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1 **Staff Report and Recommendations for COMP 26-0006**

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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:**

**Owner:** Nancy Koester, Nancy J Koester Revocable  
Trust and Melvin and Kathleen Fannin  
**Agent:** Scott Ennis (Meritage Homes of FL)

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8 **Property Information**

<b>Parcel ID:</b> 02-05-24-005927-008-00 and 02-05-24-005927-002-00	<b>Parcel Address:</b> 3996 Sunrise Farms Rd.
<b>Current Land Use:</b> BF-CC, BF-RS and BF-PCN	<b>Current Zoning:</b> BF-PUD
<b>Proposed Land Use:</b> BF-MPC, BF-RS and BF-PCN	<b>Total Acres:</b> 72.87 +/- acres
<b>Commission District:</b> 4, Comm. Condon	<b>Acres affected by FLU change:</b> 27.96 +/- acres
	<b>Planning District:</b> OakLeaf Branan-Ridge

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10 **Introduction:**

11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change the future land use designations of two parcels as follows:

- 13 • One parcel (02-05-24-005927-008-00) containing 20.19 acres, from Branan Field Community Center  
14 (BF CC) to Branan Field Master Planned Community (BF MPC) and Branan Field Primary  
15 Conservation Network (BF PCN).
- 16 • A portion of another parcel (02-05-24-005927-002-00) containing 7.77 acres, from Branan Field  
17 Rural Suburbs (BF RS) to Branan Field Master Planned Community (BF MPC) and Branan Field  
18 Primary Conservation Network (BF PCN).

19

20 The subject parcels are located at the northwest corner of Long Bay Road and Sunrise Farms Road. The parcel  
21 addressed as 3996 Sunrise Farms Road has a homesite and pasture land. The other parcel is listed by the  
22 Property Appraiser as timber use with no structures.

23

24

Figure 1 – Location Map

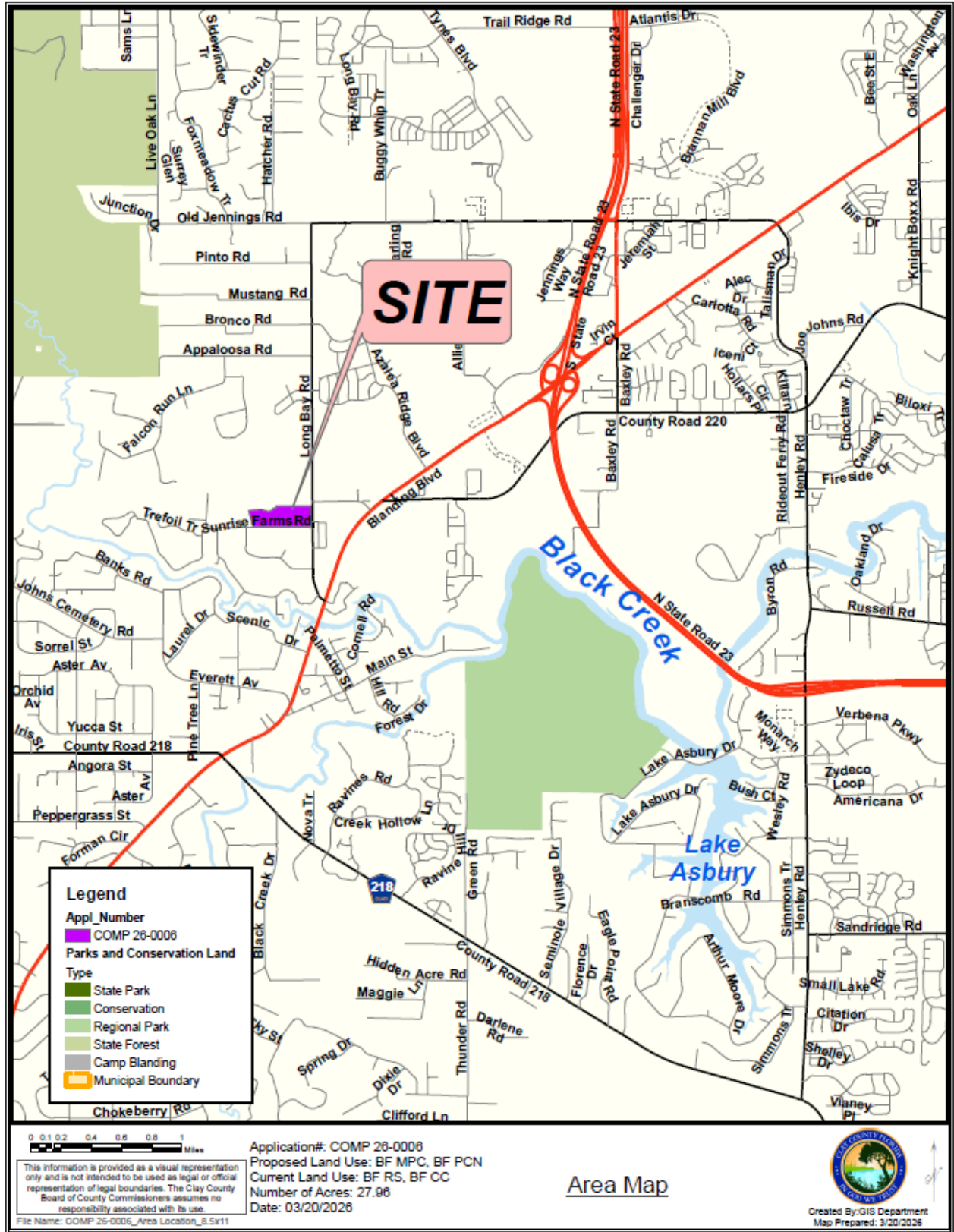


Figure 2 – Parcel Map

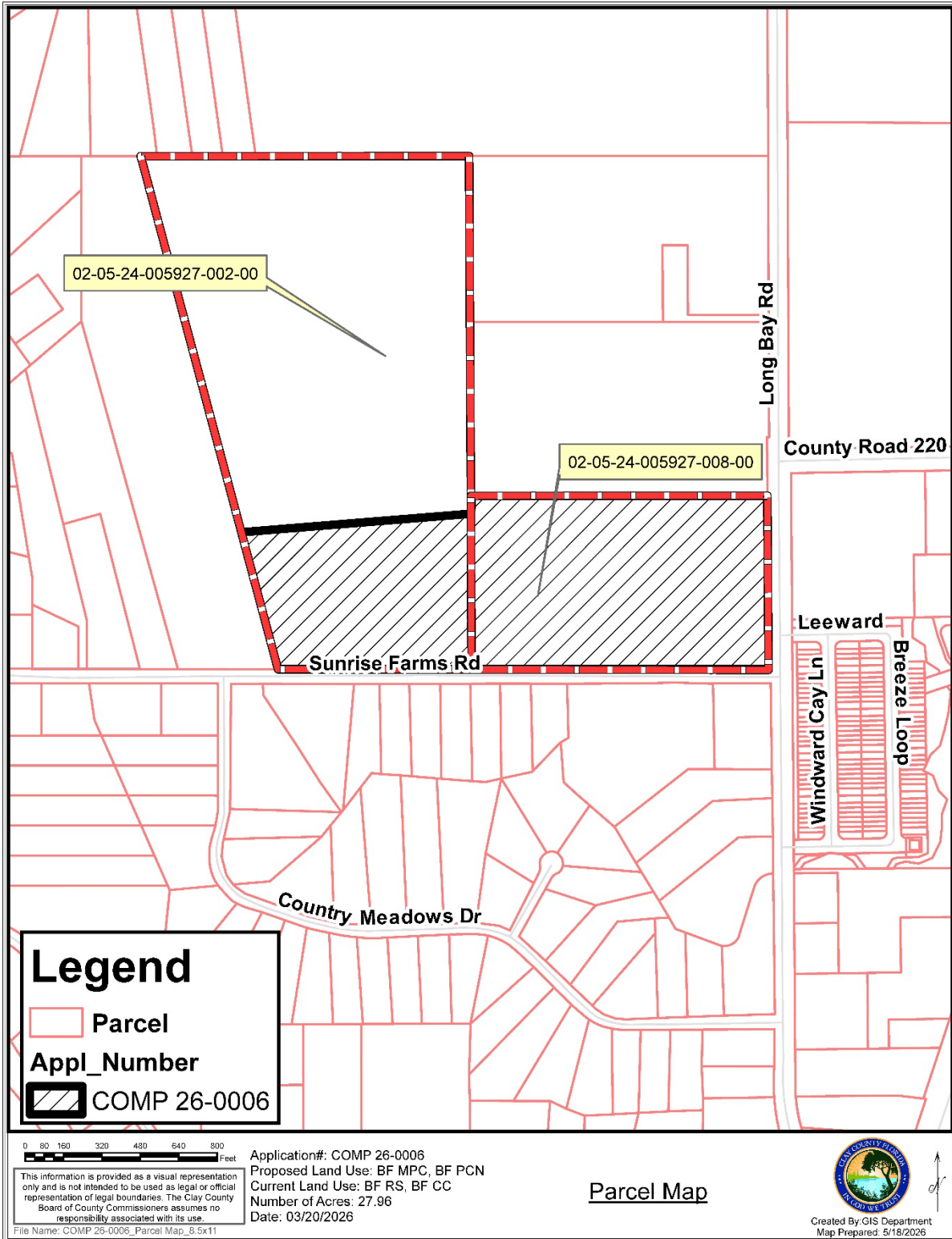


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

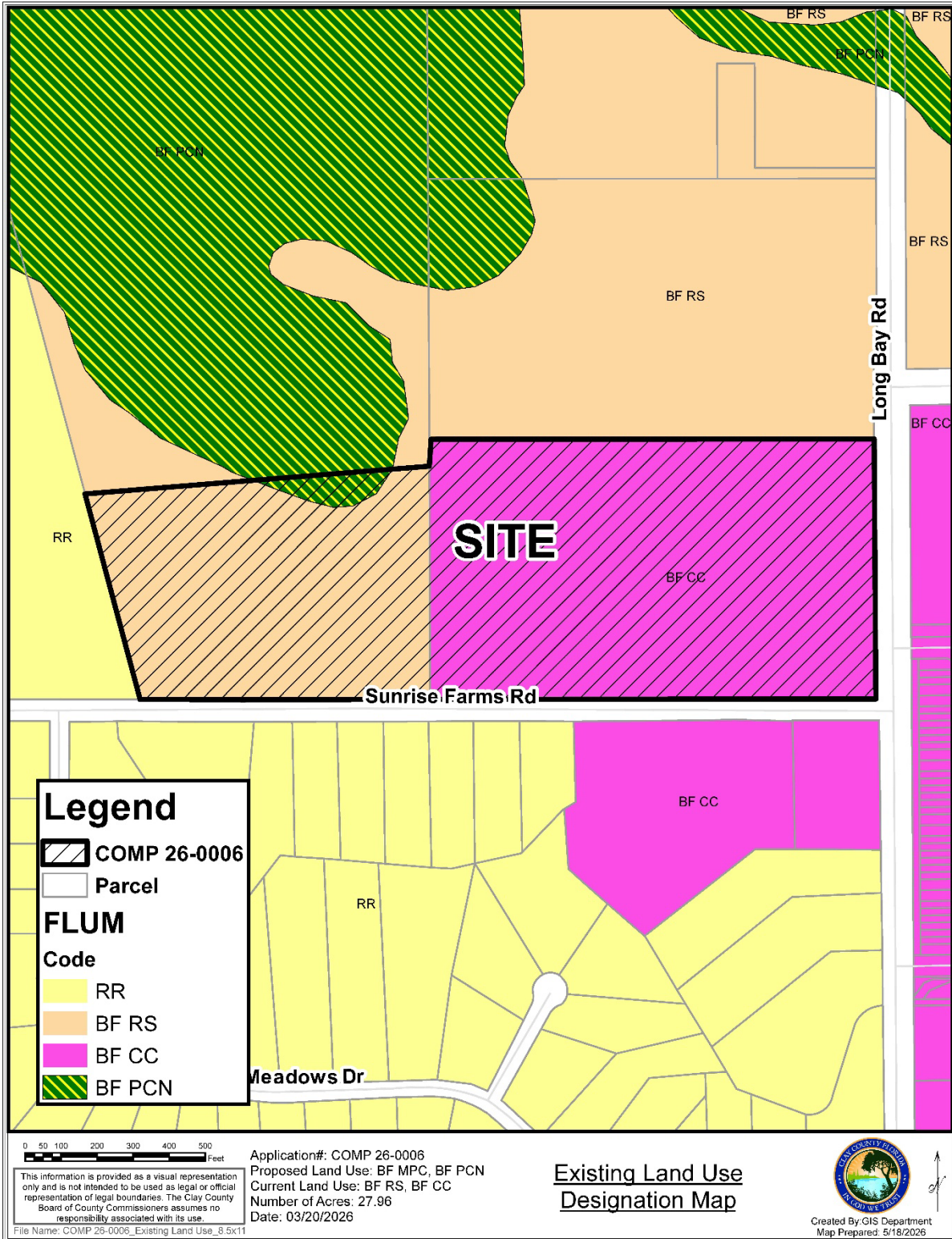


Figure 5 – Proposed Future Land Use Designation Map

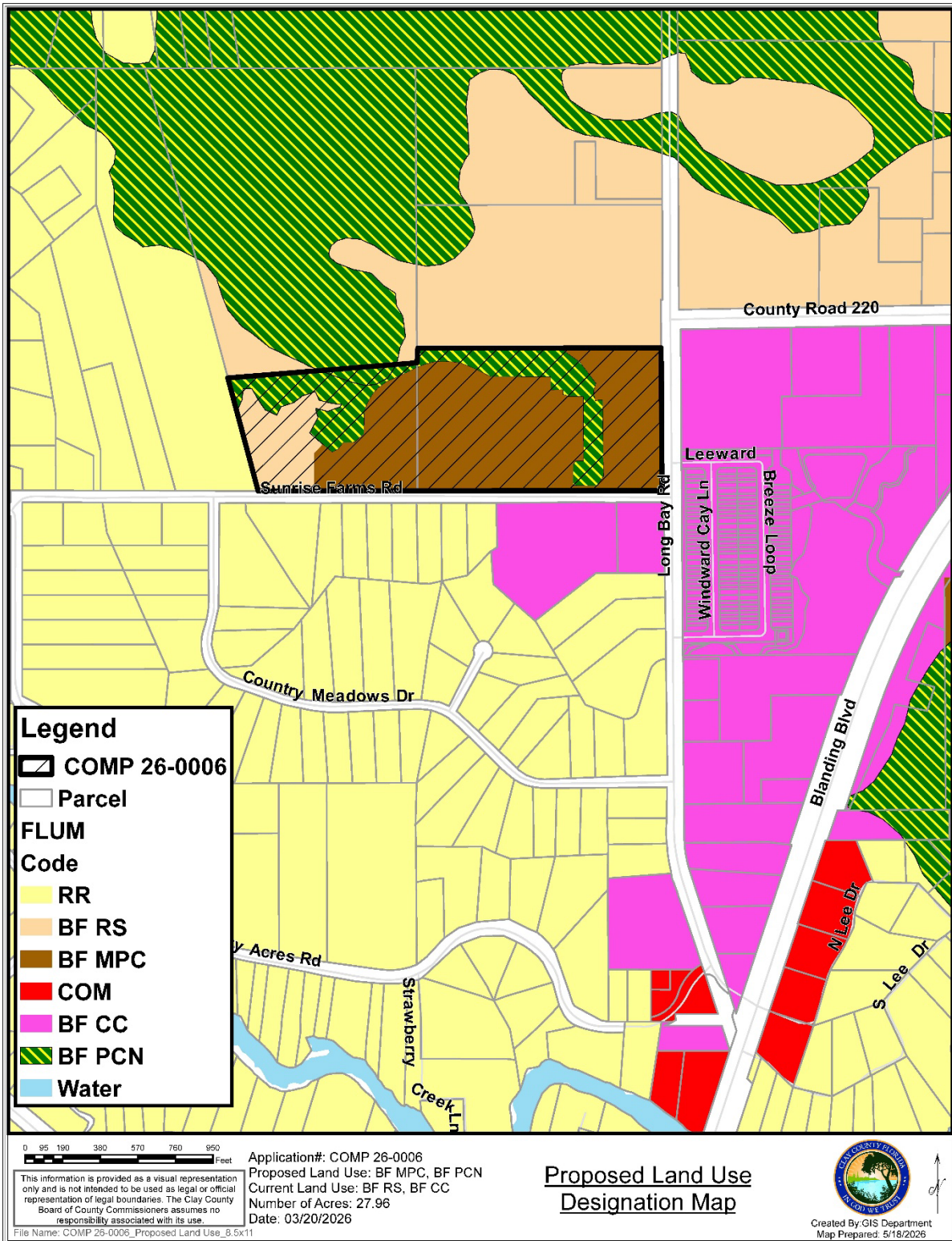
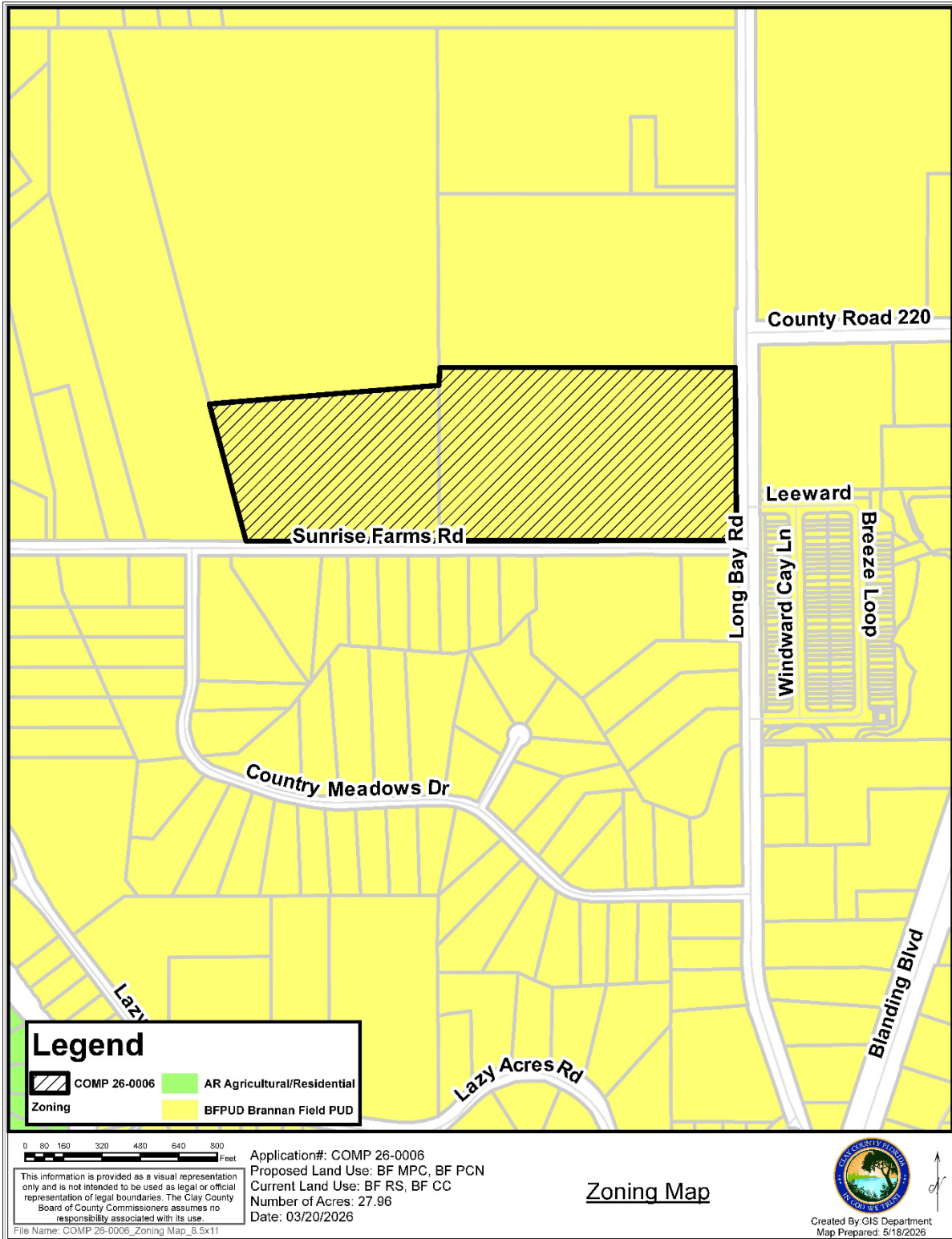


Figure 6 – Zoning Map



37 **Project Impact Summary**

<u>Tax ID #</u>	<u>Acreage</u>	<u>Existing FLU Category</u>	<u>Existing Maximum Density / Intensity</u>	<u>Proposed FLU Category</u>	<u>Proposed Maximum Density / Intensity</u>	<u>Net Increase or Decrease in Maximum Density / Intensity</u>
005927-008-00	20.19 acres	BF CC	8-16 dwelling units per acre	16.65 acres BF MPC  3.85 acres BF PCN	6-12 dwelling units per acre (Village Zone)  (none)	Reduction of 121 dwelling units
005927-002-00	12 acres	11.5 acres BF RS  0.5 acres BF PCN	1 dwelling unit per 5 acres or 1 dwelling unit per acre with density bonus  (none)	4.84 acres BF MPC  3.71 acres BF RS  3.45 acres BF PCN	6-12 dwelling units per acre (Village Zone)  1 dwelling unit per 5 acres or 1 dwelling unit per acre with density bonus  (none)	Increase of 50 dwelling units

38  
39 As shown in the table above, the proposed change would reduce the potential maximum dwelling units on  
40 the BF CC parcel from 323 units to 202 units and would increase the potential dwelling units on the BF RS  
41 parcel from 11 units to 61 units.

42  
43 The concept plan submitted with this application shows a total of 126 dwelling units (lots) which meets the  
44 minimum density for BF MPC Village Zone of 6 units per acre. The Village Zone standards allow for a  
45 minimum lot width of 32 feet for single-family detached homes. The concept plan provides 78 lots at 34 feet  
46 in width and 48 lots at 44 feet in width.

47  
48 **Availability of Services**

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

50 Schools:  
51 Provision of school concurrency will be required for any future residential development.

52  
53 Recreation:  
54 Provision of recreational areas will be required for any future residential development.

55  
56 Water and Wastewater:  
57 Water and sewer will need to be provided for the proposed use.

58  
59 Stormwater/Drainage:  
60 Stormwater management for any new construction will need to meet County and Water Management District  
61 standards.

62 Solid Waste:  
63 Clay County has existing solid waste capacity to service to the area.

**Chesser Island Road Regional Landfill Capacity**

Remaining Capacity -----	55,565,151 cubic yards
Daily Tons -----	4,537 tons
Rate of Fill -----	5,041 cubic yards per day
Estimated Fill Date -----	01/04/55
Years Remaining -----	38 years

64 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*

65

66 **Land Suitability:**

67 Soils:

68 See Figure 7.

69 Flood Plain:

70 Development impacts within any floodplain area on the subject parcel will be required to be mitigated. See  
71 Figure 8.

72 Topography:

73 The subject parcel along Long Bay Road is slightly higher than the western parcel on Sunrise Farms Road and  
74 has a low area of wetlands that creates a channel running from the northwest corner to the southeast. See  
75 Figure 9.

76 Regionally Significant Habitat:

77 There have been black bear sightings to the west and southeast of the subject parcel. See Figure 10.

78 Historic Resources:

79 There are no historic resource structures on the subject parcel although historic structure locations have been  
80 mapped to the southeast of the subject parcel. See Figure 11.

81 Compatibility with Military Installations:

82 The subject property is not located near Camp Blanding.

83

84 **Analysis of Surrounding Uses**

85 The proposed future land use amendment would change the BF CC land use on the first parcel (20.19 acres)  
86 to BF MPC and BF PCN and would change the BF RS land use on the second parcel (7.77 acres) to BF MPC  
87 and BF PCN. The surrounding districts as shown in the table below:

	<b>Future Land Use</b>	<b>Zoning District</b>
<b>North</b>	BF RS and BF PCN	BF PUD
<b>South</b>	BF CC and RR	BF PUD
<b>East</b>	BF CC	BF PUD
<b>West</b>	BF RS and BF PCN	BF PUD

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89

Figure 7 – Soil Map

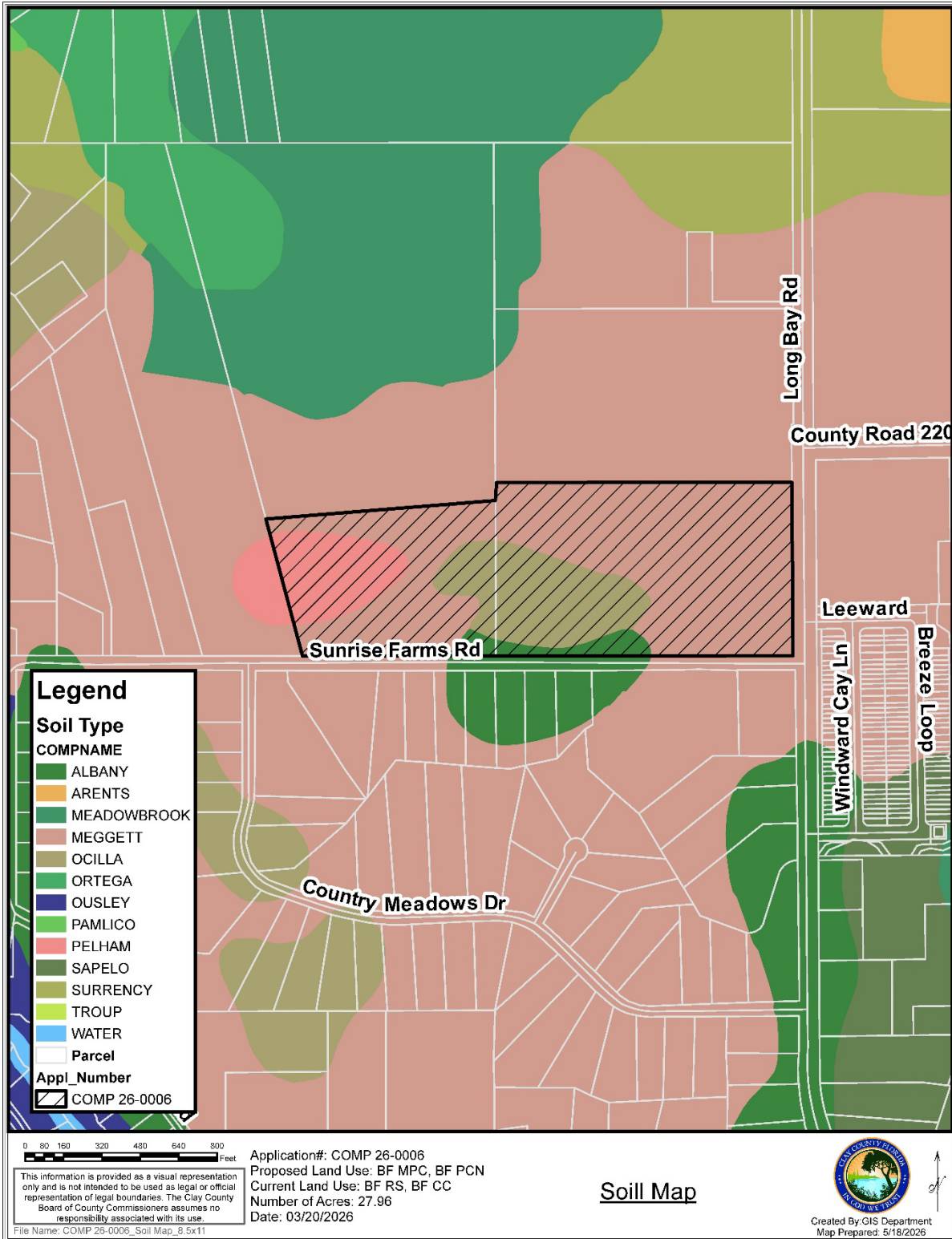


Figure 8 – Flood Zone Map

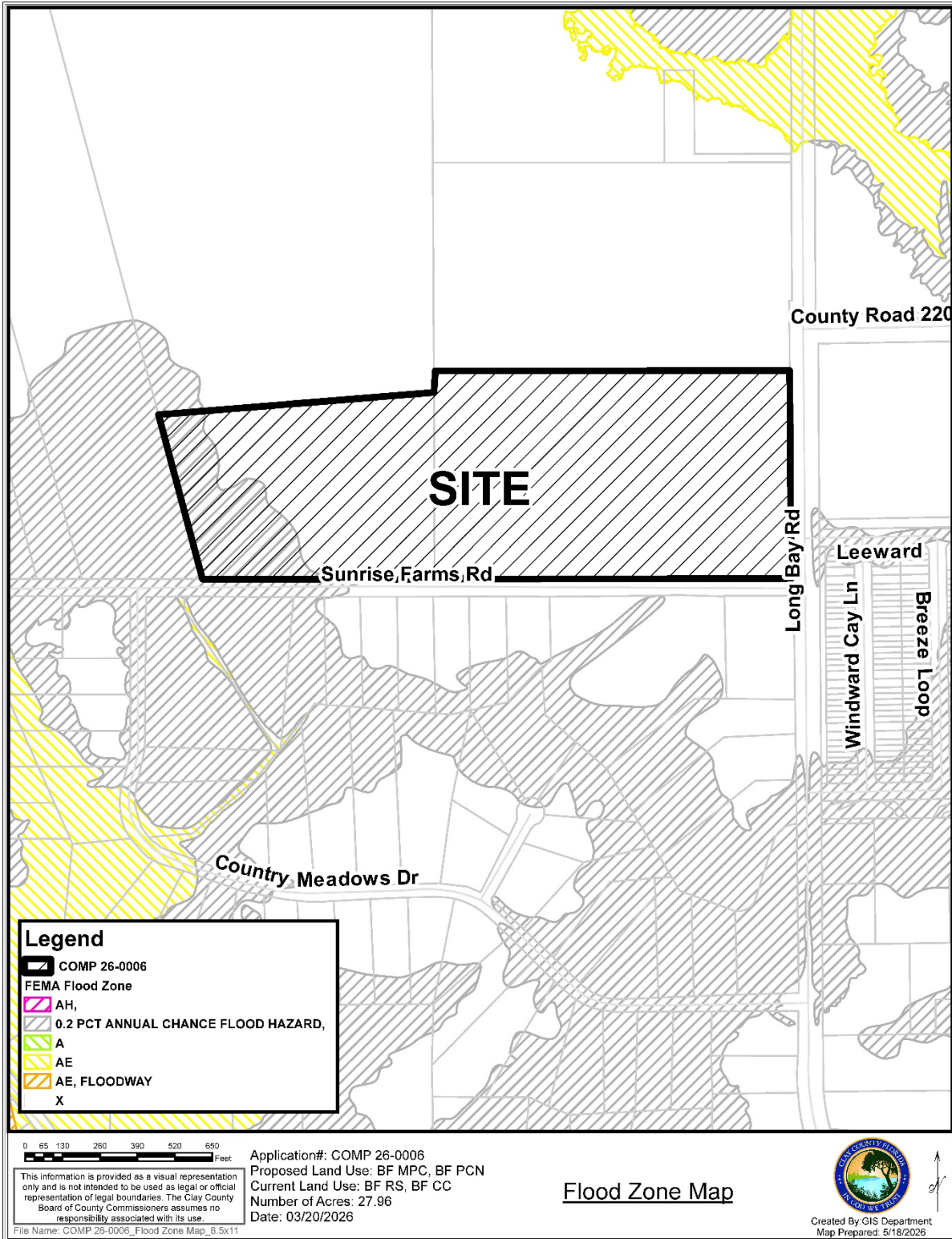


Figure 9 – Topography Map

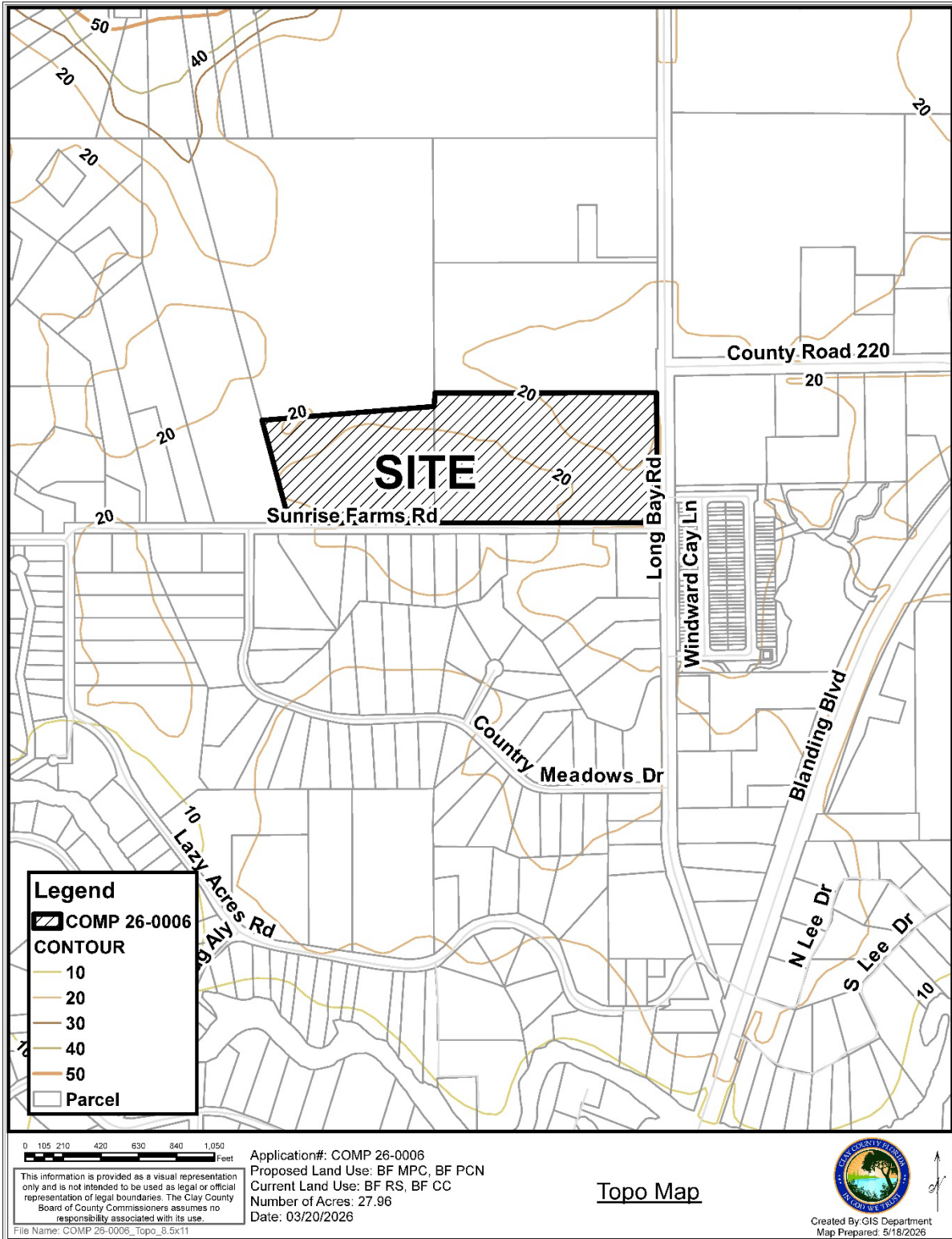


Figure 10 – Habitat Value Map

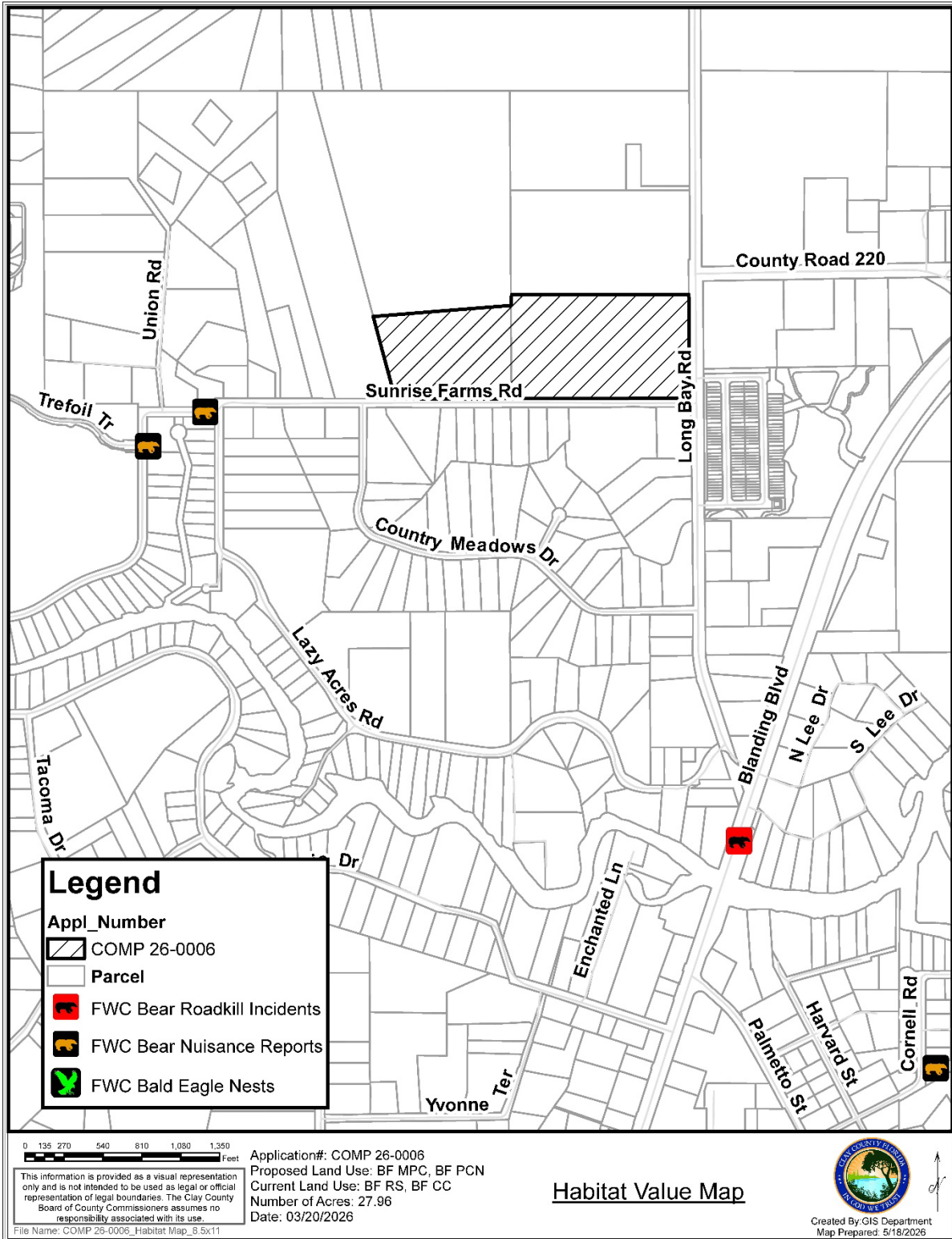
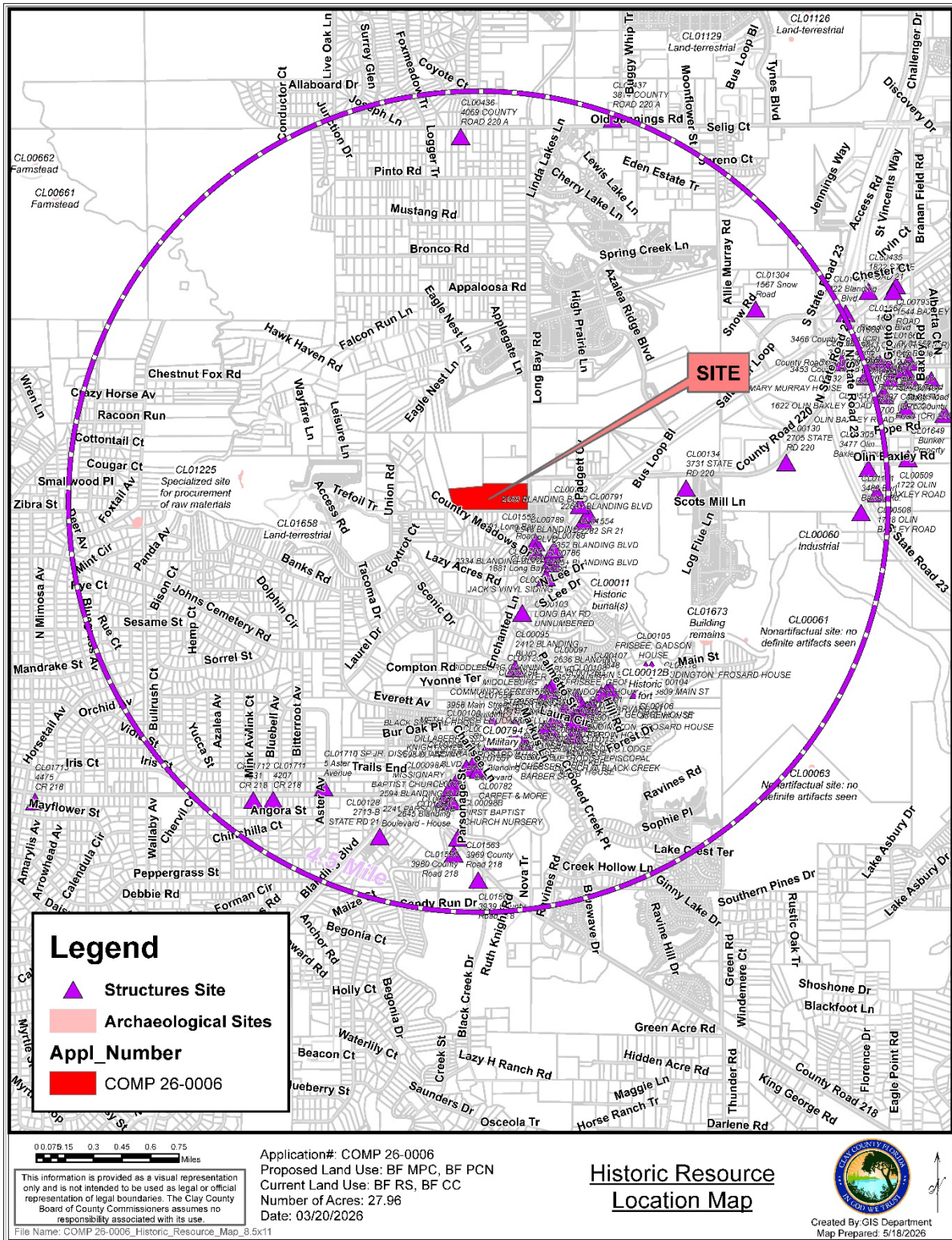


Figure 11 - Historical Resources



100 **Relevant Clay County 2045 Comprehensive Plan Policies**

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

102 **BF FLU POLICY 1.4.3 BF Rural Suburbs (BF RS)**

103 1) Land Use

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

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

113 2) Density

114 Generally gross density within the BF Rural Suburbs is one dwelling unit per five acres. However  
115 gross density can be as high as one unit per acre, subject to a density bonus program.

116 **BF FLU POLICY 1.4.2 BF Master Planned Community (BF MPC)**

117 1) Land Use

118 The BF Master Planned Community (BF MPC) land use category provides the opportunity for a mix  
119 of uses in one project, but may be developed as a combination of individual projects, the density and  
120 development characteristics to be determined relative to activity centers, neighborhood centers, PCN  
121 and existing development characteristics. The BF MPC is characterized by a mix of residential,  
122 recreation and neighborhood commercial uses within clearly defined neighborhoods. Civic buildings  
123 for education, community meetings, religion and culture serve as landmarks by being centrally  
124 located either in or in close proximity to neighborhood centers. This balanced mix of land uses allows  
125 for increased efficiency and economy by providing home, work, and service places in close proximity  
126 to each other.

127 2) Density

128 The density range in the Master Planned Community is one dwelling unit per three gross acres to 12  
129 dwelling units per gross acre, with an average density of five units per gross acre. To ensure that the  
130 density will not deviate substantially from the planned average, this average may not depart from the  
131 range of 2 to 5 units per gross acre at any time, across the total BF MPC areas. Higher density and  
132 senior housing, when provided, will be placed adjacent to the Neighborhood Centers, Community  
133 Centers, Activity Centers and transit lines to provide travel opportunities for the least mobile

134 residents. The density will be reduced based on distance from Neighborhood Centers, Community  
135 Centers and Activity Centers, placing housing with lower densities near conservation areas.

136 **BF FLU POLICY 1.4.7 BF Community Center (BF CC)**

137 The BF Community Center (BF CC) land use category is characterized by a variety of  
138 community-scaled residential, restaurant, office and retail (including grocery store) facilities  
139 (except for ‘big box’ uses) intended to generally serve a population of 25,000. The BF Community  
140 Centers are 30 to 80 acres in size and located at the intersections of major collector and/or arterial  
141 roads. The BF Community Centers are intended to be a minimum of 800 feet in depth and  
142 grouped so as not to encourage strip development patterns. A maximum of twenty percent of  
143 each BF Community Center may be developed to support multi-family residential use at a density  
144 of eight to 16 units per gross acre.

145 It is the County’s intent to encourage a mix of uses within the BF Community Center to serve the  
146 surrounding residential community. The mixture of uses indicated in the following table are to  
147 be applied to the entire BF Community Center, not individual parcels.

148 Residential development within the Community Center category must conform with the TND  
149 High standards and must also provide alleys or interior courtyards for parking purposes.

150 The quantification of uses within the BF Community Center land use designation shall be  
151 consistent with the following:

152

Land Use	Minimum Required	Maximum Permitted
Office	10%	35%
Commercial/Retail	20%	60%
Residential	10%	25%
Public Parks/Open Space	2%	No Max

153 The maximum floor area ratio (FAR) for each non-residential development within the BF  
154 Community Center shall not exceed 80%, with an average not to exceed 40%.

155 **BF FLU POLICY 1.4.4 BF Primary Conservation Network (BF PCN)**

156 The wetland/conservation areas are lands that will provide for the conservation and protection  
157 of Clay County’s natural resources in order to prevent any degradation to the major natural  
158 resources. The Primary Conservation Network (BF PCN) overlay district includes most creek  
159 and stream banks, major drainage ways, major wetlands, hydric soils, and FEMA designated 100  
160 year floodplains.

161 Natural water bodies and major drainage features within the Master Plan area shall be protected  
162 with the establishment of the BF PCN.

163 The BF PCN depicted on the Master Plan Map will interconnect natural resources throughout  
164 the Master Plan area protecting drainage systems and headwaters of the regional tributaries. This

165 network will serve to separate and buffer adjacent land uses while providing for wildlife habitat  
166 and opportunities for passive recreation. Such passive recreation elements may include  
167 pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to  
168 protect habitat areas, and similar uses for which no adverse effects to the BF PCN would result.  
169 Impacts to the network may include filling for roadway and utility construction for crossings  
170 shown on the adopted plan. Impacts to the network may also include road crossings not shown  
171 on the adopted plan where no other feasible alternatives exist, excavation of stormwater  
172 management systems when accompanied by the dedication of additional land that is generally  
173 equivalent in quality and quantity for conservation, and construction of the passive recreational  
174 facilities identified above. All roadway and utility encroachments not shown on the adopted plan  
175 should be avoided and/or minimized when possible.

176 The boundary of the BF PCN (depicted on the Branan Field Master Plan FLUM Map) shall be a  
177 minimum of 200 feet in width or 25 feet from the jurisdictional wetland line, whichever is greater.

178 Except for that portion of the BF PCN that lies within the Community Park, all natural vegetation  
179 and wetlands within the BF PCN shall be protected by a conservation easement that is dedicated  
180 to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation  
181 Commission, an established land trust, or the County. These lands shall be deeded to one of these  
182 agencies or the homeowners' association, with specific restrictions prohibiting development or  
183 disturbance except for environmental management or by the creation of hiking trails.

184

### 185 Analysis Regarding Urban Sprawl

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

### 189 Statutory Indicators of the Discouragement of Sprawl:

190 FS 163.3177(6)(a)9.b - The future land use element or plan amendment shall be determined to discourage the  
191 proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or  
192 more of the following:

- 193 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
194 *community in a manner that does not have an adverse impact on and protects natural resources and*  
195 *ecosystems.*
- 196 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- 197 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*  
198 *uses at densities and intensities that will support a range of housing choices and a multimodal*  
199 *transportation system, including pedestrian, bicycle, and transit, if available.*

- 200 (IV.) *Promotes conservation of water and energy.*
- 201 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*  
 202 *farmlands and soils.*
- 203 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 204 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*  
 205 *nonresidential needs of an area.*
- 206 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*  
 207 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*  
 208 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

209

210 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
 211 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
 212 163.3177(6)(a)9.b:

213 Staff Finding: The proposed amendment directs economic growth and associated land development to  
 214 geographic areas of the community in a manner that does not have an adverse impact on and  
 215 protects natural resources and ecosystems. The application would increase the BF PCN lands  
 216 to protect additional existing wetlands on this property.

217 Staff Finding: Provides for compact development that will support a range of housing choices while also  
 218 providing for a transition zone between the higher density of BF CC on the east side of Long  
 219 Bay Road and the low density of the existing RR land use on the east side.

220 Staff Finding: The amendment preserves open space and natural lands by increasing the existing BF PCN  
 221 over additional wetlands and provides for public open space and recreation needs.

222 Staff Finding: Provides uses and densities of use and urban form that would remediate a potential  
 223 development pattern for the 20.19 acre parcel adjacent to Long Bay Road under the existing  
 224 BF CC land use.

225

226 **Recommendation**

227 Staff recommend approval of COMP 26-0006.