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1 **Staff Report and Recommendations for COMP 24-0014**

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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**

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6 **Owner / Applicant Information:**

<b>Owner:</b> Ronnie and Desiree Griffin	<b>Address:</b> 3545 Trail Ridge Road
<b>Agent:</b> Josh Cockrell and Bird Dog, LLC	Middleburg, FL 32068
<b>Phone:</b> 843-384-9333	
<b>Email:</b> Brian@birddogland.com	

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8 **Property Information**

<b>Parcel ID:</b> 19-04-25-007966-037-01	<b>Address:</b> 3545 Trail Ridge Road
<b>Current Land Use:</b> RR	<b>Current Zoning:</b> BF PUD
<b>Proposed Land Use:</b> BF RS	<b>Acres:</b> 5 +/- acre portion of the parcel
<b>Commission District:</b> 2, Comm. Compare	<b>Planning District:</b> Ridgewood/Doctors Inlet

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10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2040 Future Land Use Map  
12 (FLUM). The application would change the southern half of the parent parcel (approximately 5 acres) from  
13 RR (Rural Residential) to BF RS (Branan Field Rural Suburbs). The owners of the parcel intend to retain  
14 approximately 5 acres of the northern portion of the subject parcel which contains their residence. The  
15 southern approximately 5 acres affected by the proposed future land use change is proposed to be combined  
16 with two adjacent parcels for a potential future residential development.

17

18 The subject parcel is located on the south side of Tail Ridge Road midway between Tynes Blvd. and the First  
19 Coast Expressway.

20

21

Figure 1 – Location Map



Figure 2 – Parcel Map

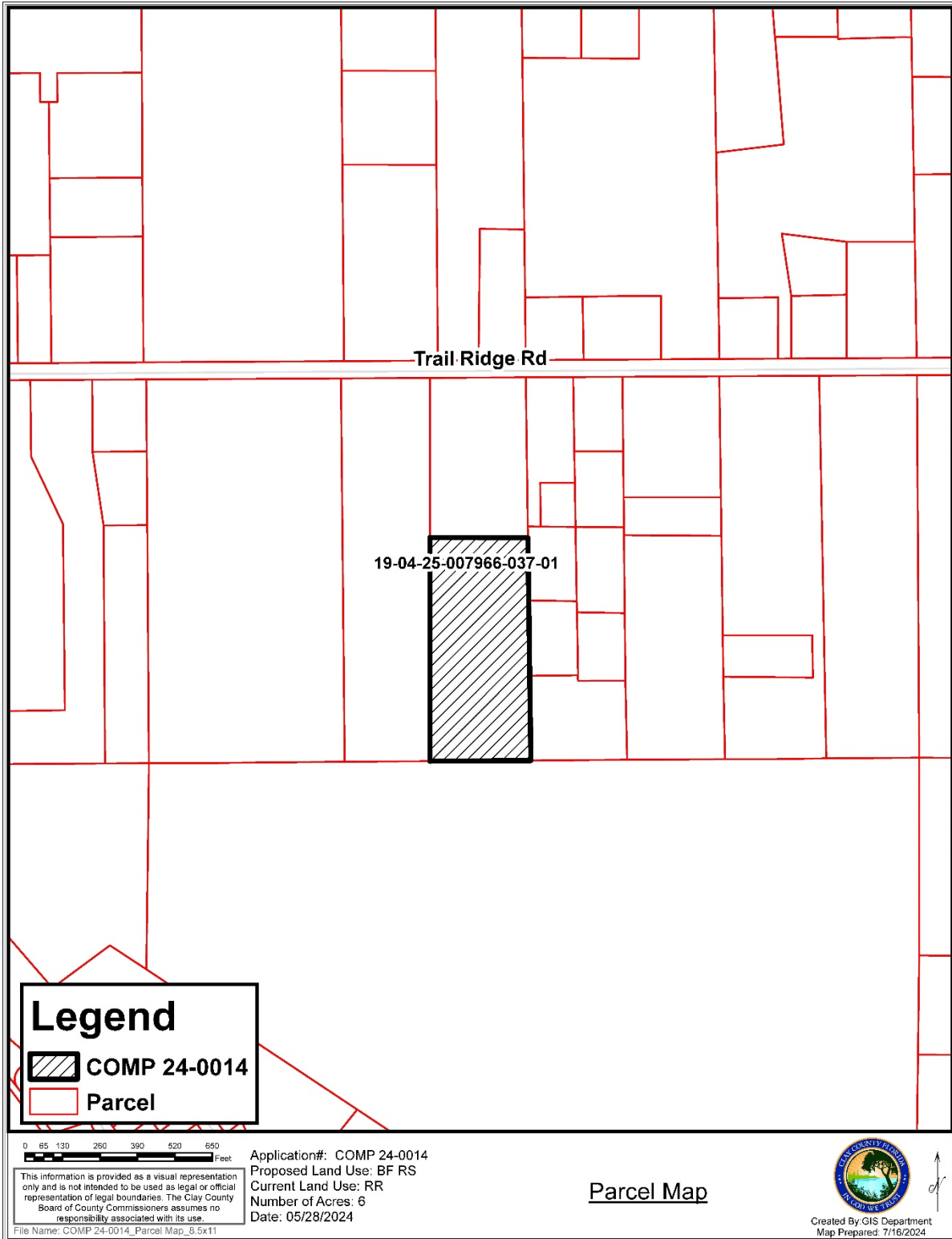


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

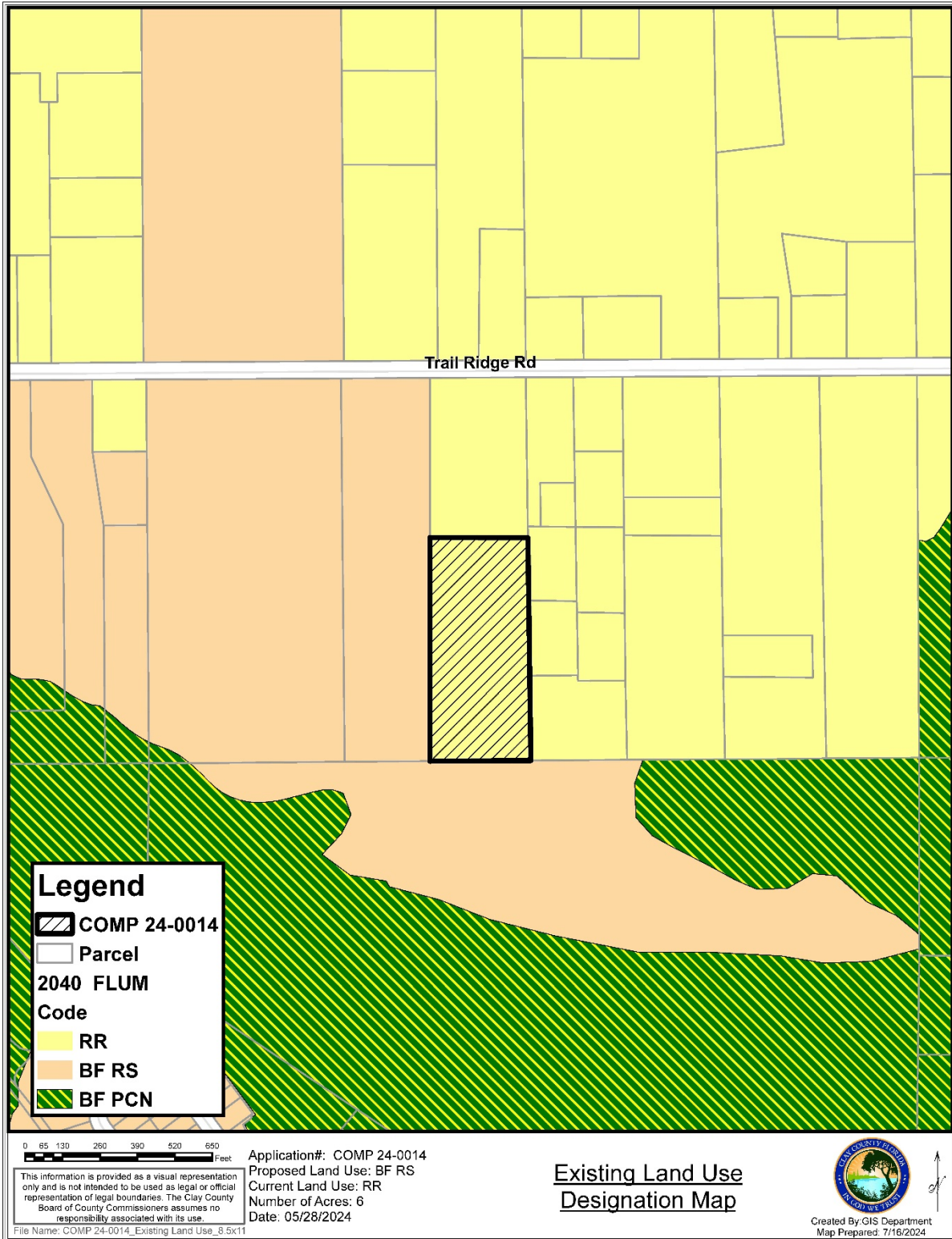


Figure 5 – Proposed Future Land Use Designation Map

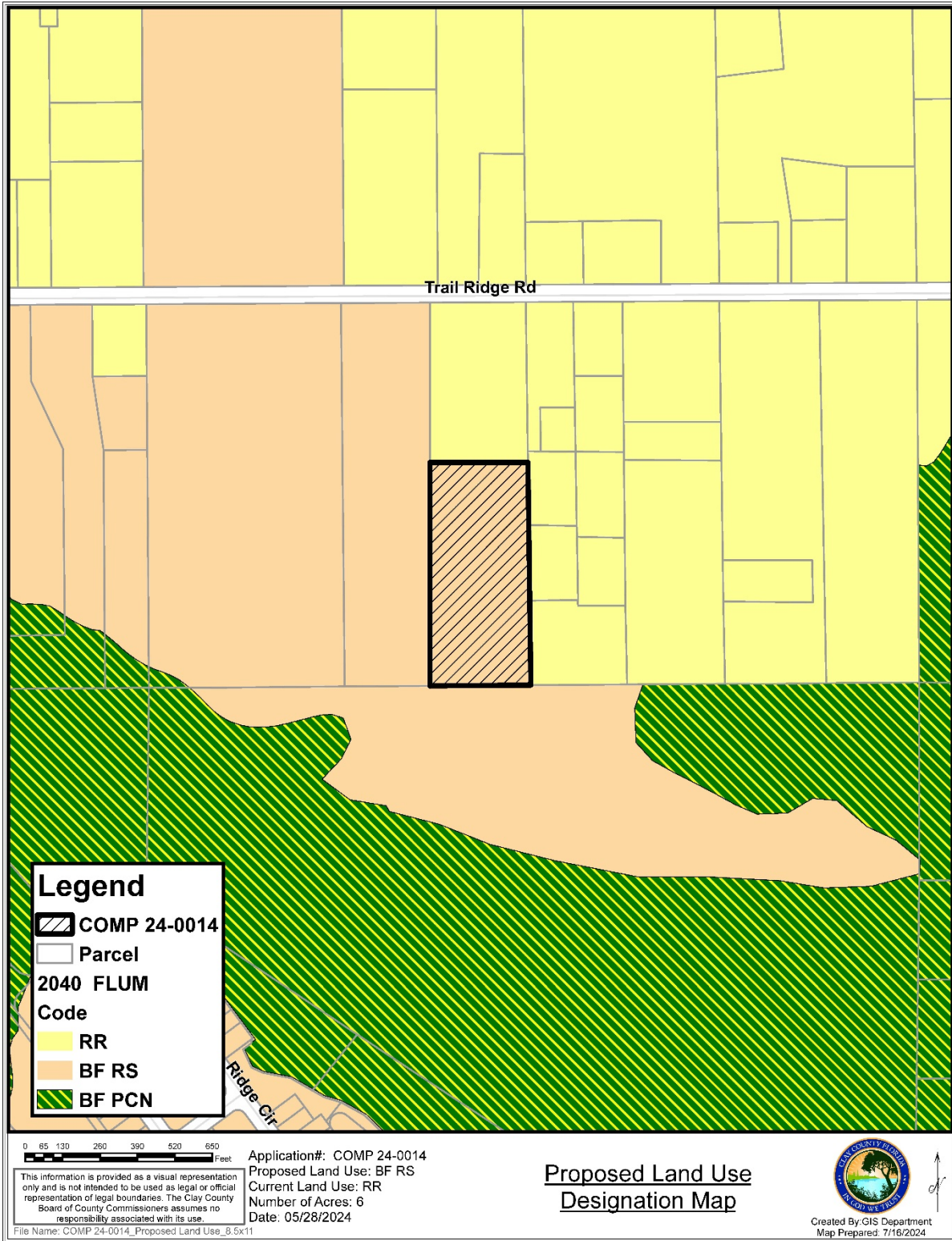
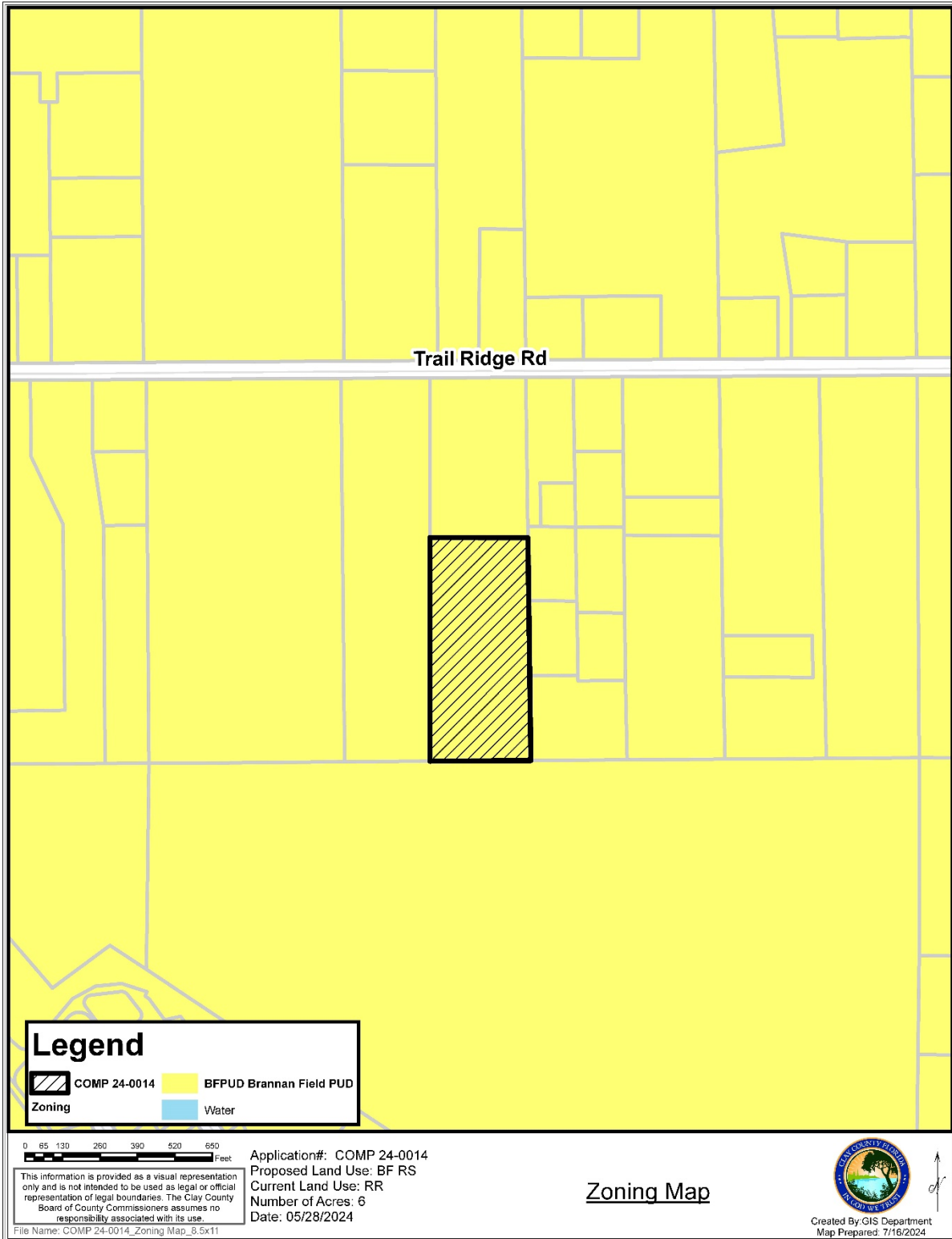


Figure 6 – Zoning Map



34 **Summary of Application**

COMP 24-0014	Acreage	Existing Land Use Category	Existing Maximum Intensity	Proposed Land Use Category	Proposed Maximum Intensity	Net Increase in Maximum Density
Tax parcels: 19-04-25-007966-037-01	5 acres	Rural Residential (RR)	1 du/5 net acre (base) 1 du/1 net acre (this parcel cannot meet the density bonus requirements)	Branan Field Rural Suburbs (BF RS)	1 du/ 5 acres (base) 1+ du/ac (with points and clustering)	No increase 7 units

35

36

37 **Availability of Services**

38 Traffic Facilities:

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

40 Trail Ridge Road is classified as a local road. No trip data is collected by the TPO.

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

42 P.M. Peak Hour of Generator Average Rate = .94 x 6 = 5.64 trips

43 Schools:

44 Any future residential development of the property will be required to meet school concurrency requirements.

46

47 Recreation:

48 Any future residential development of the property will be required to provide on-site recreation amenities for the residents.

50

51 Water and Wastewater:

52 Water and sewer are both available along Trail Ridge Road to serve the property.

53

54 Stormwater/Drainage:

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

56

57 Solid Waste:

58 Clay County has existing solid waste capacity to provide 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

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

60

61 **Land Suitability:**

62

63 **Soils:**

64 See Figure 7.

65 **Flood Plain:**

66 No floodplain areas are identified on the subject parcel. Any which may exist will be required to be mitigated.

67 See Figure 8.

68 **Topography:**

69 The subject parcel has roughly twenty feet of slope from a high along the northern side of the subject parcel  
70 to a low along the south parcel boundary line. See Figure 9.

71 **Regionally Significant Habitat:**

72 There has been a black bear sighting to the northwest of the subject parcel. See Figure 10.

73 **Historic Resources:**

74 There are no historic resource structures on the subject parcel. See Figure 11.

75 **Compatibility with Military Installations:**

76 The subject property is not located near Camp Blanding.

77

Figure 7 – Soil Map

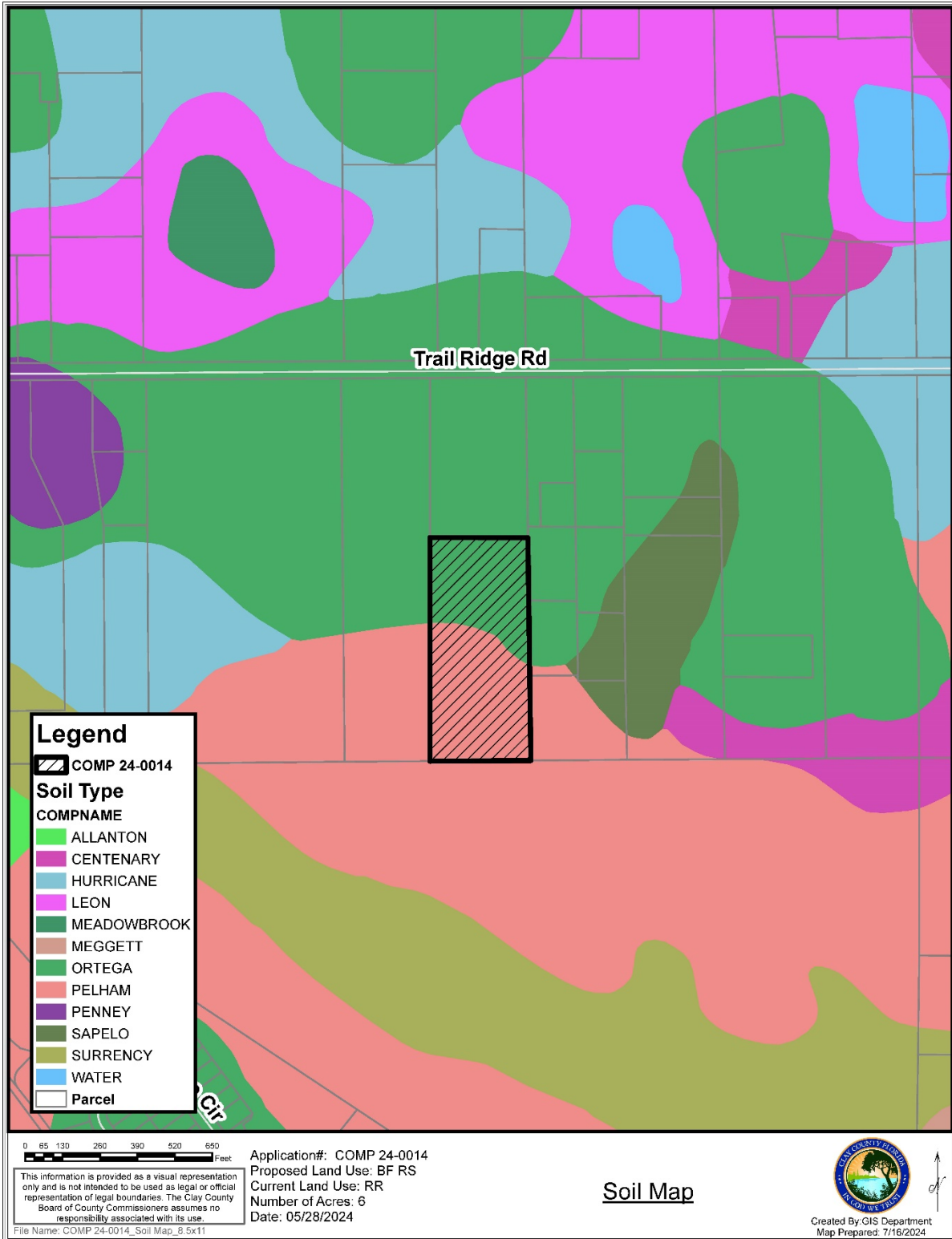


Figure 8 – Flood Zone Map

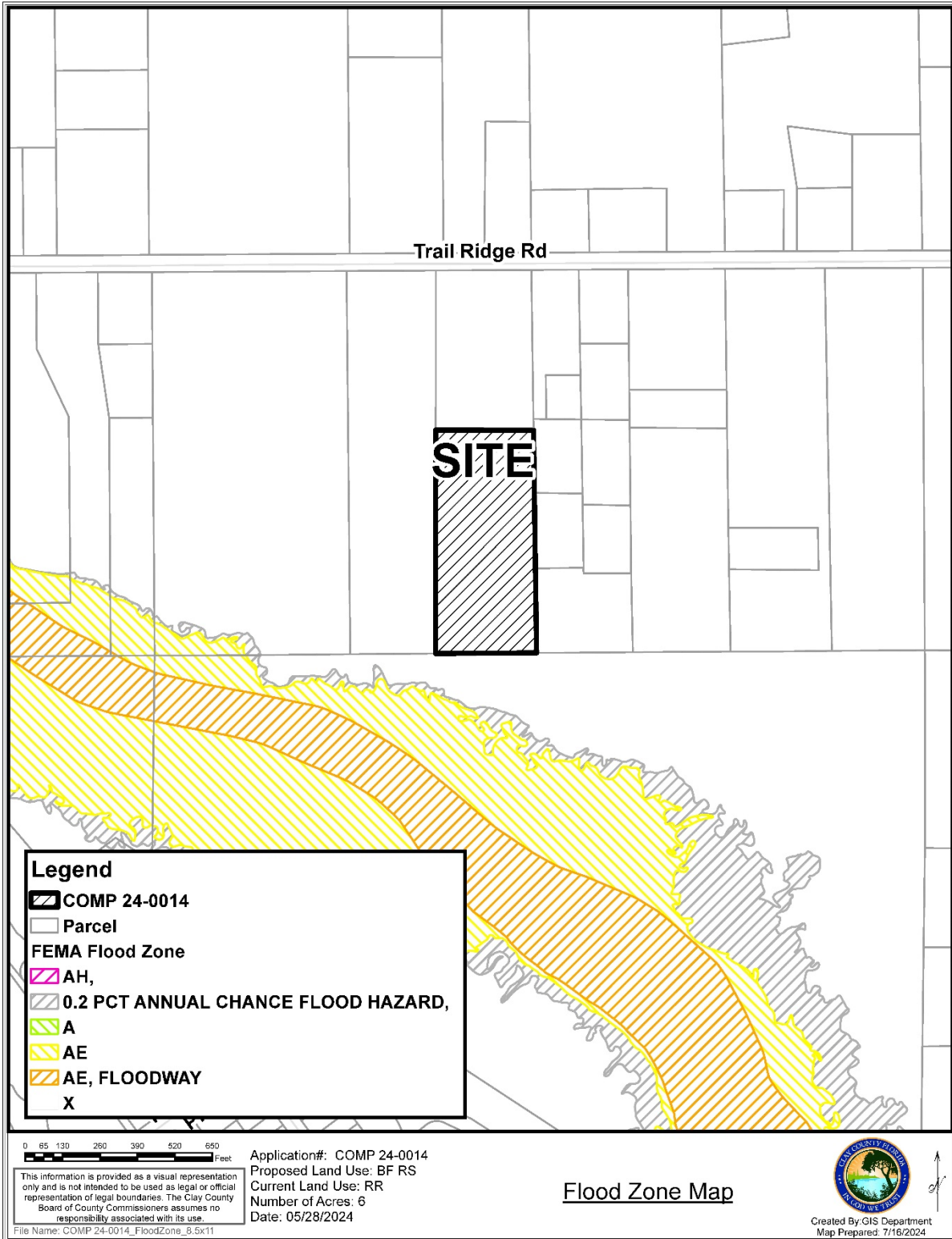


Figure 9 – Topography Map

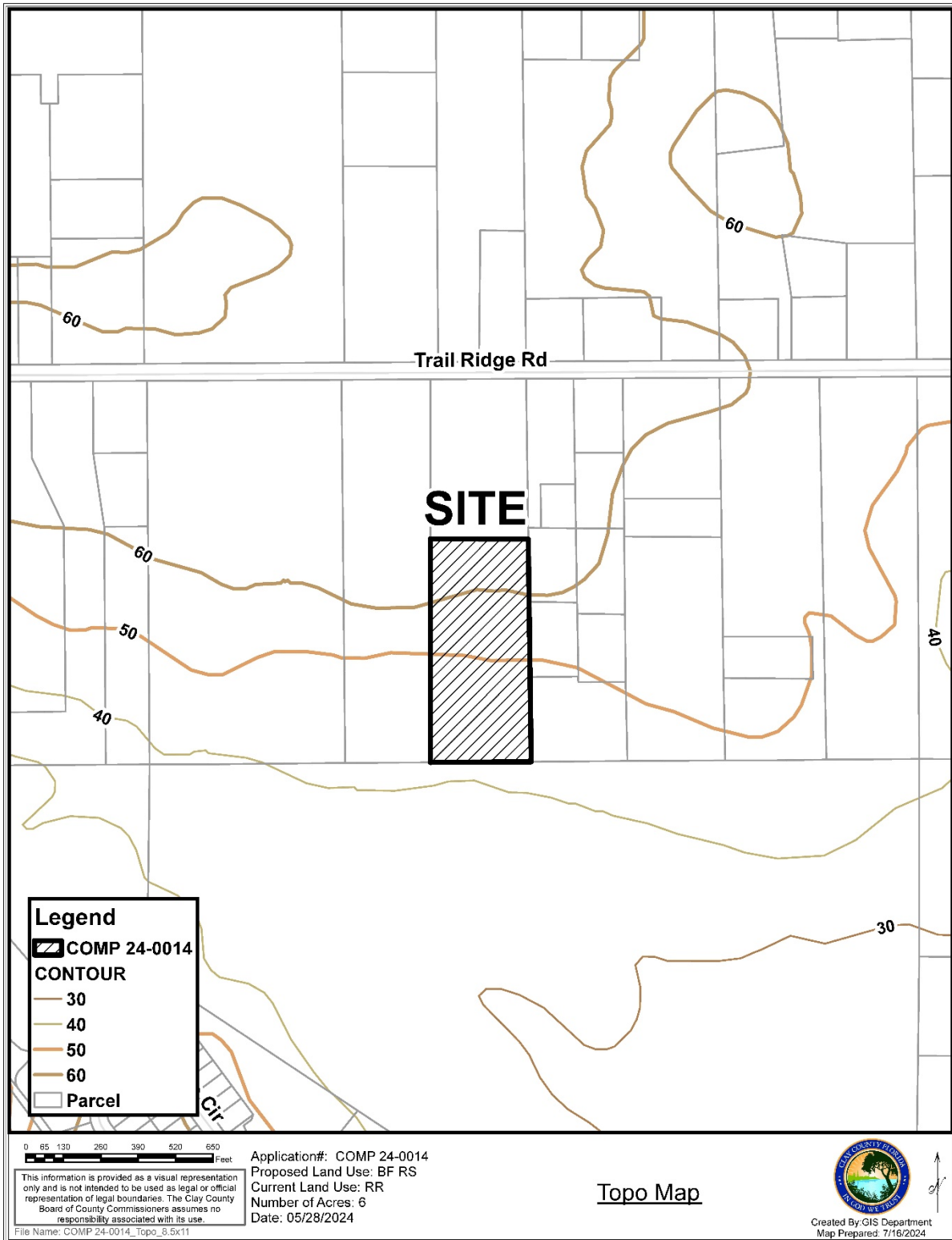


Figure 10 – Habitat Value Map

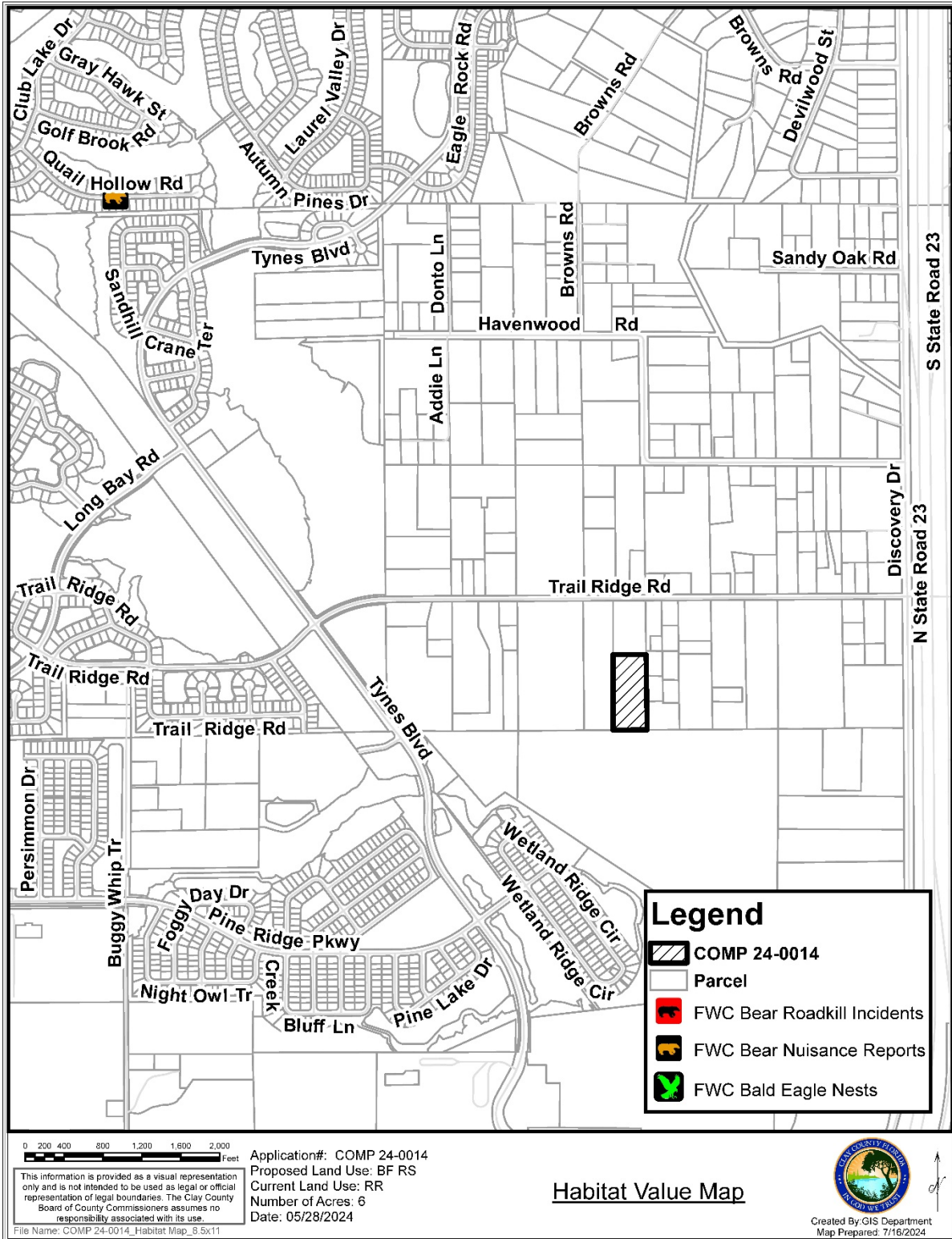
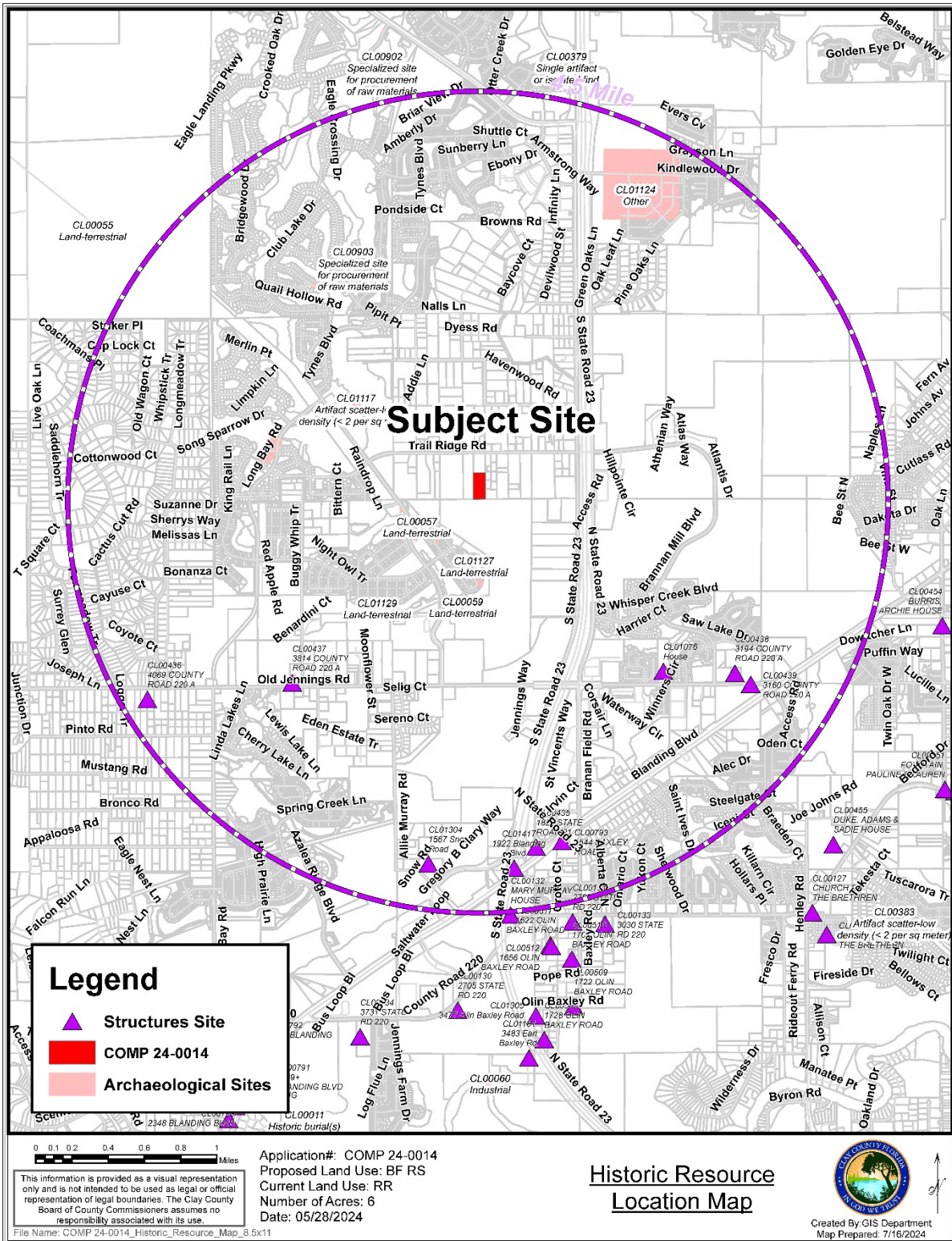


Figure 11 - Historical Resources



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

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

90 FLU Policy 1.4.3 Rural Residential (RR)

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

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

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

106 BF FLU Policy 1.4.3 Branran Field Rural Suburbs (BF RS)

107 1) Land Use

108 The BF Rural Suburbs (BF RS) land use category is a reflection of the current lifestyle associated  
109 with the Master Plan Area. Existing residents expressed their desire to see a land use form that  
110 represented this rural character as a viable lifestyle alternative. Development within the BF Rural  
111 Suburbs is characterized predominately by large lots served by wells and septic tanks that provide  
112 a lifestyle attractive to a range of income levels and maintains compatibility with the character of  
113 existing development.

114 Permitted uses include single-family residential as well as agricultural uses on properties greater  
115 than two acres in size. Specific Permitted uses will be listed in the Branran Field land development  
116 regulations.

117 2) Density

118 Generally gross density within the BF Rural Suburbs is one dwelling unit per five acres. However  
119 gross density can be as high as one unit per acre, subject to a density bonus program. Through  
120 this program higher densities can be obtained through the following measures which are more  
121 specifically described in the Branran Field Land Development Regulation:



122 a) Provision of vegetative buffers along the perimeter of the master parcel. These buffers shall be  
123 a minimum average of 50 feet in width and shall minimize the visual and noise impact on  
124 surrounding properties as well as provide for additional water quality and wildlife habitat areas;  
125 and

126 b) One dwelling unit per two gross acres will be allowed when development is adjacent to one or  
127 more of the following land uses: Activity Center, Community Center, Master Planned  
128 Community, or any other land use that allows densities of greater than one unit per two gross  
129 acres. In this case, “adjacent” requires that the property in question share a property boundary  
130 with one or more of the above land uses. Lands across a road classified as collector or below shall  
131 be counted in this calculation; and

132 c) Inclusion of uplands in the BF Primary Conservation Network. Ten units per acre of additional  
133 density is available for each acre of new upland BF PCN lands that are immediately adjacent to  
134 the existing BF PCN or that will function as a corridor providing for wildlife movement between  
135 BF PCN lands. If BF PCN lands are not located on a site, two units per acre of density is available  
136 for each acre of non-PCN uplands, preferably, or areas dominated by ecologically sensitive  
137 communities like longleaf pine, turkey oak, or sand hill communities. Such lands must be  
138 contiguous areas that are at least two acres in size. In the absence of these two types of non-PCN  
139 density bonus lands, open space should be forested areas or an extension of required perimeter  
140 buffers.

141 Septic tanks and wells shall be allowed for single-family units on existing lots of record as of the  
142 adoption date of this plan. New commercial, except within the BF Rural Activity Center, must  
143 tie into central water and sewer. Residential subdivisions may also be served by well and septic  
144 meeting the following thresholds: no more than fifty units, an overall gross density of no greater  
145 than two-and-one-half units per acre, and no lots smaller than three-quarters of an acre.

146 3) Recreation

147 Neighborhood and Community Parks will be designated during development review.  
148 Neighborhood parks are not required for development not utilizing the density bonus program.  
149 Determination of need will be based on the LOS standard identified in the Branan Field  
150 Recreation and Open Space Element.

151 Neighborhood parks shall be equipped with playground equipment, picnic areas, and a multi-  
152 use playfield, and may also include basketball courts, tennis courts, or other recreational uses.  
153 Community parks should be designed to serve the needs of the surrounding development  
154 offering a variety of programs and facilities such as baseball fields, swimming pools and tennis  
155 courts. Location adjacent to a school is preferred to maximize utilization of facilities.

156

157 Analysis Regarding Urban Sprawl

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

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

163 Staff Finding: The proposed future land use change would not change the type of development or the  
164 density of that development allowed on the subject parcel.

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

168 Staff Finding: The subject property is undeveloped land that is suitable for development. The proposed  
169 change would not create new entitlement.

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

172 Staff Finding: The proposed amendment would match the future land use of the two parcels adjoining on  
173 the west side, allowing all three to be developed as one project.

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

177 Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems  
178 are negatively impacted by the development. Any density above the base maximum will be  
179 required to preserve additional wetlands and uplands under the clustering bonus  
180 requirements.

181 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*  
182 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*  
183 *farmlands and soils.*

184 Staff Finding: There are no adjacent agricultural areas. Any development of the subject parcel will be  
185 required to provide a landscape buffer along the perimeter.

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

187 Staff Finding: There are existing public facilities and services available in the area which will serve this site.

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

189 Staff Finding: No future public facilities and services are known to be located in the area near the subject  
190 parcel.

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

195 Staff Finding: The subject parcel is already connected to services including roads, potable water, sanitary  
196 sewer, etc.

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

198 Staff Finding: The property is in an area of mixed rural and suburban uses. Suburban development of the  
199 subject parcel will require a landscaped perimeter buffer.

200 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*  
201 *communities.*

202 Staff Finding: The proposed amendment will not discourage development of nearby properties.

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

204 Staff Finding: The proposed amendment will not change the functional mix of uses on the property.

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

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

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

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

210

211 **Analysis of Surrounding Uses**

212 The proposed future land use amendment would change the subject parcel designation from Rural Residential  
213 (RR) to Branana Field Rural Suburbs (BF RS). The surrounding properties are comprised of both of these  
214 future land use categories as shown in the table below.

	Future Land Use	Zoning District
North	Rural Residential (RR)	Branana Field PUD
South	Branana Field Rural Suburbs (BF RS)	Branana Field PUD
East	Rural Residential (RR)	Branana Field PUD
West	Branana Field Rural Suburbs (BF RS)	Branana Field PUD

215

216 **Recommendation**

217 Staff recommends approval of COMP 24-0014.

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