

## EAR Amendment text changes –FLU Element

### **FLU POLICY 1.1.15**

New and existing electric substations shall be a permitted use in all land use categories except those designated as Recreation/Preservation (RP) and/or Conservation (CO) and shall be subject to the siting, design, and approval process identified in 163.3208, F.S. and applicable Clay County land development regulations.

### **FLU POLICY 1.3.8**

The County shall require that all developments requiring a development permit (as defined in ChapterSection 163.3164 F.S., including comprehensive plan amendments) shall, at the time the subject permit application is filed, submit information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

### **FLU POLICY 1.4.1(1)**

Floating solar facilities on properties with an Agriculture future land use shall be a permitted use on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, and other water storage reservoirs as regulated in the Land Development Code.

### **FLU POLICY 1.4.1(12)**

Floating solar facilities on properties with an Industrial future land use shall be a permitted use on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, and other water storage reservoirs as regulated in the Land Development Code.

#### **FLU POLICY 1.4.1(14)**

This designation is intended for locations that are not feasible for some light or heavy industrial development because of proximity to residential areas. The land use is intended for light industrial developments that utilize high quality site planning architecture, signage and landscape design to create an attractive and unified development character. Development is limited to those administrative, wholesaling and manufacturing activities that can be carried on in a relatively unobtrusive manner. Manufacturing uses shall be allowed that operate with minimal dust, fumes, odors, refuse, smoke, vapor, noise, lights and vibrations. Other uses include warehouse, distribution, corporate and research offices, hotels, limited office retail, and service uses which are accessory to principal uses. Accessory uses shall be limited to 25% of the maximum square footage of allowed uses. Multi-tenant buildings are required, except for corporate, administrative, executive, professional and research offices and hotels, which may be allowed in free-standing buildings.

Development occurring in this designation will be limited to a maximum gross floor area ratio (FAR) of 0.20. Project phasing shall be concurrent with the availability of public facilities. Development in the Business Park designation will require either BP or PUD zoning, and will be subject to the site plan requirements and performance standards established by the BP zoning district. Design elements within the land development regulations shall include, but not be limited to, parking lots shaded by trees, landscape buffers that scree uses from adjacent residential areas, landscaped areas adjoining buildings, tree-lined streets, strategic preservation of existing natural areas, transit-friendly design, parking to the rear and sides of buildings, a network of pedestrian and bicycle pathways, architectural guidelines that minimize blank walls and promote human-scale design, and site lighting that provides for safety and emphasizes architectural elements and landscaping while avoiding glare and light trespass/pollution.

#### **FLU POLICY 1.4.1(15)**

Mineral means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state as defined by Section- 211.30, F.S.

#### **FLU POLICY 1.4.1(16)(b)**

When the terms of an existing recorded conservation easement as defined in Section- 704.06 F.S. conflict with the conditions of this policy, the conservation easement shall prevail. ~~By 2020~~ The County shall identify existing conservation easements and evaluate them for inclusion in the Conservation Future Land Use category.

### FLU POLICY 1.4.5(1)

Proposed developments shall be subjected to a weighted evaluation process to determine the degree to which they utilize existing infrastructure, promote open space, conserve natural resources and reduce urban sprawl. The process shall consist of the following criteria at a minimum. For the purposes of this policy, distance for proximity to school and mass transit shall be measured along a straight line as walking distance from the nearest point on the subject property by sidewalk path to the service location. Distance for proximity to all other categories shall be measured along a straight line as driving distance from the nearest point on the subject property to the service location.

### FLU POLICY 1.5.2

Any parcels of land as of the adoption of the 2040~~5~~ Comprehensive Plan that are split by the Urban Service Area (USA) line shall be considered within the USA in its entirety if one or more of the following criteria are met:

### FLU POLICY 1.5.2(3)

For parcels of land as of the adoption of the 2040~~5~~ Comprehensive Plan that are 100 acres or greater, at least 50% of the parcel must be inside the USA. For parcels less than 100 acres, at least 25% of the parcel must be in the USA.

### FLU POLICY 1.5.8

The use of existing onsite sewage treatment and disposal systems serving land use within the Centralized Water and Sewer Service Areas of the County as depicted on the *Centralized Water and Sewer Service Area Map*, may continue in a manner consistent with the requirements specified by ChapterSection 381.00655(2)(b) F.S.:

### FLU POLICY 1.5.11

Within the limits of the Urban Service Area, lots may be developed utilizing existing access easements provided that the improvements associated with access (including roads, sidewalks, drainage and street trees) shall be provided at the County paved road standards. For purposes of this policy, existing easement shall be defined as those easements created prior to August 1, 1996. A maximum of 20 lots shall be permitted access to any single existing easement located within the Urban Service Area.

Easements created after August 1, 1996 shall conform to the following standards. When access by easement is provided to residential lots not included within a plat, the minimum width of the easement shall be 30 feet; when a plat is required, the minimum width of the easement shall be 40 feet.

### FLU POLICY 1.5.17

By ~~2019~~2030, Clay County shall conduct a special area plan study of the Orange Park Regional Activity Center.

### FLU POLICY 1.7.8

To promote mixed use development, the County shall allow residential components within the Commercial Land Use category through a Mixed Use (~~MIX~~), Traditional Neighborhood Development (~~TND~~), ~~or~~ Planned Unit Development (~~MIX-TND~~-PUD).

### FLU POLICY 1.8.6

~~The County shall permit sites for temporary storage of land clearing debris during construction within all land use categories except Recreation/Preservation and Conservation subject to the criteria established in the land development regulations.~~ Land Clearing Debris Disposal Facilities, which do not have a permit under Chapter 62-701, F.A.C., shall seek general permit from the State Department of Environmental Protection.

### **Definitions**

*Electric Substation* means an electric substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or lower voltage so it can be distributed to customers through one or more lines.

*Floating Solar Facility* means a solar facility as defined in s. 163.3205(2), which is located on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs.

**Appendix**

FUTURE LAND USE MAP SERIES

*Figure 1. 2040~~5~~ Future Land Use Map*

*Figure 2. 2040~~5~~ Branan Field Future Land Use Map*

*Figure 3. 2040~~5~~ Lake Asbury Future Land Use Map*

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*Figure 12. ~~Urban Centralized Water~~ Service Area Map*

*Figure 13. Centralized ~~Water and~~ Sewer Service Area Map*

## EAR Amendment text changes – HOU Element

### HOU OBJ 1.1

Clay County shall provide appropriate land use categories and land development regulations to allow for a variety of housing types and values for the additional dwelling units needed to meet the projected rise in population by the year 2040~~5~~.

### HOU POLICY 1.1.2

Measure: Included in the development review procedures section of the county's unified Land Development Code are provisions for one or more of the following:

- 1) A "~~fast tract~~" or "~~one-stop~~" priority review permitting process through DRC.
- 2) A maximum time limit for the review of proposals.
- 3) A reduction or waiver of processing fees for affordable housing projects.
- 4) Concurrent review of multiple permit applications.

### HOU OBJ 1.2

Clay County shall use data generated by the U.S. Census to identify and reduce the number of substandard housing units lacking complete plumbing facilities and/or complete kitchen facilities by fifty percent (50%), by the year 2040~~5~~ through conservation, rehabilitation, or demolition efforts to improve the structural and aesthetic condition of existing housing.

### HOU POLICY 1.3.6

- 1) Proximity to commercial and industrial services and employment. Proximity shall be determined by the proposed development's location relative to ~~boundaries drawn~~ walking distance within one- and one and one-half-mile ~~radii~~ from the nearest existing (active) commercial or industrial use shown on the *Future Land Use Map*.

Allow a maximum of 20 points based on the distance in miles to the nearest existing commercial or industrial use. Points will be awarded as follows: 0 to 1 mile or transportation provided by development (20 points); 1.1 to 1.5 miles (10 points).

- 2) Proximity to mass transit routes. Proximity shall be determined by the proposed development's location relative to ~~boundaries drawn~~ walking distance within one- and one and one-half-mile ~~radii~~ from the nearest mass transit stop.

Allow a maximum of 20 points based on the distance in miles to the nearest mass transit stop. Points will be awarded as follows: 0 to 1 mile, or transportation provided by development (20 points); 1.1 to 1.5 miles (10 points).

- 3) Proximity to parks. Proximity shall be determined by the proposed development's location relative to ~~boundaries drawn~~ walking distance within one-half- and one-mile ~~radii~~ from the nearest neighborhood or community park.

Allow a maximum of 10 points based on the distance in miles to the nearest neighborhood or community park. Points will be awarded as follows: 0 to .5 mile or park provided on site (10 points); .6 to 1 mile (5 points).

- 4) Location within walking distance of a public school, as indicated by ~~a radius drawn~~ the shortest sidewalk path from the nearest public school. Clay County School Board standards for walking distance will be used ~~for the radii~~ (1.5 miles for grades K-6; two miles for grades 7-12). Where the School Board has modified the standard due to hazardous conditions, such modifications will prevail.

#### HOU POLICY 1.3.7

- 1) Proximity to commercial services. Proximity shall be determined by the proposed development's location relative to ~~boundaries drawn~~ walking distance within one-half and one-mile ~~radii~~ from the nearest existing (active) commercial use shown on the *Future Land Use Map*.

Allow a maximum of 20 points based on the distance in miles to the nearest existing commercial use. Points will be awarded as follows: 0 to .5 mile or transportation provided by development (20 points); .6 to 1 mile (10 points).

- 2) Proximity to mass transit routes. Proximity shall be determined by the proposed development's location relative to ~~boundaries drawn~~ walking distance within one-half- and one-mile ~~radii~~ from the nearest mass transit stop.

Allow a maximum of 20 points based on the distance in miles to the nearest mass transit stop. Points will be awarded as follows: 0 to .5 mile or transportation provided by development (20 points); .6 to 1 mile (10 points).

- 3) Proximity to parks. Proximity shall be determined by the proposed development's location relative to ~~boundaries drawn~~ walking distance within one-half- and one-mile ~~radii~~ from the nearest neighborhood or community park.

Allow a maximum of 10 points based on the distance in miles to the nearest neighborhood or community park. Points will be awarded as follows: 0 to .5 mile or park provided on site (10 points); .6 to 1 mile (5 points).

- 4) Proximity to hospital facilities. Proximity shall be determined by the proposed development's location relative to ~~boundaries drawn~~ driving distance within three- and six-mile ~~radii~~ from the nearest hospital.

Allow a maximum of 20 points based on the distance in miles to the nearest hospital. Points will be awarded as follows: 0 to 3 miles or health care facility and health care staff provided on site (20 points); 3.1 to 6 miles (10 points).

In order to proceed with development of increased-density housing for elderly and handicapped persons in the Rural Fringe, Urban Fringe, Urban Core and Mixed Use portions of the *Future Land Use Map*, the development must achieve a minimum of 35 out of a possible 70 points available, as set forth in the Weighted Point System for Elderly and Handicapped above.

#### HOU OBJ 1.4

**The County shall provide for adequate sites and infrastructure for mobile homes, manufactured homes, group homes, foster care facilities, the elderly, handicapped individuals and rural farm workers households in order to meet the needs of persons requiring this type of housing.**

#### HOU GOAL 2

**Clay County shall develop standards, plans and principles to address energy efficiency in the design and construction of new housing ~~{Section 163.3177(6)(f), F.S.}~~**



## EAR Amendment text changes –CFE Element

### CFE POLICY 1.1.1

1)	<u>Sanitary Sewer</u> <u>Solid Waste</u>	<u>Average Flow</u> <u>279 gpd*/ ERC</u>  <u>Design Capacity (Class I Waste)</u> <u>2016-2045</u> <u>3.99 lbs. per capita per day</u>
2)	<u>Solid Waste</u> <u>Sanitary Sewer</u>	<u>Design Capacity (Class I Waste)</u> <u>2008-2025</u> <u>3.99 lbs. per capita per day</u>  <u>Average Flow</u> <u>279 gpd*/ ERC* or as approved by FDEP</u>
3)	<b>Potable Water</b>	<u>Minimum Design</u> <u>Peak Flow 311 gpd*/ERC* (<del>peak flow</del>) or as</u> <u>approved by FDEP</u>  Pressure 20 psi <sup>1</sup>

		*_gpd = gallons per day
		ERC = Equivalent Residential Connection
		psi = pounds per square inch
		gpm = gallons per minute

		<u>**</u> Level of service for sanitary sewer and potable water at a specific treatment facility may be reduced to levels that have been reviewed and approved by the Florida Department of Environmental Protection.
		<sup>1</sup> Based upon minimum needed fire flow, Fire Suppression Rating Schedule, February 2004, Insurance Service Office.

4)	Drainage Facility	Design Frequency
	Cross-drains for Major Watersheds	50 years / 24 hours
	Detention/Retention/Attention Basins	25 years, 24 hour critical event with protection to a 100 year rainfall
	Bridges and Bridge Culverts	50 years
	Cross-drains for Minor Watersheds	25 years
	Cross-drains and Ditches for Internal Drainage	25 years
	Side-drains for Roadway Ditches	10 years
	Storm Sewers <sup>1</sup>	5 years
<sup>1</sup> Unless conditions prevail that indicate a lower control elevation desirable; the optimum hydraulic grade control shall be one foot below the invert of the gutter at the upstream end.		

**CFE POLICY 1.1.13**

The Clay County Water Supply Facilities Work Plan (2018-2030) is hereby adopted by reference.

**CFE POLICY 1.2.5**

The use of floating solar facilities shall be a permitted use on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, and other water storage reservoirs as regulated in the Land Development Code.

**CFE POLICY 1.4.1**

Within the Urban Service Area existing Type III wastewater treatment facilities package treatment plants that have a permitted capacity of over 2,000 up to but not including 100,000 gallons per day as defined by Chapter 62-600.200(89) Florida Administrative Code (**FAC**) shall be connected to a central sewer system (Type I or II wastewater treatment facility as defined by Chapter 62-600.200(87)(88) **FAC**. when those systems are available within 1,000 feet from the property line.

**CFE POLICY 1.4.4**

The County shall prohibit the establishment of Type III wastewater treatment facilities as defined by Chapter 62-600.200(89) ~~Florida Administrative Code~~. The FDEP and/or the County Health Department may waive the requirement of mandatory onsite sewage disposal connection if it determines that such connection is not required in the public interest due to public health considerations.

CFE OBJ 1.7

The County shall reduce the amount of its solid waste stream by 30 percent as required by Local Government Solid Waste Responsibilities of Environmental Control ~~(Section 4.3.706(4)(a) F.S.)~~.

CFE POLICY 1.7.7

Clay County will continue ~~the curb-side recycling program that was implemented in 2007~~ to monitor and evaluate the recycling program to ensure it is fiscally responsible.

**Definitions**

***Floating Solar Facility*** means a solar facility as defined in s. 163.3205(2), which is located on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs.

## EAR Amendment text changes – CON Element

### CON POLICY 1.1.1

To reduce pollution generated from automobiles, the County shall:

- 4) Adopt a Greenways and Trails Master Plan ~~by 2019~~ to encourage non-motorized transportation and recreation on a County-wide basis.

### CON POLICY 1.2.2

Develop a Master Stormwater Management Plan, including existing stormwater plans, that shall identify and prioritize specific stormwater problems and recommendations for eliminating these sources of pollution.

Such Master Stormwater Management Plan shall include strategies to meet any established Total Maximum Daily Loads and/or Pollutant Reduction Goals adopted pursuant to ~~Rule~~Chapter 62-303 F.A.C.

### CON POLICY 1.2.9

Inspections of existing onsite sewage treatment and disposal systems shall be required when such system or related dwelling unit is altered, enlarged or replaced, if the system has not been inspected within 3 years, as required by ~~Rule~~Chapter 64E-6 F.A.C.

### CON POLICY 1.2.14

The County shall coordinate with the SJRWMD to develop strategies for maintaining adequate water levels and flows in water bodies with Minimum Flows and Levels established by ~~Rule~~Chapter 40C-8 F.A.C.

### CON POLICY 1.3.2

Within the wellhead protection zone, all facilities and activities shall comply with the Wellhead Protection Rule (~~Chapter~~ 62-521 F.A.C.).

### CON POLICY 1.3.7

This analysis shall be conducted pursuant to Section 163.3177(6)(d)3 ~~of the Florida Statutes~~.

## CON POLICY 1.4.2

Clay County will continue to adhere to the St. Johns River Water Management District's emergency water shortage plan as set forth in ~~Rule~~Chapter 40C-21, F.A.C.

## CON OBJ 1.10

The County shall work toward achieving energy conservation and reduction of greenhouse gas emissions ~~[163.3177(d) F.S.]~~.

## EAR Amendment text changes – ICE Element

### ICE POLICY 1.1.2

In cases where the resolution of issues requiring intergovernmental concurrence cannot be achieved, Clay County shall initiate informal mediation proceedings by filing a request for mediation assistance with the Northeast Florida Regional Council (NEFRC), pursuant to Chapter 186, F.S.

### ICE POLICY 1.2.3

The County shall work with the FDOT, TPO, Jacksonville Transportation Authority (JTA), Clay County Council on Aging ~~Clay County (CCCOA)~~, and other related agencies/private institutions to provide a sound and sustainable mass transit system to the general public.

### Definitions

~~CCCOA~~ Clay County Council on Aging ~~Clay County~~

## EAR Amendment text changes – CIE Element

### INTRODUCTION

The CIE also has a key relationship to the Future Land Use Element, which is mandated and strengthened through the concurrency requirements stipulated in Section 163.3180, Florida Statutes, to ensure that the provision of sanitary sewer, solid waste, drainage and potable water is maintained for development.

### CIE POLICY 1.3.1

The County shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

1)	<b>Solid Waste</b>	Design Capacity (Class I Waste) <del>2016-2040</del> 3.99 lbs. per capita per day
2)	<b>Sanitary Sewer*</b>	Average Flow 279 gpd*/ ERC* or as approved by FDEP
3)	<b>Potable Water</b>	Peak Flow 311 gpd*/ERC* or as approved by FDEP  Pressure 20 <del>pounds per square inch</del> <u>psi</u> <sup>1</sup>

\* gpd = gallons per day

ERC = Equivalent Residential Connection

psi = pounds per square inch

gpm = gallons per minute

\*\* Level of service for sanitary sewer and potable water at a specific treatment facility may be reduced to levels that have been reviewed and approved by the Florida Department of Environmental Protection.

<sup>1</sup> Based upon minimum needed fire flow. Fire Suppression Rating Schedule, February 2004, Insurance Service Office.

4)	<b>Drainage Facility</b>	<b>Design Frequency</b>
	Cross-drains for Major Watersheds	50 years / 24 hours
	Detention/Retention/Attention Basins	25 years, 24 hour critical event with protection to a 100 year rainfall
	Bridges and Bridge Culverts	50 years
	Cross-drains for Minor Watersheds	25 years
	Cross-drains and Ditches for Internal Drainage	25 years
	Side-drains for Roadway Ditches	10 years
	Storm Sewers <sup>1</sup>	5 years
<sup>1</sup> Unless conditions prevail that indicate a lower control elevation desirable; the optimum hydraulic grade control shall be one foot below the invert of the gutter at the upstream end.		

5)	<b>Roadway Facilities</b>					
		Limited Access SIS and FIHS	Controlled Access SIS and FIHS	Trip Funded Multi-Lane Roads	TRIP funded Two-Lane Roads	Other State Roads, County Arterials, Minor Arterials, Collectors
	Rural Areas	B	B	B	C	D
	Transitioning Urbanized Areas, Urban Areas or Communities	D	D	D	D	E
	Urbanized Areas over 500,000	D	D	D	D	E

6)	<b>Parks and Recreation Facilities</b>	
	Neighborhood Park	1 acre per 2,100 persons
	Community Park	1 acre per 700 persons
	Boat Ramps	1 per 25,000 persons
	Baseball Fields	1 per 7,500 persons
	Softball Fields	1 per 5,500 persons
	Football Fields	1 per 24,000 persons
	Soccer Fields	1 per 5,500 persons
	Basketball Courts	1 per 5,500 persons
	Tennis Courts	1 per 4,500 persons



7)	Public School Facilities
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Elementary Schools	110 percent of Capacity*
Middle Schools	110 percent of Capacity*
High Schools	110 percent of Capacity*

7)	Parks and Recreation Facilities – Branan Field Master Plan
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Type of Park	Standard	Minimum Size
Neighborhood Park (overall)	500 SF per Single-Family Detached Unit, 150 SF per Multi-Family Unit	
Primary (Neighborhood) Park * with facilities	Minimum 300 SF per Single-Family Detached Unit, minimum 100 SF per Multi-Family Unit (up to 60,000 SF)	15,000 SF
Pocket (Neighborhood) Parks (for developments with 100 or more units)		7,500 SF
Neighborhood Park – Non-residential (Plaza or Green)	200 SF per 1,000 SF Commercial Space	2,500 SF
Community Park **	500 SF per Unit	20 Acres

\* Where the development provides a swimming pool, tennis courts or basketball courts, the following alternative standards may apply.

\*\* Community park space in excess of APF requirements will count toward neighborhood park LOS requirements.

i. When a Swimming Pool (minimum 1,000 sf) is provided, the LOS neighborhood park standard may be reduced by ten times the square foot of pool area. Neighborhood park minimum size may be reduced by this calculation, provided that such minimum park size is not reduced by more than 75%.

ii. When Tennis Courts or Basketball Courts (minimum of two) are provided, the LOS neighborhood park standards may be reduced by 8,750 SF per tennis court and 5,000 SF per basketball court. Neighborhood park minimum size may be reduced by this calculation, provided that such minimum park size is not reduced by more than 75%.

8)	<u>Parks and Recreation Facilities – Lake Asbury Master Plan</u>
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<u>Type of Park</u>	<u>Standard</u>	<u>Minimum Size</u>
<u>Neighborhood Park (overall)</u>	<u>500 SF per Single-Family Detached Unit, 250 SF per Multi-Family Unit</u>	
<u>Primary (Neighborhood) Park with facilities</u>	<u>Minimum 400 SF per Single-Family Detached Unit, minimum 150 SF per Multi-Family Unit (up to 60,000 SF)</u>	<u>30,000 SF unless applied LOS is less, then 20,000 SF minimum</u>
<u>Pocket (Neighborhood) Parks</u>		<u>7,500 SF</u>
<u>Neighborhood Park – Non-residential (Plaza or Green)</u>	<u>200 SF per 1,000 SF Commercial Space</u>	<u>2,500 SF</u>

9)	<u>Public School Facilities</u>
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<u>Elementary Schools</u>	<u>110 percent of Capacity*</u>
<u>Middle Schools</u>	<u>110 percent of Capacity*</u>
<u>High Schools</u>	<u>110 percent of Capacity*</u>

**CIE POLICY 1.5.2**

The County hereby incorporates the Mobility Fee Ordinance adopted October 27, 2020 into the 2040~~5~~ Comprehensive Plan thereby providing a funding mechanism as a means of assessing new development a proportionate share of the costs necessary to provide mobility facilities and services to accommodate new growth.

**CIE Appendix Tables**

**CAPITAL IMPROVEMENTS SCHEDULES**

The Five-Year Schedule of Capital Improvements consists of the following attached hereto:

- ~~○ Clay County Capital Improvements 2019/20–2023/24 (Table 1)~~
- ~~○ Clay County Capital Program Revenue Sources 2019/20–2023/24 (Table 2)~~
- ~~○ Clay County Capital Improvements Funding Sources (Table 3)~~

The School District of Clay County’s Five-Year Educational Facilities Plan (EFP) 2023–2024 Final consists of the following attachments:

- ~~○ Projected New Revenue (Table 4: EFP Table 3.1)~~
- ~~○ Proposed New Schools (Table 4a: EFP Table 1.4.1)~~
- ~~○ District Capital Outlay Expenditures (Table 5: EFP Table 3.1.1)~~
- ~~○ Capital Projects Plan Worksheet (Table 6: EFP Table 3.1.2)~~

The FDOT and TPO 5-Year Transportation Improvement Program has been updated:

- ~~○ FDOT and TPO 5-Year Transportation Improvement Program (Table 7)~~

**CIE Table 7 - FDOT and TPO 5-Year Transportation Improvement Program**

<b>Facility</b>	<b>Project</b>	<b>Phase</b>	<b>Segment</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
S.R. 21	Add Lanes and Reconstruct	Multiple	C.R. 218 to Black Creek	\$1,601,560	\$437,402	\$23,207,881	\$344,100	\$58,187
S.R. 21	Add Lanes and Reconstruct	Multiple	Long Bay Road (C.R. 220) to Allie Murray Rd	\$2,559,346	\$25,868,533	\$14,079	-	-
S.R. 23	New Road Construction –First Coast Expressway	Multiple	U.S. 17 to S.R. 21	\$104,145,061	\$8,608,485	\$4,109,178	-	-
S.R. 23	New Road Construction –First Coast Expressway	Multiple	S.R. 16 to S.R. 21		\$302,391,520			
S.R. 23	New Road Construction –First Coast Expressway	Multiple	U.S. 17 to S.R. 16		\$208,407,596			
C.R. 220	Add Lanes and Reconstruct	Multiple	U.S. 17 at S.R. 16 Intersection	\$145,000	\$541,806	\$658,265	\$12,720,495	-

<b>Facility</b>	<b>Project</b>	<b>Phase</b>	<b>Segment</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>
S.R. 21	Intersection Improvement	Multiple	S. of Wells Road to Duval County Line	\$11,097,585				

*Source: North Florida TPO, Transportation Improvement Program, FY 2025-2029, Adopted 6-13-2024*



## EAR Amendment text changes – TRA Element

### TRA OBJ 1.1

Develop an adequate network of major travel ways to address the 2040~~5~~ forecasted transportation demand in Clay County.

### TRA POLICY 1.1.2

The *Future Traffic Circulation Map* will be amended as necessary to show the revised status of any roadway either scheduled for new construction or reclassification during the current fiscal year pursuant to a programmed public improvement or pursuant to a local government land development agreement adopted pursuant to [Section](#) 163.3220, F.S.

### TRA POLICY 1.1.6

The *Future Transportation Map Series* may be amended if one or more additional major roadways are proposed to be added to the map which can be demonstrated to improve the level of service on one or more roadways already shown on the future transportation map to be operating or is projected to be operating below the adopted level of service by 2040~~5~~. Any such amendment shall also be consistent with other elements of this Comprehensive Plan.

### TRA POLICY 1.3.8

The determination of level of service of a roadway segment within Clay County, for the horizon year shall be based on P.M. peak hour volume to capacity ratios identified in the NEFRM analysis for the TPO's 2040 Long Range Transportation Plan Update for Clay County Transportation. The standard for determining network deficiencies is a volume to capacity ratio of 1.

### TRA POLICY 4.2.1

All new development shall be subject to all terms and conditions in the Mobility Fee Ordinance which is consistent with the requirements of Section 163.3180(5)(i), [Florida Statutes](#).

## TRA GOAL 5

Improvements to and operation of airport facilities shall be carried out in a manner which minimizes the impact on the environment and minimizes ~~the any potential~~ conflicts between public airport facilities and the area surrounding those facilities.

### TRA OBJ 5.1

No obstructions to aircraft operations shall intersect any public airport facility's clear zones or the approach, transition, horizontal, and conical surfaces.

### TRA POLICY 5.1.1

The County will collaborate with Federal Aviation Administration and other appropriate agencies to manage residential densities and develop construction standards for safety within public airport landing and surface areas.

## DEFINITIONS

~~CCCOA~~ Clay County Council on Aging ~~Clay County~~

## Appendix

### TRANSPORTATION MAP SERIES

*Figure 1. 20405 Traffic Circulation Map*

*Figure 2. 20405 Operating Conditions Deficient Segments Map*

*Figure 3. 20405 Public Transit System Map*

*Figure 4. 20405 Bicycle and Pedestrian Map*

*Figure 5. 20405 Major Trip Generators and Attractors Map*

Figure 6.

20405 Ports, Aviation and Rail Map

## EAR Amendment text changes – REC Element

### **REC POLICY 1.2.7**

The County shall adopt a Greenways and Trails Master Plan ~~by 2019~~ to guide acquisition and development of a coordinated system of land and water-based greenways and trails to link recreation sites, natural areas, open spaces and trails within the County.



## EAR Amendment text changes – EDE Element

### EDE POLICY 1.4.9

The County shall support efforts to maintain, expand and upgrade the community's information technology infrastructure throughout the planning horizon. ~~Clay County shall possess an integrated technology infrastructure that operates at levels equal to or greater to that of surrounding counties by the year 2040.~~

## EAR Amendment text changes – PSF Element

### INTRODUCTION

The fourth municipality in the County, the Town of Penney Farms, is exempt from school concurrency based on the criteria contained in [Section](#) 163.31777(3), F.S.

### Definitions

*Applicant or Developer or Owner* means any individual, corporation, business trust, estate trust, partnership, association, two or more persons who have a joint or common interest, governmental agency, or any other legal entity, which has submitted an ~~A~~application for a Concurrency Reservation Certificate.

## EAR Amendment text changes – BF FLU Element

### **BF FLU OBJ 1.2.1**

Lands within the BF Master Plan Area shall be subject to the Goals, Objectives and Policies of the Branan Field Elements, as well as those of the 2040 Comprehensive Plan. In the event of conflict between the two, the area of conflict will be resolved in favor of the more specific Branan Field Elements. However, if elements of the 2040~~5~~ Plan are more stringent, they will prevail.

### **BF FLU POLICY 1.3.5**

New and existing electric substations shall be a permitted use in all land use categories within the Branan Field Master Plan except those designated as Branan Field Primary Conservation Network (BF PCN) and shall be subject to the siting, design, and approval process identified in 163.3208, F.S. and applicable Clay County land development regulations.

### **BF FLU POLICY 1.4.6**

BF Activity Center (BF AC)

BF Activity Centers are generally designed to serve a regional population of at least 75,000. A maximum of twenty percent of each BF Activity Center may be developed to support multi-family residential uses at a density of eight to 20 units per gross acre.

### **BF FLU POLICY 1.4.7**

**BF Community Center (BF CC)**

A maximum of twenty percent of each BF Community Center may be developed to support multi-family residential use at a density of eight to 16 units per gross acre.

The Clay County 2040~~5~~ Future Land Use Map designates as Community Center for commercial purposes a narrow corridor along the north side of Doctor's Inlet Road (C.R. 220) west of Henley Road to Baxley Road and a narrow corridor south along the west side of Henley Road from C.R. 220 to the southern boundary of parcel 04-05-25-009006-000-00 where it intersects with Henley Road.

### **BF FLU POLICY 1.4.9**

~~Trips generated from the development shall not be greater than 4,604 Peak Hour trips by the year 2022.~~

**BF FLU POLICY 1.5.1**

The following limitations shall be placed on growth in the Master Plan area through 20~~22~~45.

Use	Limitation
Residential	21,485 units (Total)
Retail Commercial/Office	No Limit
Industrial	No limit

**BF REC OBJ 1.1**

~~From 1999 to 2040,~~ Clay County will acquire, develop, maintain, and protect parks and recreation facilities, consistent with the needs of its population, as determined by the Master Plan recreation levels of service.

**BF REC POLICY 1.1.1**

\* Where the development provides a swimming pool, tennis courts or basketball courts, the following alternative standards may apply.

\*\* Community park space in excess of APF requirements will count toward neighborhood park LOS requirements.

i. When a Swimming Pool (minimum 1,000 sf) is provided, the LOS neighborhood park standard may be reduced by ten times the square foot of pool area. Neighborhood park minimum size may be reduced by this calculation, provided that such minimum park size is not reduced by more than 75%.

ii. When Tennis Courts or Basketball Courts (minimum of two) are provided, the LOS neighborhood park standards may be reduced by 8,750 SF per tennis court and 5,000 SF per basketball court. Neighborhood park minimum size may be reduced by this calculation, provided that such minimum park size is not reduced by more than 75%.

**BF CFE POLICY 1.1.2**

Upon adoption of the Master Plan, the County shall permit individual wastewater disposal systems (septic tanks) for new development within the BF Rural Suburbs development form only, provided that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter ~~10D-664E~~, F.A.C.

**BF CON OBJ 1.1**

The County will maintain air quality within the BF Master Plan Area in order to exceed minimum air quality standards established by the Florida Department of Environmental Protection, Rule 62-204.240 F.A.C or the Environmental Protection Agency (40 CFR Part 50).

### Definitions

*Electric Substation* means an electric substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or lower voltage so it can be distributed to customers through one or more lines.

### Appendix

*Figure 1. 20405 Branan Field Future Land Use Map*

## EAR Amendment text changes –LA FLU Element

### LA FLU POLICY 1.1.1

In the event, that the Lake Asbury Goals, Objectives and Policies, Exhibit M, do not address an issue, the Goals, Objectives and Policies of the other exhibits of the 2040~~5~~ Comprehensive Plan shall prevail.

### LA FLU POLICY 1.1.5

The County shall limit development through the 2040~~5~~ Comprehensive Plan timeframe. No more than 24,490 residential units shall be permitted during this time period. These caps shall not include undeveloped lots of record at the time of LA Master Plan adoption.

### LA FLU POLICY 1.3.2

The Clay County Utility Authority shall provide potable water and wastewater facilities necessary to meet future demands. Such facilities shall be identified on the *Centralized Water and Sewer Area Map*, Exhibit A Map Series, 2040~~5~~ Clay County Comprehensive Plan.

### LA FLU POLICY 1.3.3

New and existing electric substations shall be a permitted use in all land use categories within the Lake Asbury Master Plan except those designated as Lake Asbury Greenway (LA GW) and shall be subject to the siting, design, and approval process identified in 163.3208, F.S. and applicable Clay County land development regulations.

## LA FLU POLICY 1.4.1

The following table shows maximum density for LAMPA land use categories.

LA Land Use Category	Type Use	Base Density	Maximum Density*
LA Rural Community (LA RC)	Single-Family Detached	1 unit per 5 <del>net</del> <u>gross</u> acres	2 units per net acre
LA Rural Fringe (LA RF)	Single-Family Detached	1 unit per net acre allowed	3 units per net acre
LA Rural Reserve (LA RRSV)	Single-Family Detached	1.5 units per gross acre allowed	1.5 units per gross acre
LA Master Planned Community (LA MPC)	Single-Family Detached	3 units per net acre allowed	5 units per net acre
LA Master Planned Community (LA MPC)	Single-Family Attached	6 units per net acre allowed; 10 units per net acre allowed	12 units per net acre
LA Village Center (LA VC)	Single-Family Detached	5 units per net acre required	8 units per net acre.
LA Village Center (LA VC)	Single-Family attached/ Multi-Family	6 units per net acre required; 10 units per net acre allowed.	16 units per net acre
LA Activity Center (LA AC)	Single Family Attached/ Multi-Family	8 units per acre required, 10 units per net acre allowed.	24 units per net acre

\*including density awarded from wetland-upland buffers as required by Policy 1.2.1 and/or the density bonus for environmentally significant lands as permitted by Policy 1.2.2.

**LA FLU POLICY 1.4.10**

**Village Center and Interchange Village Center (LA VC and LA IVC)**

<b>Village Center Land Use Sub-Category</b>	<b>Minimum Required (Acres)</b>	<b>Maximum Permitted (Acres)</b>
<b>Village Center</b>		
Residential	25%	65%
Office	0%	25%
Commercial/Retail	25%	65%
Civic, Public Parks	10%	No Max

Notwithstanding the foregoing, any LA-VC Village Center consisting of less than ten (10) acres existing as of the date of adoption of this Ordinance shall not be subject to the quantification of uses described in the above matrix.

The LA-IVC Interchange Village Center located at State Road 16 shall have a maximum size of 150 acres. Office and retail uses can be of a regional scale and shall not be limited to neighborhood and small scale uses.

The LA-IVC Interchange Village Center located at County Road 739 shall have a maximum size of 18.75 acres.

<b>Interchange Village Center Land Use Sub-Category</b>	<b>Minimum Required (acres)</b>	<b>Maximum Permitted (acres)</b>
<b>Interchange Village Center</b>		
Residential	10%	50%
Office	10%	No Max
Commercial/Retail	5%	40%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

**LA FLU POLICY 1.4.15**

**Lake Asbury Commercial (LA COM)**

The Lake Asbury Commercial land use is intended to preserve commercial property use in existence prior to the adoption of the Lake Asbury Master Plan. As such, this land use shall not be applied to any property within the LAMPA after 2006. Nor shall any existing LA COM be expanded beyond the current boundaries as shown on the LA FLU Map.

The maximum intensity (FAR) for LA COM properties shall be 40%.



### LA FLU POLICY 1.6.5

DRI-PCs shall be part of a DRI that has been authorized to make proportionate-share contributions towards transportation improvements (known as “pipelining”) under Section 163.3180(12), ~~Florida Statutes.~~

### LA FLU POLICY 1.6.27

Upland habitat shall also be preserved through the preservation of 10% uplands. ~~With the understanding that DRIs were reviewed under Section 380.06, Florida Statutes, for impacts to listed plant and wildlife species in accordance with the Listed Plant and Wildlife Resources Uniform Standard Rule listed in Rule 9J-20.41, Florida Administrative Code, any set asides required in accordance with this rule will be determined to have the highest priority for preservation.~~ Lands required to meet the 10% set aside standard that are in excess of agency requirements shall be prioritized for preservation in accordance with the polices associated with LA FLU Objective 1.2.

### LA TRA POLICY 1.1.3

~~Prior to October 1, 2018, the County shall amend the Lake Asbury Land Development Regulations to incorporate a financial system to further define the construction of the roadways identified as dashed lines on the LA FLUM. The financial system shall address the following:~~

- ~~1. A methodology to determine the proportionate responsibility of individual projects and the County to fund the construction of the roads.~~
- ~~2. Timing mechanisms for roadway construction and participation by the County.~~
- ~~3. A mechanism for property owners to recoup and or receive credit for expenditures for the design, permitting, and construction of Dashed Line Roads and other public facilities related thereto.~~
- ~~4. A formal process, e.g., development agreements, fair share agreements, or other binding written agreements for development with multiple phases as authorized under state law to effect roadway construction, and to address the factors including but not limited to items 1 through 3 above.~~
- ~~5. The exemption process for developments which qualify as Low Impact Threshold Developments.~~

### LA CFE POLICY 1.2.3

Upon adoption of the LDRs, the County shall permit individual wastewater disposal systems (septic tanks) for new development within the Rural Community land use designation only, provided that project density is less than one unit per two acres and that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter ~~10D-664E~~, F.A.C.

## **Definitions**

***Electric Substation*** means an electric substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or lower voltage so it can be distributed to customers through one or more lines.

## **Appendix**

*Figure 1.*

*20405 Lake Asbury Future Land Use Map*

## EAR Amendment text changes – PRE Element

### PRE POLICY 1.1.1

The following rights shall be considered in local decision-making:

- 1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.;
- 2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.;
- 3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.;
- 4) The right of a property owner to dispose of his or her property through sale or gift.