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1 **Staff Report and Recommendations for COMP-1023-00015**

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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:** 1679 Shedd Road Development, LLC      **Address:** 35 Fox Water Trail  
**Agent:** Autumn L. Martinage (Matthews DCCM)      Saint Augustine, FL 32086  
**Phone:** 904-374-4667  
**Email:** AMartinage@mdginc.com

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8 **Property Information**

**Parcel ID:** 05-06-26-015238-000-00      **Address:** 1679 Shedd Road  
Green Cove Springs, FL 32043  
**Current Land Use:** RR (Rural Residential)      **Current Zoning:** AG (Agricultural District) and  
AR (Agricultural Residential District)  
**Proposed Land Use:** RF (Rural Fringe)      **Acres:** 20.69 +/- acres  
**Acres affected by FLU change:** 20.69 acres  
**Commission District:** 5, Comm. Burke      **Planning District:** Green Cove Springs

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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 a single parcel of land from RR (Rural Residential) to RF (Rural  
13 Fringe).

14

15 The subject parcel is located on the south side of Shedd Road, just east of the end of Willow Springs Drive.  
16 The property has an existing single-family residence along with a mobile home and accessory structures. The  
17 applicant desires to construct a 62 unit single-family residential subdivision on this parcel at a density of 3  
18 units/acre as allowed under the Rural Fringe future land use designation.

19

20 A companion Rezoning application from AG (Agricultural) and AR (Agricultural Residential) to PUD  
21 (Planned Unit Development) follows this comprehensive plan amendment.

22



Figure 2 – Parcel Map

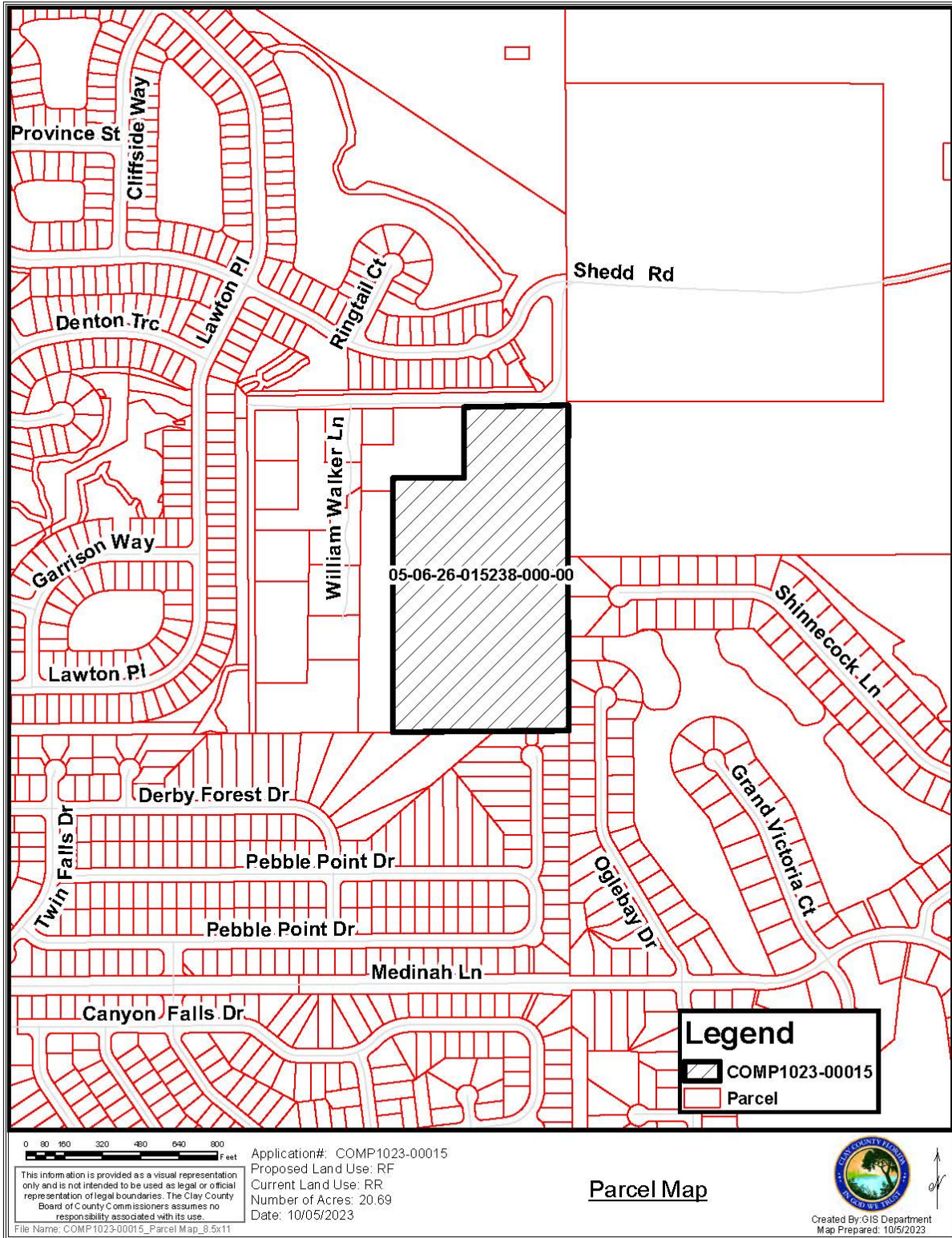




Figure 3 - Aerial Photo





Figure 4 – Existing Future Land Use Designation Map

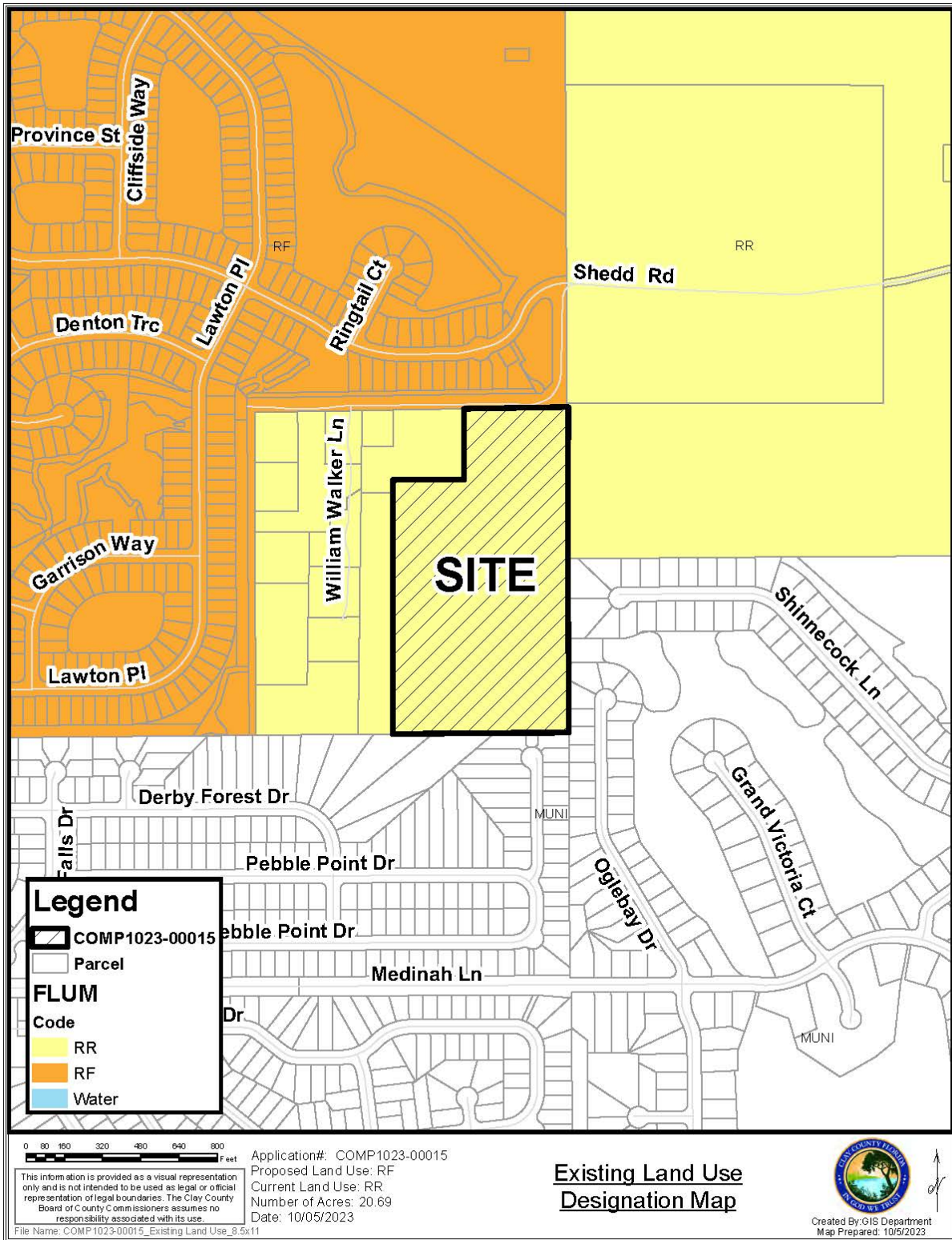


Figure 5 – Proposed Future Land Use Designation Map

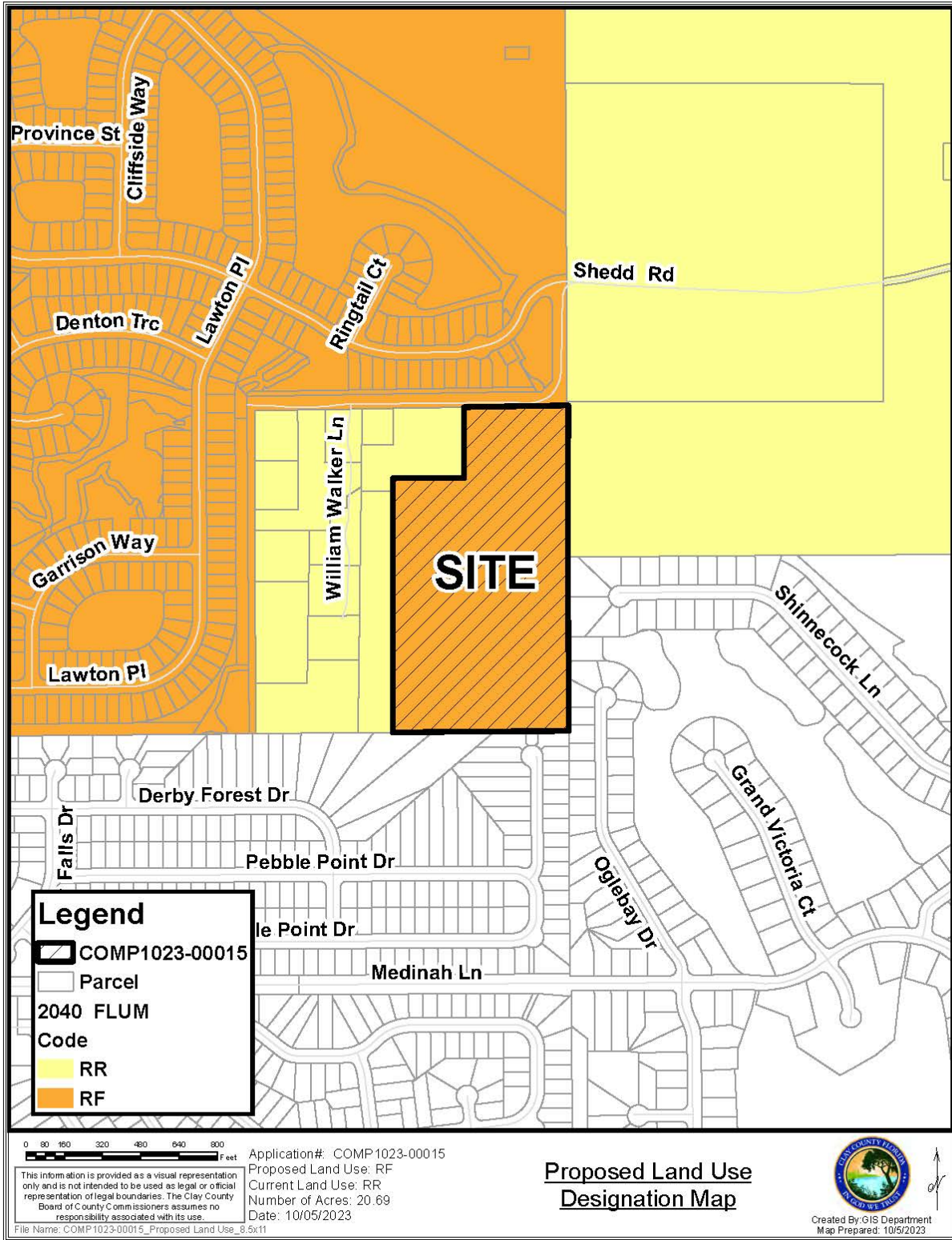
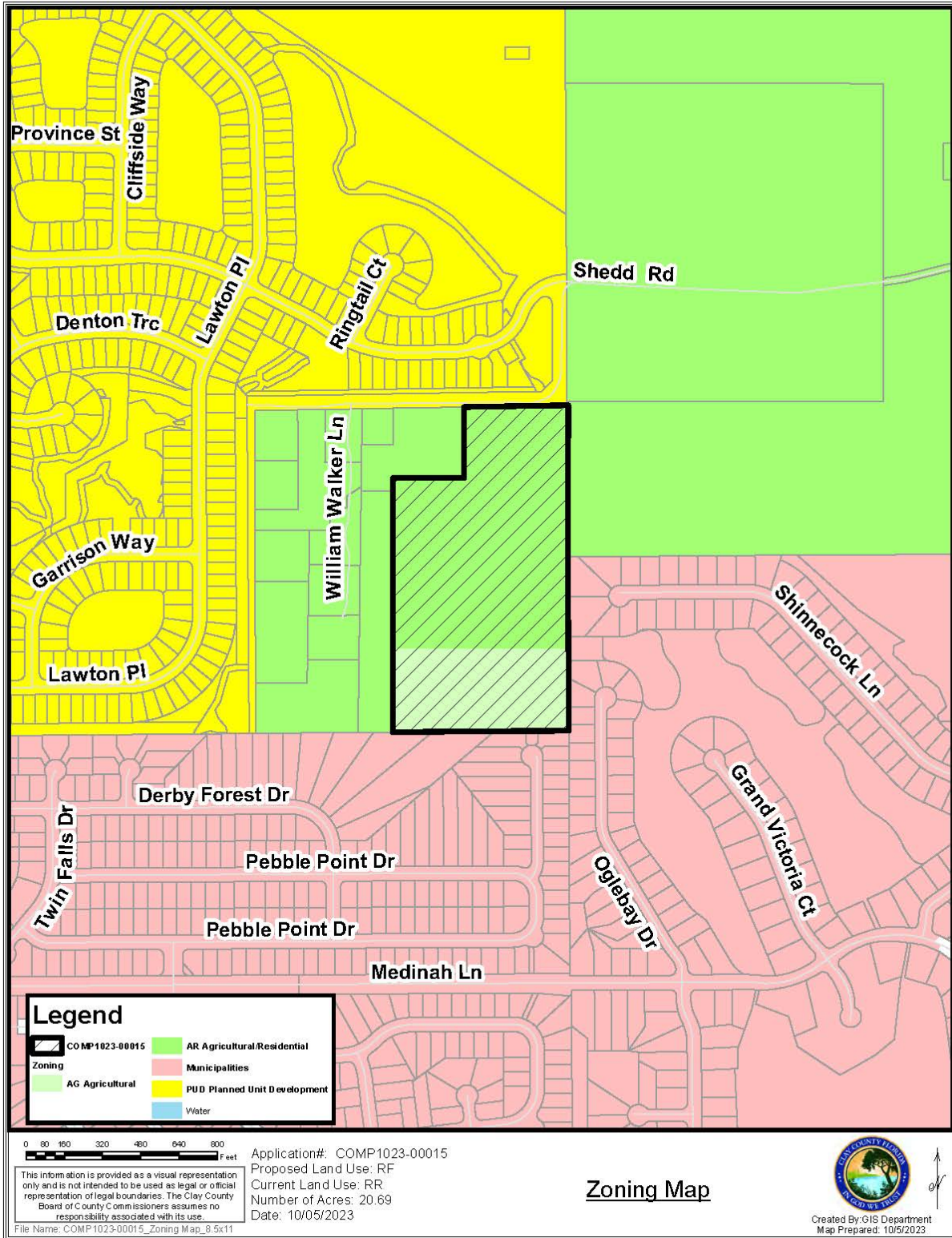




Figure 6 – Zoning Map



35 **Availability of Services**

36 **Traffic Facilities:**

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

38 **Schools:**

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

40

41 **Recreation:**

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

43

44 **Water and Wastewater:**

45 Water and sewer tie-ins are both available along Willow Springs Drive for future construction.

46

47 **Stormwater/Drainage:**

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

50 **Solid Waste:**

51 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

52 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*  
53 *Clay County 2040 Comprehensive Plan Data and Analysis,*  
54 *Community Facilities Element*  
55



56 **Land Suitability:**

57

58 **Soils:**

59 See Figure 7.

60 **Flood Plain:**

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

63 **Topography:**

64 The subject parcel slopes from higher ground to the south and west running downwards to the northeast. See  
65 Figure 9.

66 **Regionally Significant Habitat:**

67 There has been a black bear sighting to the southeast of the subject parcel. See Figure 10.

68 **Historic Resources:**

69 There are no historic resource structures on the subject parcel although historic structure locations and an  
70 archeological site have been mapped to the north of the subject parcel. See Figure 11.

71 **Compatibility with Military Installations:**

72 The subject property is not located near Camp Blanding.

73

Figure 7 – Soil Map

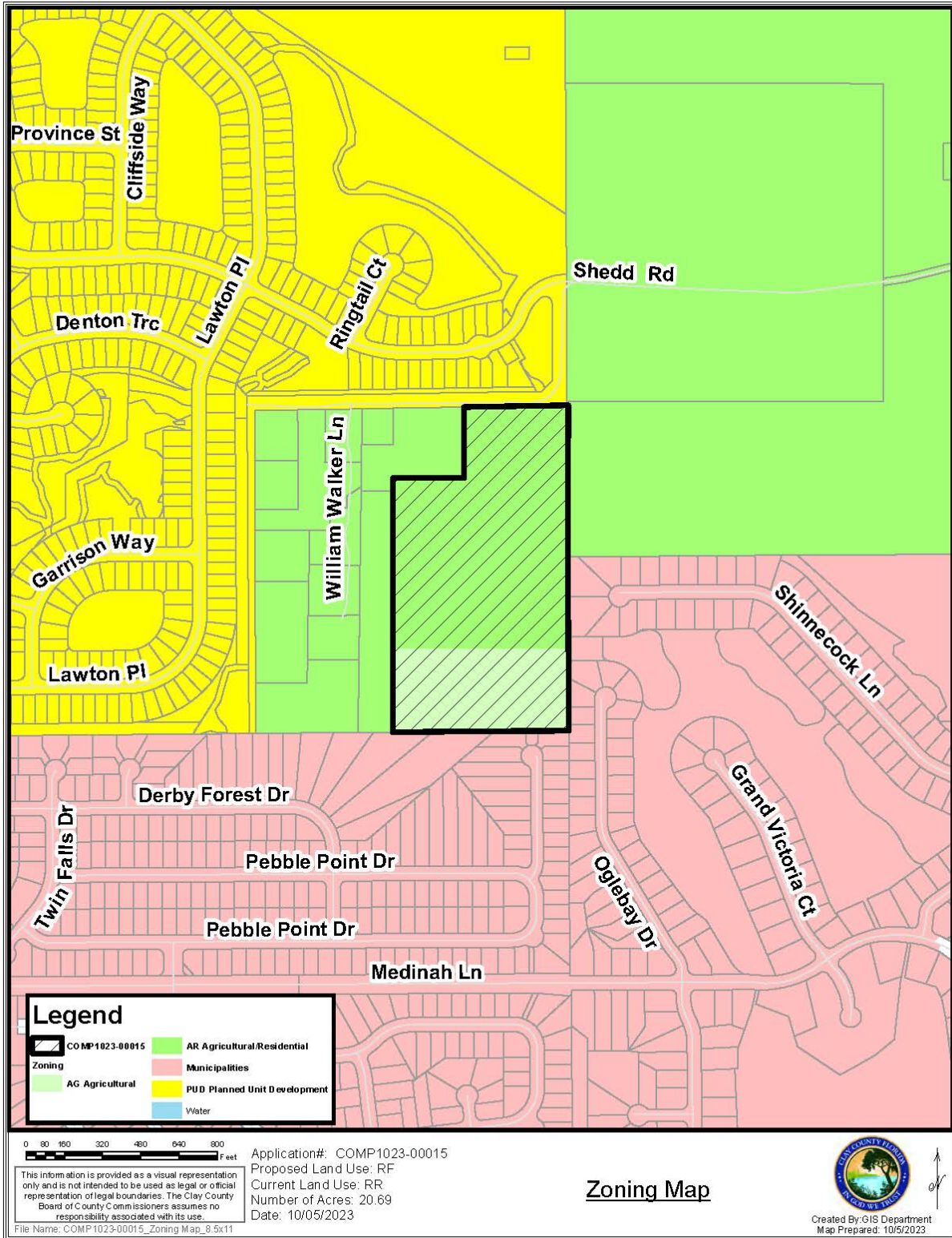




Figure 8 – Flood Zone Map

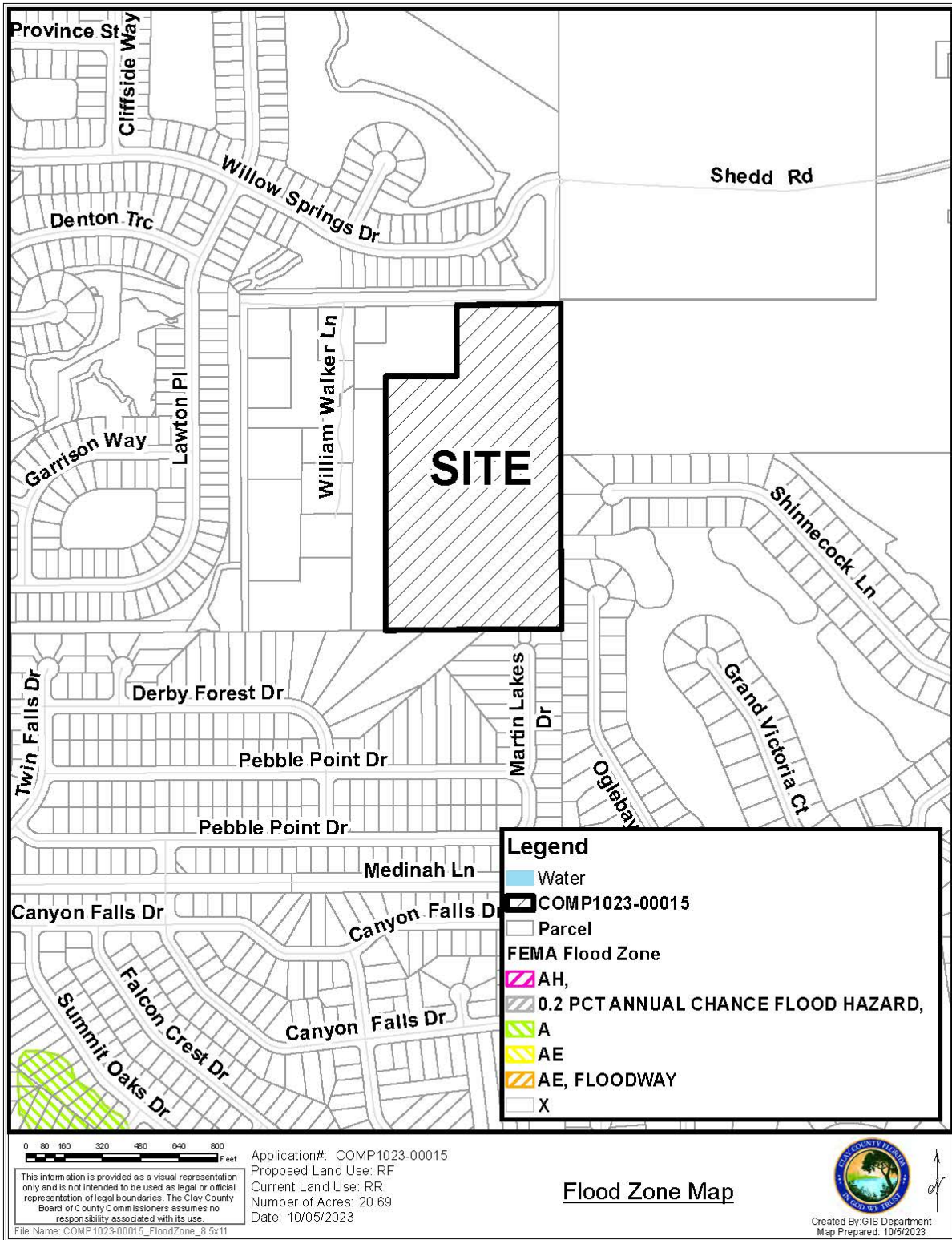


Figure 9 – Topography Map

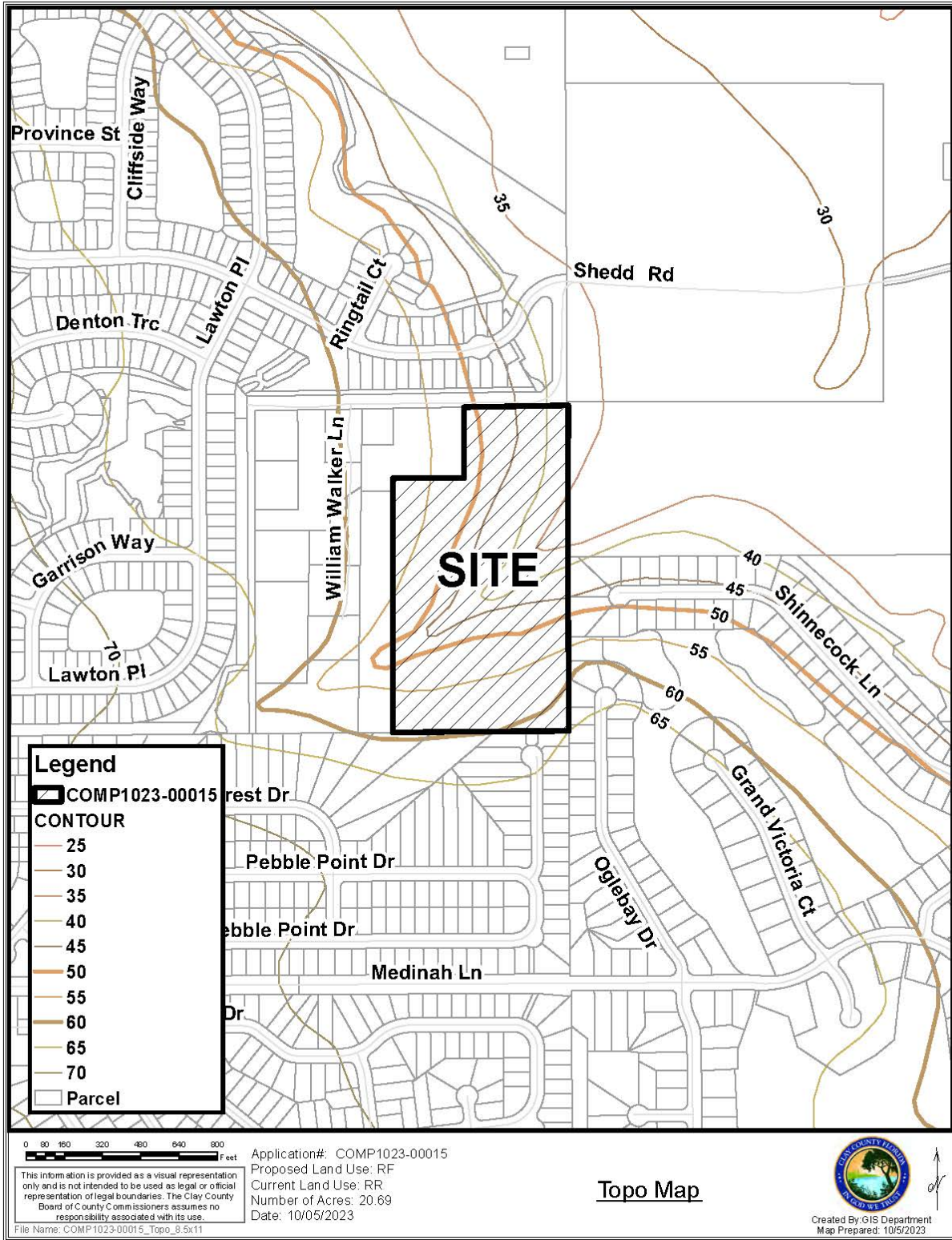
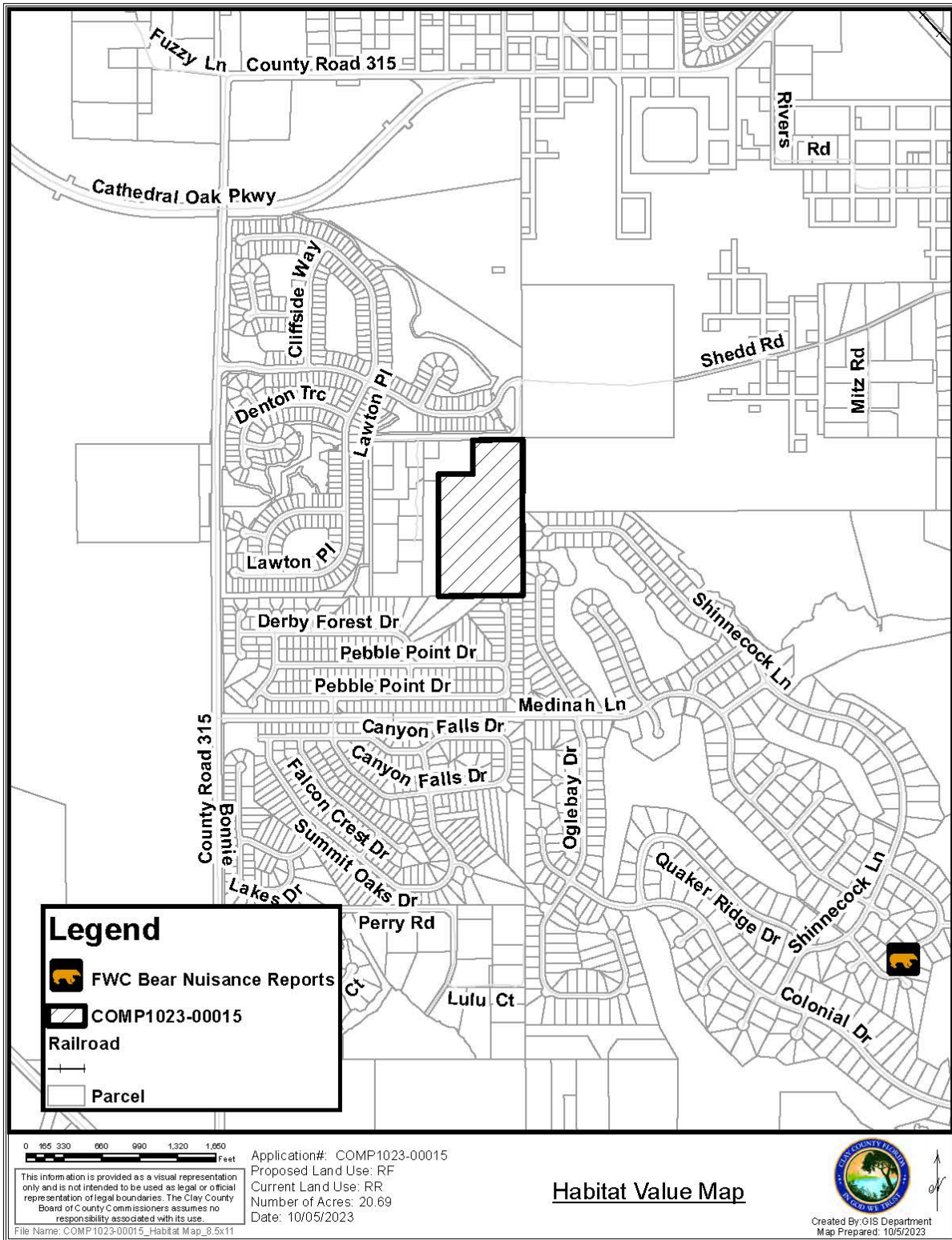




Figure 10 – Habitat Value Map







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

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

86 FLU Policy 1.4.1.3 Rural Residential (RR)

87 These areas will serve as a transition between areas with planned urban services,  
88 agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas may  
89 include central sewer or water systems or other urban level public services if feasible. Rural residential  
90 areas will provide a low density residential character.

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

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

102 FLU Policy 1.4.1.5 Rural Fringe (RF) (Suburban)

103 This designation is reserved for land accessible to existing Urban Services and located in the areas  
104 where extension of central water and (where applicable) sewer service can be easily provided.  
105 Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per  
106 net acre. This density category is almost exclusively characterized by single-family detached housing  
107 units but may also include two and three family residential developments.

108 A maximum density of 7 units per net acre may be allowed within the Rural Fringe designation on  
109 the Future Land Use Map for the provision of housing for the elderly or handicapped and housing  
110 for very low, low income and moderate income households. Location shall be based on need and  
111 criteria assessing proximity to the following: employment, mass transit, health care, parks,  
112 commercial services, and central utility services, as detailed in the Housing Element and land  
113 development regulations.

114

115 Analysis Regarding Urban Sprawl

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

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

121 Staff Finding: The proposed future land use change would increase the allowable density of the subject  
122 parcel.

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

126 Staff Finding: The subject property is located in an area of increasing urban development within the Urban  
127 Service boundary.

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

130 Staff Finding: The proposed amendment does not promote a radial, strip, isolated or ribbon pattern of  
131 development.

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

135 Staff Finding: The property has large open areas cleared as pasture land and the current maps show no  
136 significant natural systems existing on the parcel. Future development of the subject parcel  
137 will be required to ensure no that natural systems are negatively impacted by the  
138 development.

139 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*  
140 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*  
141 *farmlands and soils.*

142 Staff Finding: There are no adjacent agricultural areas or activities.

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



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

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

147 Staff Finding: The Cathedral Oaks roadway connection between the First Coast Expressway and US 17 has  
148 spurred a number of development projects in the immediate area. Future development of the  
149 subject parcels will be required to provide any infrastructure necessary to serve the proposed  
150 project.

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

155 Staff Finding: Development of the proposed project will require improvements to Shedd Road from the  
156 subject parcel to the existing pavement limit at the connection of Willow Springs and Shedd  
157 Road.

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

159 Staff Finding: The property is surrounded on three sides by existing suburban development.

160 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and  
161 communities.*

162 Staff Finding: The proposed amendment is for a redevelopment project.

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

164 Staff Finding: The subject parcel is not located in an area suitable for a mixed-use development due to the  
165 dirt road composition of most of Shedd Road.

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

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

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

169 Staff Finding: The proposed amendment will not result in a loss of functional open space.

170

171 **Analysis of Proposed Amendment**

172 The proposed future land use amendment would change the subject parcel from RR (Rural Residential) to RF  
173 (Rural Fringe). This change would be in keeping with the evolving character of the surrounding districts as  
174 shown in the table below:

	Future Land Use	Zoning District
North	Rural Fringe	PUD (single-family homes)
South	City of Green Cove Springs	City of Green Cove Springs (single-family homes)
East	Rural Residential and City of Green Cove Springs	AR (vacant land) and City of Green Cove Springs (single-family residential)
West	Rural Residential and Rural Fringe	AR and PUD (single-family homes)

175

176 The City of Green Cove Springs designates the land to the south (The Preserve at Magnolia West) and to the  
177 east (the Magnolia Point Golf and Country Club) of the subject parcel as a “Neighborhood” future land use  
178 category which allows up to 12 units per acre. In comparison, the County’s RF (Rural Fringe) future land use  
179 category allows up to 3 units per net acre, unless the project is dedicated to low and moderate income or  
180 elderly or handicapped housing in which case the density may go up to seven units per net acre.

181 The City’s zoning district category for those lands is PUD (Planned Unit Development). The Preserve at  
182 Magnolia West project has 221 single-family homes on 60 acres which equates to 3.68 units/acre. In  
183 comparison, the proposed project would have a density of just 3 units/acre.

184

185 **Recommendation**

186 Staff recommends approval of COMP-1023-00015.

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