



**Department of Economic  
and Development Services**

**Memorandum**

**To:** Planning Commission  
**From:** Carolyn Morgan, Chief Planner  
**Date:** September 5, 2017  
**Re:** CPA 2017-08 Vallencourt

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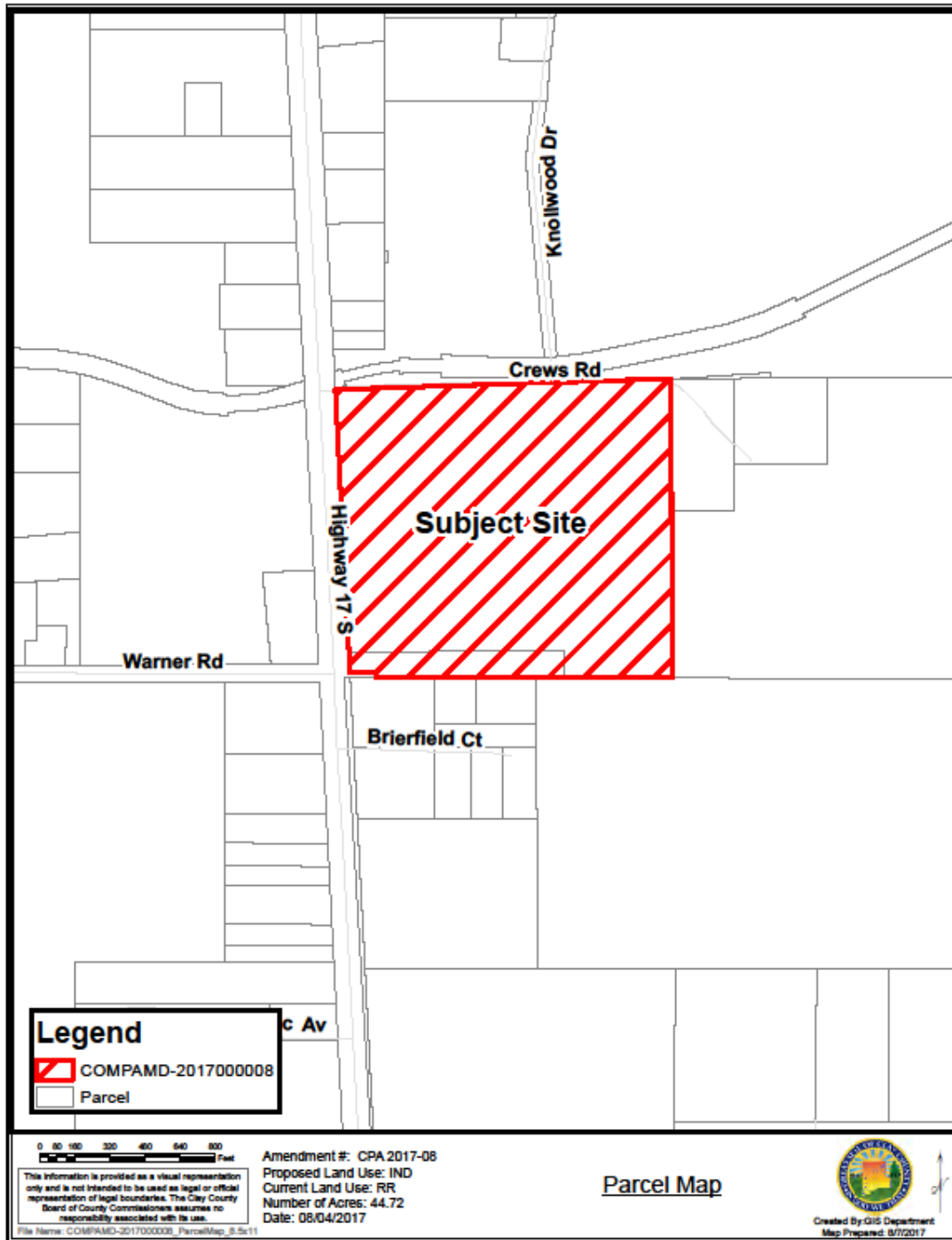
**INTRODUCTION**

This is an application by Frank Miller, agent for Vallencourt Construction Company, Inc., H & G Nursery Properties, LLLP and Traceland, Inc. to amend the Future Land Use Map (FLUM) Amendment from Rural Residential (1 DU per 5 acres) to Industrial (FAR .50) on 44.72 acres, located on US 17. The proposed amendment is a large scale land use amendment. The subject parcel is in the Green Cove Springs Planning District.

**ANALYSIS**

The subject property is currently used as a commercial nursery and accessway to timberlands and is zoned AR. The applicant is seeking industrial land use in order for the property to be developed as a planned industrial district (PID). The property is situated on the east side of US 17 at its intersection with Warner Road. It is surrounded to the north by the Bayard Conservation Area and rural residential, on the east by rural residential uses, on the south by rural residential uses and timberlands, and on the west by industrial and timberlands. The properties to the west were unable to meet their PID requirements, and reverted to Agriculture zoning. However an industrial zoning category is being sought again. The First Coast Expressway is planned to intersect US 17 approximately 6 miles north of the subject property. The FDOT Work Program shows construction funding for the First Coast Expressway beginning in 2019. The Governor's Park DRI, not built to date, is located also along SR 17 surrounding the First Coast Expressway. Rail is located at Crews Road on the north boundary of the site.

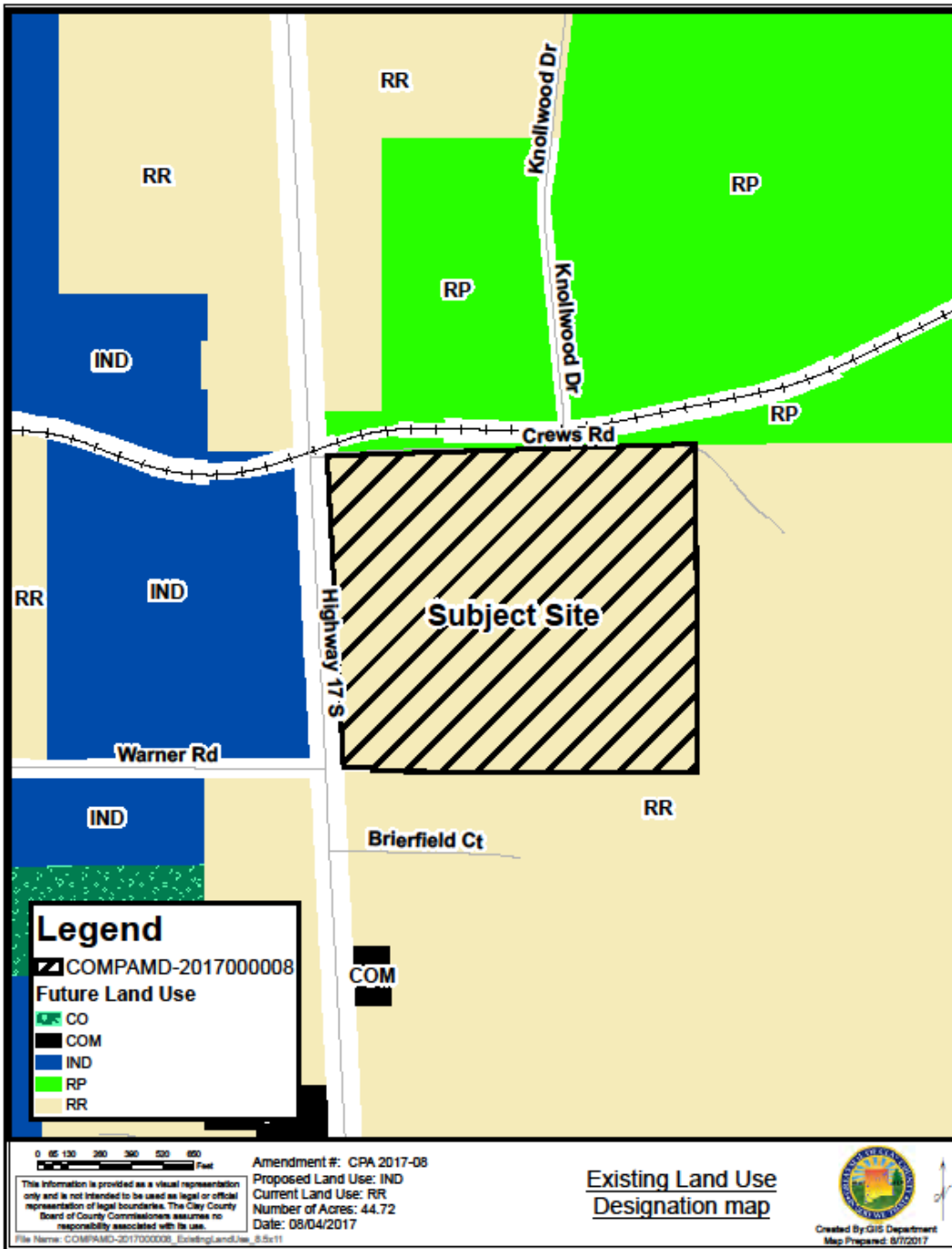
# Map 1 Parcel Map



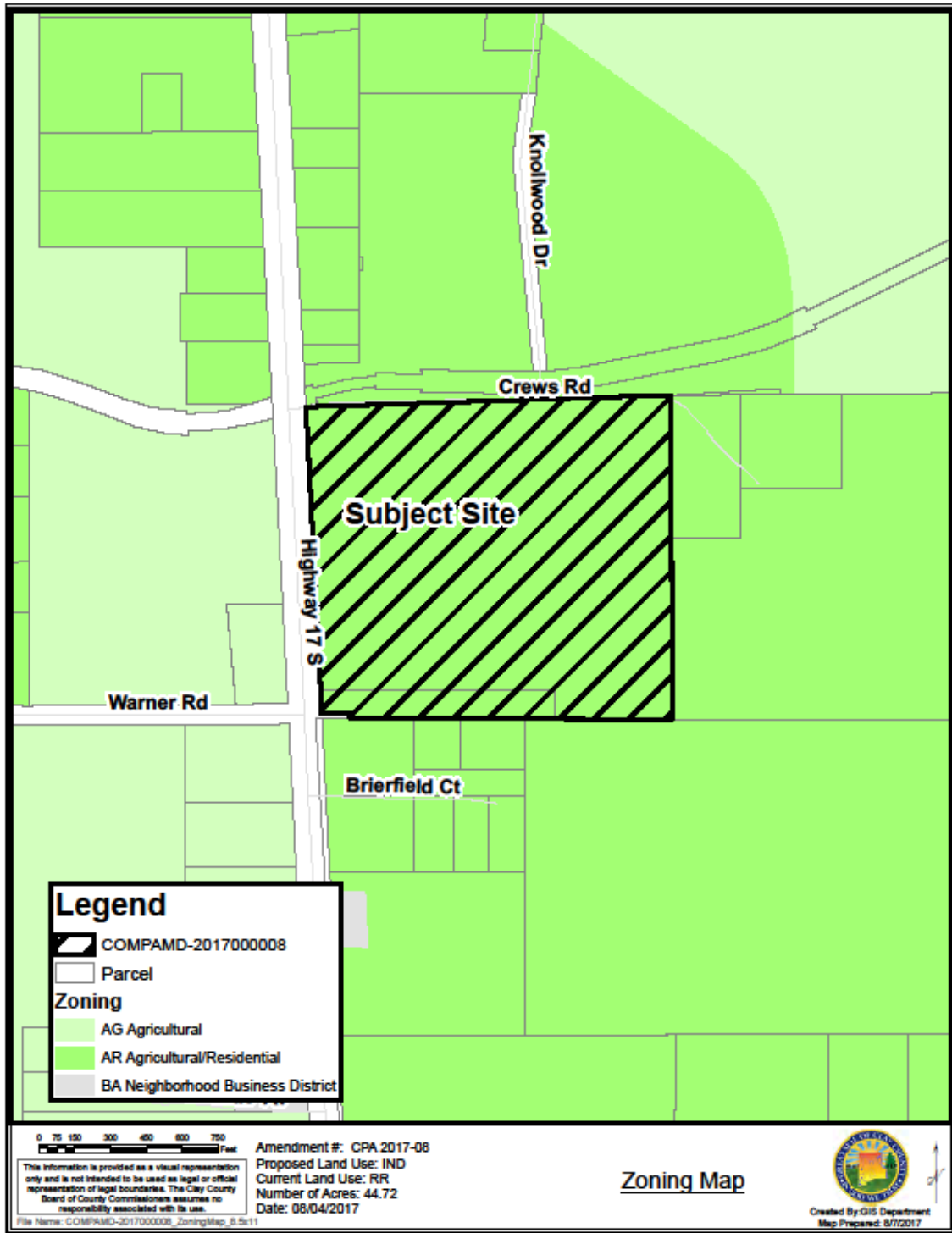
Map 2  
Aerial Map



Map 3  
Existing Land Use Map



**Map 4  
Existing Zoning Map**



## Proposed Land Use Change and Purpose

The applicant is proposing to change the Future Land Use Map designation from Rural Residential (1 du/5 acres) to Industrial (.50 Floor Area Ratio).

Table 1: Summary of Application

CPA 2017-08	Acreage	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density	Proposed Maximum Density/Intensity	Net Increase or Decrease in Maximum Density
Tax parcel: 015968-000-00 and access road within parcel 015971-000-00.	44.72 acres	Rural Residential (RR)	Industrial (IND)	1 DU/ 5 acres; too far from service for density points  Maximum 8.9 dwelling units	FAR .50	Decrease 8.9 dwelling units *** Increase of maximum 974,001.6 S.F. non-residential floor area.

## Current Use

The subject property is developed as commercial nursery and access to timberlands.

Table 2: Adjacent Property Land Use Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Recreation and Presevation	AR	Open Space/Park and residential
South	Rural Residential	AR	Rural Residential, Timberlands
East	Rural Residential	AR	Rural Residential
West	Industrial	AG	Industrial/Timberlands

## Comprehensive Plan Policies

### Future Land Use Element

Policy 1.3.1 Rural Residential (Exurban): These areas will serve as a transition between areas with planned urban services, agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas may include central sewer or water systems or other urban levels of service if feasible. Rural residential areas will provide a low density residential character.

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

Allowable residential under this category shall be one dwelling unit per 5 acres. Implementation of this land use designation shall occur in accordance with the Land Development Regulations. Some locations in Rural Residential may qualify for a density of one unit per acre, but only if the requirements of tract size, clustering and points in Future Land Use Objective 1.3 and its policies are met.

The proposed land use:

Policy 1.3.1 k. Industrial: This designation accommodates the full range of industrial activities. The specific range and intensity for uses appropriate in a particular industrial area varies by location as a function of the availability of public services and access, and compatibility with the surrounding uses shown on the Future Land Use Map. Through the zoning review process the use of particular sites or areas may be limited to allowable uses specified and defined by the Land Development Regulations.

Economic Development Element

Policy 2.1: Clay County shall prioritize the land use planning of sites meeting the locational requirements of identified targeted industries and primary industry uses in appropriate and compatible locations and recognize this priority during the review of plan amendments, rezoning requests, site plan approvals and permitting processes.

Policy 2.2: Clay County shall support employment generating land uses in order to maintain a diverse and fiscally sustainable property tax base.

Policy 2.4: The County shall encourage office and/or industrial infill and redevelopment activities by establishing strategies, such as mixed-use and increased intensities, as well as support for brownfields redevelopment.

## **Analysis**

### **Effect on Level of Service**

#### Water and Wastewater:

The subject property is not located in the Clay County Utility Authority (CCUA) Service Area. Individual wells and septic are permitted outside the CCUA Service Area.

**Solid Waste:**

Clay County has sufficient solid waste capacity to serve the site.

**Table 3: Existing Capacity for Solid Waste**

	Solid Waste	Units
Total Permitted Airspace	67,030,598	Cubic Yards
Available Airspace as of 2/14/14	1,645,460	Cubic Yards
Future Airspace Available	55,396,735	Cubic Yards
Density	1.0	Ton per Cubic Yard
Total Available	57,042,375	Tons
Average Monthly	80,875	Tons
Site Life	705	Months
	58.8	Years

Source: Waste Management, Inc. of Florida, for NE Florida Region, 2/16/15. The data cannot be subdivided.

**Traffic Facilities:**

The County Transportation Concurrency Spreadsheet indicates there is adequate capacity to accommodate the traffic from development of this parcels as industrial. However, the applicant will be required to meet Transportation Concurrency requirements at the time development plans are submitted for review.

Road	Segment	Entering		Exiting		Total PM Peak Hour Trips
US 17	SR 16 to Putnam County Line	Percentage 22%	Trips 71.4	Percentage 78%	Trips 253.2	324.6

Proposed Planned Industrial Development (Light Industrial)



Public Schools:

The proposed Industrial development will reduce demand by 3 students.

Students per SF Residential Unit

Elementary: 0.2099

Junior High: 0.0663

High School: 0.1225

Dwellings	Elementary	Middle/Junior High	High School
9	1	1	1

Recreation:

The proposed use will not create demand for recreation facilities.

Stormwater/Drainage:

Any future development of the site will be required to meet the level of service standards of Clay County, the St. Johns River Water Management District and the Department of Environmental Protection as applicable. The existing development is permitted.

Land Suitability:

Soils: The property contains Ortega and Penney soils.

Flood Plain: The subject property is not located in the Flood zone.

Topography: The subject site has little to no slope.

Regionally Significant Habitat:

No protected species have been identified within the subject property. Brown Bears have been reported north of the subject property.

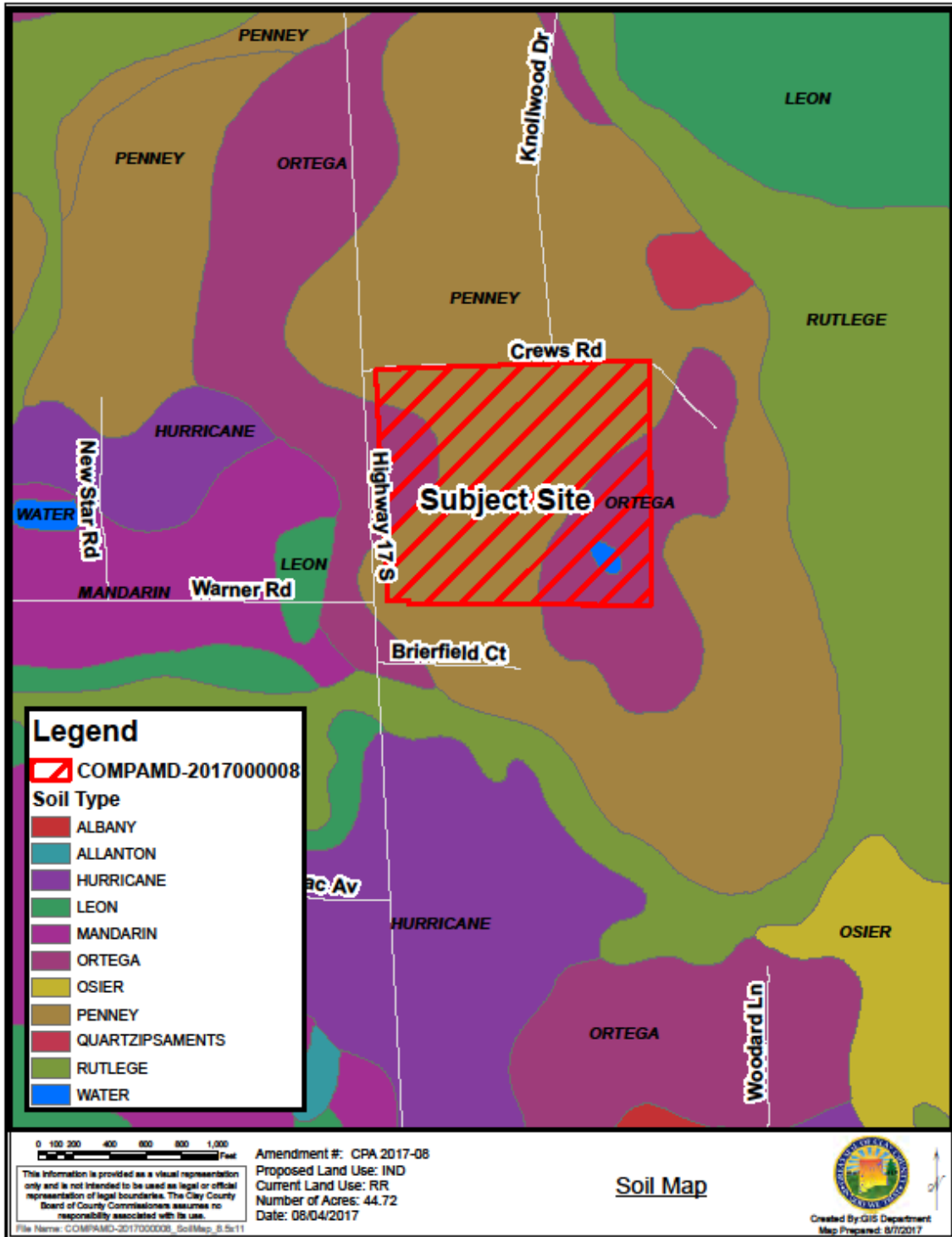
Historic Resources:

No historic resources are identified on site.

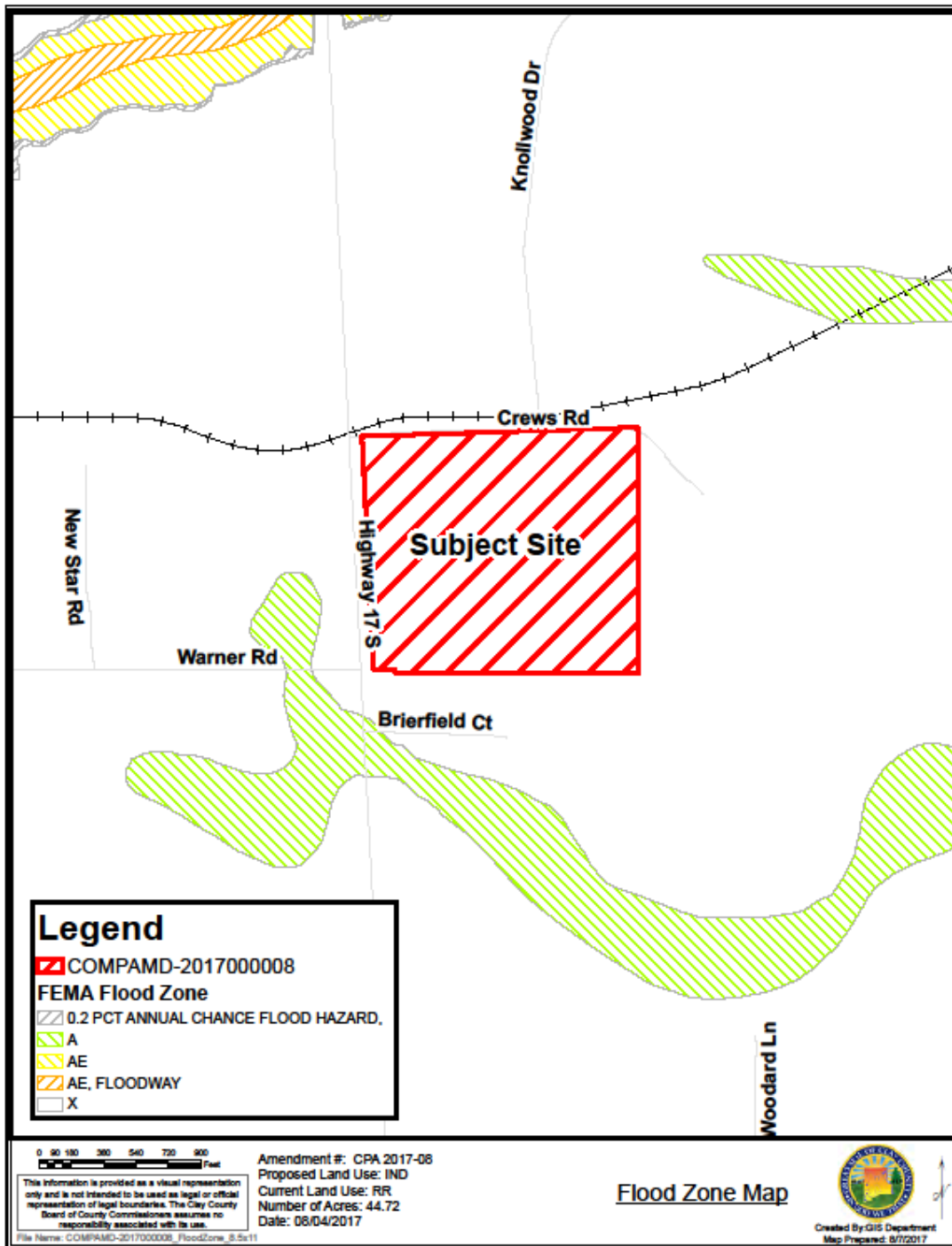
Compatibility with Military Installations:

The subject property is not located within or near the Military Impact Area.

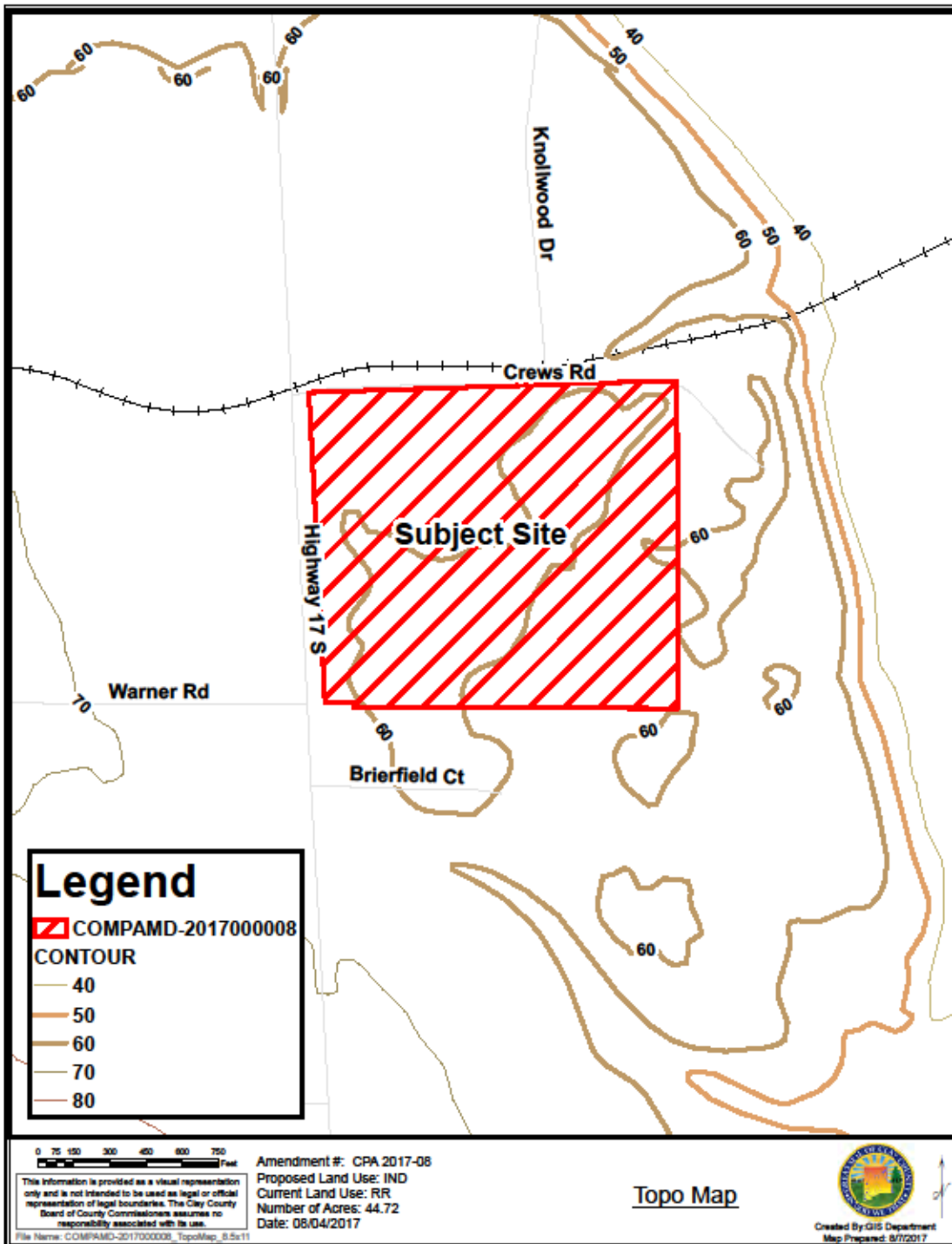
# Map 5 Soils Map



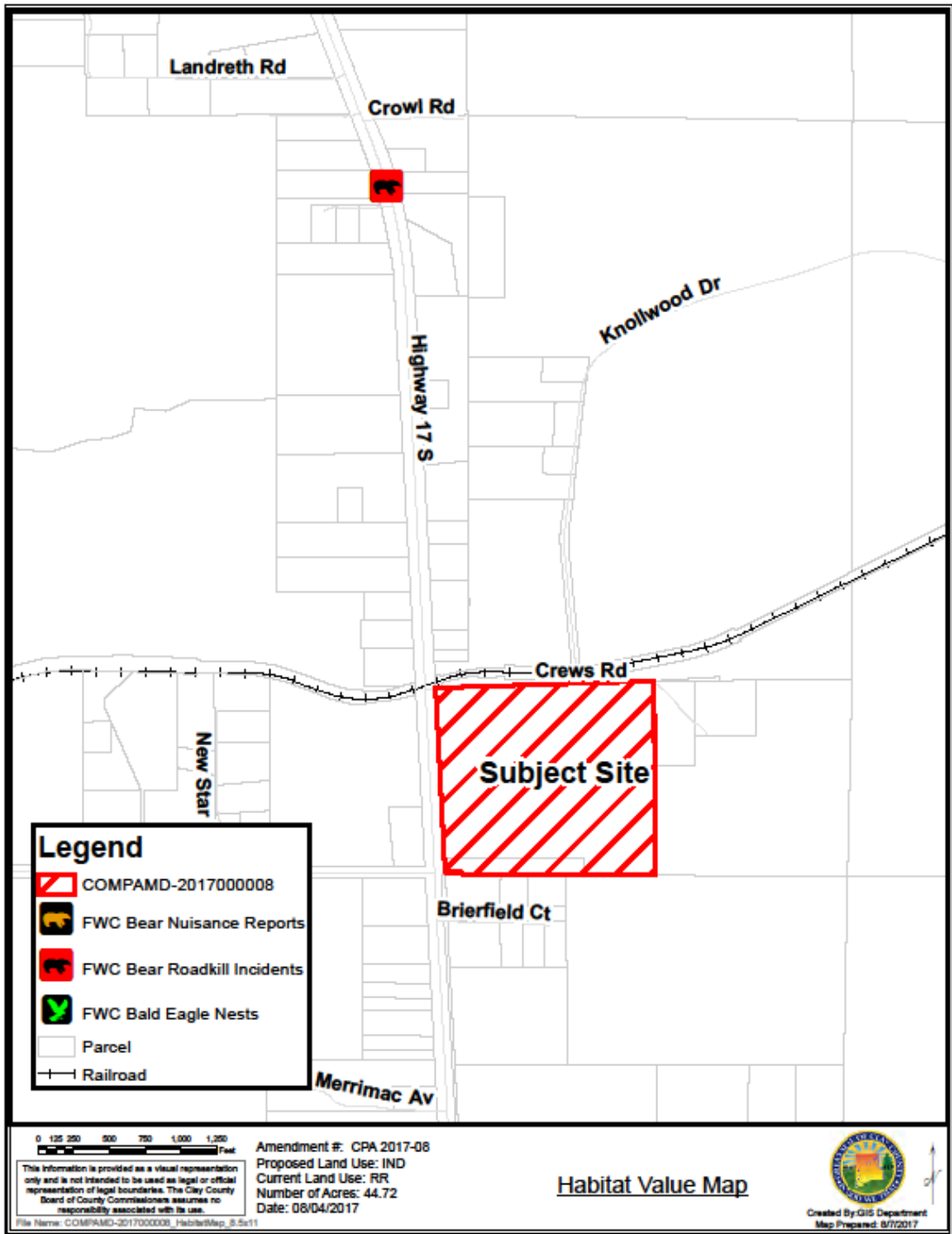
# Map 6 Flood Map



Map 7  
Topography Map



# Map 8 Habitat Value Map



### Urban Sprawl Analysis:

1. The proposed amendment will not promote, allow or designate substantial areas to develop as low intensity, low density or single use development. On the contrary, the proposed amendment will allow a planned industrial site.
2. The adoption of the amendment will not promote, allow or designate significant amounts of urban development at distances from existing urban areas. The US 17 corridor south of Green Cove Springs includes the most significant industrial areas in Clay County, and rail lines and highway access.
3. The proposed amendment will not promote urban development in radial, strip, isolated or ribbon patterns. The proposed land use amendment is intended to provide a wider range of industrial uses in Clay County.
4. The proposed amendment will not fail to adequately protect and conserve natural resources. The County land development code will regulate the proposed industrial development.
5. The proposed amendment will not fail to protect adjacent agricultural lands or activities. The current commercial nursery is proposed to be converted to industrial use. Adjacent agricultural uses, primarily timber can continue.
6. The proposed amendment will not fail to maximize the use of existing or future public facilities and services. The site has access to US 17 and will be within 6 miles of the First Coast Expressway.
7. The proposed amendment will not allow for land use patterns or timing which disproportionately increase the cost of providing and maintaining public facilities and services. The surrounding area includes much of the County's industrial area.
8. The proposed amendment will not fail to provide a clean separation between rural and urban uses. The existing rural residential land use indicates that this site is already existing at the urban/rural boundary.
19. The proposed amendment will not discourage or inhibit infill development. The proposed amendment will encourage additional industrial development within an emerging industrial corridor.
10. The proposed amendment will not result in the loss of significant amounts of open space. The subject parcel is already developed as a commercial nursery.

Specifically the proposed amendment discourages urban sprawl because:

- a. it directs or locates economic growth and associated land development to geographic areas of the county in a manner that does not have an adverse impact on natural resources and ecosystems and protects natural resources and ecosystems.
- b. it promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c. it creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

### **Recommendation**

Staff finds that the proposed amendment is consistent with the existing development pattern along US 17 and specifically at Warner Road. Industrial development will be consistent with County's Economic Development Goals. Staff recommends approval to transmit CPA 2017-07 as depicted on Map 9 for DEO and State agency review.

## Map 9 Proposed Land Use

