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

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

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6 **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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8 **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      **Current Zoning:** PS-2 (Private Services-2)  
(Industrial)      and AR (Agricultural Residential)  
**Acres:** 13.89 +/- acres      **Proposed Zoning:** PCD (Planned  
Commercial Development)  
**Acres affected by FLU change:** 0.38 acres      **Planning District:** Doctors Lake/Ridgewood  
**Commission District:** 1, Comm. Cella

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10 **Introduction:**

11 This application is a rezoning of a portion of the subject parcel totaling 0.38 acres from PS-2 (Private  
12 Services-2) to PCD (Planned Commercial Development).

13

14 The subject parcel is located on the west side of College Drive at the intersection with Peoria Road. The site  
15 is a paved access entry for the main parcel.

16

17 The applicant desires to construct a new access entry for the multi-family use in another location to line up  
18 with the existing traffic light at Peoria Drive.

19

20 A companion Comprehensive Plan Amendment application from IND (Industrial) to COMM  
21 (Commercial) preceded this rezoning application. In addition, there is another comp plan and rezoning  
22 application pair related to the entry driveway for this project. A summary of each application is provided  
23 below.

24

25

26 **Project Background:**

27 Development Constraints:

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

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

35  
36 Development Opportunity:

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

40  
41 Proposed Solution:

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

49  
50 End Results:

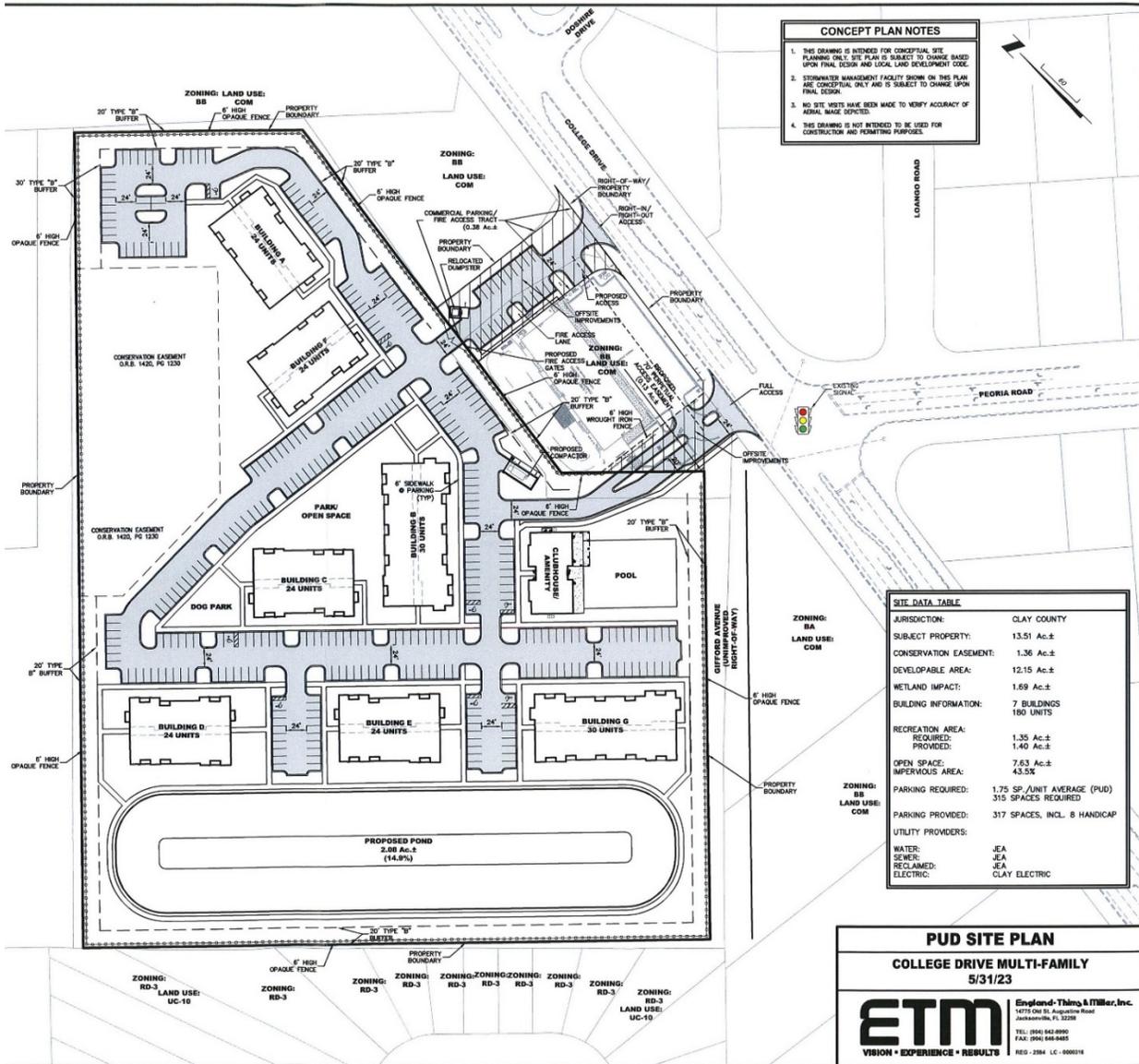
51 The changes proposed will allow the multi-family project to create a main access entry at the traffic  
52 light. The commercial property owner will get an improved main access at the traffic light. The  
53 multi-family project will get a secondary emergency access using the 80 foot wide access tongue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

56  
57  
58 Applications for the multi-family project main parcel:

- 59  
60 COMP-0623-00006                      Would change the FLU from Industrial to UC-10  
61  
62 PUD-0623-00006                      Would change the zoning from PS-2 and AR to PUD  
63

64  
65 Applications for the 80 foot wide access portion of the main parcel:

- 66  
67 COMP-0623-00007                      Would change the FLU from Industrial to Commercial  
68  
69 PUD-0623-00007                      Would change the zoning from PS-2 to PCD  
70



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

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Figure 1 – Parcel Map

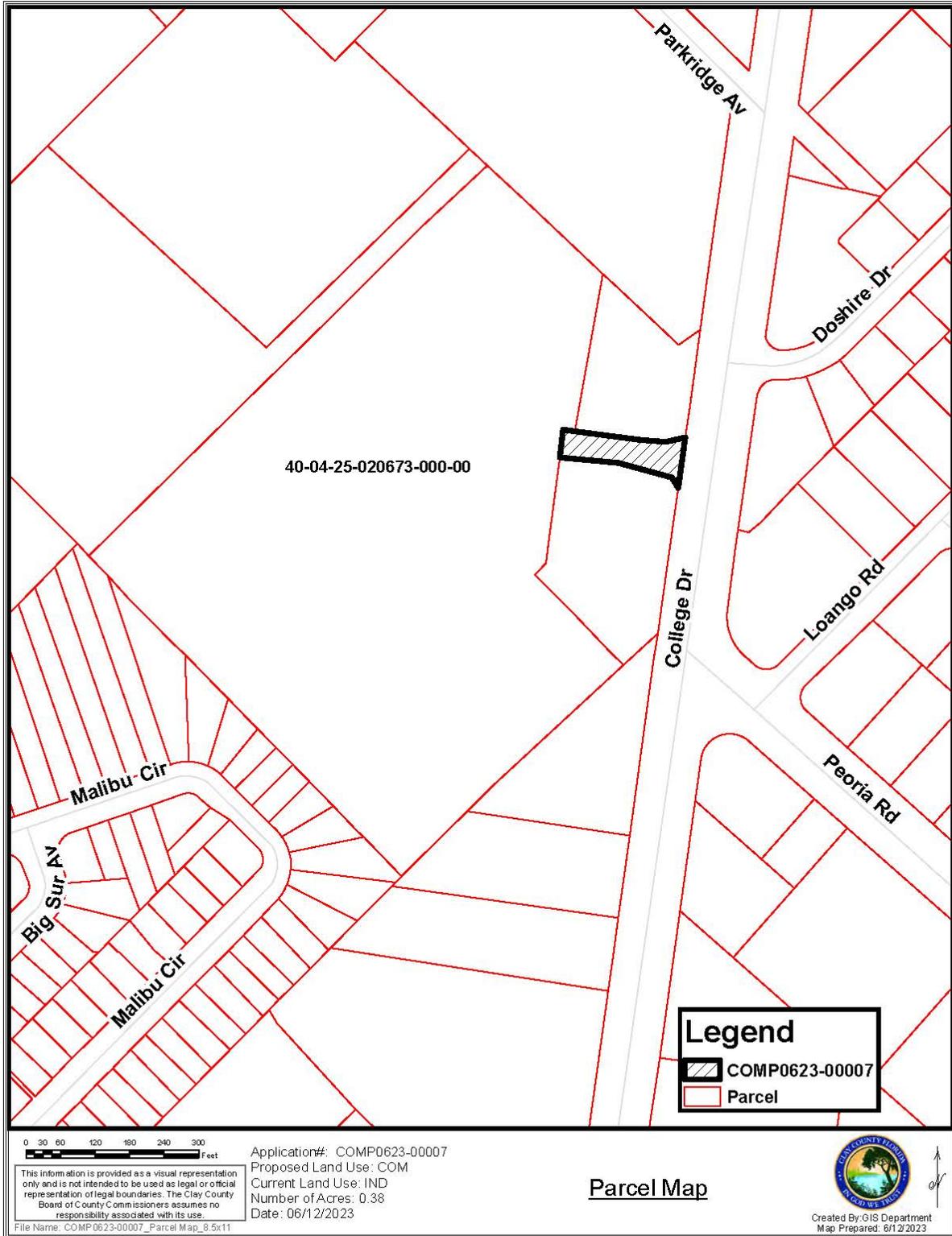
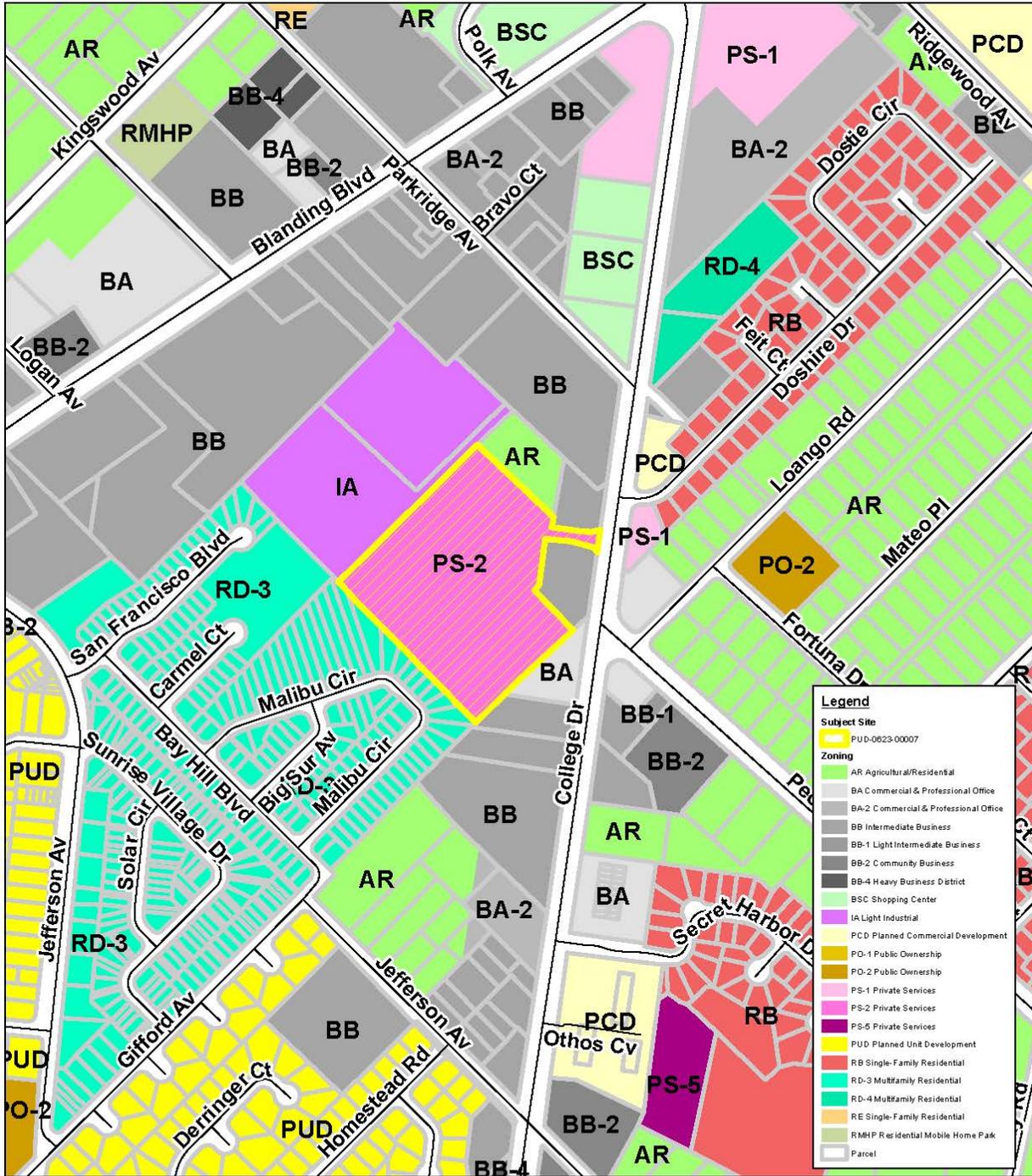


Figure 2 – Aerial Photo



Figure 3 – Zoning Map



**Rezoning: PUD-0623-00007  
from PS-2 and PCD**



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

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

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

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

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

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

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

102

103 **Analysis of Proposed Rezoning Amendment**

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

106

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

140 Development). This change would be in keeping with the evolving character of the surrounding districts as  
141 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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143

144 **Recommendation**

145 Staff recommends approval of PUD-0623-00007.

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