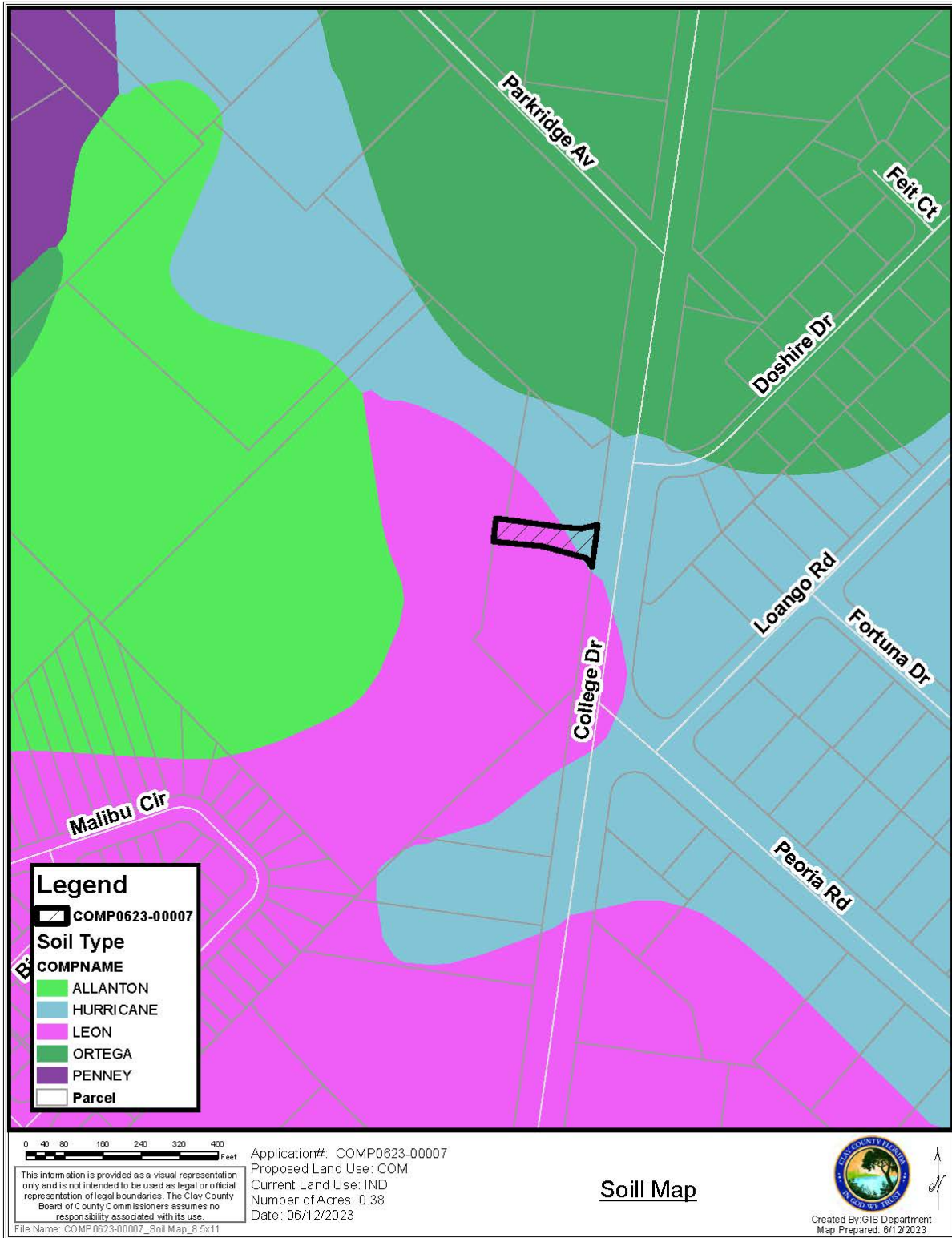


Figure 8 – Flood Zone Map

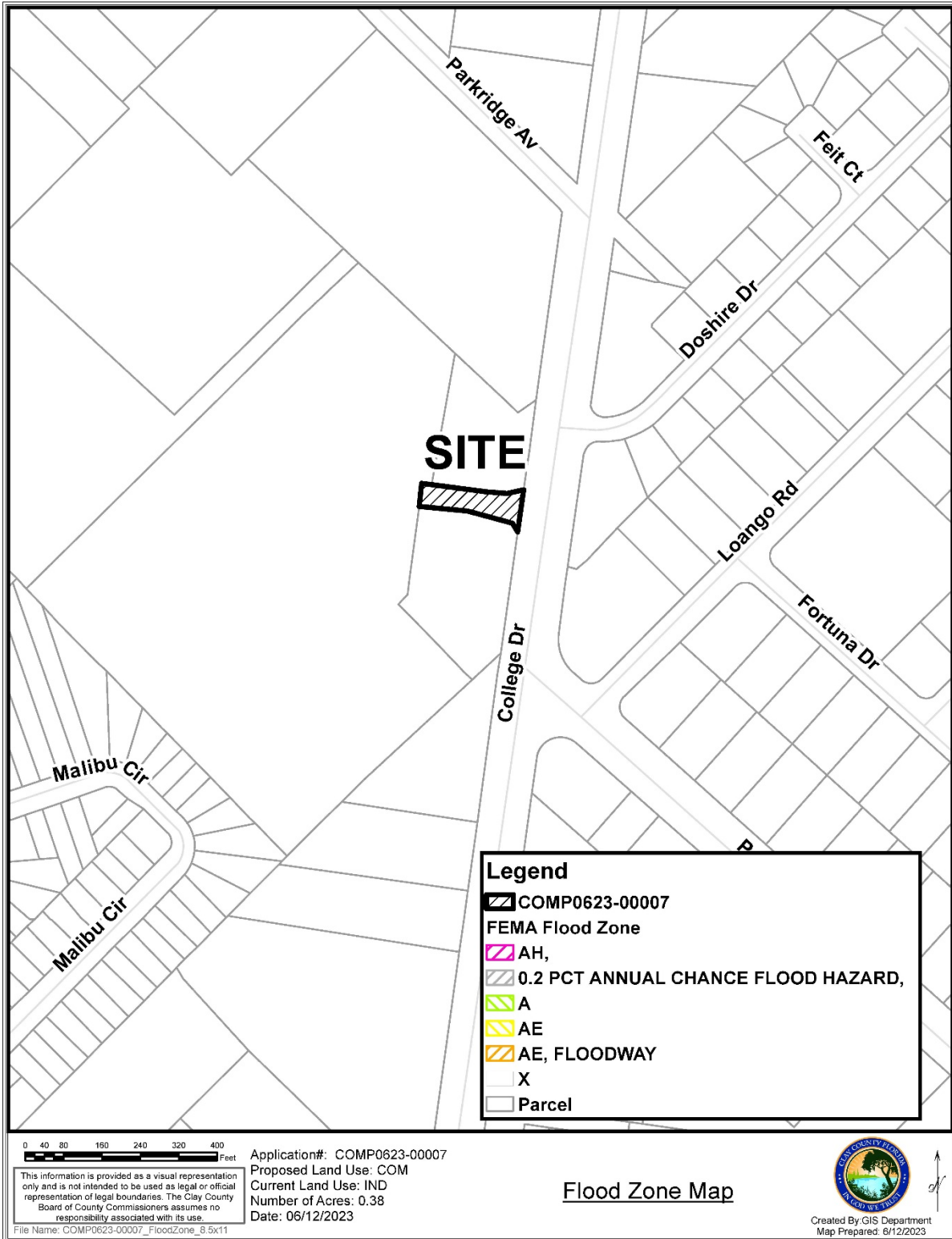


Figure 9 – Topography Map

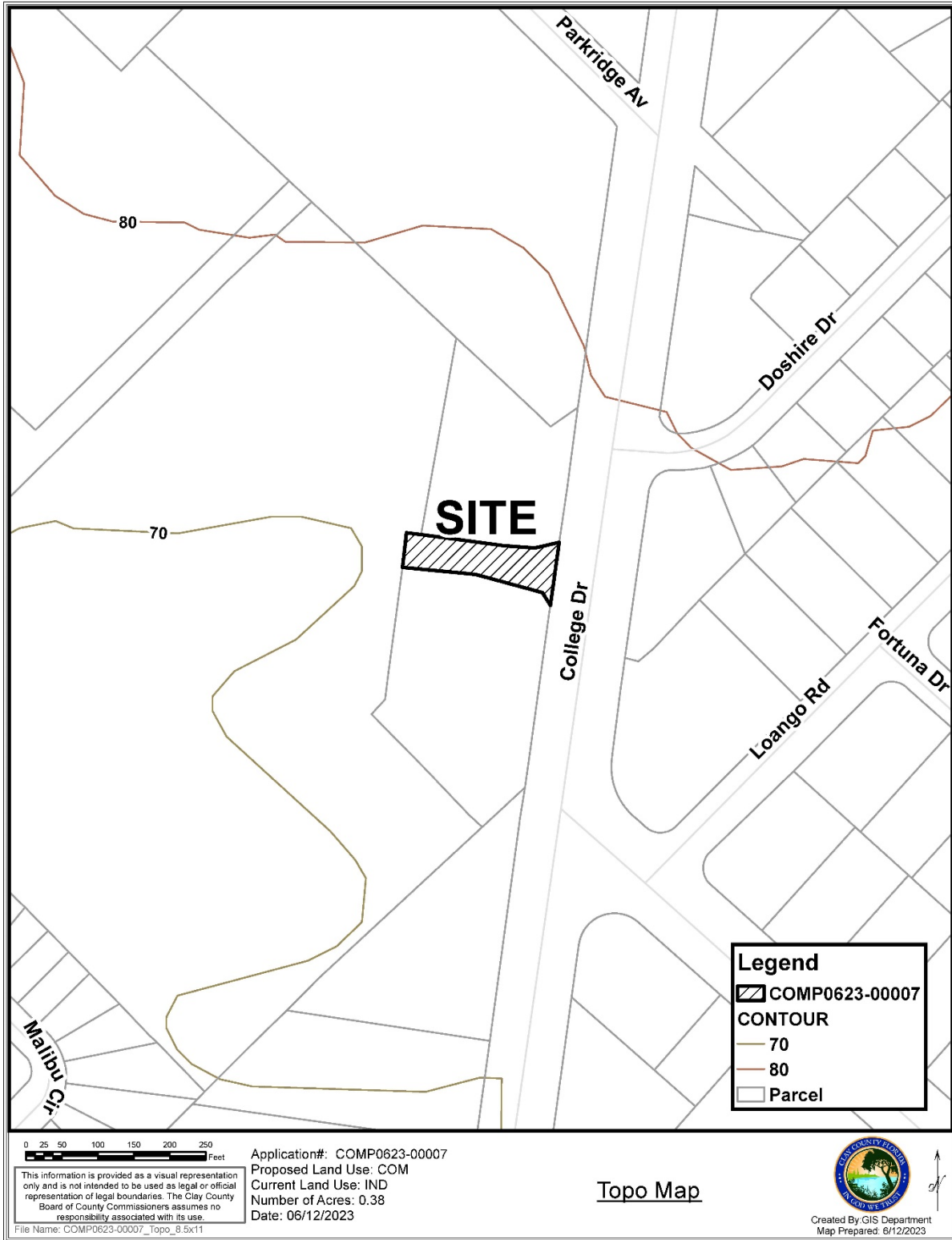


Figure 10 – Habitat Value Map

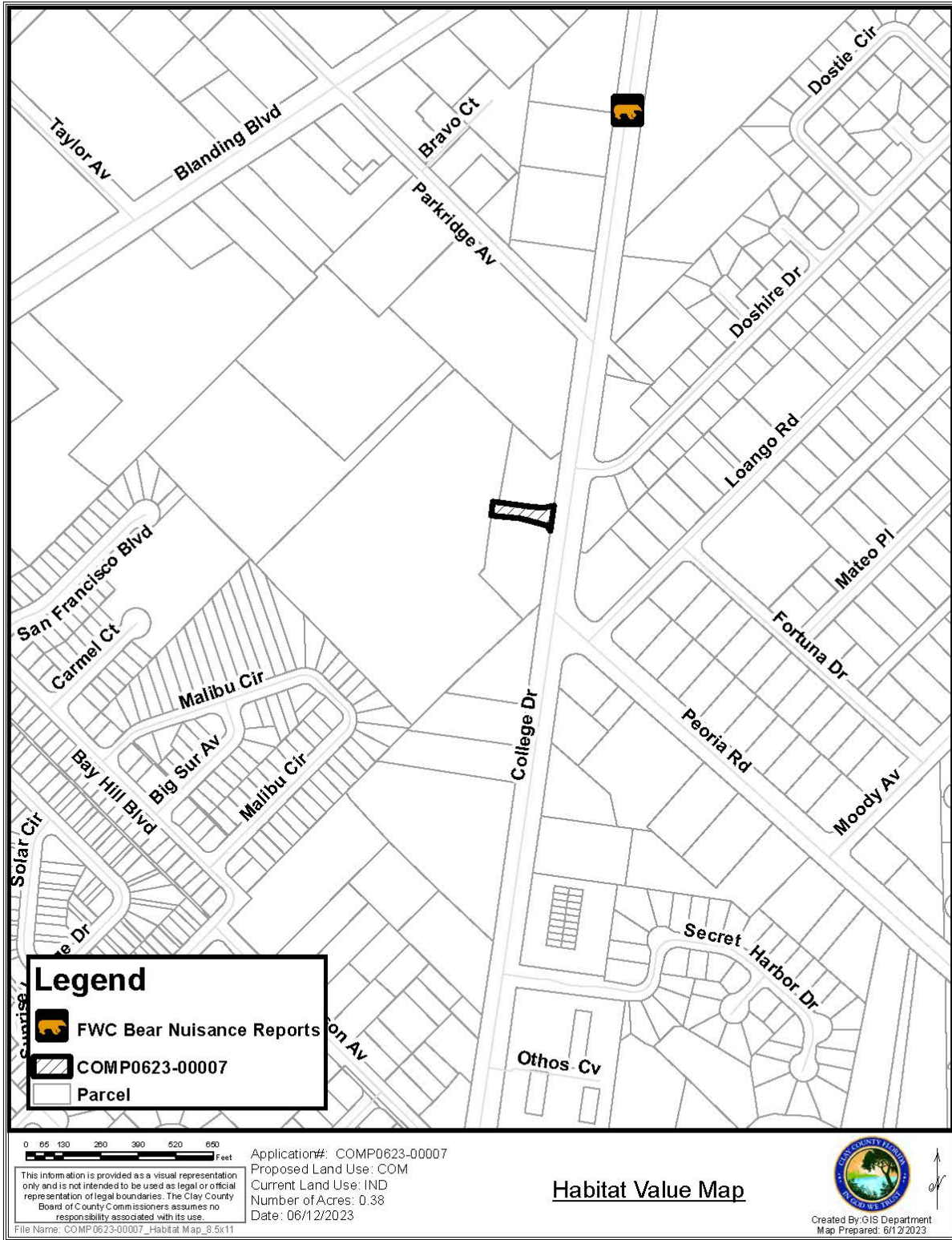
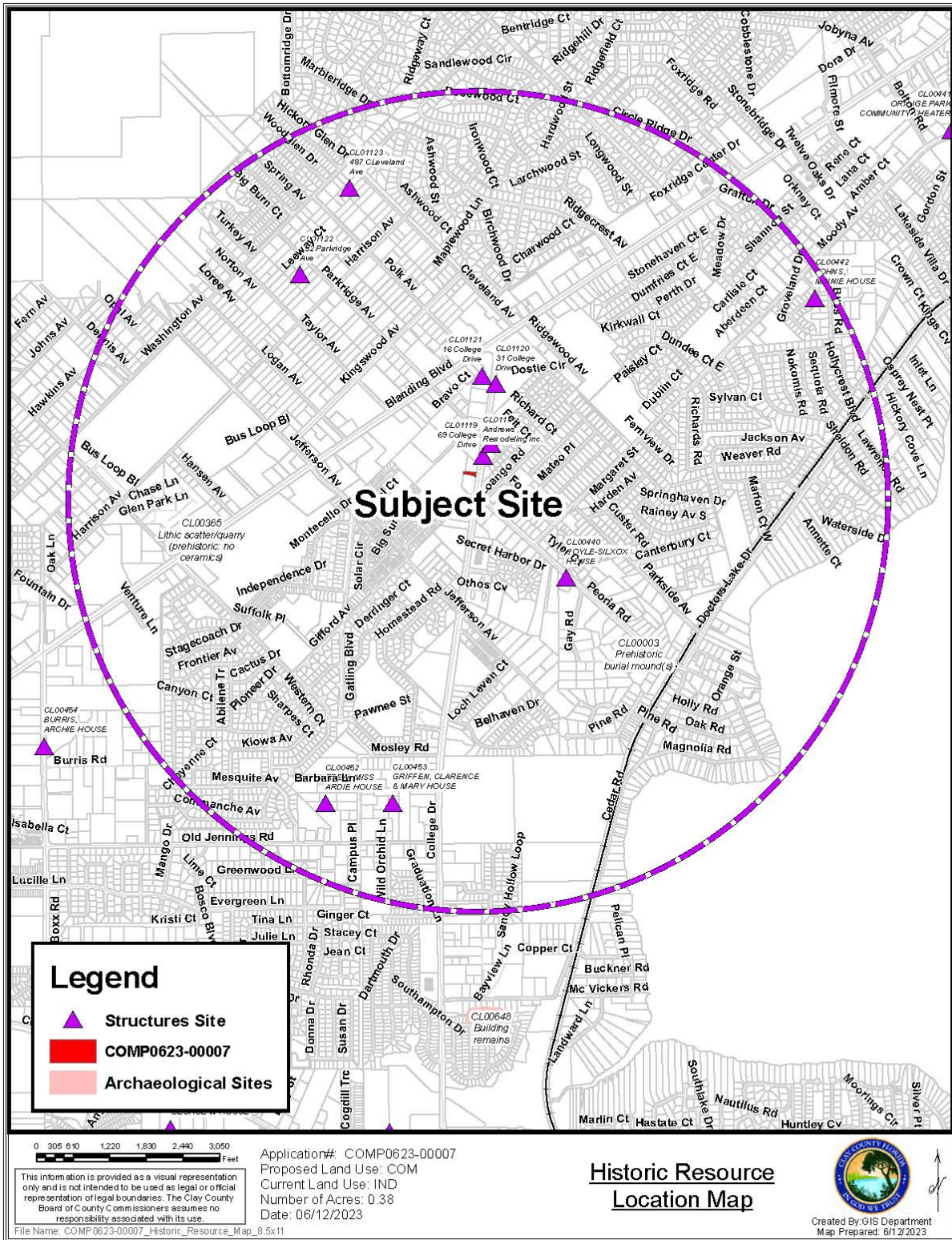


Figure 11 - Historical Resources



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

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

139 FLU Policy 1.4.1.12 Industrial (IND)

140 This designation accommodates the full range of industrial activities. The specific range and intensity
141 for uses appropriate in a particular industrial area varies by location as a function of the availability
142 of public services and access, and compatibility with surrounding uses shown on the Future Land Use
143 Map. Through the zoning review process the use of particular sites or areas may be limited to
144 allowable uses specified and defined by the Land Development Regulations.

145 FLU Policy 1.4.1.9 Commercial (COM)

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

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

153

154

155 Analysis Regarding Urban Sprawl

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

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

161 Staff Finding: The proposed future land use change would allow the property to be developed with a multi-
162 family residential use.

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

166 Staff Finding: The subject property is a vacant parcel located in an area of existing urban development
167 within the Urban Service boundary.

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

170 Staff Finding: The proposed amendment is an infill development project.

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

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

176 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
177 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
178 *farmlands and soils.*

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

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

181 Staff Finding: There are existing public facilities and services available in the area which will serve this
182 project.

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

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

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

190 Staff Finding: As an urban infill development project, the subject parcel is already connected to services
191 including roads, potable water, sanitary sewer, etc.

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

193 Staff Finding: The property is surrounded by existing urban development so there is no rural land use in
194 the vicinity.

195 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
196 *communities.*

197 Staff Finding: The proposed amendment is for an infill development project.

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

199 Staff Finding: The proposed FLU will allow for a different use more in keeping with the surrounding
200 residential and commercial area.

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

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

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

204 Staff Finding: The proposed amendment will increase the amount of functional open space.

205

206 **Analysis of Proposed Amendment**

207 The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel
208 of land (0.38 acres) from IND (Industrial) to COM (Commercial). This change would be in keeping with the
209 evolving character of the surrounding districts as 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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211

212 **Recommendation**

213 Staff recommends approval of COMP-0623-00007.

214