



Staff Report and Recommendations for COMP-23-0017

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

Owner / Applicant Information:

Owner: Integrated Access Solutions LLC

Address: 2227 Crystal Cove Drive

Agent: Janis Fleet (Fleet & Associates Architects/Planners Inc)

Green Cove Springs, FL 32043

Phone: 904-666-7038

Email: jfleet@fleetarchitectsplanners.net

Property Information

Parcel ID: 28-05-26-014417-000-00

Address: 3029 U.S. Highway 17

Green Cove Springs, FL 32043

Current Land Use: Commercial (COM) and Rural Fringe (RF)

Current Zoning: Commercial and Professional Office District (BA-2) and Single-Family Residential District (RA)

Proposed Land Use: Commercial (COM) and Rural Fringe (RF)

Acres: 1.6 acres

Commission District: 5, Comm. Burke

Acres affected by FLU change: 0.26 acres

Planning District: Green Cove Springs

Introduction:

This application is a Small-Scale Comprehensive Plan Amendment to the 2040 Future Land Use Map (FLUM). The application would extend the Commercial (COM) future land use of a single parcel of land an additional 100 feet. The remaining 0.55 acres will retain its Rural Fringe (RF) future land use designation.

The subject parcel is located on U.S. Highway 17, just south of Wilkies Point Road. The property is currently vacant. The applicant desires to develop the property for retail and commercial office use.

A companion Rezoning application from Commercial and Professional Office District (BA-2) and Single-Family Residential (RA) to BB-2 (Community Business District) and Single-Family Residential (RA) follows this comprehensive plan amendment.

Figure 1 – Location Map



Figure 2 – Parcel Map

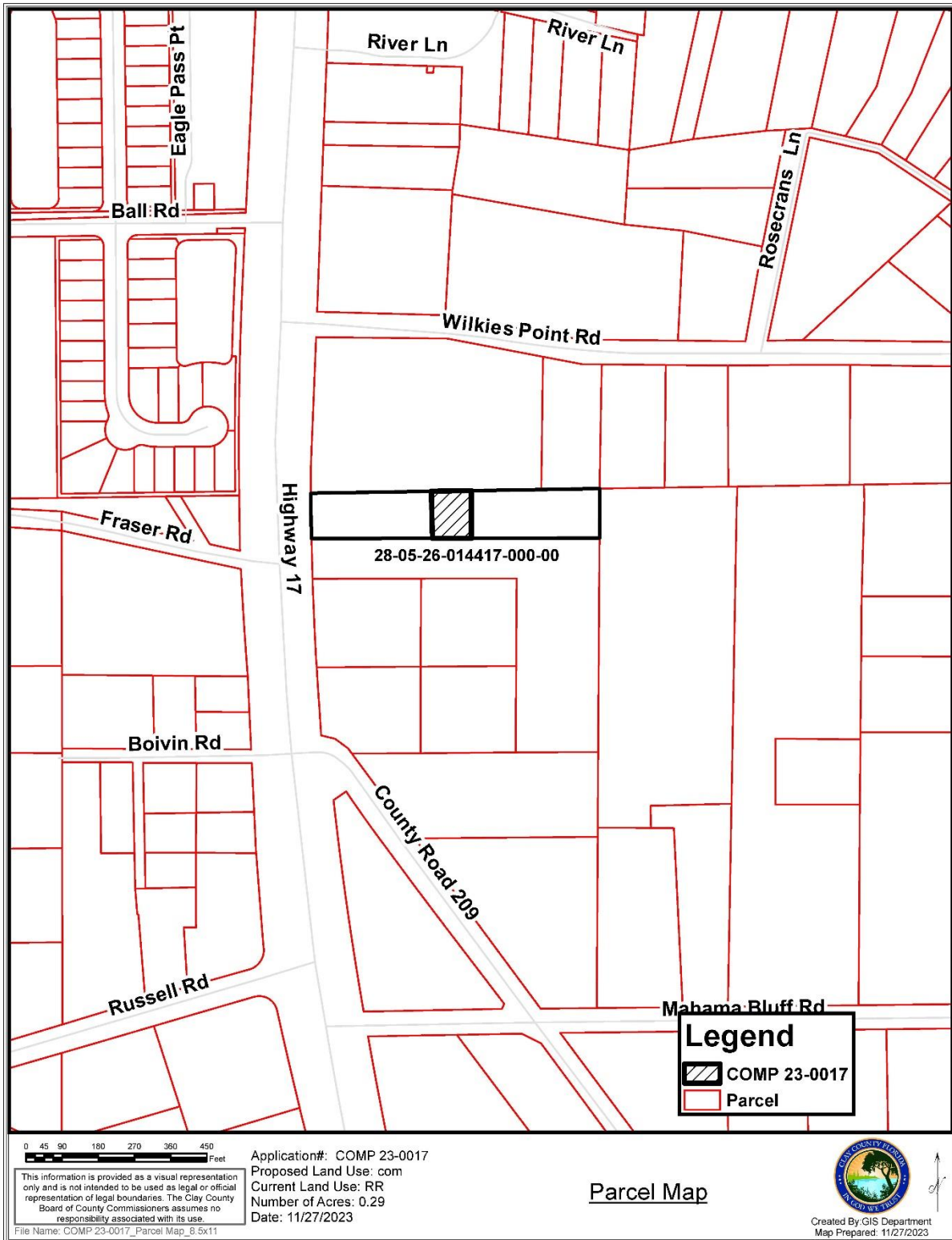


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

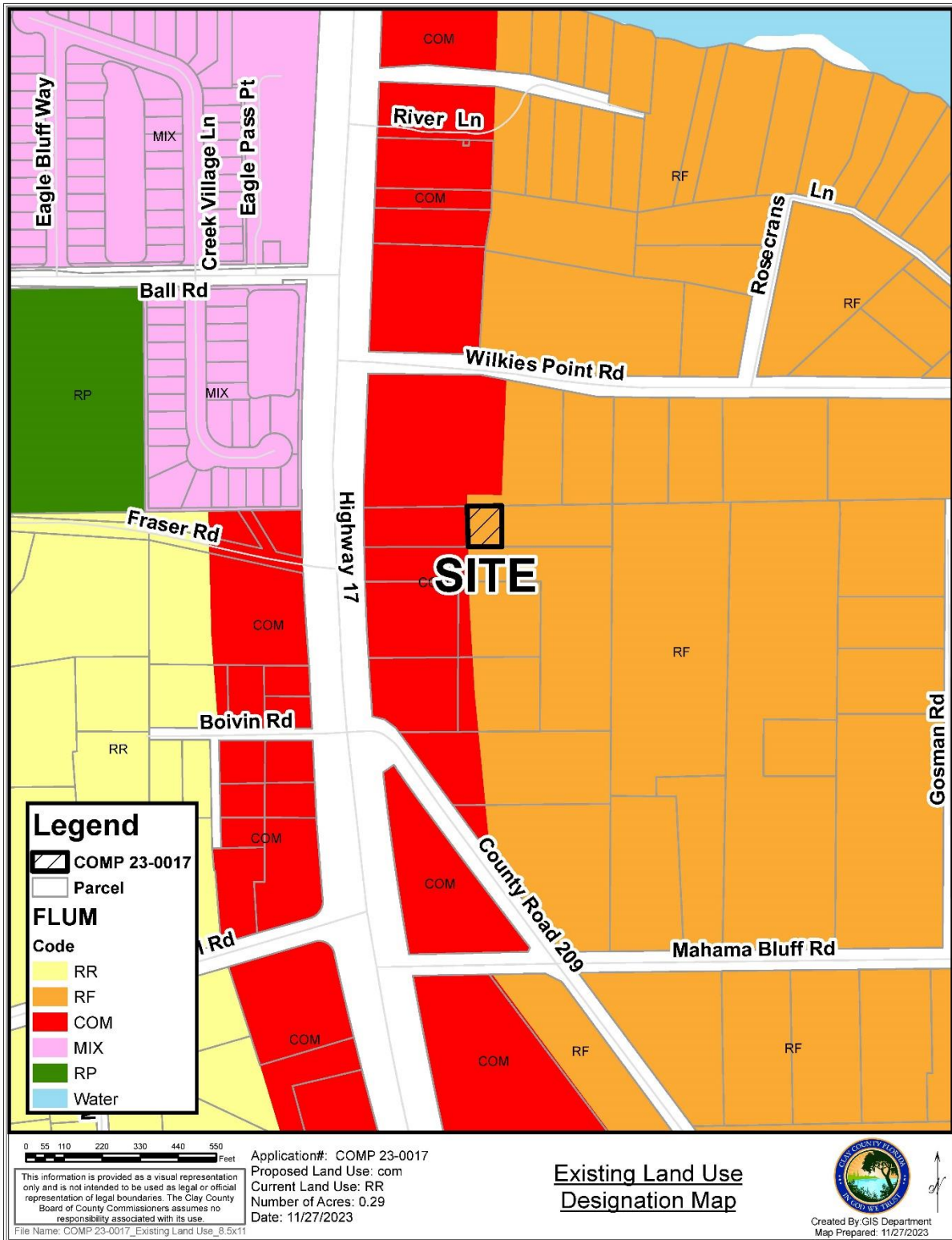


Figure 5 – Proposed Future Land Use Designation Map

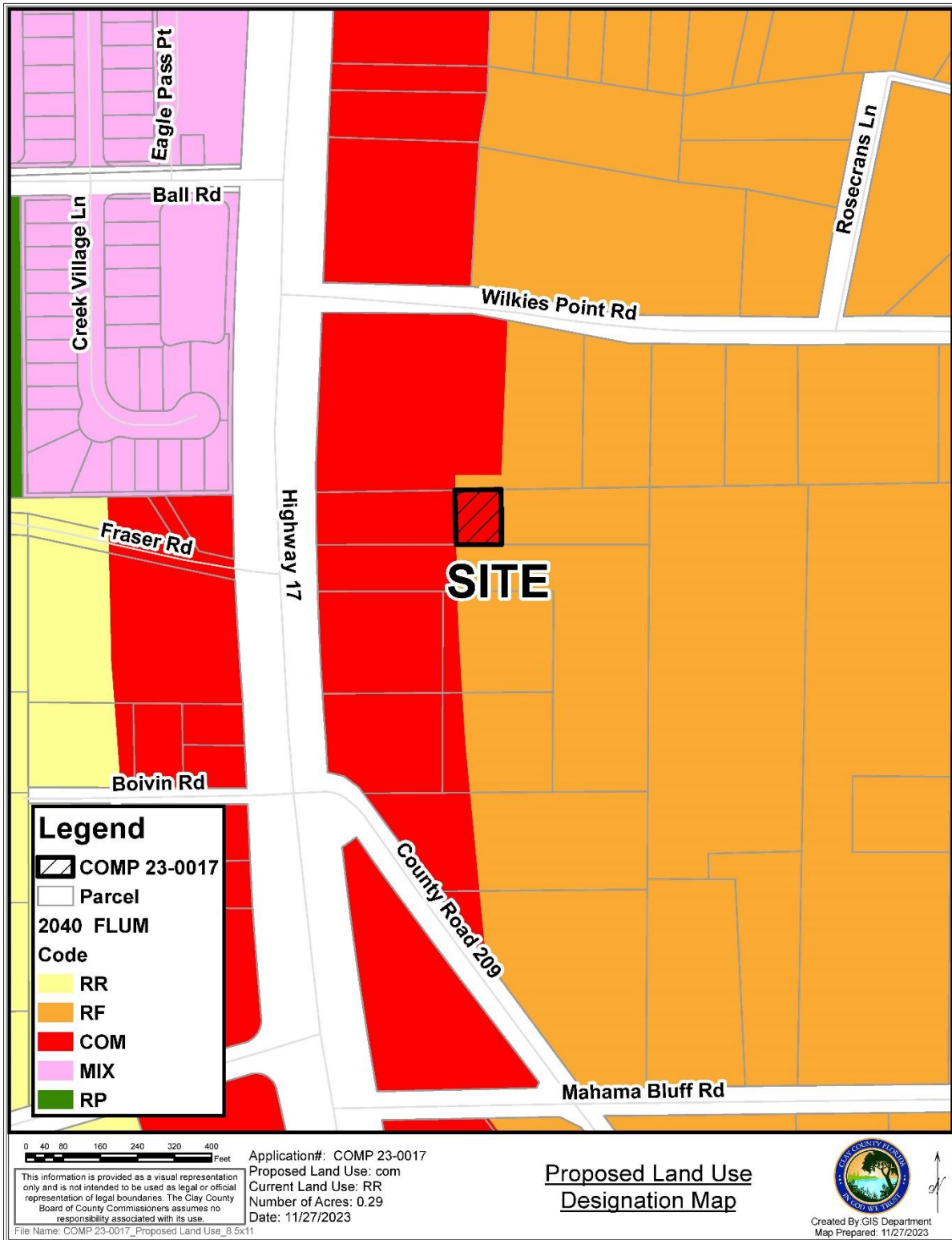
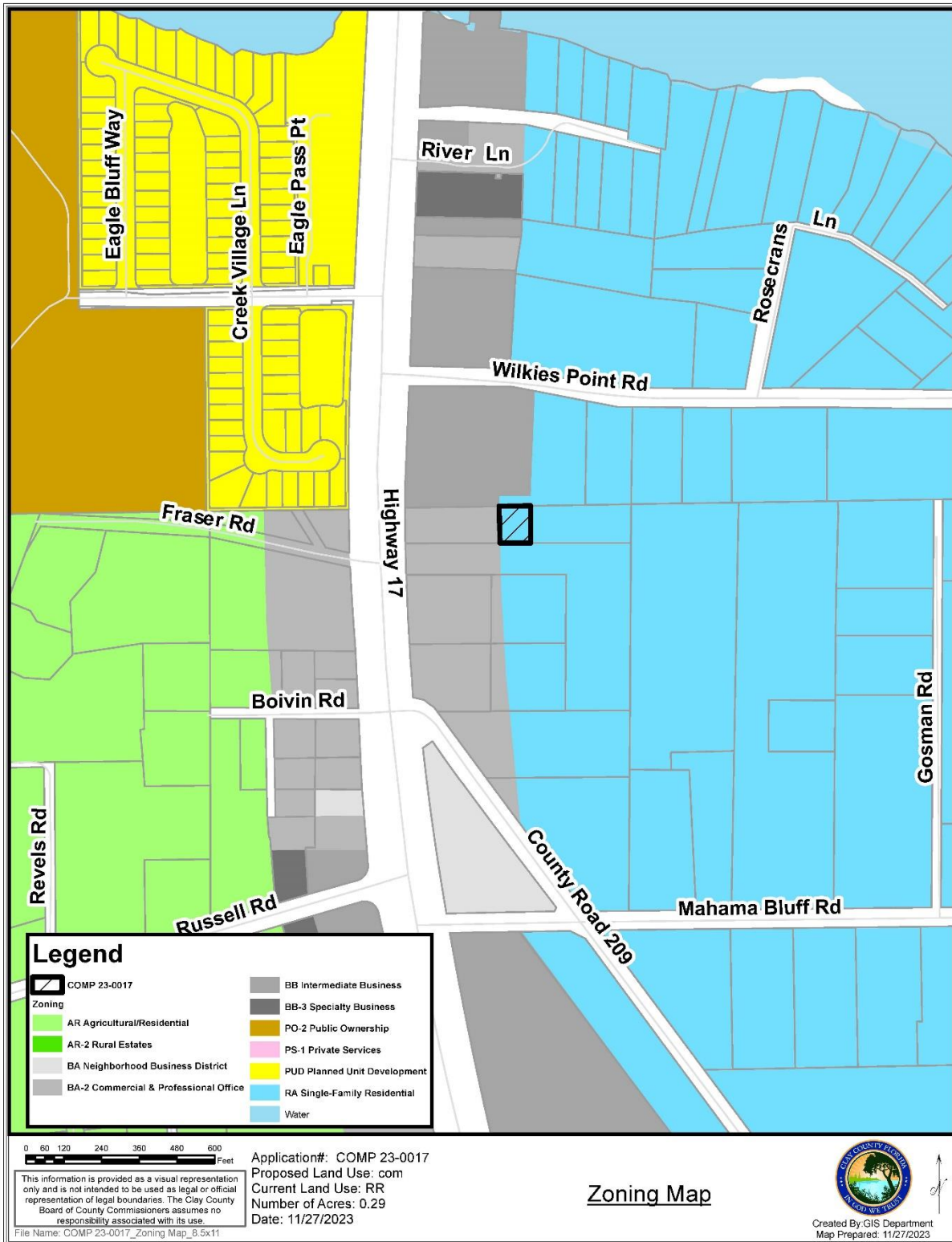


Figure 6 – Zoning Map



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Table 1 – Summary of Application

COMP23-0017	Acreage	Existing Land Use Category	Existing Maximum Intensity	Proposed Land Use Category	Proposed Maximum Intensity	Net Increase or Decrease in Maximum Density
Tax parcel: 28-05-26-014417-000-00	0.26 acres	Rural Fringe (RF)	2 unit / net ac (single-family)	Commercial (COM)	.40 FAR	Decrease <1 DU Increase 5,053 square feet of building area

35

Availability of Services**Traffic Facilities:**

38 Trip Generation calculated as: General Retail (ITE 820)

39 P.M. Peak Hour of Generator

40 Maximum Square Feet: 12,632.4

41 Average Rate 3.71 per 1000 square feet= 46.87

42

Table 2 – Traffic Analysis

Road	Segment	Entering		Exiting		Total PM Peak Hour Trips
US 17	Black Creek Bridge to CR 209	Percentage 48%	Trips 22.50	Percentage 52%	Trips 24.37	46.87

43

44 There is available capacity on this segment of U.S. 17 to accommodate potential increase in project traffic.

45

Schools:

47 The project will not need to meet school concurrency requirements for this project.

48

Recreation:

50 Recreation amenities will not be provided on-site.

51

52 Water and Wastewater:

53 Water and sewer tie-ins are both available through the City of Green Cove Springs Utility Department.

54 Stormwater/Drainage:

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

57 Solid Waste:

58 Clay County has existing solid waste capacity to service to the area.

59

	Solid Waste	Units
Total Permitted Airspace	67,675,940	Cubic Yards
Available Airspace as of 1/10/2023	2,898,560	Cubic Yards
Future Airspace Available	47,559,070	Cubic Yards
Density	1.15	Ton per Cubic Yard
Total Available	54,692,930	Tons
Average Monthly	89,857	Tons
Site Life	584	Months
	48.7	Years

60

61 Land Suitability:

62

63 Soils:

64 The subject parcel consists of poorly drained and moderately permeable Pelham soil. See Figure 7.

65 Flood Plain:

66 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. This
67 parcel is not located within a Special Hazard Flood Area. See Figure 8.

68 Topography:

69 The subject parcel does not slope. See Figure 9.

70 Regionally Significant Habitat:

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

72 Historic Resources:

73 There are no historic resource structures on the subject parcel.

74 Compatibility with Military Installations:
75 The subject property is not located near Camp Blanding.
76

Figure 7 – Soil Map

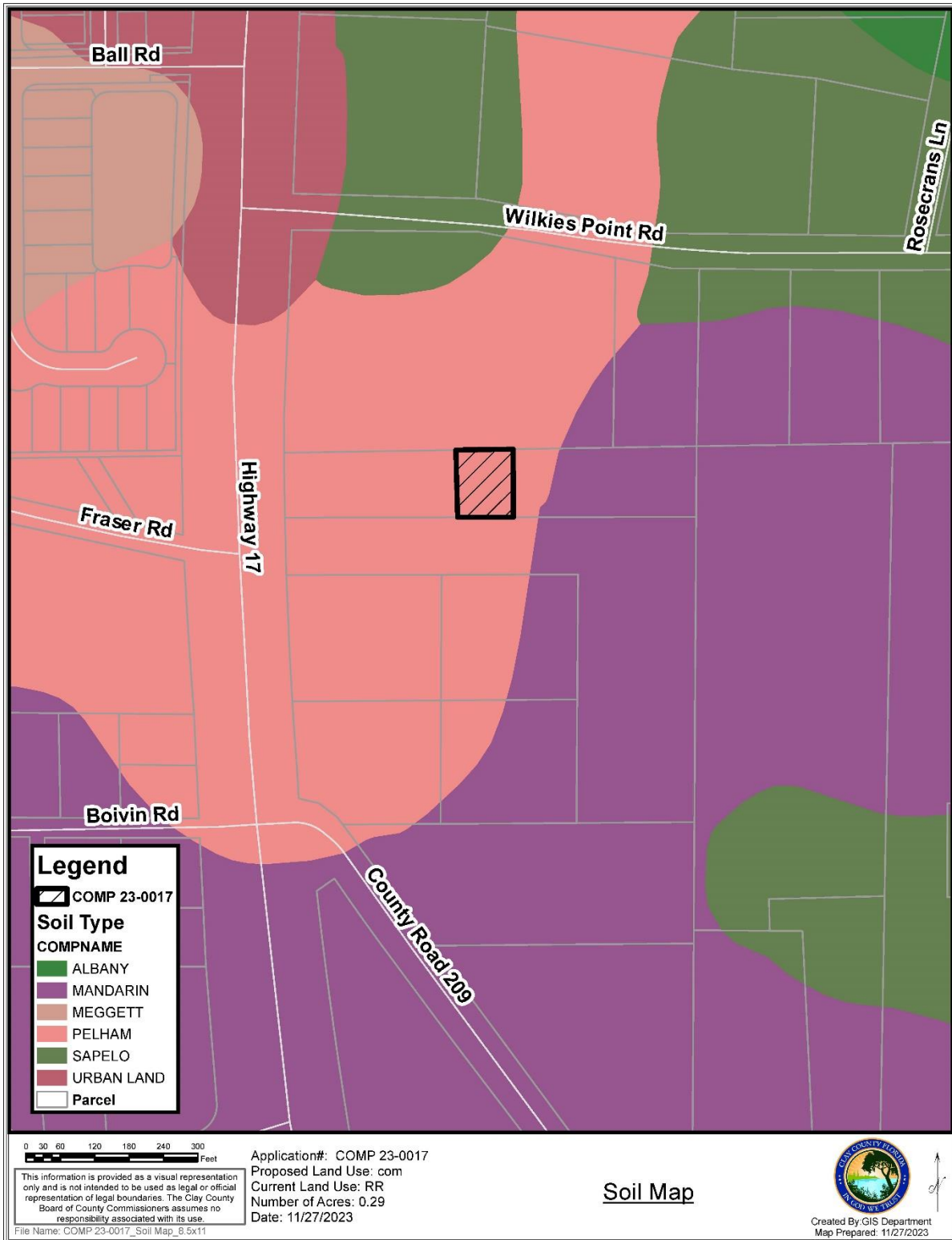


Figure 8 – Flood Zone Map

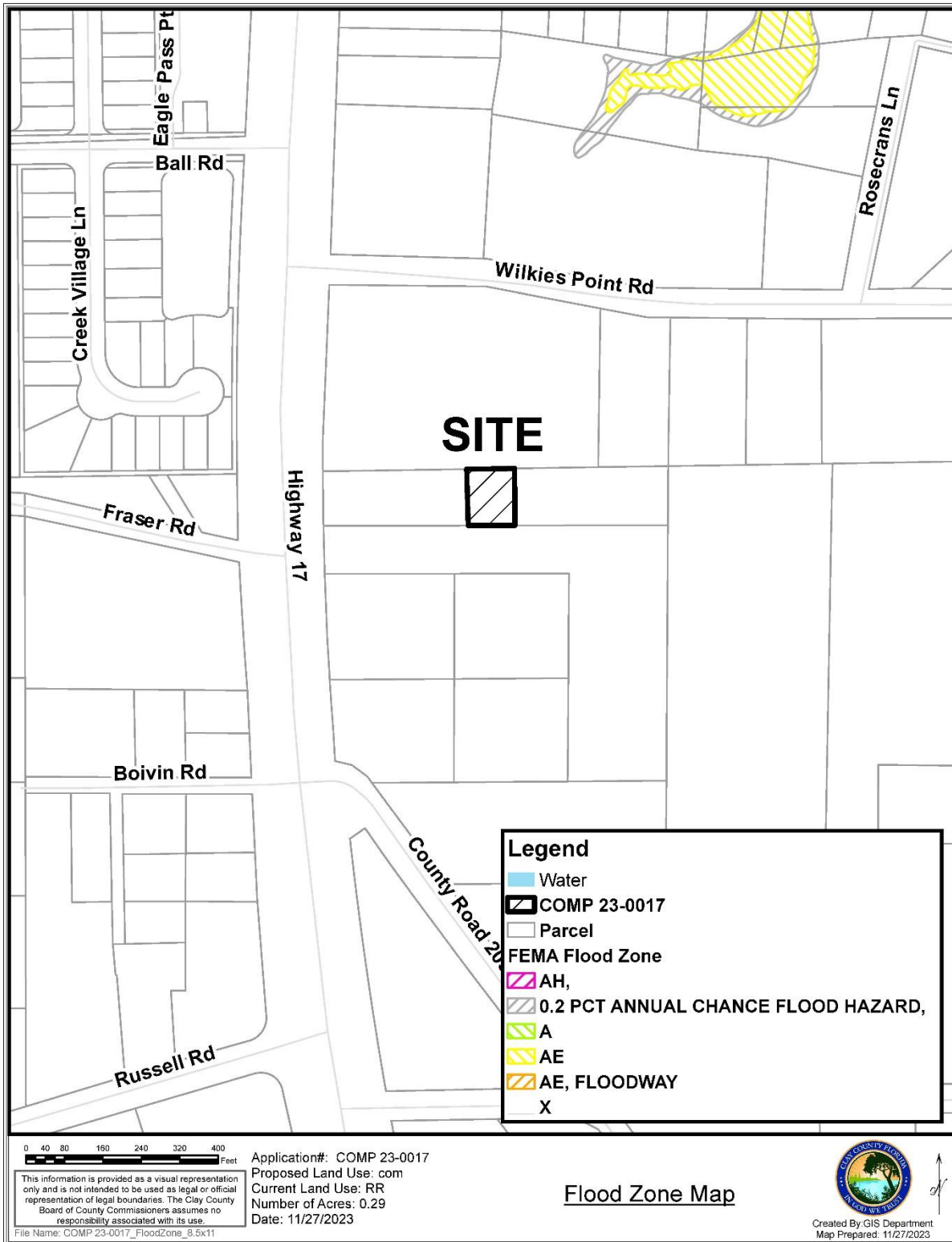


Figure 9 – Topography Map

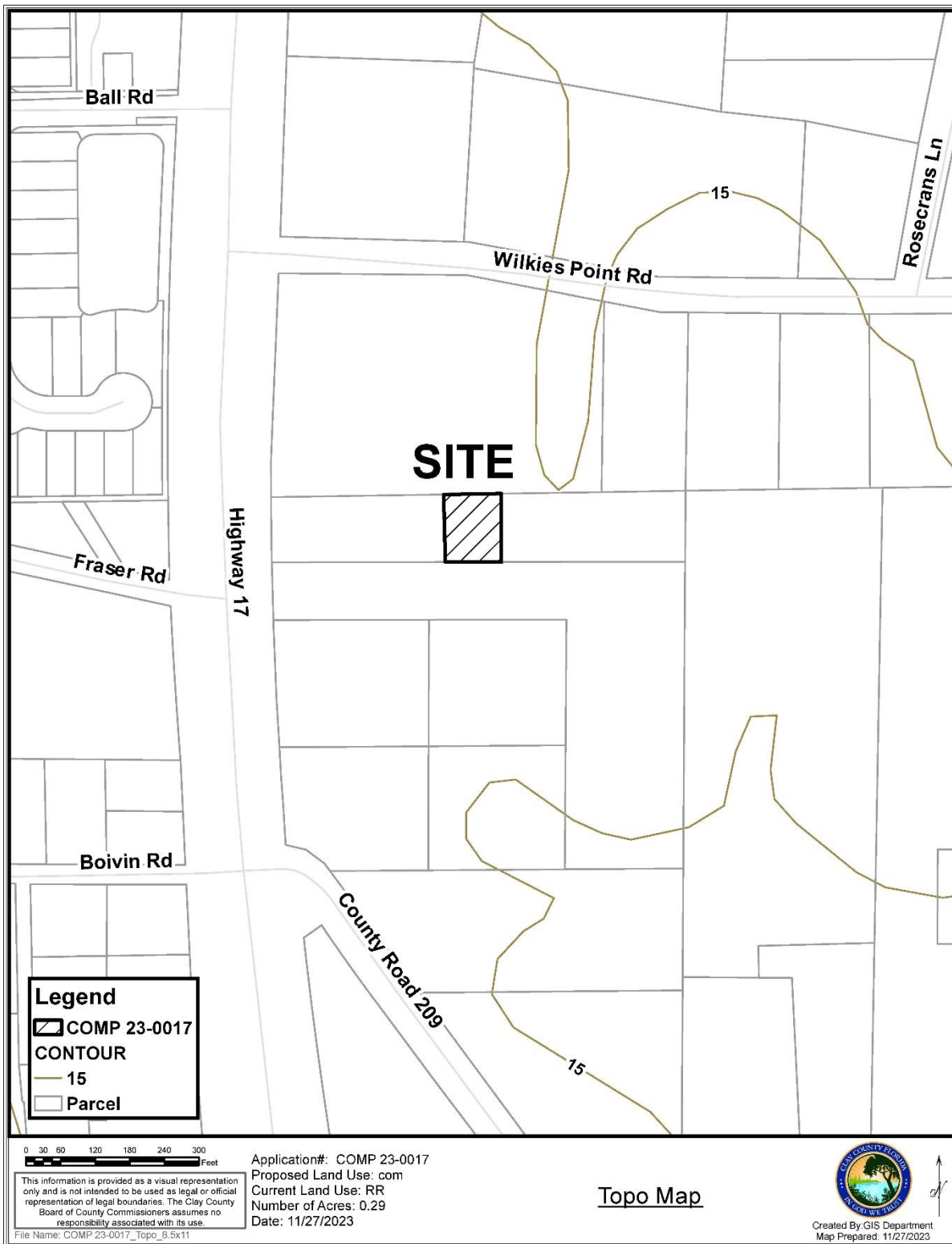
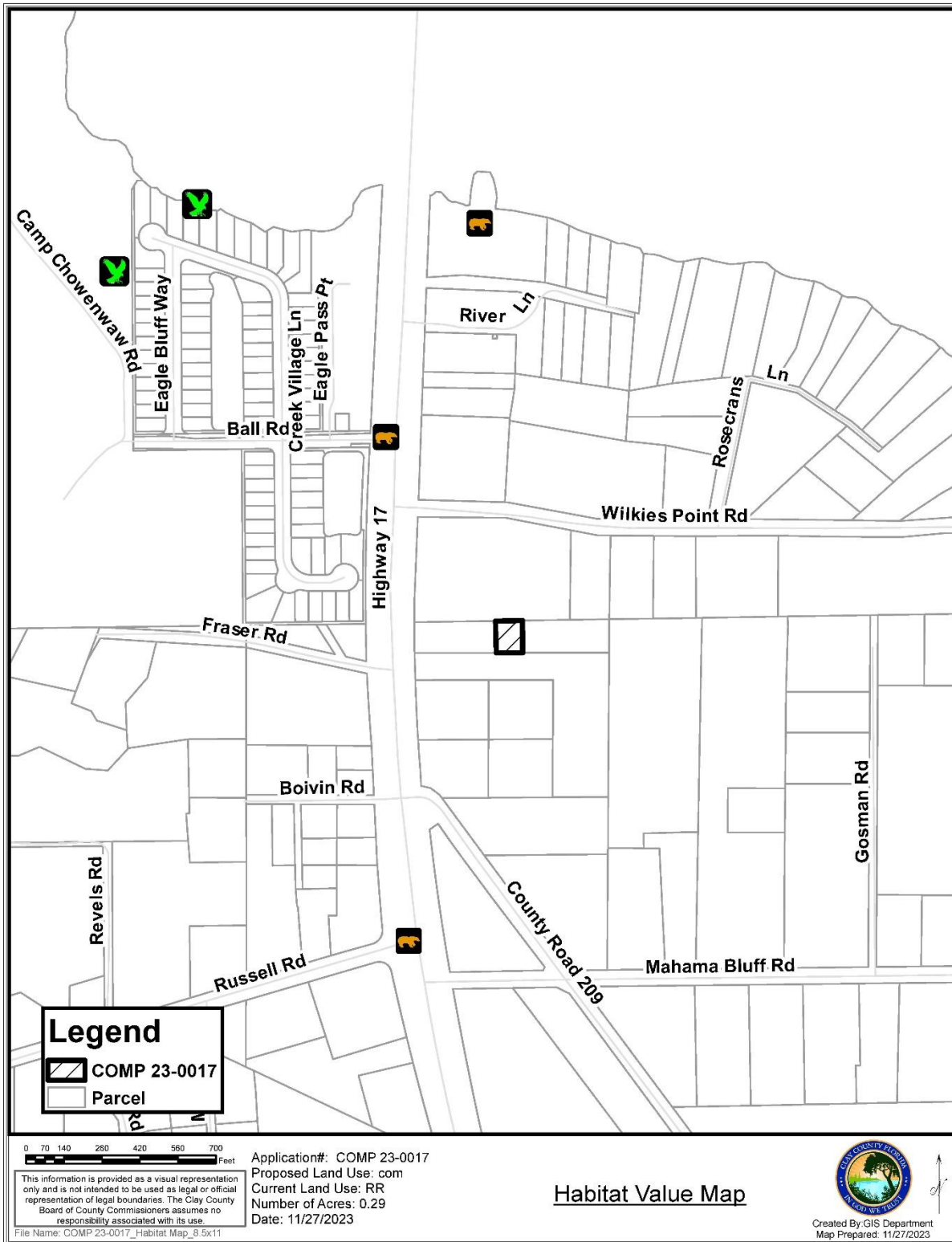


Figure 10 – Habitat Value Map





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

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

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

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

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

102
103 FLU Policy 1.4.1.9 Commercial (COM)

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

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

111
112 Analysis Regarding Urban Sprawl

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

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

118 Staff Finding: The proposed future land use change would not increase the allowable density of the subject
119 parcel.

- 120 2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
121 *substantial distances from existing urban areas while not using undeveloped lands that are available*
122 *and suitable for development.*
- 123 Staff Finding: The subject property is located in an area of increasing urban development within the Urban
124 Service boundary.
- 125 3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
126 *generally emanating from existing urban developments.*
- 127 Staff Finding: The proposed amendment does not promote a radial, strip, isolated or ribbon pattern of
128 development.
- 129 4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
130 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
131 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- 132 Staff Finding: The property is adjacent to developed parcels and the current maps show no significant
133 natural systems existing on the parcel. Future development of the subject parcel will be
134 required to ensure no that natural systems are negatively impacted by the development.
- 135 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
136 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
137 *farmlands and soils.*
- 138 Staff Finding: There are no adjacent agricultural areas or activities.
- 139 6. *Fails to maximize use of existing public facilities and services.*
- 140 Staff Finding: There are existing public facilities and services available in the area which will serve this
141 project.
- 142 7. *Fails to maximize use of future public facilities and services.*
- 143 Staff Finding: Future development of the subject parcel will be required to provide any infrastructure
144 necessary to serve the proposed project.
- 145 8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
146 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
147 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
148 *response, and general government.*

149 Staff Finding: The proposed project is located on a principal arterial road, intended for commercial use.

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

151 Staff Finding: The property is adjacent to commercial future land use to the north and south. A residential
152 buffer will remain where adjacent to similar residential suburban zoning.

153 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
154 *communities.*

155 Staff Finding: The proposed amendment will promote infill development while maintaining the residential
156 buffer.

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

158 Staff Finding: The proposed development will serve as a transition between higher intensity commercial
159 and the lower intensity commercial and existing residential.

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

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

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

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

164 Analysis of Proposed Amendment

165 The proposed future land use amendment would extend the Commercial (COM) future land use and reduce
166 the Rural Fringe (RF) future land use of the subject parcel. This change would be in keeping with the evolving
167 character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial and Rural Fringe	Intermediate Business District (BB) and Single-Family Residential District (RA)
South	Commercial and Rural Fringe	Commercial and Professional Office District (BA-2) and Single-Family Residential District (RA)
East	Rural Fringe	Single-Family Residential District (RA)
West	Commercial	Commercial and Professional Office District (BA-2)

168

169 This comprehensive small-scale plan amendment application applies to 0.26 acres of the subject parcel,
170 extending the current 0.79 acres of Commercial (COM) future land use an additional 100 feet. A total of 0.55
171 acres of the parcel will retain its current future land use designation of Rural Fringe (RF) to serve as a buffer
172 to the residential properties to the east.

173

174 **Recommendation**

175 Staff recommends approval of COMP-23-0017.

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