



1 **Staff Report and Recommendations for ZON 24-0013**

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3 **Copies of the application are available at the Clay County**

4 **Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**

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6 **Owner / Applicant Information:**

Owner: Holstein Commercial, LLC

Address: 8825 Perimeter Park Blvd., Suite 104

Agent: Frank Miller (Gunster, Yoakley & Stewart)

Jacksonville, FL 32216

Phone: 904-354-1980

Email: fmiller@gunster.com

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8 **Property Information**

Parcel ID: 23-05-25-010101-015-00

Address: 2807 Lago Vista Drive

Current Zoning: LA VC and LA MPC

Current Land Use: LA VC and LA MPC

Proposed Zoning: LA MPC and LA VC

Acres: 12.74 +/- acre portion of the parcel

Commission District: 5, Comm. Burke

Planning District: Lake Asbury/Penney Farms

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10 **Introduction:**

11 This application is a rezoning to change a portion of a single parcel of land (12.74 acres) from Lake Asbury
12 Village Center (LA-VC) to Lake Asbury Master Planned Community (LA-MPC) and another portion of the
13 same parcel (also 12.74 acres) from Lake Asbury Master Planned Community (LA-MPC) to Lake Asbury
14 Village Center (LA-VC).

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16 The proposed change is an equal transfer of zoning designation from one part of the subject property to
17 another and does not increase the total acreage of allowable residential use, thus it is not impacted by the
18 current Lake Asbury Moratorium.

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20 The subject parcel is located on the south side of Sandridge Road immediately to the east of the First Coast
21 Expressway.

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23 A companion Comprehensive Plan Amendment application preceded this application.

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Figure 1 – Location Map



Figure 2 – Parcel Map

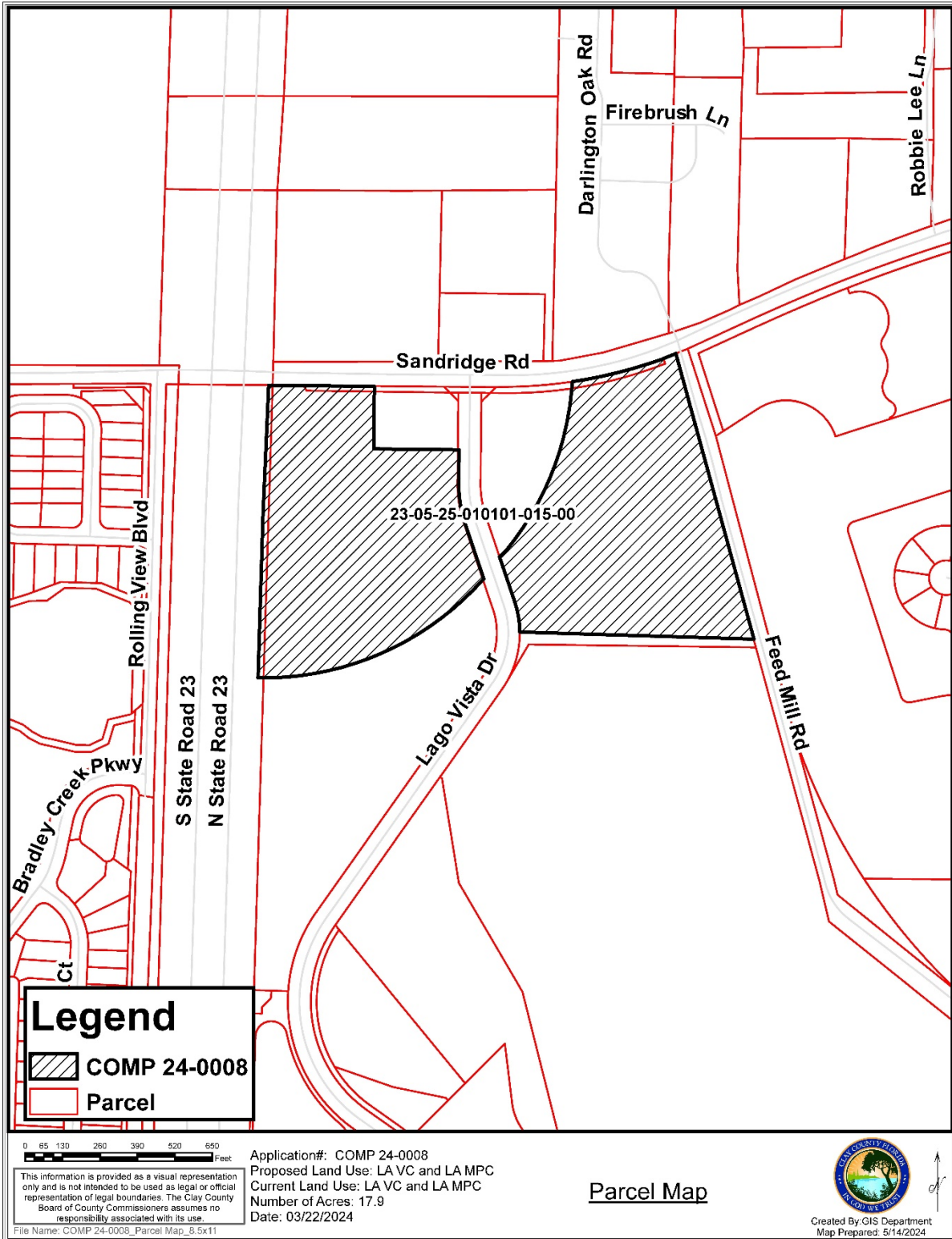
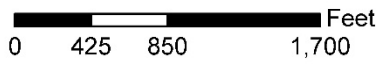
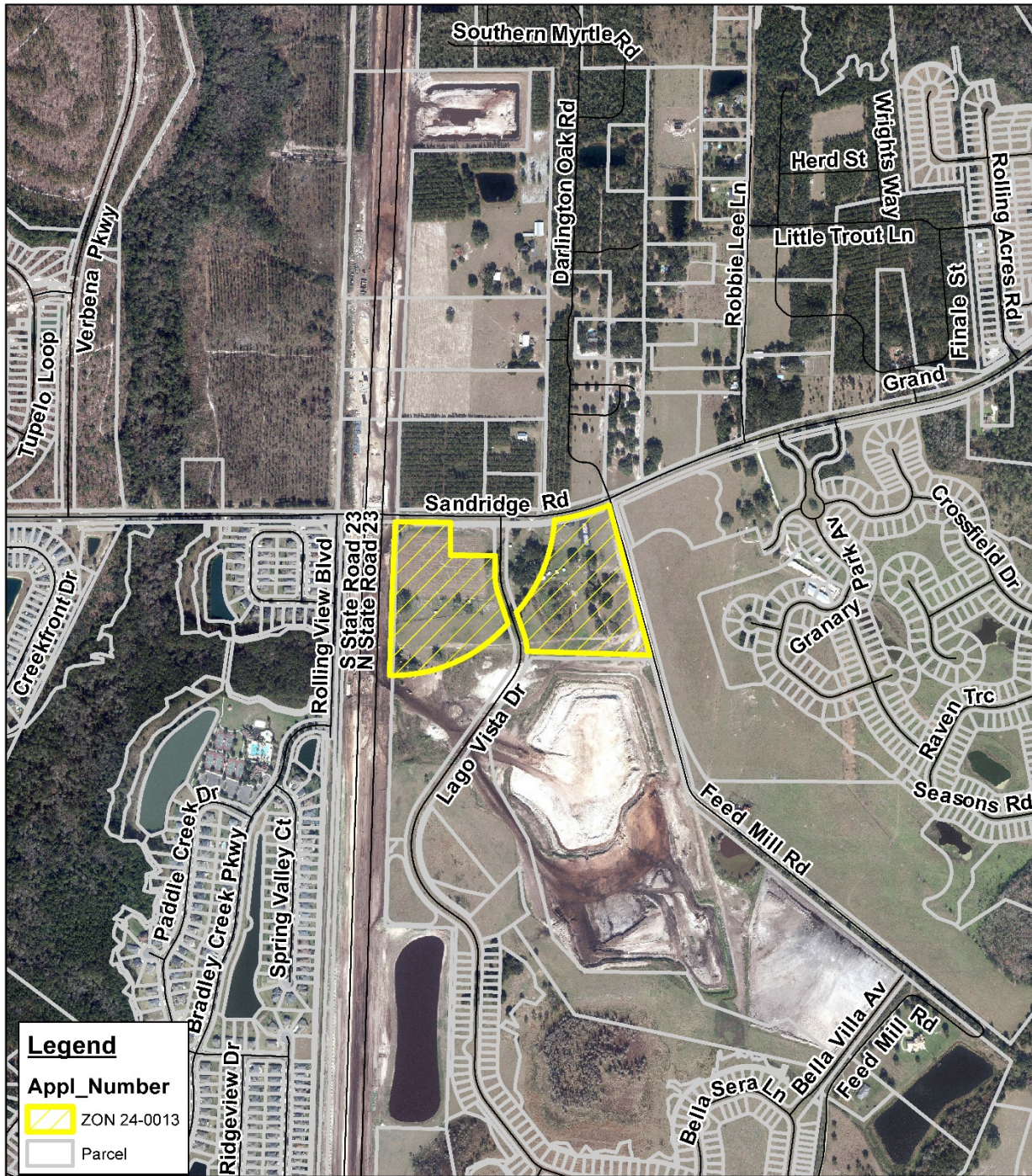


Figure 3 - Aerial Photo



**Rezoning: ZON 24-0013
from LA VC and LA MPC to
LA VC and LA MPC**



Figure 4 – Existing Zoning Map

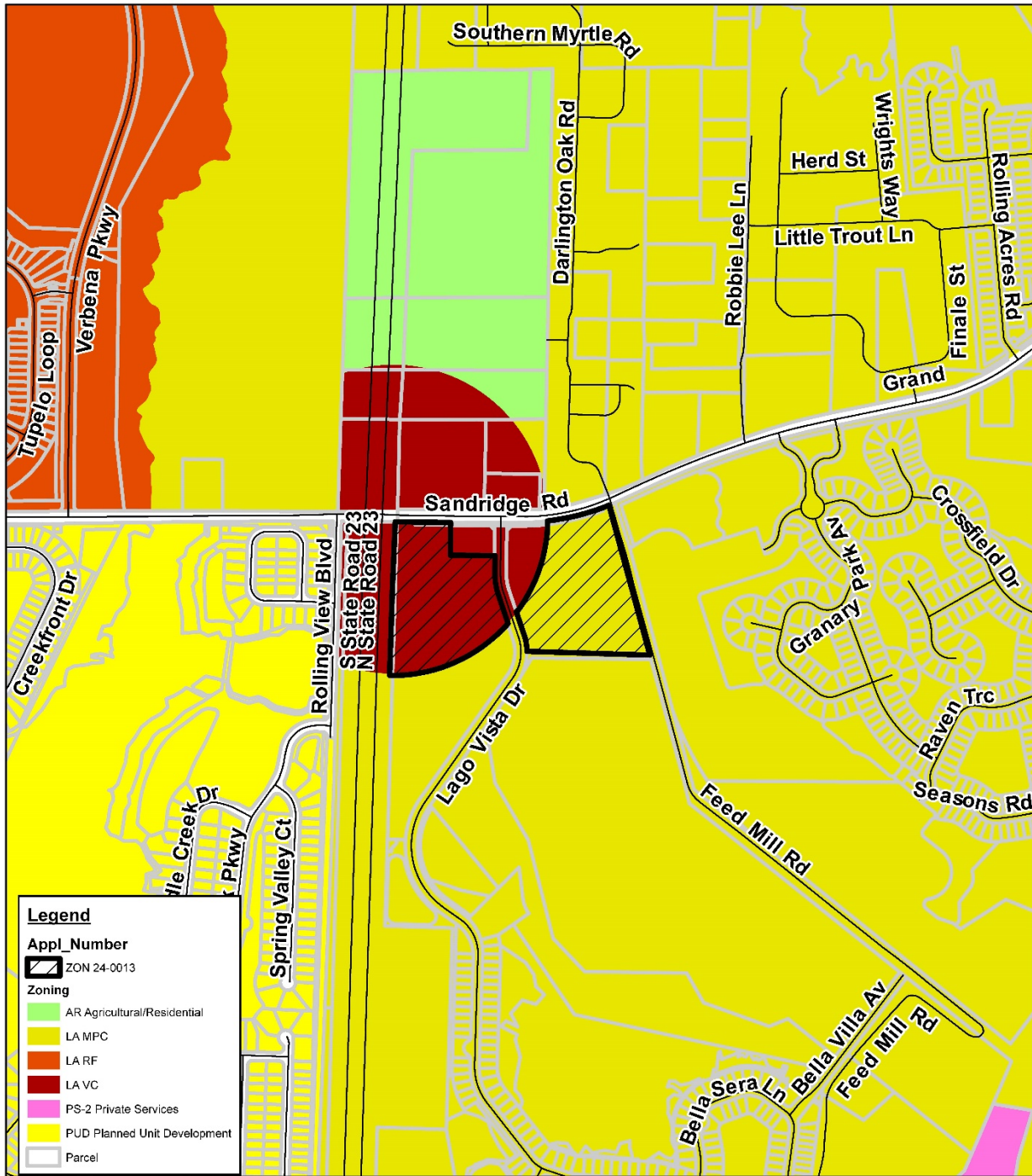
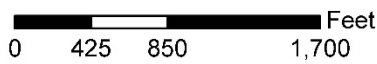
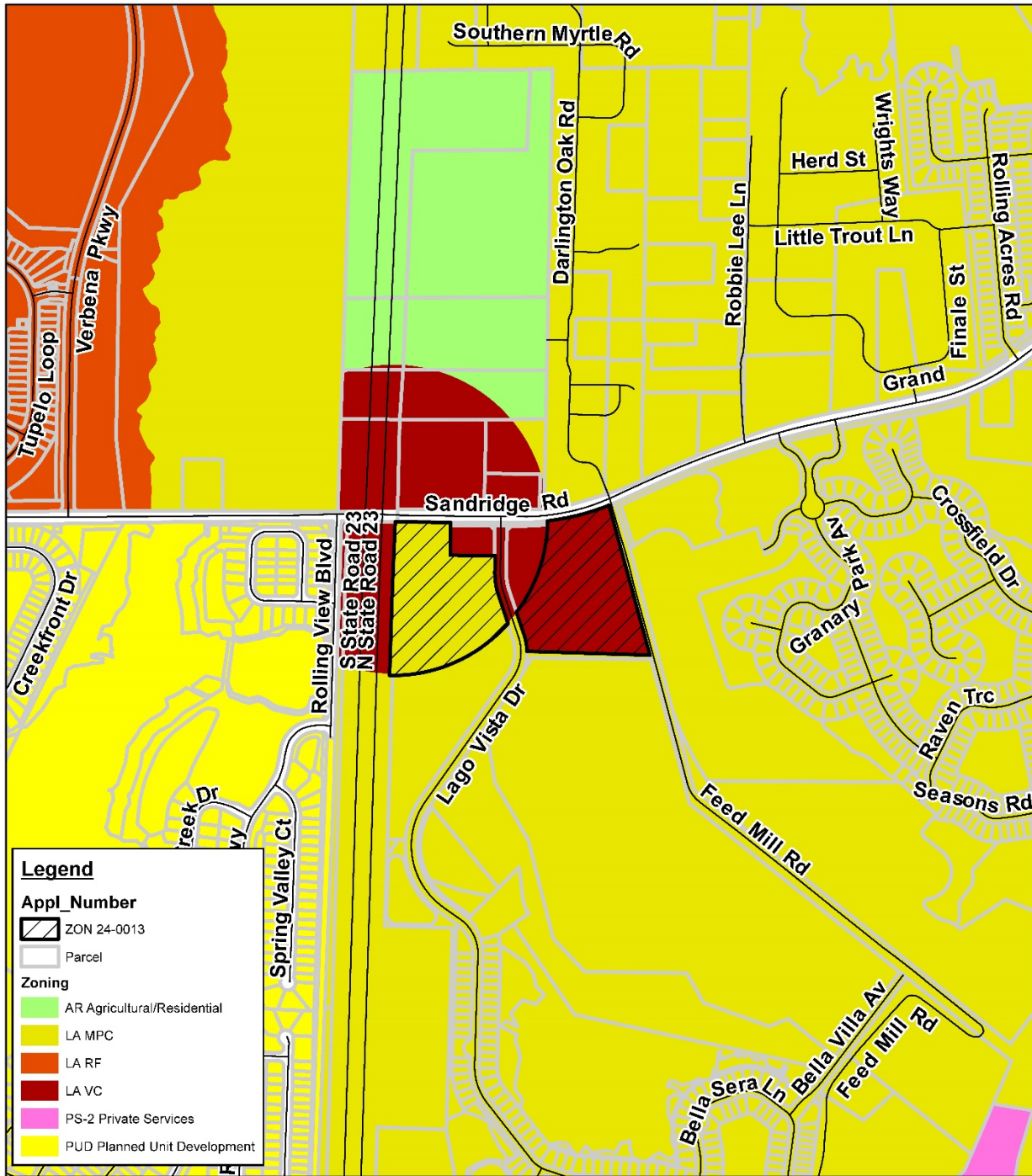


Figure 5 – Proposed Zoning Map



**Proposed Zoning
Rezoning: ZON 24-0013
from LA VC and LA MPC to
LA VC and LA MPC**



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Relevant Clay County 2040 Comprehensive Plan Policies

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

LA FLU Policy 1.4.6 Master Planned Community (LA MPC)

1) Land Use

The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed around village centers. Single-family attached units may not exceed ten percent of potential units in the Master Planned Community within each village, and shall be located adjacent to Village Centers. Central water and sewer is required in this land use category.

2) Density

This category allows single-family detached units, with a maximum base density of 3 units per net acre (net calculated as uplands only). Single-family detached density may go up to five units per net acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-family attached density is allowed at a range between six and ten units per acre, and may go up to 12 units per acre through additional density associated with wetland-upland buffer and/or environmentally significant land dedication.

3) LA MPC Principles

Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use.

Neighborhoods shall contain a diversity of housing types through lot size varieties, and are encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, townhomes and apartments.

To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

4) Schools

69 Neighborhood school location shall allow students to walk or bike to school. Final locations shall be
70 determined by the school district. Whenever possible, elementary schools are encouraged to be
71 located close to or adjacent to village centers. To promote a campus effect and encourage the
72 maximum use of facilities, junior and senior high schools should be co-located adjacent to public
73 facilities such as parks, libraries and civic uses creating an activity node for primary use by students
74 and their families.

75 5) Neighborhood Parks

76 The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and
77 parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park
78 standards are addressed in LA REC Policy 1.1.1.

79 LA FLU Policy 1.4.10 Village Center (LA VC)

80 Village Centers shall serve as the mixed-use focal point and central place of a village, and shall provide
81 community shopping and parks, arranged in a walkable and human-scale manner. New elementary
82 schools are encouraged to locate close to or adjacent to Village Centers. The retail and office
83 component is limited to small-scale uses, except for stand-alone grocery stores and drug stores.
84 Village Center size may not be greater than 75 acres, with this figure not including schools and
85 community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers
86 must be located around the intersections of roads classified as minor collector and above.

87 Residential uses are allowed in the form of small-lot single-family subdivisions, townhomes,
88 apartments, and upper floor units above nonresidential. Project residential density shall be between
89 five and 10 single family, single family-attached and multi-family units per acre, not applicable to
90 upper floor units in nonresidential developments. Projects utilizing additional density associated with
91 wetland-upland buffer and/or environmentally significant land dedication, as described under
92 policies associated with Objective 2, shall be allowed a density of up to 16 units per net acre.
93 Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in a
94 compact, walkable form accessible by sidewalk.

95 The village center shall be designed to provide connections to the surrounding pedestrian/bicycle
96 path system and to integrate with the street network of surrounding neighborhoods. Open space
97 requirements will provide park space in the form of civic spaces, plazas, and urban parks, as well as
98 community parks. The quantification of uses shall be consistent with the ranges identified in the
99 following table.

Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Village Center		
Residential	25%	65%
Office	0%	25%

Commercial/Retail	25%	65%
Civic, Public Parks	10%	No Max

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101 Village Centers adjacent to the Rural Community are limited to elementary schools, parks, and rural
102 commercial development, with individual buildings (excluding schools) not to exceed 5,000 square
103 feet and total building area not to exceed 15,000 square feet.

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105 Analysis of Proposed Rezoning Amendment

106 In reviewing the proposed application for Rezoning, the following criteria may be considered along with such
107 other matters as may be appropriate to the particular application:

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109 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
110 adjacent and nearby districts;

111 Staff Finding: This application is a rezoning that changes the location of two existing zoning districts within
112 the subject parcel and does not create an isolated or unrelated district.

113 (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real
114 property proposed for change;

115 Staff Finding: The elimination of an on-off ramp connecting Sandridge Road to the First Coast Expressway
116 at this location has resulted in a district boundary which is no longer centered around a functional intersection
117 as intended by the Comprehensive Plan.

118 (c) Whether the conditions which existed at the time the real property was originally zoned have changed
119 or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

120 Staff Finding: The district boundaries were intended to center the Lake Asbury Village Center zoning
121 around a proposed intersection of Sandridge Road and the future First Coast Expressway. That intersection
122 will no longer be developed. The proposed rezoning action will realign the Lake Asbury Village Center district
123 boundaries around a new intersection at Sandridge Road and Lago Vista Drive.

124 (d) Whether the affected real property cannot be used in accordance with existing zoning;

125 Staff Finding: The existing zoning will not be changed by this application, only the location of the district
126 boundaries on the subject parcel.

127 (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated
128 objectives and policies of the Plan;

129 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent
130 of the future land use designation.

131 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a
132 legitimate public purpose;

133 Staff Finding: There is no public purpose served by keeping the zoning district boundaries in their current
134 locations on the subject parcel.

135 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is
136 inconsistent with surrounding land use;

137 Staff Finding: The proposed rezoning will not be inconsistent with the surround land use.

138 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density
139 within the district already permitting such intensity or density.

140 Staff Finding: The intensity and density on the subject parcel will not be changed by this rezoning.

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142 **Analysis of Surrounding Uses**

143 The proposed rezoning would change a portion of the total parcel acreage of a single parcel of land (12.74
144 acres) from Lake Asbury Village Center (LA-VC) to Lake Asbury Master Planned Community (LA-MPC)
145 and would also change another portion of the same parcel (12.74 acres) from Lake Asbury Master Planned
146 Community (LA-MPC) to Lake Asbury Village Center (LA-VC). This change would be in keeping with the
147 evolving character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Lake Asbury Village Center (LA-VC) and Lake Asbury Master Planned Community (LA-MPC)	Lake Asbury Village Center (LA-VC) and Lake Asbury Master Planned Community (LA-MPC)
South	Lake Asbury Master Planned Community (LA-MPC)	Lake Asbury Master Planned Community (LA-MPC)
East	Lake Asbury Master Planned Community (LA-MPC)	Lake Asbury Master Planned Community (LA-MPC)
West	Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Greenway (LA-GW)	Planned Unit Development (PUD)

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150 **Recommendation**

151 Staff recommends approval of ZON 24-0013.