



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

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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**

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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 Zoning: PUD (Planned Unit Development) **Acres:** 20.69 +/- acres
Acres affected by Zoning 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 Rezoning of a single parcel of land from AG (Agricultural District) and AR
12 (Agricultural Residential District) to PUD (Planned Unit Development).

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

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19 A companion Future Land Use change from RR (Rural Residential) to RF (Rural Fringe) precedes this
20 rezoning.

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Figure 1 – Parcel Map

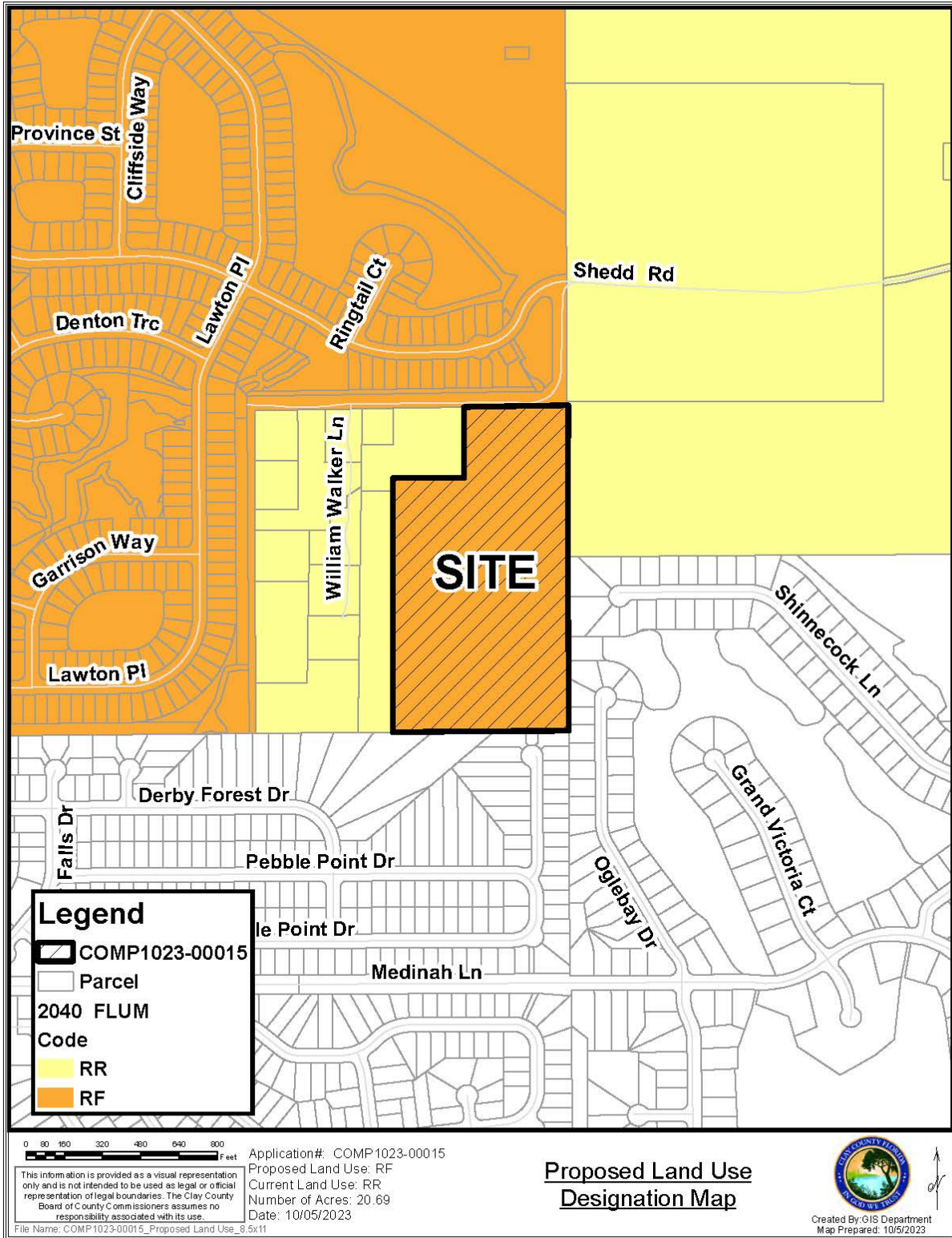
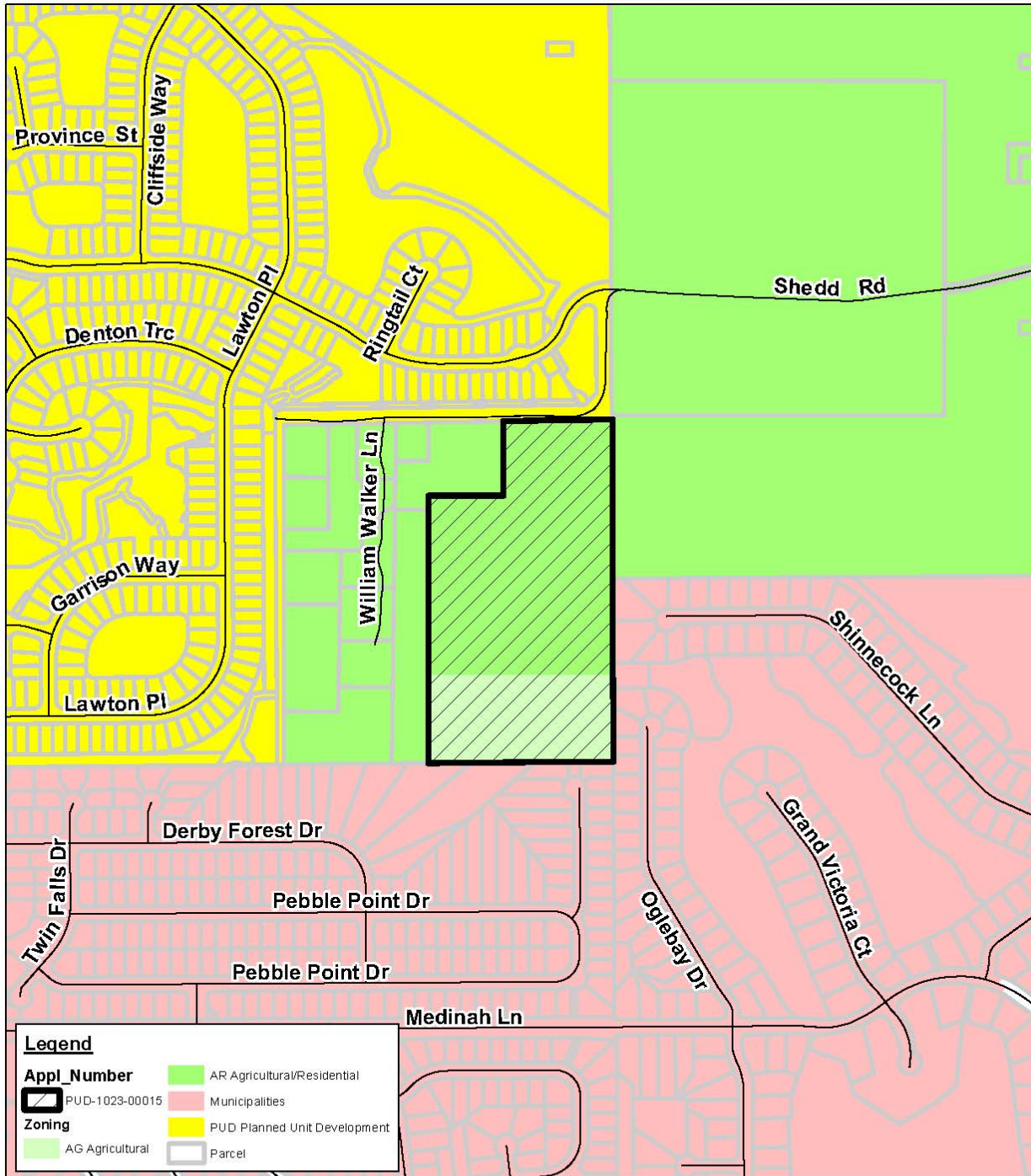


Figure 2 – Aerial Photo



Figure 3 – Existing Zoning Map



**Rezoning: PUD-0923-00014
from AR / AG to PUD
Existing Map**

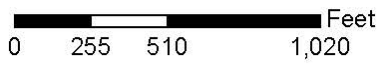
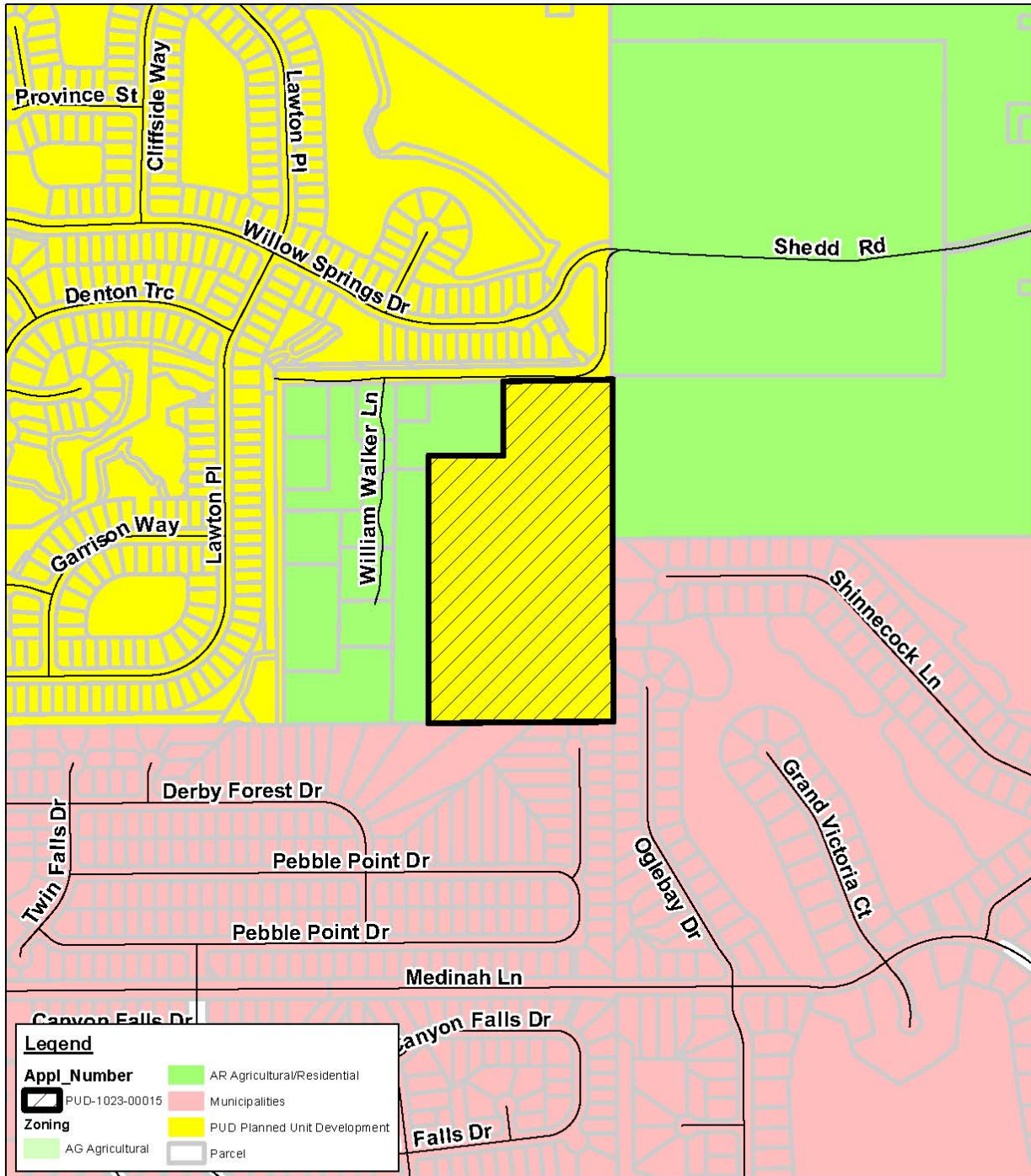
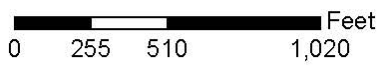


Figure 4 – Proposed Zoning Map



**Rezoning: PUD-1023-00015
from AR / AG to PUD
Proposed Map**



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

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

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

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

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

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48 **Analysis of Proposed Rezoning Amendment**

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

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

54 Staff Finding: The adjacent parcels to the north, south and half of those to the east are already zoned as
55 PUD with similar densities. The adjacent parcels to the west are zoned AR and are developed with single-
56 family homes at a lower density and are surrounded themselves with these same PUD properties. The
57 proposed change will not be incompatible with the adjacent and nearby districts.

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

60 Staff Finding: The existing district boundaries are not illogically drawn. They reflect the former use of the
61 property as a single-family residence with pastures.

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

65 Staff Finding: This area is changing in response to the construction of the Cathedral Oaks Parkway
66 connection at CR 315 and the increased demand for new single-family subdivisions.

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

68 Staff Finding: The residentially zoned portion of the property could continue to be used as a single-family
69 home.

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

72 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan as it reduces urban
73 sprawl by providing redevelopment in close proximity to a major transportation corridor.

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

76 Staff Finding: There is no public purpose served by maintaining the existing split zoning.

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

79 Staff Finding: Maintaining the split zoning is not a reasonable course in this location as it hinders the full
80 use of the parcel.

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

83 Staff Finding: There is a high demand for single-family residential development in this area of the County.

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85 The proposed rezoning would change the subject parcel from AG (Agricultural) and AR (Agricultural
 86 Residential) to PUD (Planned Unit Development). This change would be in keeping with the evolving
 87 character of the surrounding districts as 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)

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

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

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98 **Recommendation**

99 Staff recommends approval of PUD-1023-00015.

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