

## STATEMENT OF PURPOSE, SCOPE, AND JUSTIFICATION

### **FUTURE LAND USE MAP (FLUM) AMENDMENT – PARCELS # 39-05-26-015159-000-00 RF – RURAL FRINGE TO COM – COMMERCIAL**

The requested Future Land Use Map (FLUM) amendment is to amend a portion of the parcel, 0.69 acres of the 4.22 parcel, located on U.S. Highway 17, north of Green Cove Springs, with a FLUM designation of RF – Rural Fringe to COM – Commercial. The remaining portion of the property, 3.53 acres, has a FLUM designation of COM – Commercial. A companion rezoning to PCD for the property is also being applied for. The companion PCD will allow for the development of the property for a restaurant/event venue along an established commercial corridor, while preserving wetlands and protecting the surrounding residential neighborhood.

The portion of the property fronting on U.S. Highway 17 has a FLUM designation of COM – Commercial. The FLUM amendment will allow this property to be developed consistent with the existing business and the other commercial properties along U.S. Highway 17, an existing commercial corridor in this area of Clay County.

**Proposed Density and/or Intensity of Use** - The property will be developed with an intensity consistent with the COM-Commercial FLUM category and the proposed PCD zoning district for the property. The development is consistent with the commercial development along U.S. Highway 17 in this area of Clay County. Wetlands will be protected and will buffer the surrounding residential neighborhood to the east of the property.

**Urban Sprawl** – The development of this parcel will not create urban sprawl. It is an infill development in a developed commercial corridor along U.S. Highway 17 in this portion of Clay County.

**Site Suitability** – The portion of the property to be developed is primarily an upland infill parcel. The wetlands on the property have been identified and will be protected. The site will be served by the City of Green Cove Springs water, sewer, and electricity. The site is suitable for development.

**Recreation Impacts and Improvements** – There will not be any negative impact on recreation.

**Traffic Impacts and Improvements** – It is not anticipated that any traffic improvements will be required for the development of this parcel. Access to U.S. Highway 17 will be permitted by the Florida Department of Transportation and will comply with any local requirements. There are 2 existing curb cuts for the property that provide direct access to U.S. 17.

**Stormwater/Drainage Impact and Improvements** – The site will be designed and permitted to meet any stormwater management/drainage requirements of State and local agencies. A permit will be obtained from the St. Johns River Water Management District for the stormwater management and protection of the wetlands on the site. A drainage permit will be obtained from the Florida Department of Transportation, if required. Any Clay County Stormwater/Drainage requirements will be complied with. There will be no negative impacts on stormwater/drainage by this development.

**Solid Waste Impacts and Improvements** – There will be no negative impact on solid waste by the development of this parcel. Dumpsters for the site will be contracted with a local company for solid waste disposal.

**Water and Wastewater Impacts and Improvements** – The site is in the City of Green Cove Springs's water and sewer service area. The Green Cove Springs has water and sewer capacity to serve the proposed development. There will be no negative impacts on water and wastewater by this development.