

## Supplemental Development Questions Attachment A-4

Planned Developments are intended to encourage flexible and creative concepts of site planning, preserve the natural amenities of the land by encouraging scenic and functional open area, accomplish a more desirable environment than would possible through the strict application of the minimum requirements of conventional zoning districts and to provide a stable environment and use which is comparable with the character of surrounding areas.

1. Describe the existing and proposed conditions for the subject property and surrounding properties. Include a description of abutting lot size and use.

The property is located on U.S. Highway 17, north of Green Cove Springs. The site is currently vacant. A single family dwelling unit existed on the parcel until 2021. Land Uses fronting U.S. 17 in this area of Clay County are commercial/institutional/industrial in nature. The parcel includes 1.36 acres of wetlands at the southern portion of the property and another 0.09 acres of wetlands is located in the northeast corner of the property. The wetlands provide a buffer to the surrounding properties. The parcels along U.S. 17 range in size from a little over one acre to over 7 acres. Residential properties east of the wetlands, range in size from over 3 acres and over 13 acres. The rezoning is being requested to allow the property to be developed for commercial uses, specifically a restaurant, which is consistent with the development along this portion of U.S. 17.

2. Which of the following best describes the type of development pattern the proposed development will promote:

(Check all that apply)

Redevelopment

Urban Infill

Strip Commercial

Residential

TND

Office Complex / Business Park

Industrial Complex

3. Explain how the proposed development will contribute to the community.

The proposed development will allow for the redevelopment of a currently vacant property for restaurant/event venue on a major commercial corridor in Clay County. It will promote redevelopment and reuse of the U.S. 17 commercial corridor, north of Green Cove Springs. The development will meet all current landscape and access requirements. The restaurant/event venue will provide a new location in the area for residents to eat and provide an event venue to increase visitors to Clay County. The completed project will increase the tax base for Clay County

4. Explain how the proposed change relates to the established land use pattern.

The land use pattern along this portion of U.S. 17 is mixture of commercial uses, including restaurants, grocery stores and other retail establishments. This change will continue the existing development pattern along U.S. 17.

5. Identify Comprehensive Plan policies that support the proposed change.

FLU POLICY 1.1.5 - The County shall protect its natural resources and agricultural lands by encouraging new development to locate as "in-fill development" in existing urbanized areas.

FLU POLICY 1.4.3 - The County shall review all proposed development activity for consistency with the Future Land Use Element .

FLU POLICY 1.4.8 - Amendments to designate additional commercial land use on the Future Land Use Map and otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(1)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan criteria following: 1) Infill: The application parcel is located between parcels with an existing designation of commercial and/or industrial land use which (1) are located on the same side of the roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right of way. 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation of commercial land use provided that (1) the resulting development parcel is greater than 10 acres and (2) the resulting dimensions of the development parcel permit a unified plan of development including shared access, signage and infrastructure. Unified Plan Applications shall be limited in location to the intersection of two roadways, one of which must be designated as an arterial or major collector and the other of which must be designated as an arterial, major collector or minor collector. Amendments approved pursuant to these criteria shall be required to proceed as a Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring shared access, shared signage, and shared infrastructure.

6. Explain how the proposed change will not adversely affect adjacent properties.

The PCD will continue the existing development pattern that has been established in the area. Buffers will be provided from the commercial development to the surrounding residential development. The proposed change will not adversely affect adjacent properties.

7. Explain why the proposed development could not occur with the property's currently designated zoning district.

The current zoning on the parcel is BA-2 and AR. The BA-2 zoning category only allows commercial and professional offices having a gross floor area limited to twenty-five hundred (2,500) square feet per building. The proposed building for the property is 9,000 s.f. The AR zoning allows single family dwelling units and other agricultural land uses. Restaurants with on-site consumption of alcohol is not allowed in either the BA-2 or the AR zoning districts. The PCD will allow for the development of a restaurants with on-site consumption of alcohol and limit other uses on the site.