



1 **Staff Report and Recommendations for COMP 24-0010**

2 **Owner / Applicant Information (as provided in the application):**

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

Owner: SEO'S FAMILY INC

Address: 3044 old Denton Road suite 300
Carrollton, TX 75007

5

Agent: Frank E. Miller

Address: 1 Independent Dr, Ste 2300
Jacksonville, Fl. 32202

Phone: (904) 354-1980

Email: fmiller@gunster.com

Agent: Ronald W. Fussell

Address: 1117 Chandler Oaks Dr
Jacksonville, Fl. 32221

Phone: (904) 354-1980

Email: rwfussell@comcast.net

6 **Property Information**

Parcel ID	Address	Current Land Use	Proposed Land Use	Current Zoning
40-04-25-020631-000-00	749 Kingswood Ave	UC-10 and COM	COM	BA and AR

Proposed Land Use: COM

Acres: approximately 5.05

Commission District: 2

Planning District: Doctors Inlet/Ridgewood

7

8 **Introduction:**

9 Frank E. Miller and Ronald W. Fussell, acting as agents for the property owner, have submitted an
10 application to amend the Future Land Use Map (FLUM) within the 2040 Comprehensive Plan. The
11 proposed amendment seeks to change the land use designation of the subject property from Urban Core
12 10(UC 10) to Commercial (COM). This change aims to facilitate the development of a 40-bed physical
13 rehabilitation medical facility, addressing the growing need for specialized medical services in the area.

14 The subject property, currently undeveloped, is strategically located on the west side of Blanding Boulevard,
15 a major thoroughfare, approximately one-half mile south of College Drive. This location provides
16 convenient access for patients and staff, enhancing the site's suitability for a medical facility. A boundary
17 survey and legal description have been provided to delineate the exact area under consideration for this
18 amendment.

19 **Property Description:**

20 The Property is immediately bounded on the north by property under the land use category of UC-10 and
21 COM on the south by property under land use category COM, on the east by property under land use
22 category COM and on the west by property under land use category UC-10.

Table 1 – Adjacent Parcel Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Urban Core/Commercial (UC10/COM)	BB/RMHP (Intermediate Business/ Residential Mobile Home Park)	Single Family Residential Commercial
South	Commercial (COM)	BB (Intermediate Business)	Commercial
East	Commercial (COM)	BB (Intermediate Business)	Single Family Residential, Commercial
West	Urban Core (UC-10)	AR (Agricultural Residential)	Single Family Residential

24 Figure 1 shows the location of the parcel while Figure 2 provides an aerial view of the site. Figures 3 and 4
 25 illustrate the existing Land Use and Zoning patterns surrounding the subject property, while Figure 5
 26 illustrates the proposed FLUM change.

Figure 1 – Parcel Map

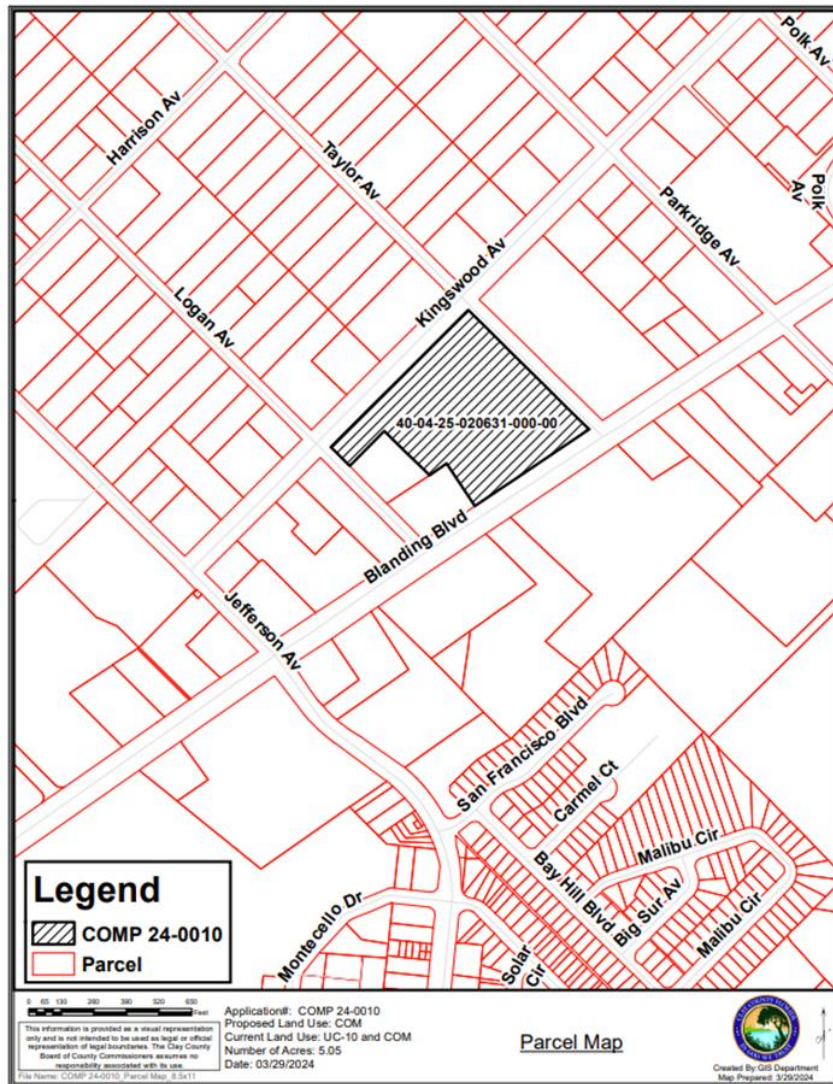


Figure 2 – Aerial Map



Figure 3 – Existing Land Use Designation Map

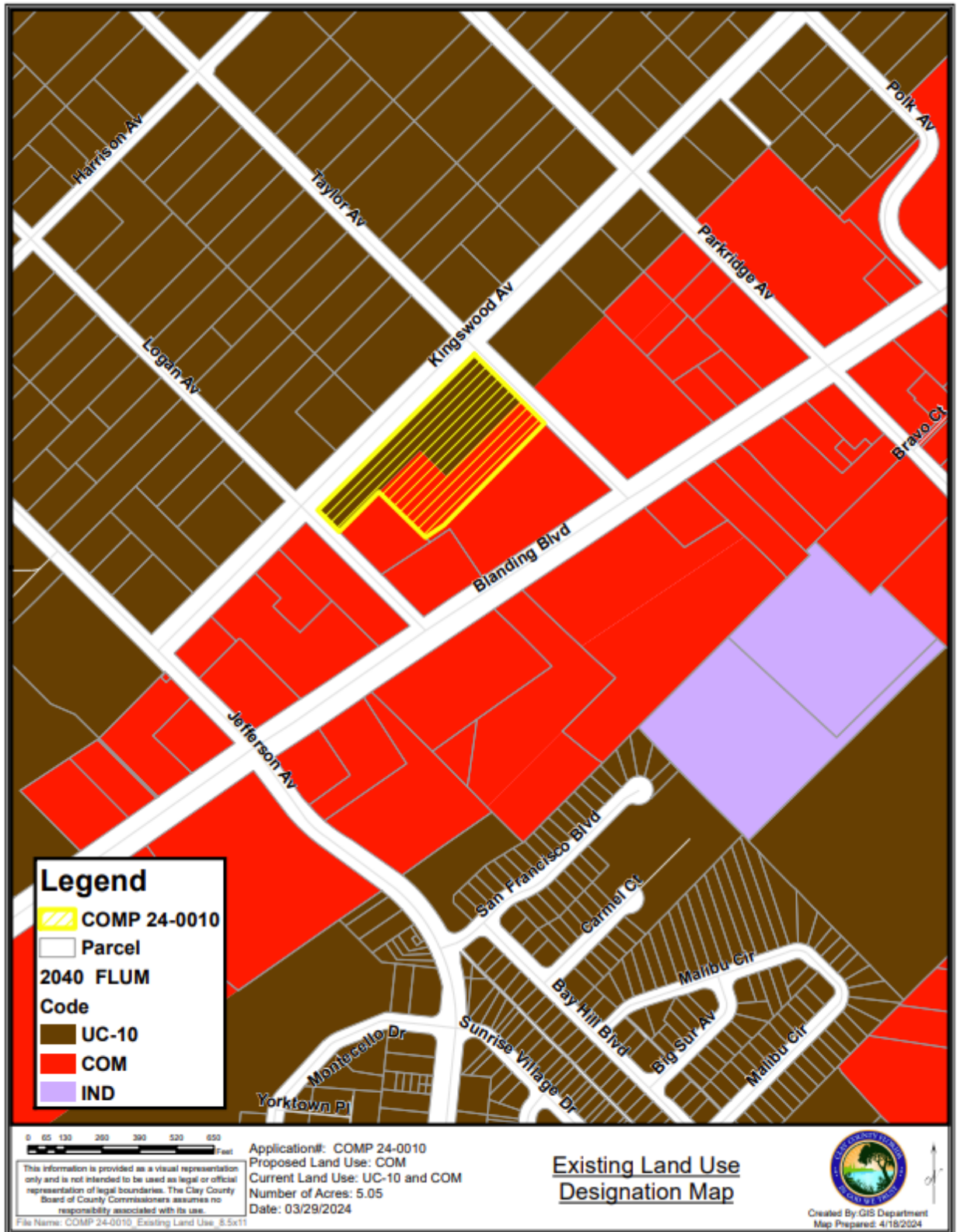
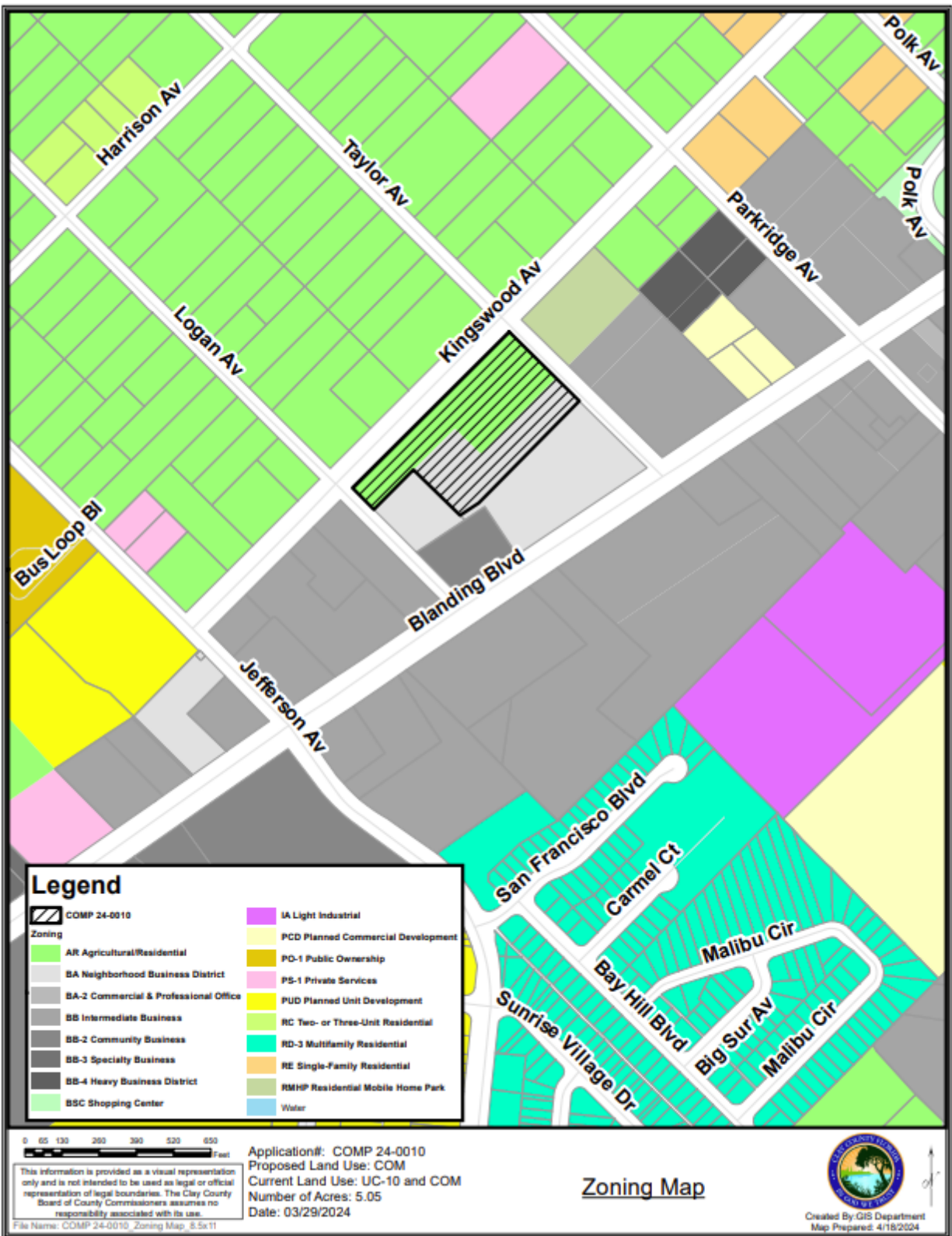


Figure 4 – Current Zoning Map



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

38 An approximate 3-acre portion of the subject property is currently designated UC-10 Urban Core. The
39 following Comprehensive Plan policy describes the UC-10 land use designation and permitted
40 development intensity.

FLU POLICY 1.4.1 (portion of)

- 7) Urban Core (IO) "UC-10" (Urban): This designation is intended for land within the core of urban service areas and accessible to employment centers. Densities in this area shall range from a minimum of two units per net acre and a maximum of ten units per net acre. This classification includes single-family detached and attached, cluster and zero lot line dwellings, and multifamily housing.

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

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

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

41 This application proposes to amend this portion of the subject parcel to Commercial land use. The
42 following Comprehensive Plan policy describes the Commercial land use designation and permitted
43 development intensity.

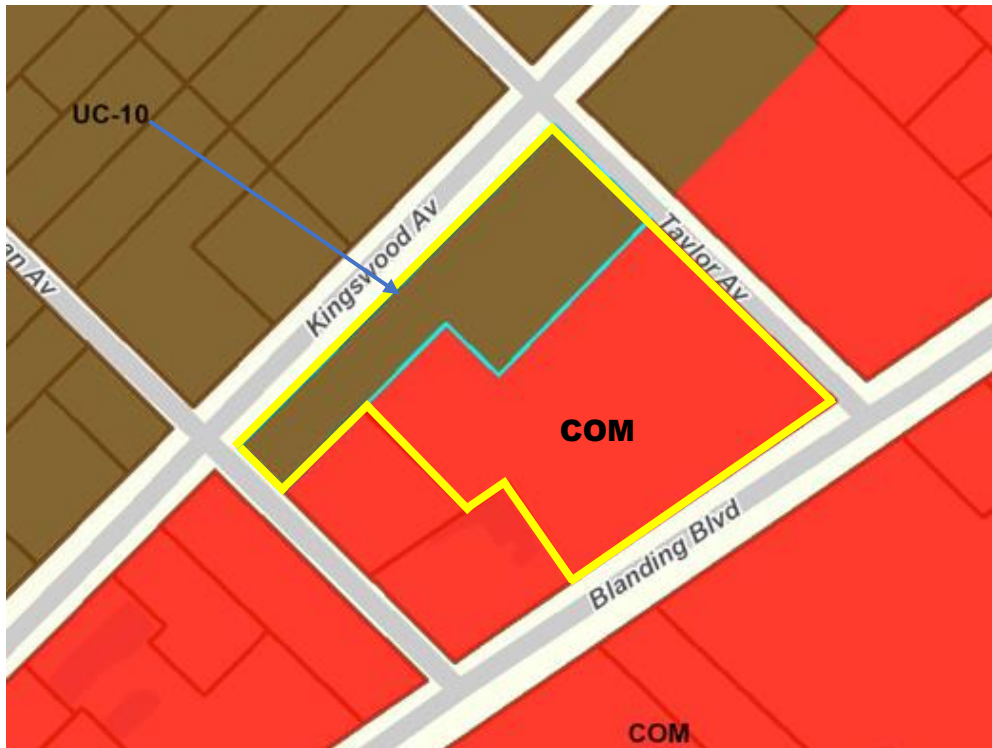
FLU POLICY 1.4.1 (portion of)

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

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

44 **Analysis of Proposed Amendment**

45 The current Future Land Use (FLU) designation of Urban Core 10 is primarily intended for higher intensity
 46 urban development. However, given the property's undeveloped status and its proximity to existing
 47 commercial establishments along Blanding Boulevard, a shift to a Commercial (COM) FLU designation is
 48 considered appropriate. The proposed change aligns with the broader objectives of the Comprehensive Plan
 49 to support mixed-use development and expand essential community services.



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Table 2 – Summary of Application

COMP 24-0010	Acreage	Existing Land Use Category	Existing Maximum Density	Proposed Land Use Category	Proposed Maximum Intensity	Net Decrease in Maximum Density
Tax parcel: 40-04-25-020631-000-00	3.00 acres	UC-10 Urban Core	10 du/1 net ac (max. 30 du)	COM Commercial	FAR 40%Max 80% hospitals	30 Units

52

53 The companion rezoning application (ZON 24-0008) requesting that the property be rezoned from its
 54 current Agricultural/Residential District (AR) and Neighborhood Business (BA) designations to Private
 55 Services (PS-3) is crucial to facilitate the intended development of the medical facility, ensuring the land
 56 use and zoning regulations are consistent with the proposed use.

57 **Availability of Services**

58 The property is located within the Urban Services Area



59

60 Traffic Facilities:

61 Trip Generation calculated as: Nursing Home (ITE 620)

62 P.M. Peak Hour of Generator

63 Maximum Square Feet 104,544

64 Average Rate = 0.82 per 1000 square feet = 86

65

Table 3 – Traffic Analysis

Road	Segment	Entering		Exiting		PM Peak Hour Trips
		Percentage	Trips	Percentage	Trips	
Blanding Blvd	College Dr. to Knight Boxx Rd.	42%	36	58%	50	86

66

67 The development is subject to Clay Counties mobility fee program.

68

69 Schools:

70 School Concurrency is not applicable.

71 Recreation and Open Space:

72 The development is will subject to Clay Counties concurrency program.

73 Water and Wastewater:

74 The subject parcels are located within the Urban Service Area.

75 Stormwater/Drainage:

76 Stormwater management for any new construction will meet County and Water Management District
77 standards.

78 Solid Waste:

79 Clay County has existing solid waste service to the area.

80 **Table 4 - Existing Capacity for Solid Waste**

	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

81 Source: Environmental Services 9/28/2023

82 **Land Suitability:**

83 Soils:

84 The parcel primarily contains Penny and a small amount of Ortega soils. See attached Figure 6.

85 Flood Plain:

86 The subject property does not have any floodway located within its boundary. See attached Figure 7.

87 Topography:

88 The subject property is relatively flat with an elevation of approximately 90'. See attached Figure 8.

89 Regionally Significant Habitat:

90 The subject property has no regionally significant habitats and is mostly surrounded by commercial
91 developments. With low density residential to the north. See attached Figure 9.

92 Historic Resources:

93 No historic structures are located within the property. See attached Figure 10.

94 Compatibility with Military Installations:

95 The subject property is not located near Camp Blanding.

96 **Urban Sprawl Analysis:**

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

100 Specifically, the proposed amendment shall be determined to discourage the proliferation of urban sprawl
101 because it incorporates a development pattern or urban form that achieves the following:

- 102 1. Directs economic growth and associated land development to geographic areas of the community
103 in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- 104 2. It promotes the efficient and cost-effective use of existing and future public facilities and services.
- 105 3. Supports infill development.
- 106 4. Preserves open space and natural lands by redeveloping already impacted lands.

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108 **Staff Review and Recommendation:**

109 The proposed amendment from Urban Core 10 (UC-10) to Commercial (COM) coupled with the
110 companion rezoning application to PS-3, is consistent with the Comprehensive Plan. The land use change
111 is a logical transition considering the property's location along Blanding Boulevard, a major arterial road
112 that supports commercial activities. The shift to a Commercial FLU designation will facilitate the
113 development of a medical facility, enhancing local healthcare services and potentially stimulating economic
114 development in the surrounding area. The change promotes efficient land use, due to the property being
115 situated within the Urban Service area and classified as infill development. The project is subject to Clay
116 County concurrency and mobility program requirements with regard to open space and transportation.
117 The project will be classified as a hospital however, the 40-bed facility is more consistent with a nursing
118 home in regards to traffic generation having only 57 peak hour trips. The density with a FAR of 40% and
119 up to 80% for hospitals, lot and building, landscaping, parking and barrier requirements of the proposed
120 zoning district will buffer and protect adjacent developments. The land's suitability for commercial
121 development is underscored by significant commercial activity on three sides. The proposed facility
122 promotes access to healthcare services and fostering of economic development.

123 **Recommendation:**

124 Staff recommends approval of the Comprehensive Plan Amendment COMP 24-0010, to change the FLUM
125 designation from Urban Core 10 (UC-10) to Commercial (COM) as shown on Figure 5, subject to any
126 additional conditions deemed necessary to mitigate potential impacts on the surrounding area.

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Figure 5 – Proposed Land Use Designation Map

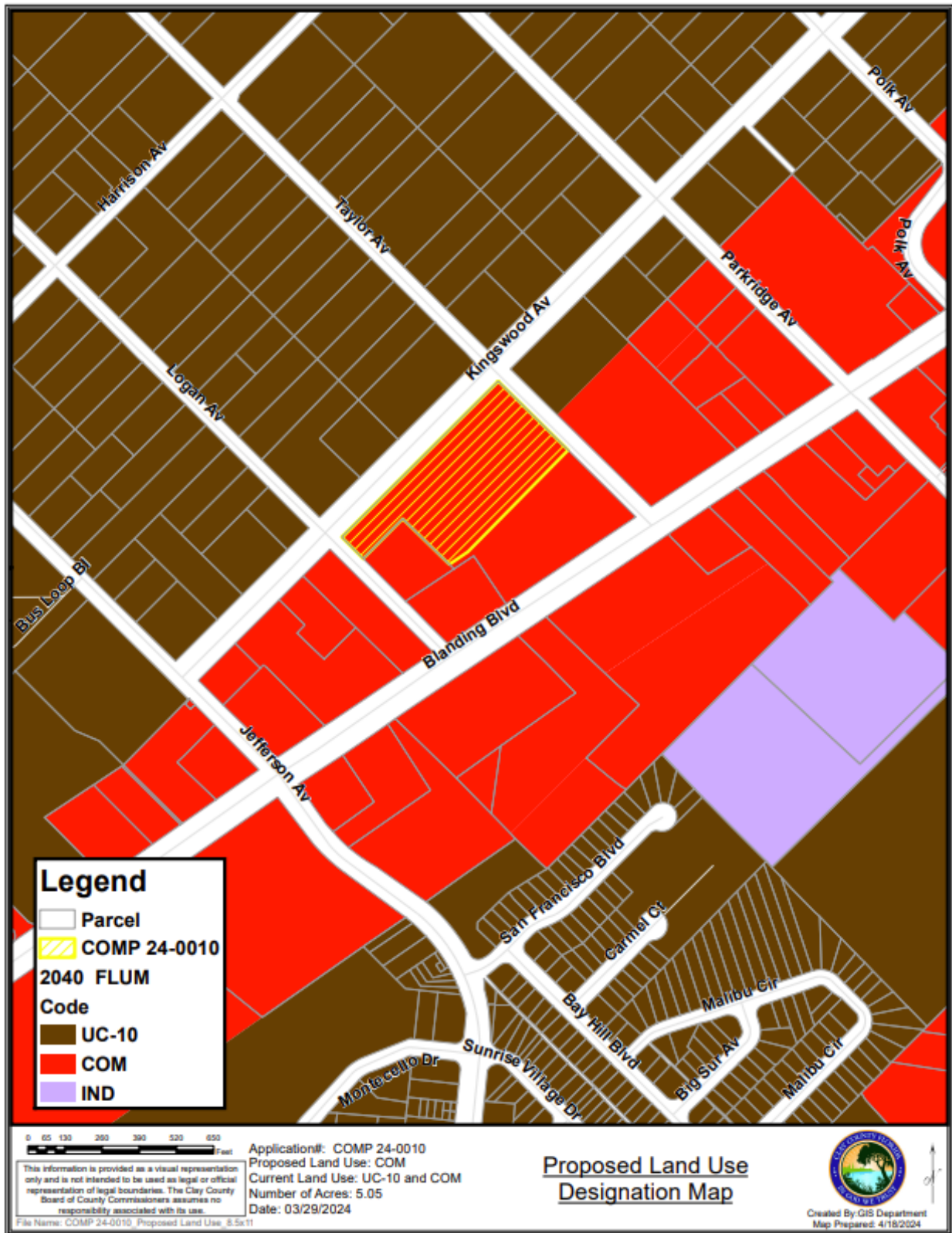


Figure 6 – Soil Map

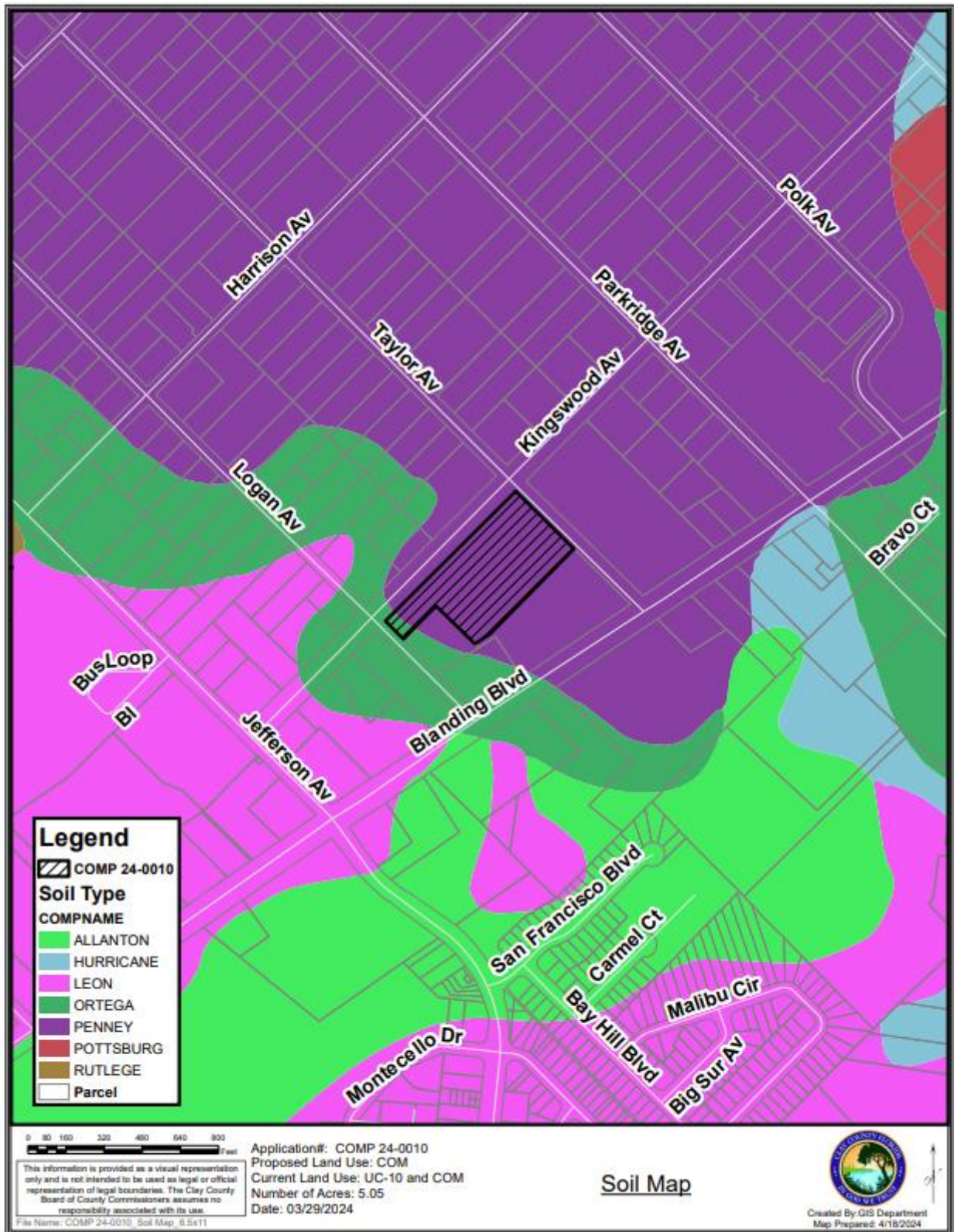


Figure 7 – Flood Zone Map

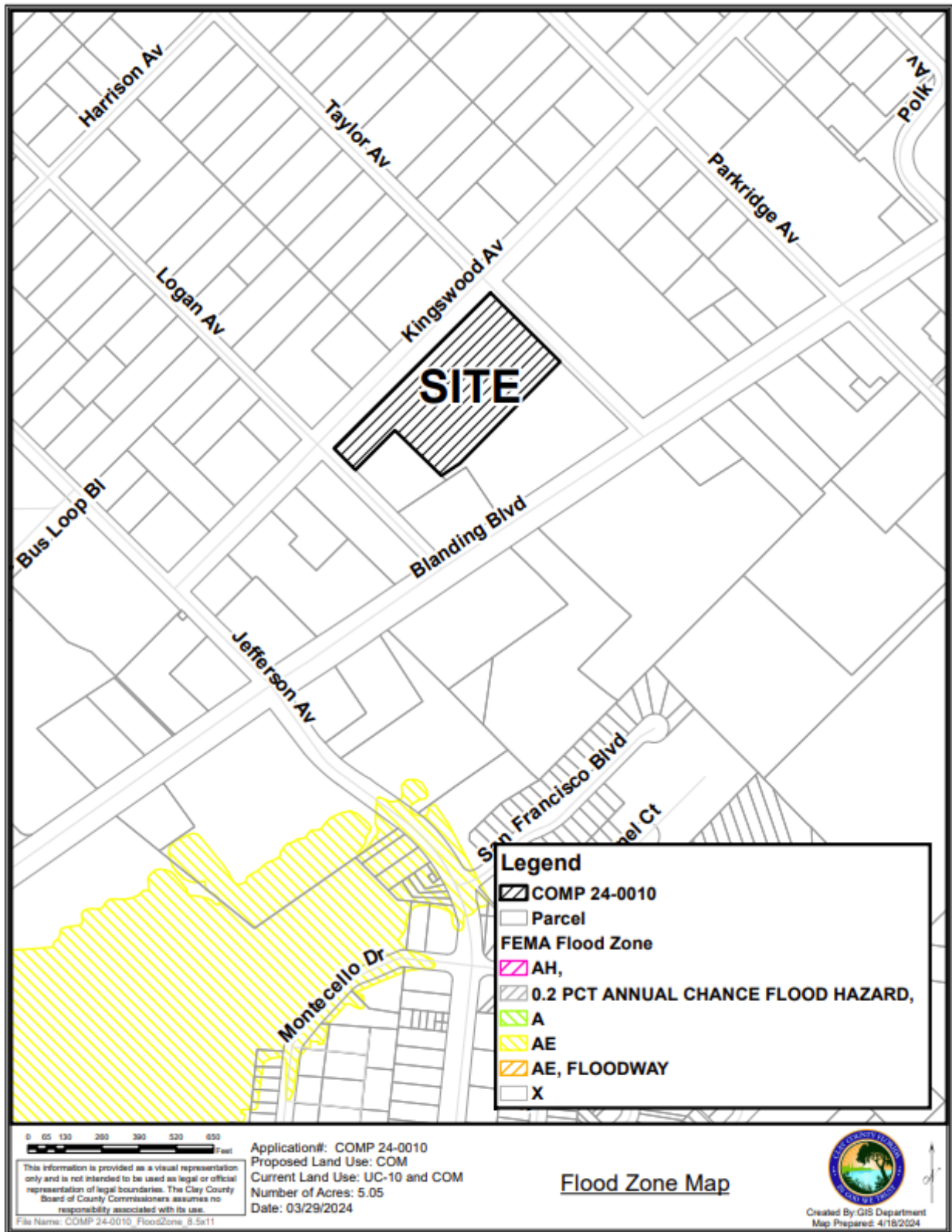


Figure 8 – Topo Map

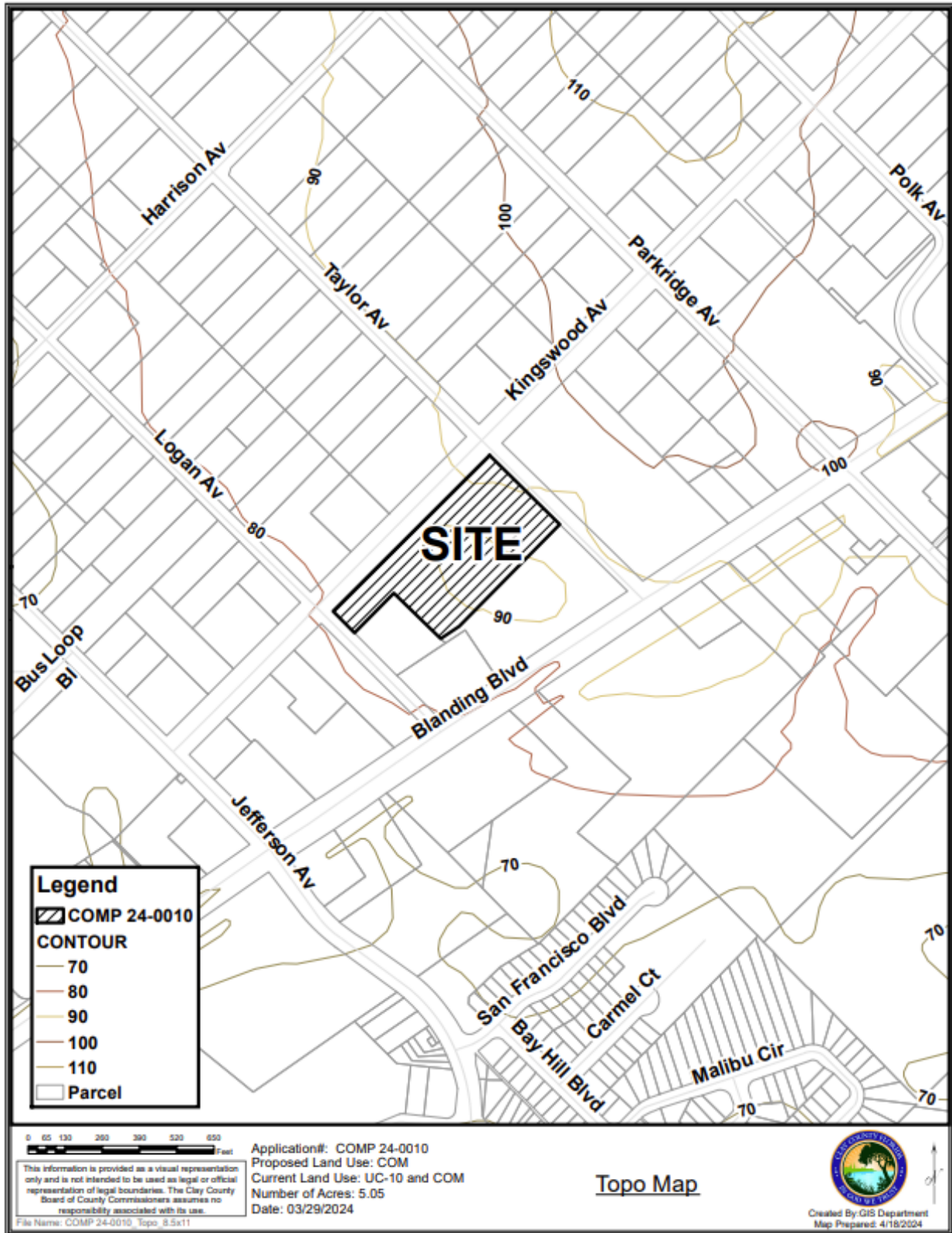


Figure 9 – Habitat Value Map

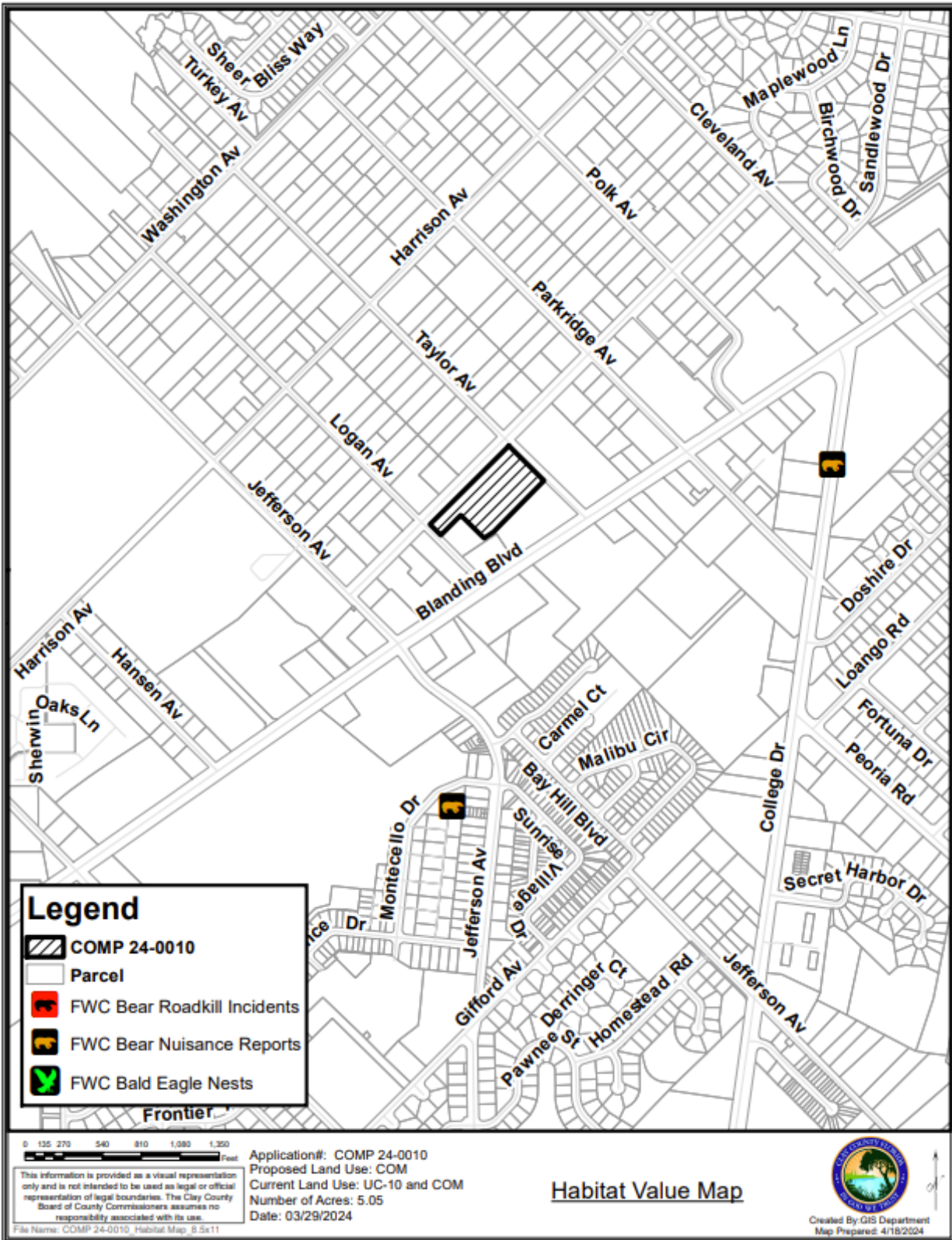


Figure 10 - Historic Resources

