



1 **Staff Report and Recommendations for COMP 24-0006**

2

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**

5

6 **Owner / Applicant Information:**

**Owners:** Cheryl B. Copeland, James Phoenix-  
Dean, and Carrie L. Dugan

**Agent:** Blair Knighting (Kimley-Horn and  
Associates, Inc.)

**Phone:** 904 828 3917

**Email:** Blair.Knighting@kimley-horn.com

**Address:** 12740 Gran Bay Parkway West,  
Suite 2350, Fleming Island, FL 32258

7

8 **Property Information**

**Parcel ID:** Parcel 08-06-26-015261-000-00  
08-06-26-015261-003-01  
08-06-26-015261-003-00  
08-06-26-015261-004-01

**Address:** 3725 CR 315A, Green Cove Springs  
(no address)  
3750 CR 315A, Green Cove Springs  
(no address)

**Current Land Use:** Rural Residential (RR) and  
Agricultural (AG)

**Current Zoning:** Agricultural Residential (AR)  
and Agricultural (AG)

**Proposed Land Use:** Rural Fringe (RF)

**Total Acres:** 72.10 +/- acres

**Acres affected by the change:** 72.10 acres

**Commission District:** 5, Comm. Burke

**Planning District:** Springs District

9

10 **Introduction:**

11 This application is a Large-Scale Comprehensive Plan Amendment to the 2040 Future Land Use Map  
12 (FLUM). The application would change three (3) parcels of land from Rural Residential (RR) to Rural Fringe  
13 (RF) and one parcel of land from Rural Residential (RR) and Agricultural (AG) to Rural Fringe (RF).

14

15 The application comprises 4 parcels totaling 72.10 acres as follows:

16

<u>Parcel #</u>	<u>Acreage</u>	<u>FLU</u>	<u>Zoning</u>
18 Parcel 08-06-26-015261-000-00	17.20 acres	RR	AR
19 Parcel 08-06-26-015261-003-01	17.57 acres	RR	AR
20 Parcel 08-06-26-015261-003-00	4 acres	RR	AR
21 Parcel 08-06-26-015261-004-01	33.33 acres	RR and AG	AR and AG

22

23 The subject parcels are located on the north and south side of CR 315A, on the east side of the intersection  
24 with CR 315. One of the parcels has a residential dwelling, the other parcels are undeveloped land.

25  
26 A companion Rezoning application from Agricultural Residential (AR) and Agricultural (AG) to Planned  
27 Unit Development (PUD) will follow this comprehensive plan amendment.

28

Figure 1 – Location Map

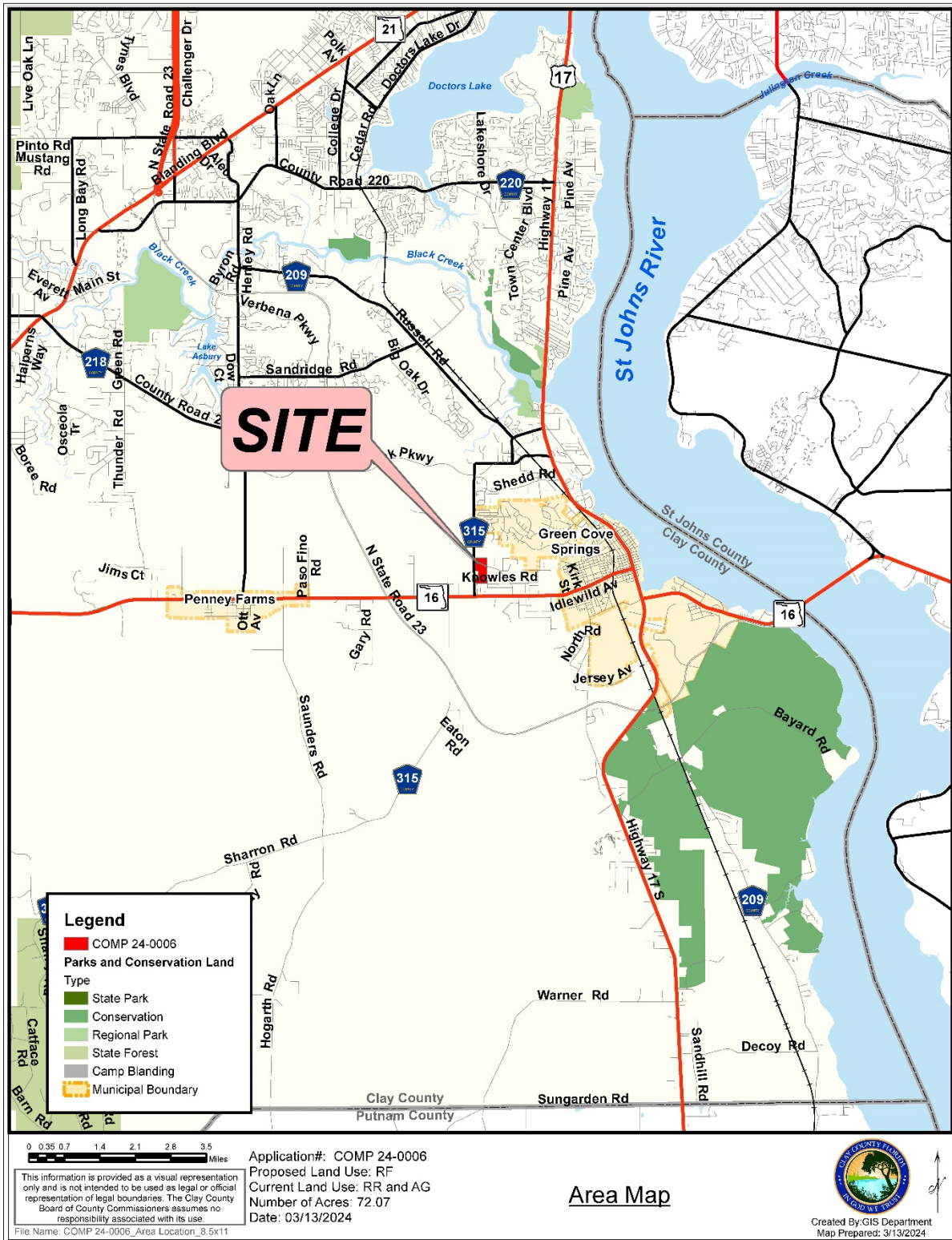


Figure 2 – Parcel Map

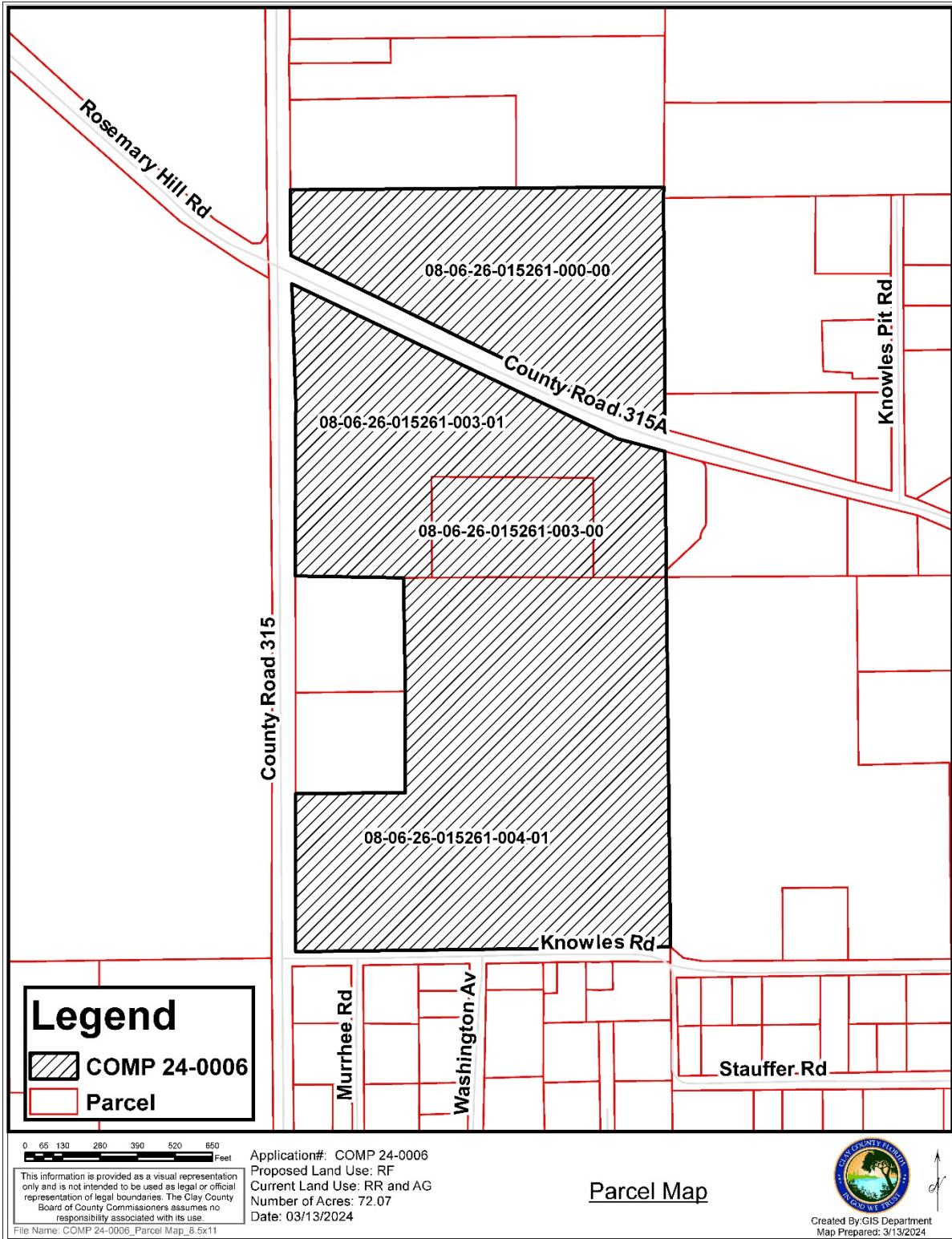


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

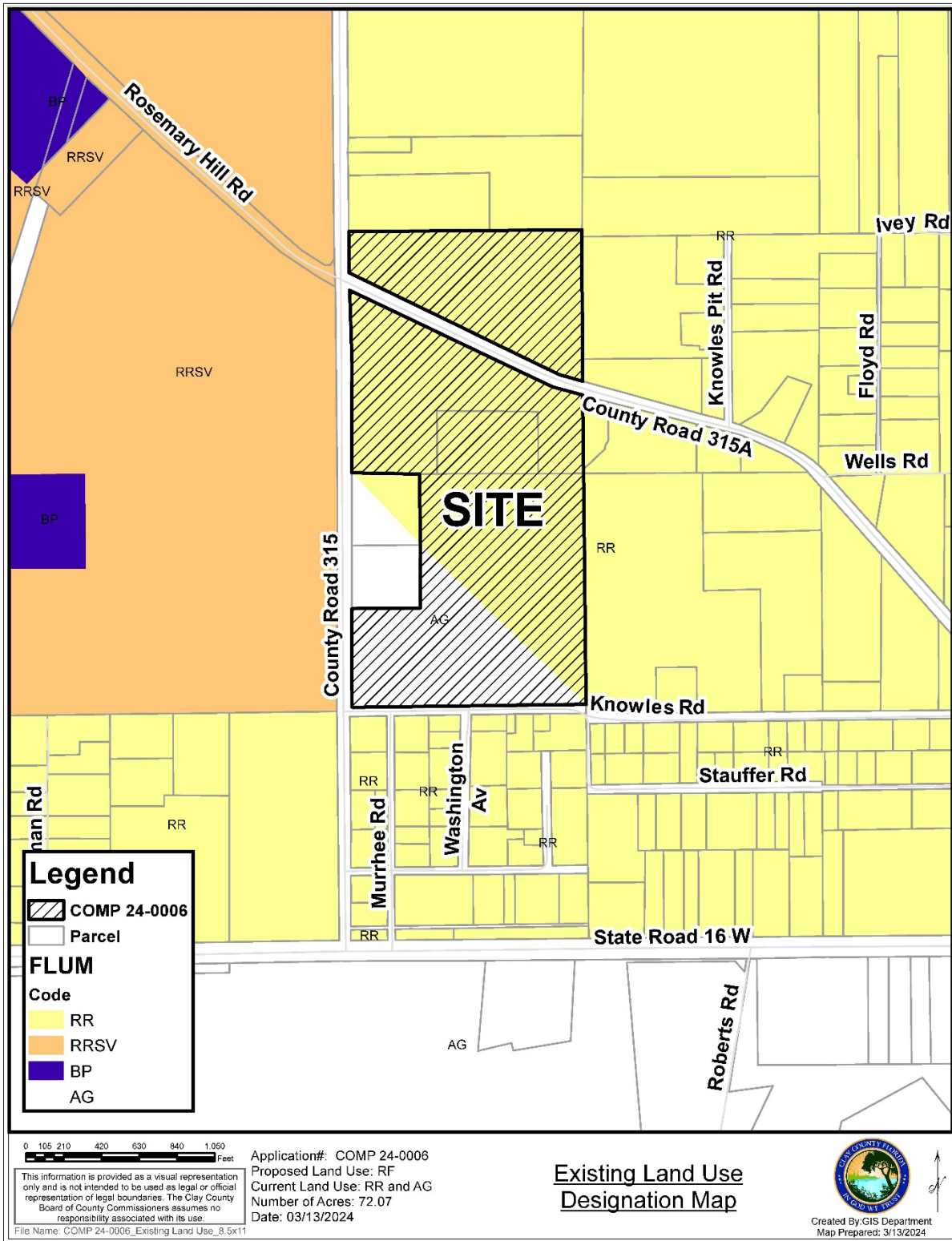


Figure 5 – Proposed Future Land Use Designation Map

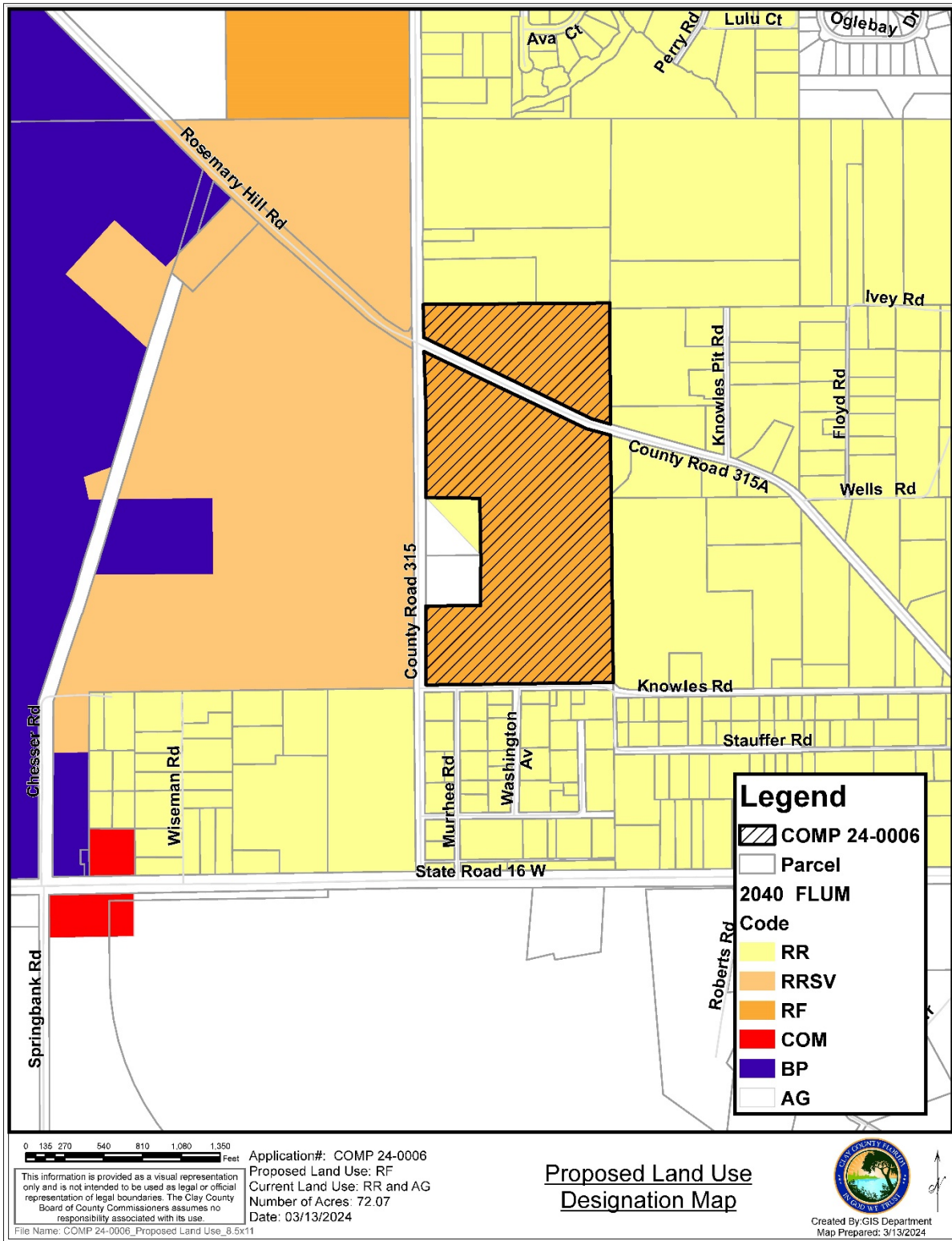
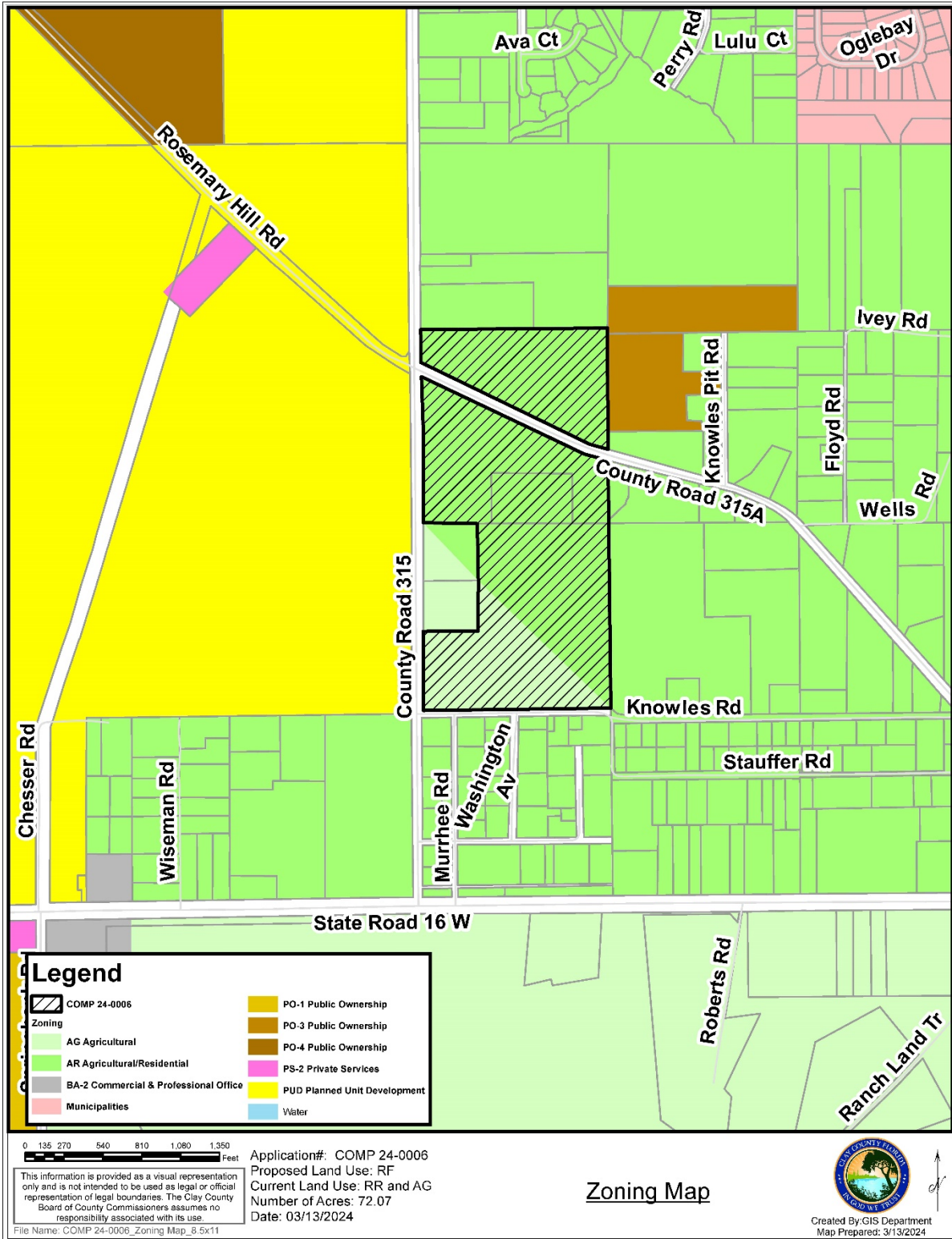


Figure 6 – Zoning Map



41 **Summary of Application**

COMP 24-0006	Acreage	Existing Land Use Category	Existing Maximum Intensity	Proposed Land Use Category	Proposed Maximum Intensity	Net Increase in Maximum Density
Tax parcels: 015261-000-00 015261-003-01 015261-003-00 015261-004-01	72.1 acres	Rural Residential (RR)	1 du/5 net acre (base)  1 du/1 net acre (with points and clustering)	Rural Fringe (RF)	1 du/net acre (base)  3 du/net ac (with points and clustering)  7 du/net acre (max)	Increase of 157 du
Agriculture (AG)		1 du/20 gross acres				

42  
43 There are roughly 58.1 acres in RR and 14 acres in AG with 0.45 acres of preserved wetlands. The maximum  
44 density allowable under the current FLU categories for these parcels is 58 units. Applying the proposed RF  
45 FLU to the full 72.1 acres would allow a maximum of 215 units.

46  
47 **Availability of Services**

48 **Traffic Facilities:**

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

Road	Segment	Entering		Exiting		Total PM Peak Hour Trips
CR 315	US 16 to US 17	Percentage	Trips	Percentage	Trips	
		63%	93	37%	55	148

50 Trip Generation calculated as: Single-Family Detached Housing (ITE 210)

51 P.M. Peak Hour of Generator Average Rate = .94 x 157 = 148 trips

52 The average daily trip count for CR 315 pre-pandemic in 2019 was 5,100 trips per day. The most recent data  
53 from 2023 show that number has dropped to 4,600 trips.

54

55 Schools:

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

57

58 Recreation:

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

60

61 Water and Wastewater:

62 The nearest water and sewer service is on Rosemary Hill Road at the Environmental Services facility.

63

64 Stormwater/Drainage:

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

67 Solid Waste:

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

	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

69 Source: Clay County Environmental Services Division, 9/23.

70

71

72 **Land Suitability:**

73

74 **Soils:**

75 See Figure 7.

76 **Flood Plain:**

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

79 **Topography:**

80 The subject parcel has roughly ten to feet of slope from a high on the western side of the subject parcel sloping  
81 down to the east and to the north. See Figure 9.

82 **Regionally Significant Habitat:**

83 There have been black bear sightings to the northwest, northeast, southwest and southeast of the subject  
84 parcel. See Figure 10.

85 **Historic Resources:**

86 There are no historic resource structures on the subject parcel although historic structure locations have been  
87 mapped to the west and the southeast of the subject parcel. See Figure 11.

88 **Compatibility with Military Installations:**

89 The subject property is not located near Camp Blanding.

90

Figure 7 – Soil Map

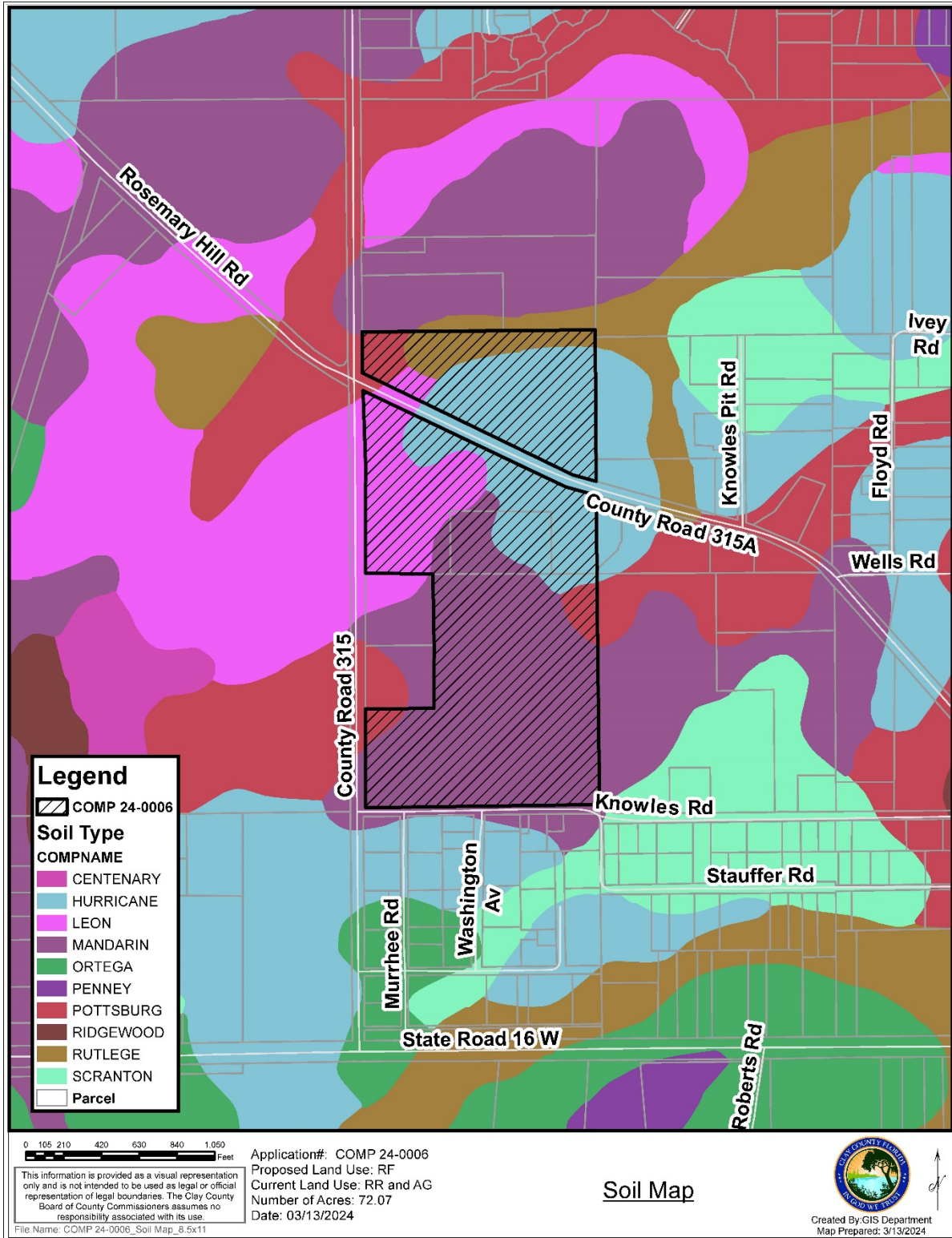


Figure 8 – Flood Zone Map

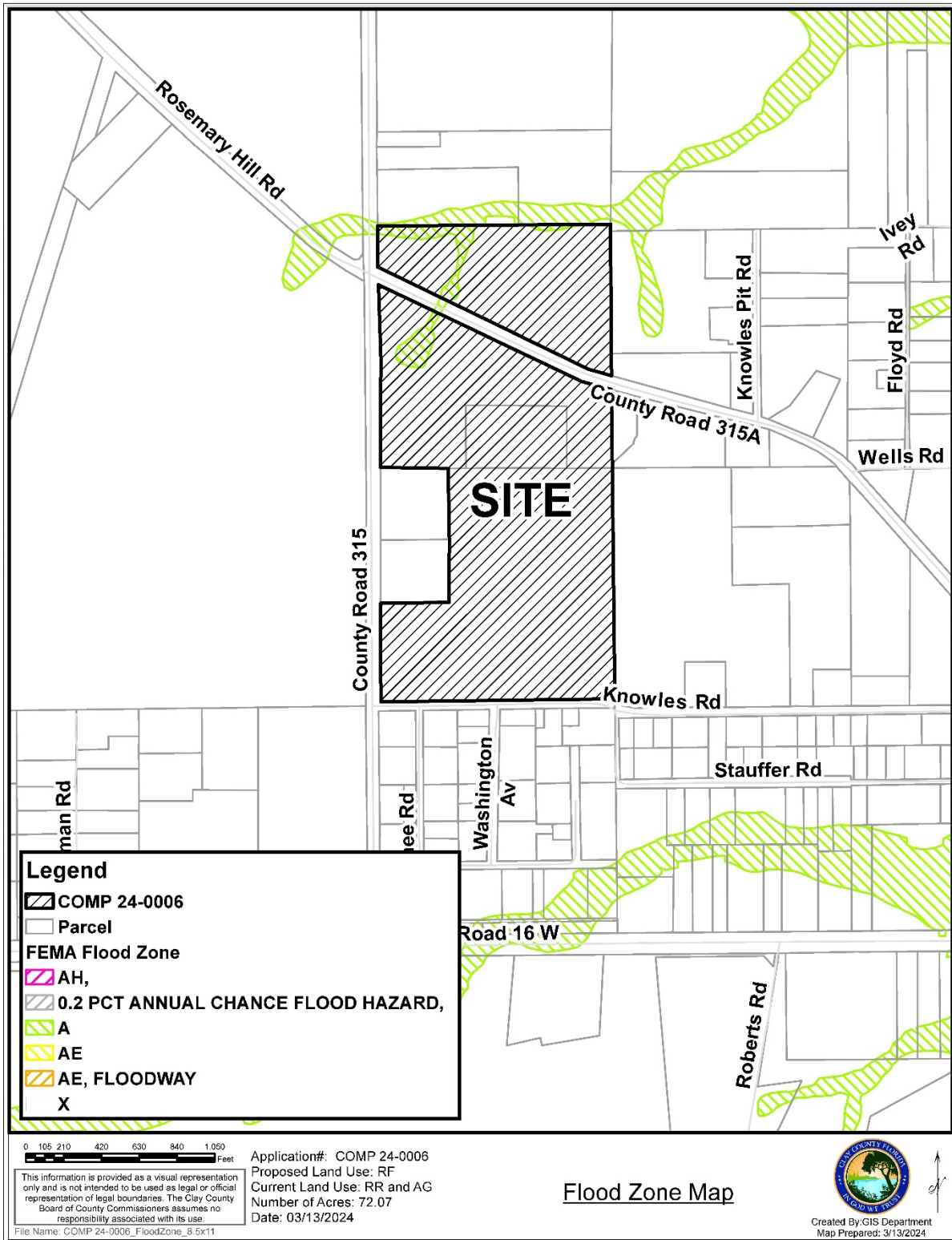


Figure 9 – Topography Map

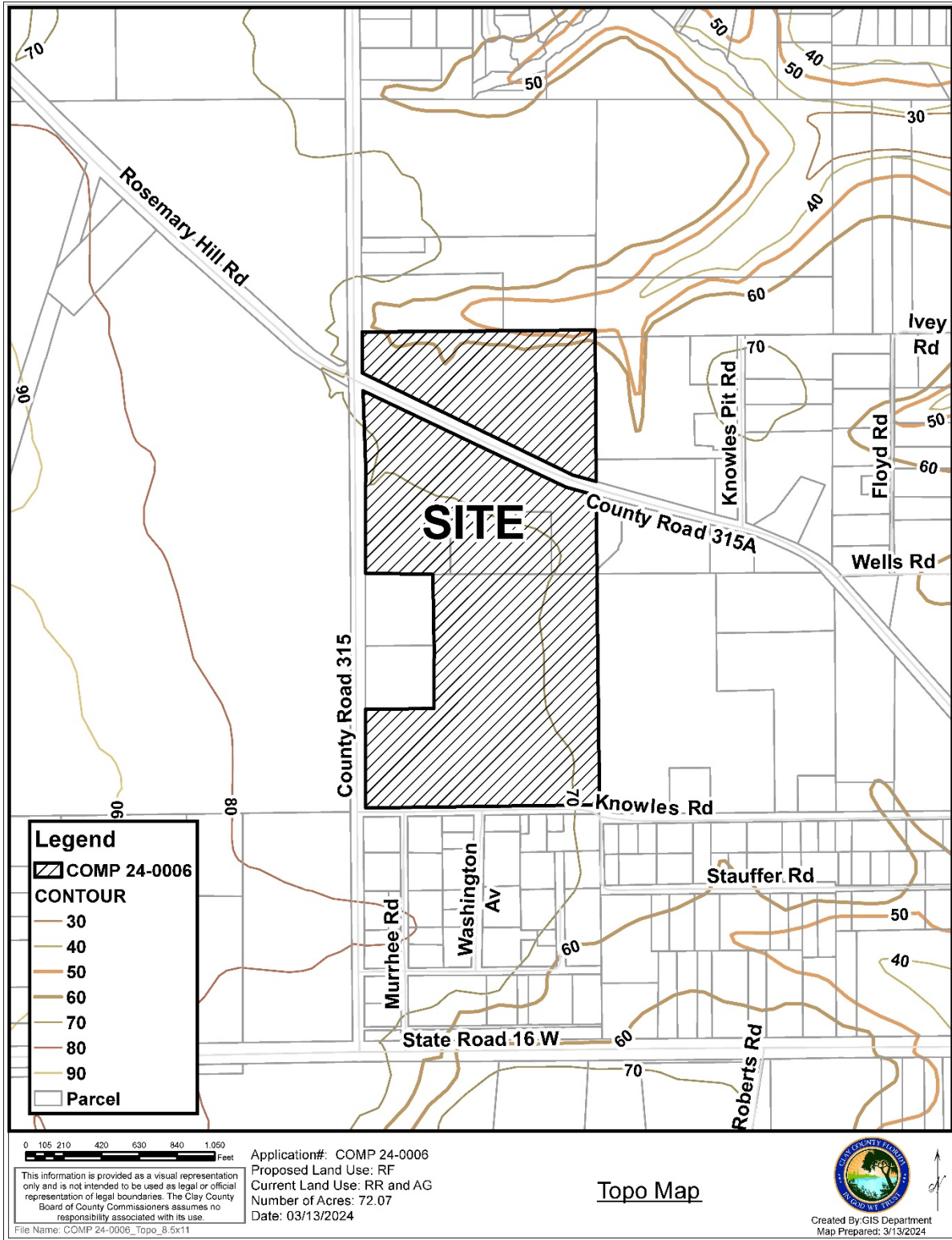


Figure 10 – Habitat Value Map

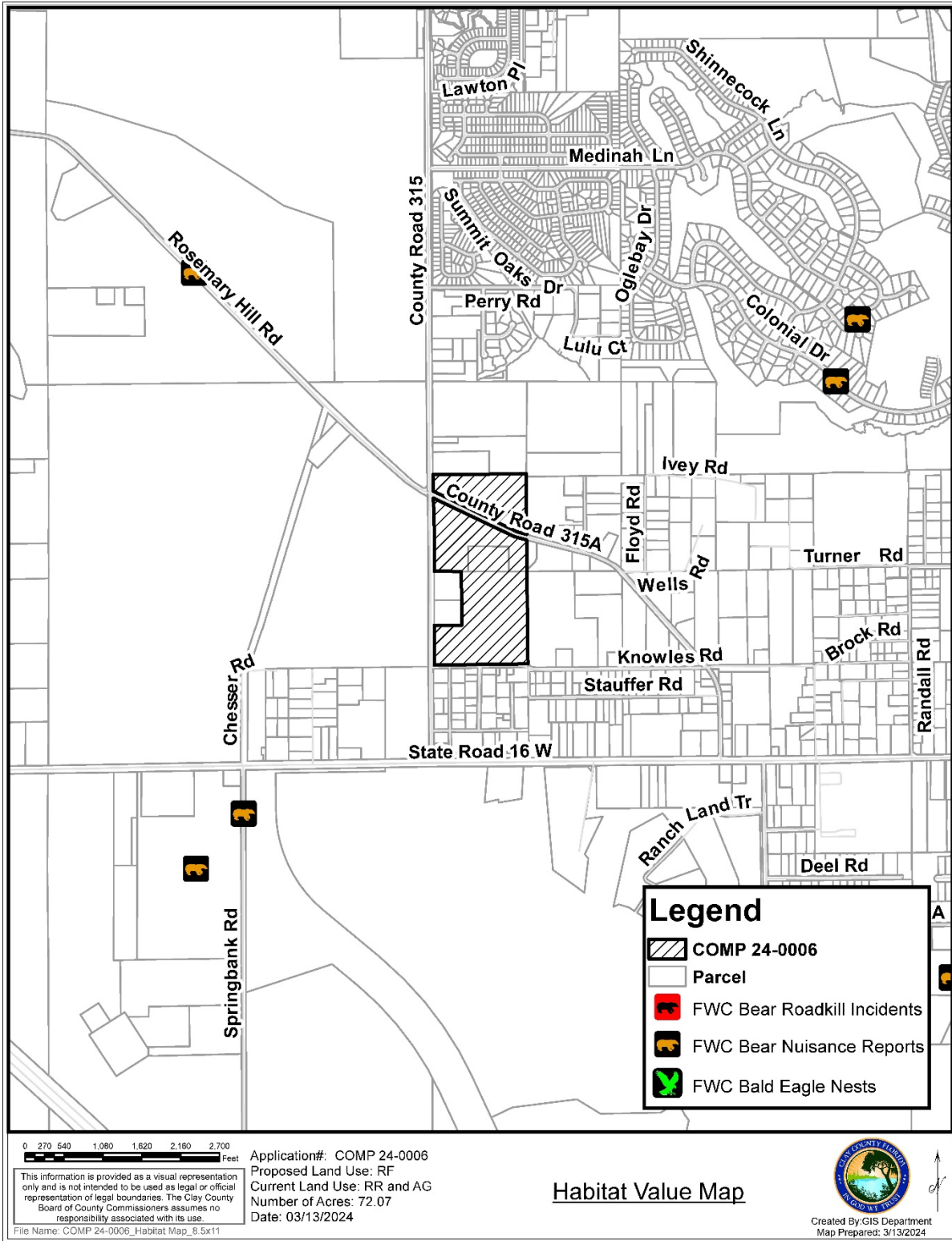
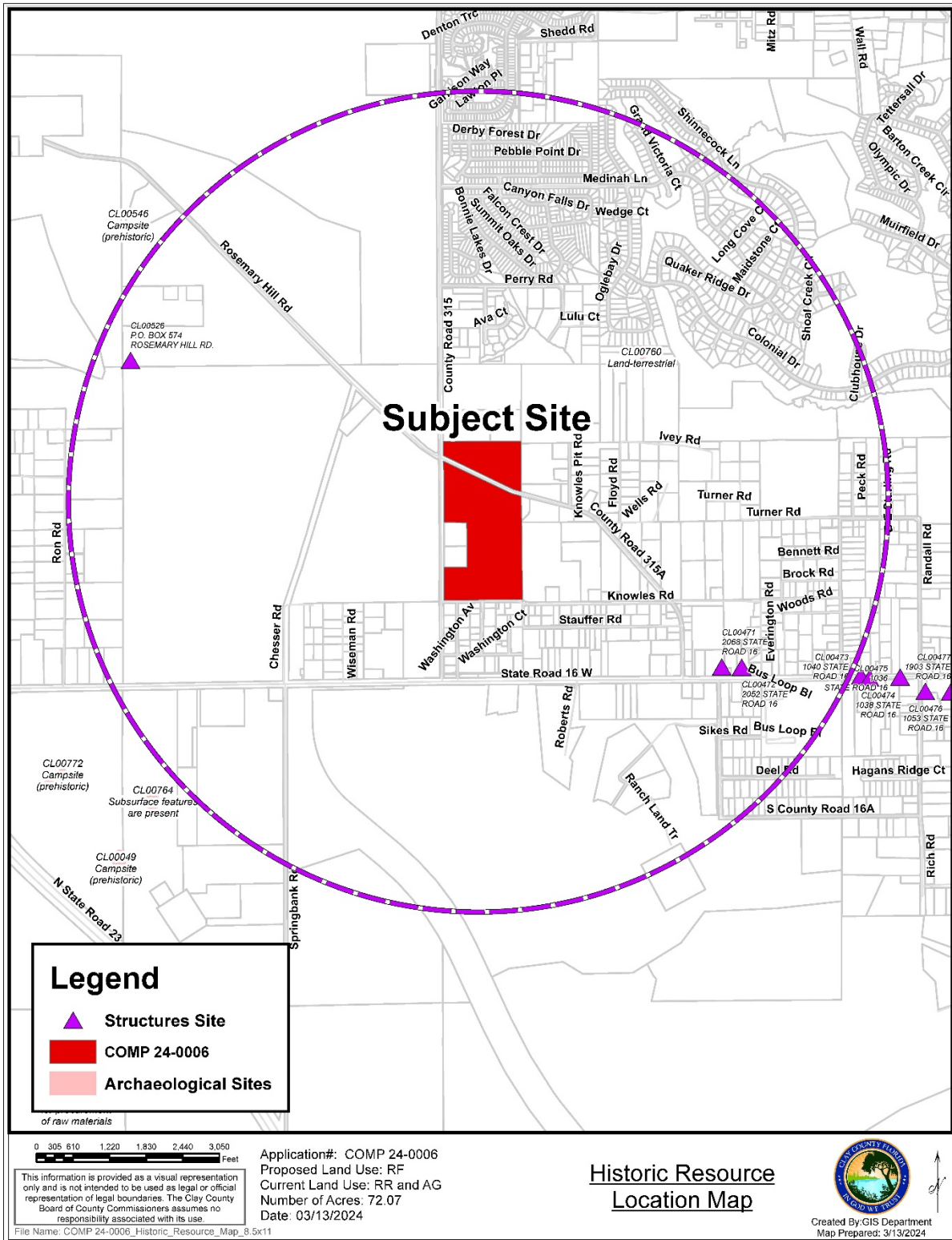


Figure 11 - Historical Resources



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

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

103 FLU Policy 1.4.1.1 Agricultural (AG)

104 This classification is intended for those areas of the County designated as appropriate locations  
105 for all types of agricultural pursuits including crop production, pasture land for grazing cattle  
106 and horse farming, timber production, and cover crops for soil regeneration. Agricultural lands  
107 account for an important segment of the Clay County economy and play a vital role in the  
108 conservation of the County's natural resources.

109 These uses are generally characterized by being situated in areas removed from urban services,  
110 having very sparse densities and exhibiting a rural character. The Plan recognizes the value of  
111 these lands for agricultural and silvicultural activities, at both a small and large scale, and,  
112 therefore, recognizes their potential suitability for limited residential development at a density of  
113 one unit per twenty gross acres.

114 FLU Policy 1.4.1.3 Rural Residential (RR)

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

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

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

131 FLU Policy 1.4.1.5 Rural Fringe (RF)

132 This designation is reserved for land accessible to existing Urban Services and located in the areas  
133 where extension of central water and (where applicable) sewer service can be easily provided.  
134 Densities in this area shall be a maximum of three units per net acre and a minimum of one unit per

135 net acre. This density category is almost exclusively characterized by single-family detached housing  
136 units but may also include two and three family residential developments.

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

143

144 Analysis Regarding Urban Sprawl

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

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

150 Staff Finding: The proposed future land use change would allow the property to be developed with a higher  
151 density than is currently allowed which is in keeping with the intent of the Rural Fringe land  
152 use which “is reserved for land accessible to existing Urban Services and located in the areas  
153 where extension of central water and (where applicable) sewer services can be easily  
154 provided”.

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

158 Staff Finding: The subject property is located in an area transitioning from rural to suburban character and  
159 is in close proximity to existing service facilities.

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

162 Staff Finding: The proposed amendment does not create a radial, strip, isolated or ribbon pattern.

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

166 Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems  
167 are negatively impacted by the development.

168 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*  
169 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*  
170 *farmlands and soils.*

171 Staff Finding: The surrounding properties are residential or wooded and there are no adjacent agricultural  
172 areas or activities.

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

174 Staff Finding: There are existing public facilities and services available just to the west which will serve this  
175 property. In addition, the property is just south of the new elementary school on CR 315.

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

177 Staff Finding: Residential development of the subject parcel will be able to benefit from the future Cathedral  
178 Oak Blvd. roadway under construction to the north and the adjoining commercial  
179 development that will follow.

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

184 Staff Finding: The subject parcel is already connected to all local services except water and sewer which are  
185 available on the other side of CR 315.

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

187 Staff Finding: The property is in an area transitioning from rural to suburban development and will be a  
188 similar density to that which has been approved on the parcel at the northwest corner of CR  
189 315 and CR 315A/Rosemary Hill.

190 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and  
191 communities.*

192 Staff Finding: The proposed amendment will not discourage or inhibit infill development.

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

194 Staff Finding: The proposed FLU will not change the type of use of the property, only the density.

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

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

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

198 Staff Finding: The proposed amendment will not result in the loss of significant amounts of functional open  
199 space.

200

201 **Analysis of Surrounding Uses**

202 The proposed future land use amendment would change three (3) parcels of land from Rural Residential (RR)  
203 to Rural Fringe (RF) and one parcel of land from Rural Residential (RR) and Agricultural (AG) to Rural Fringe  
204 (RF). This change would be in keeping with the evolving character of the CR 315 corridor as shown in the  
205 table below:

	Future Land Use	Zoning District
North	Rural Residential (RR) and Rural Fringe (RF)	Agricultural Residential (AR)
South	Rural Residential (RR)	Agricultural Residential (AR)
East	Rural Residential (RR)	Agricultural Residential (AR) and Public Services (PO-3)
West	Rural Reserve (RRSV)	Planned Unit Development (PUD)

206

207

208 **Recommendation**

209 Staff recommends approval of COMP 24-0006.