



# Comprehensive Plan Amendment 2017-08 Vallencourt

Planning & Zoning / Economic and  
Development Services

# CPA 2017-08

- Applicant Frank E. Miller, Gunster, agent for Vallencourt Construction Co.
- This is a Public Hearing to consider transmittal of a Large Scale Land Use Amendment.
- Located in Commission District I, Mr. Cella; Green Cove Springs Planning District

# Future Hearings

- The BCC will hold transmittal hearing September 26, 2017.

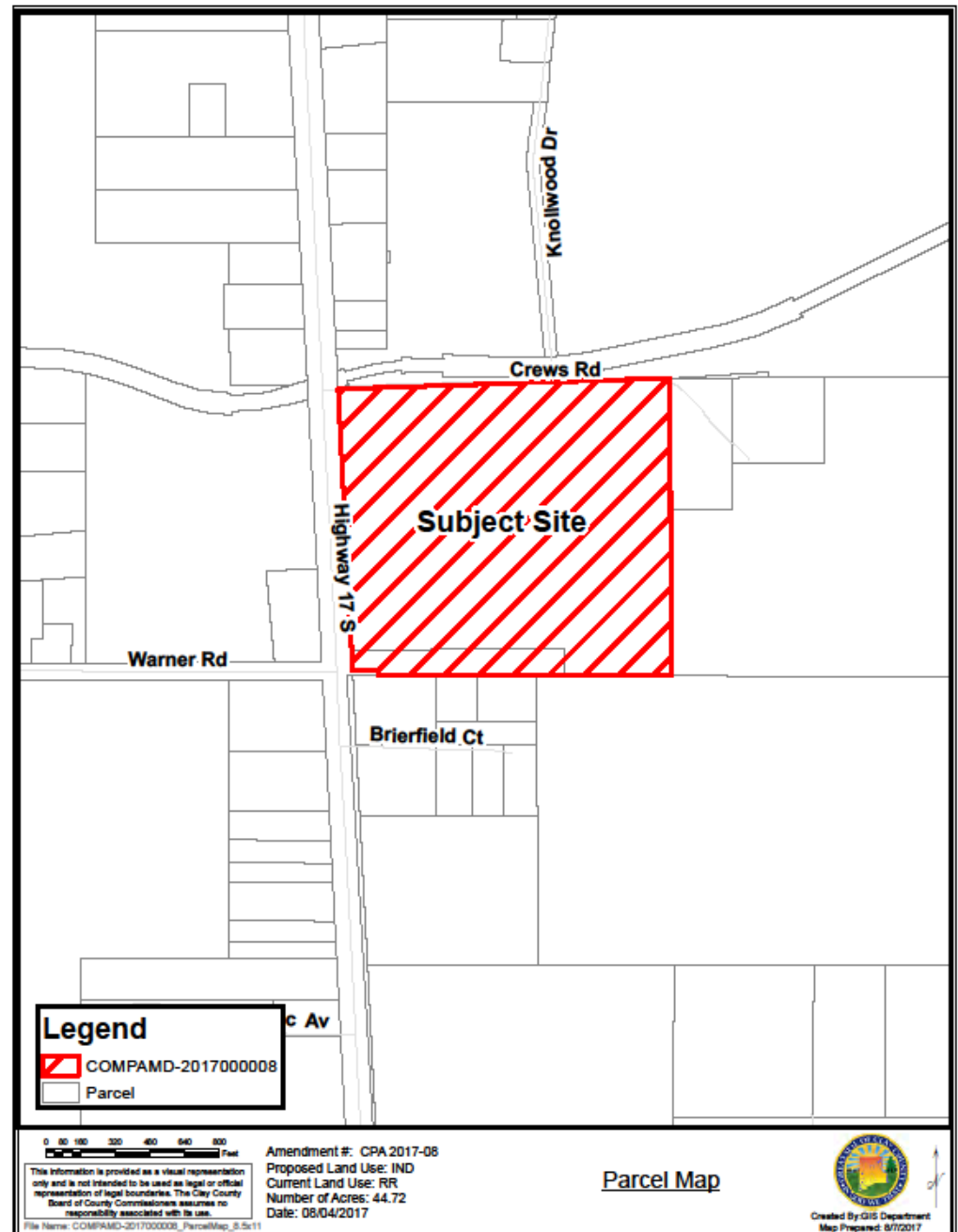
# CPA 2017-08

- The amend the land use on 44.72 acres from Rural Residential (1 du/5 acres, 1 du/acre with points) to Industrial (FAR .50).

# Parcel Map

Tax Parcels

015968-000-00  
and access road  
within parcel  
015971-000-00.



# Aerial Map

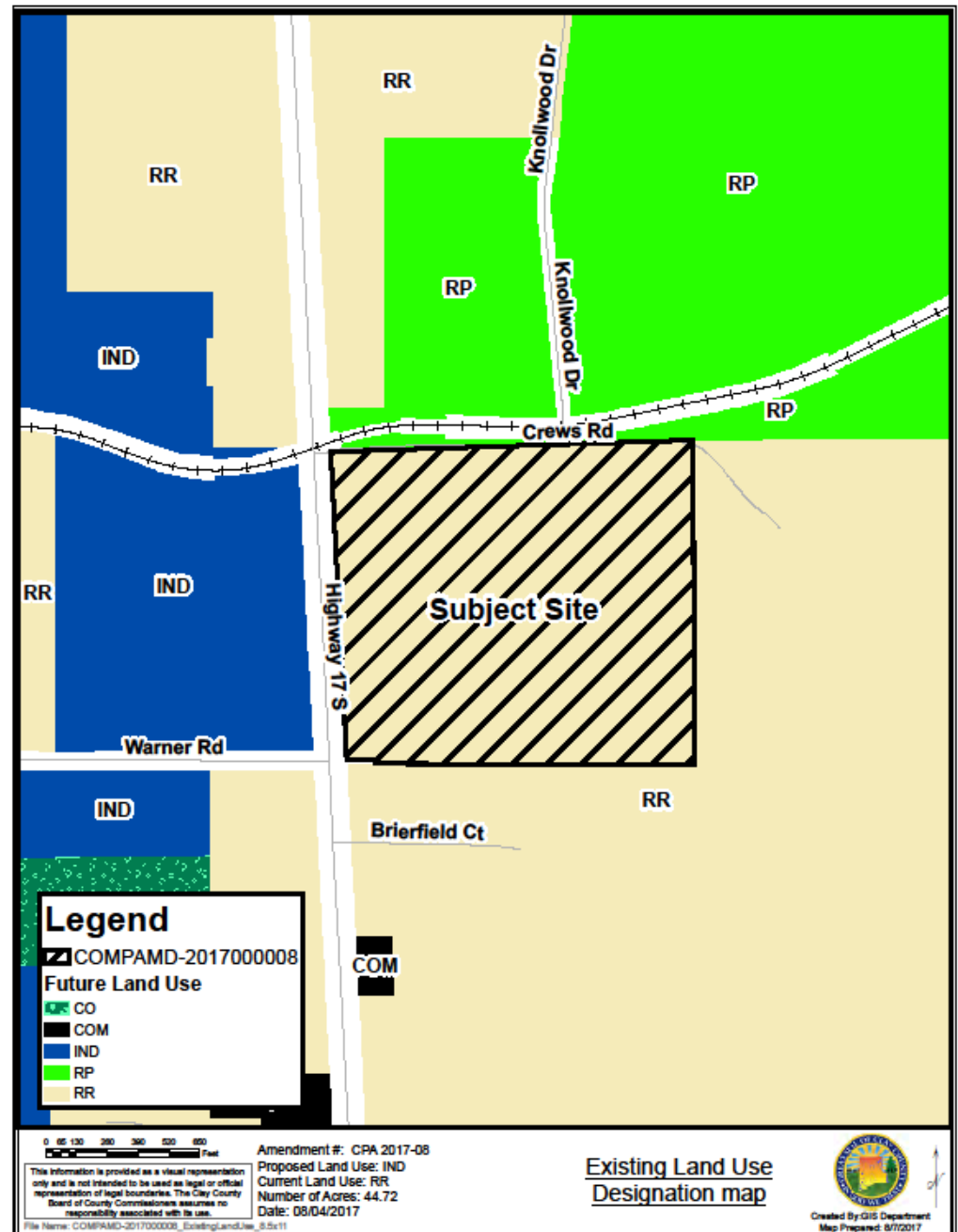
44.72 acres;

Current use  
commercial  
nursery and  
access to  
timberlands.



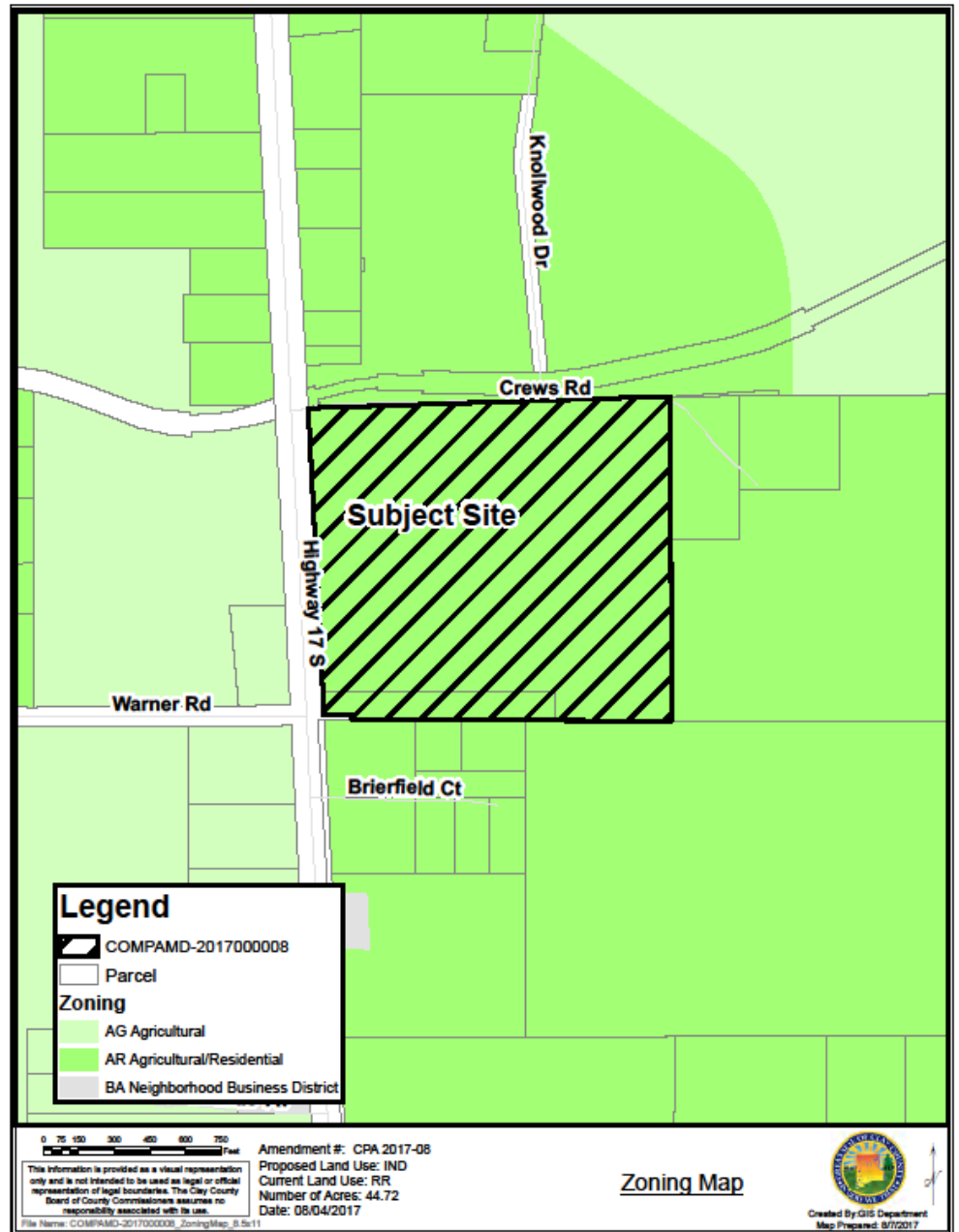
# Existing Land Use

## Rural Residential



# Zoning

## BF PUD



9/21/2017



# Density/Intensity

Land Use	Density/ Intensity
Rural Residential (RR)	1 du/5 gross acres; 1 du/gross acre with density bonus
Industrial (IND)	.50 FAR

# Effect of Level of Service

- Water & Wastewater: The subject property is not within Central Water and Sewer service area. No water and sewer service existing.
- Solid Waste: Capacity is available.
- Traffic: Concurrency is required at the time of development. Subject property located on US 17 South, which currentl has available capacity.
- Recreation: No impact to recreation facilities.
- Stormwater: SJRWMD and Clay County requirements required for development.
- Schools: Reduction in potential students of 1 student at Elementary, Junior High School and High Schoollevels.

# Site Suitability

- Soils: Penney and Ortega.
- Flood: not located in flood zone.
- Topography: Little to no slope.
- Regionally Significant Habitat: Protected species not documented on site; bears have been sited in areas to the north of the site.
- Historic Resources: None identified.
- Military Compatibility: Not in or near impact zones.
- Urban Sprawl: Industrially designated property is located on the west side of US 17 at Warner Road. Rail access available.

# Discussion

- The proposed amendment is consistent with the emerging development pattern along the US 17 corridor south of Green Cove Springs, and specifically with the industrial land uses designated at Warner Road. Industrial development is also consistent with the County's Economic Development Goals.

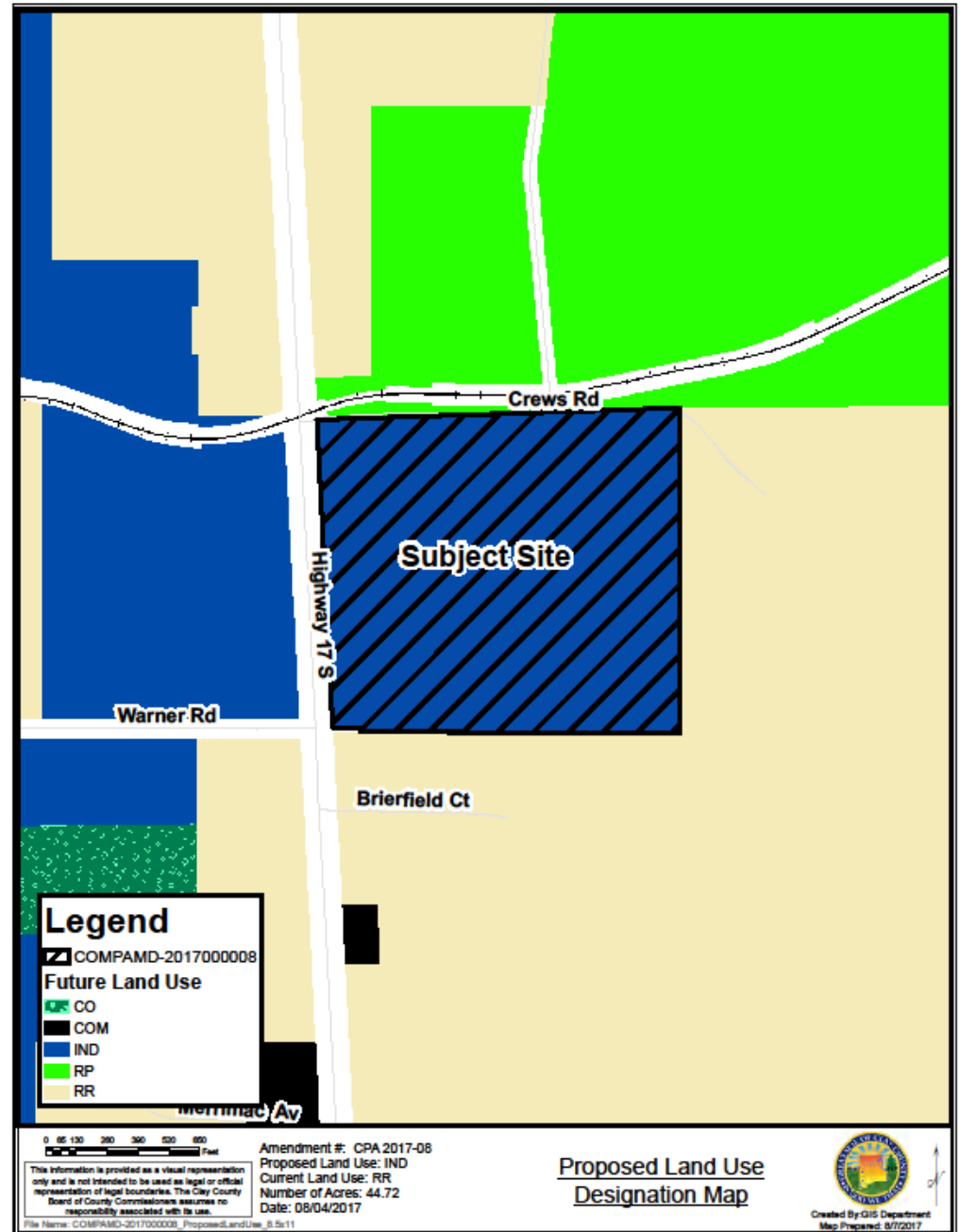
# Recommendation

- Staff recommends approval of CPA 2017-08.

# Proposed Land Use

CPA 2017-08

Industrial



9/21/2017