



1 **Staff Report and Recommendations for COMP 26-0005**

2

3 **Copies of the application are available at the Clay County**
4 **Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**

5

6 **Owner / Applicant Information:**

Owner: Lin-Mor-1, LLC
Agent: Courtney Gaver (Rogers Towers, P.A.)

7

8 **Property Information**

Parcel ID: 40-04-25-020905-000-00	Parcel Address: College Drive
Current Land Use: Urban Core 10 (UC-10)	Current Zoning: Agricultural Residential (AR)
Proposed Land Use: Commercial (COM)	Total Acres: 2.19 +/- acres
	Acres affected by FLU change: 2.19 +/- acres
Commission District: 1, Comm. Sgromolo	Planning District: OakLeaf Branan-Ridge

9

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 a single parcel of land from Urban Core 10 (UC-10) to
13 Commercial (COM). The applicant does not have a specific end use at this time.

14

15 The subject parcel is located on the west side of College Drive, north of 258 College Drive and is currently
16 undeveloped land.

17

18 A companion Rezoning application from AR to BB-4 follows this comprehensive plan amendment.

19

20

Figure 1 – Location Map

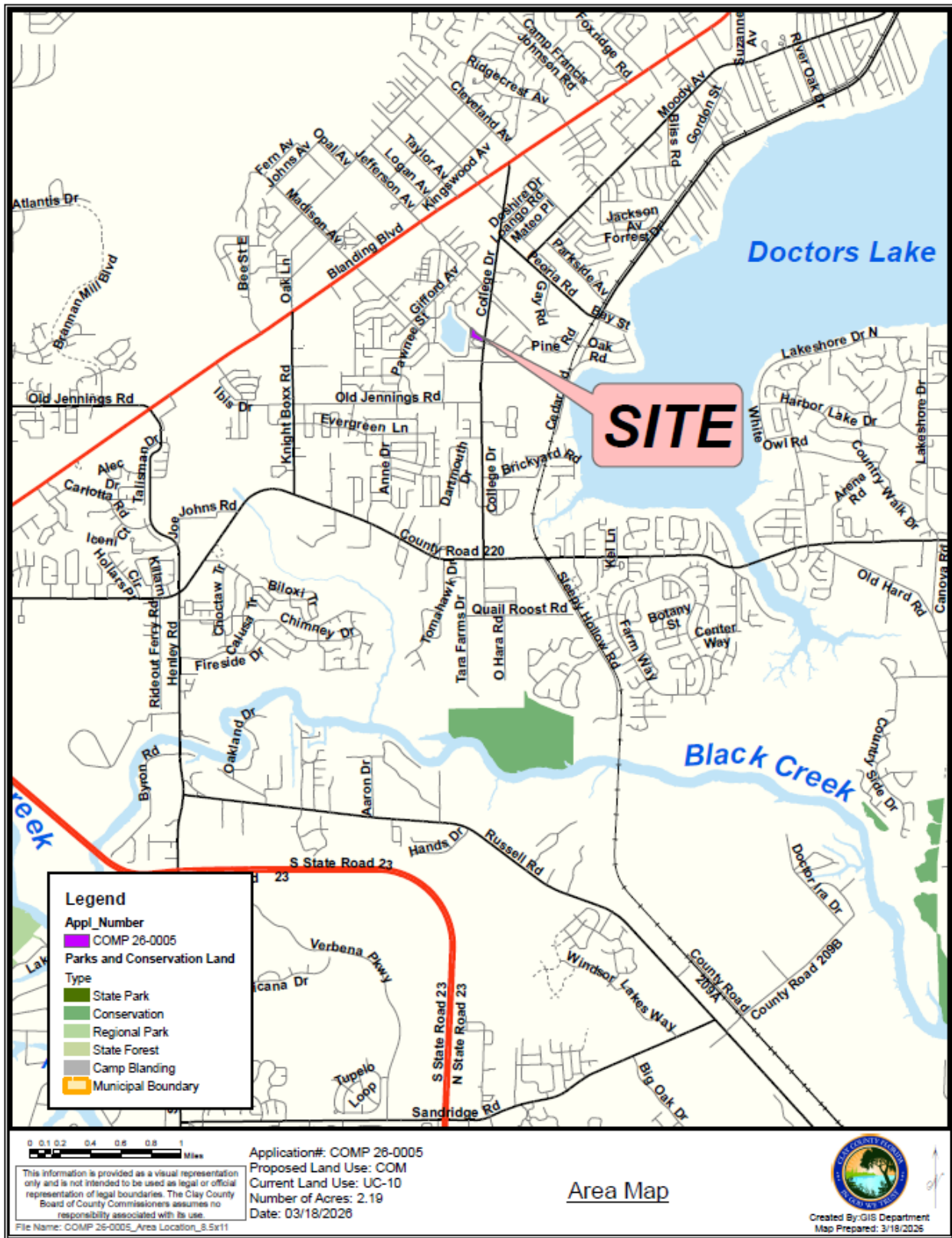


Figure 2 – Parcel Map

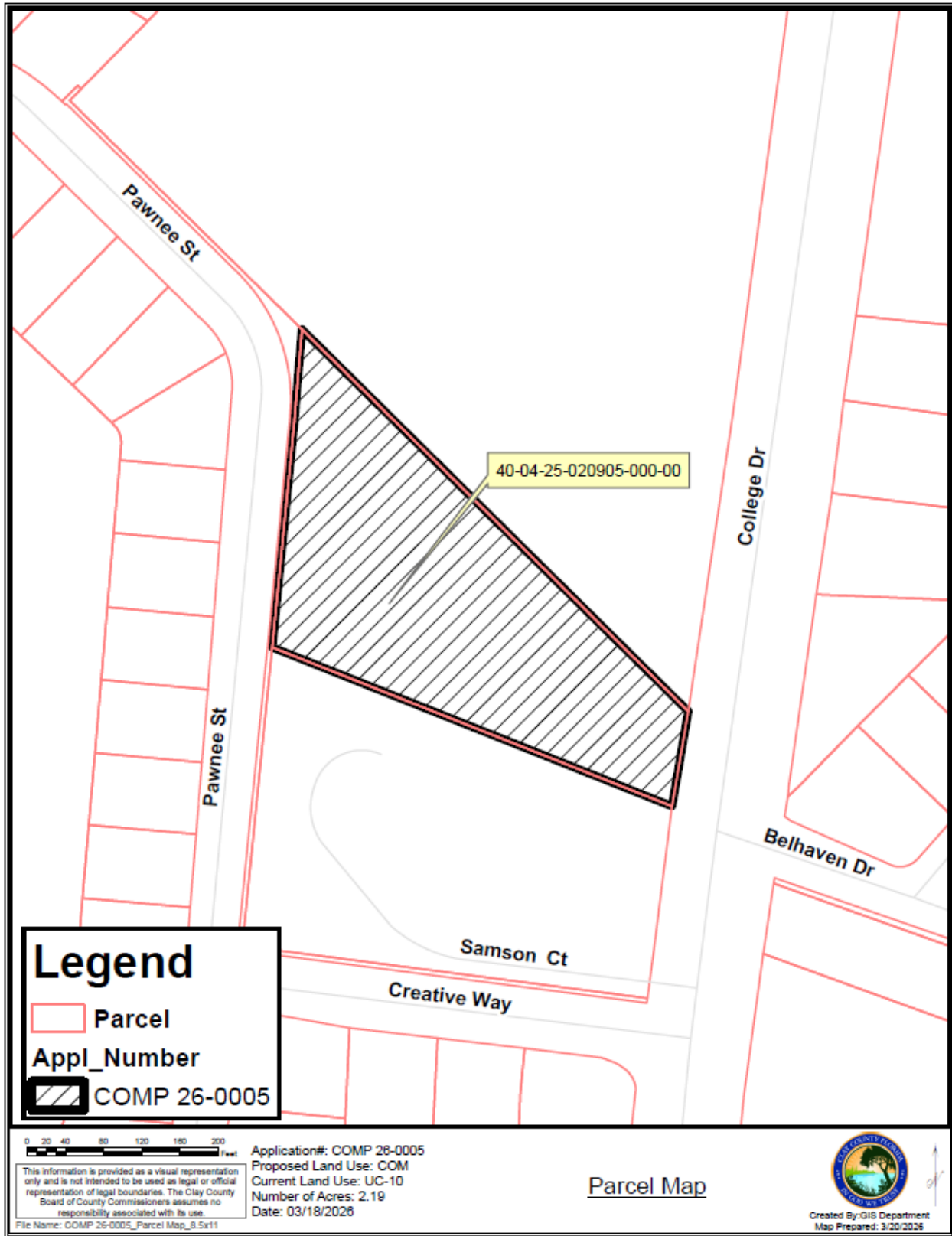


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

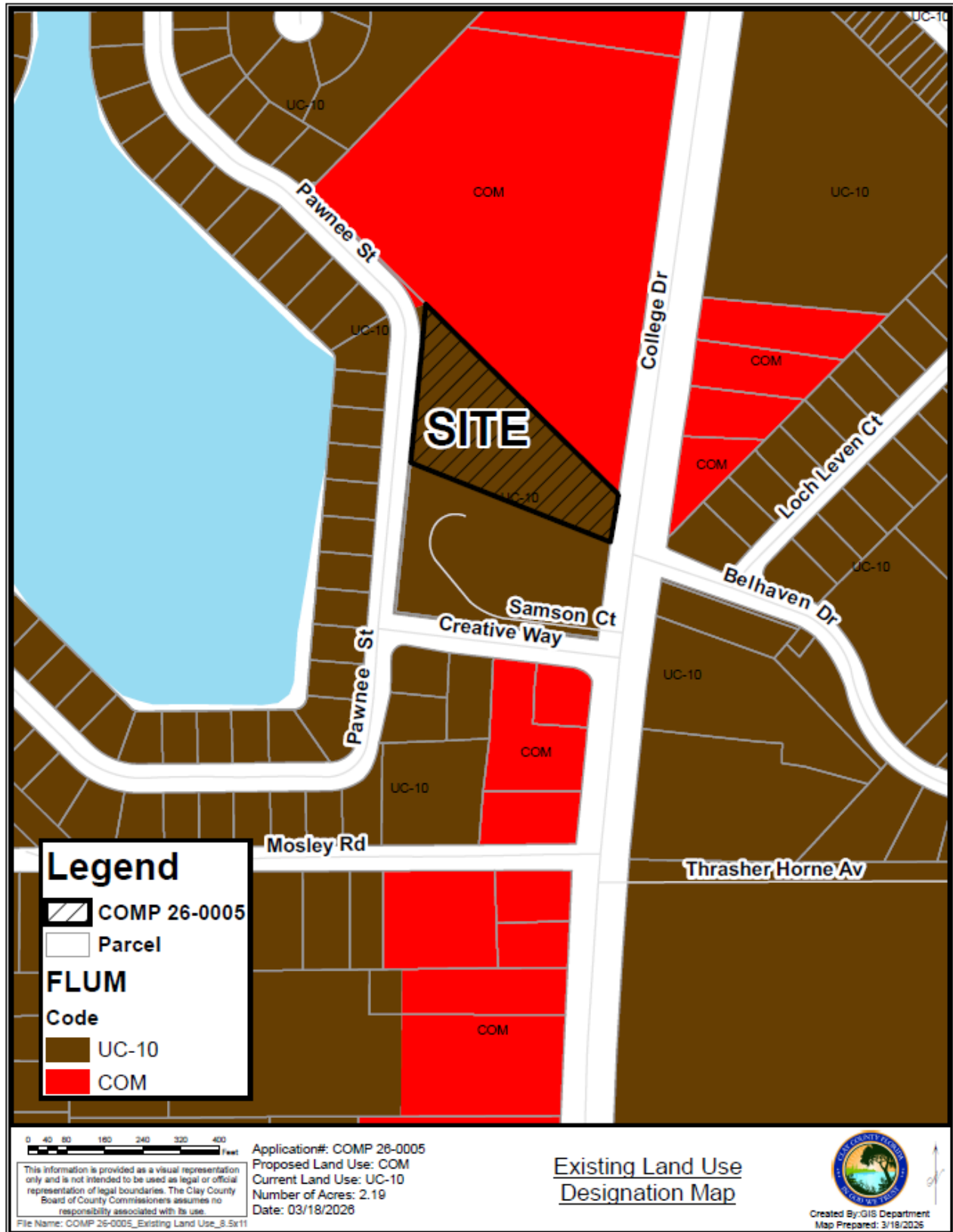


Figure 5 – Proposed Future Land Use Designation Map

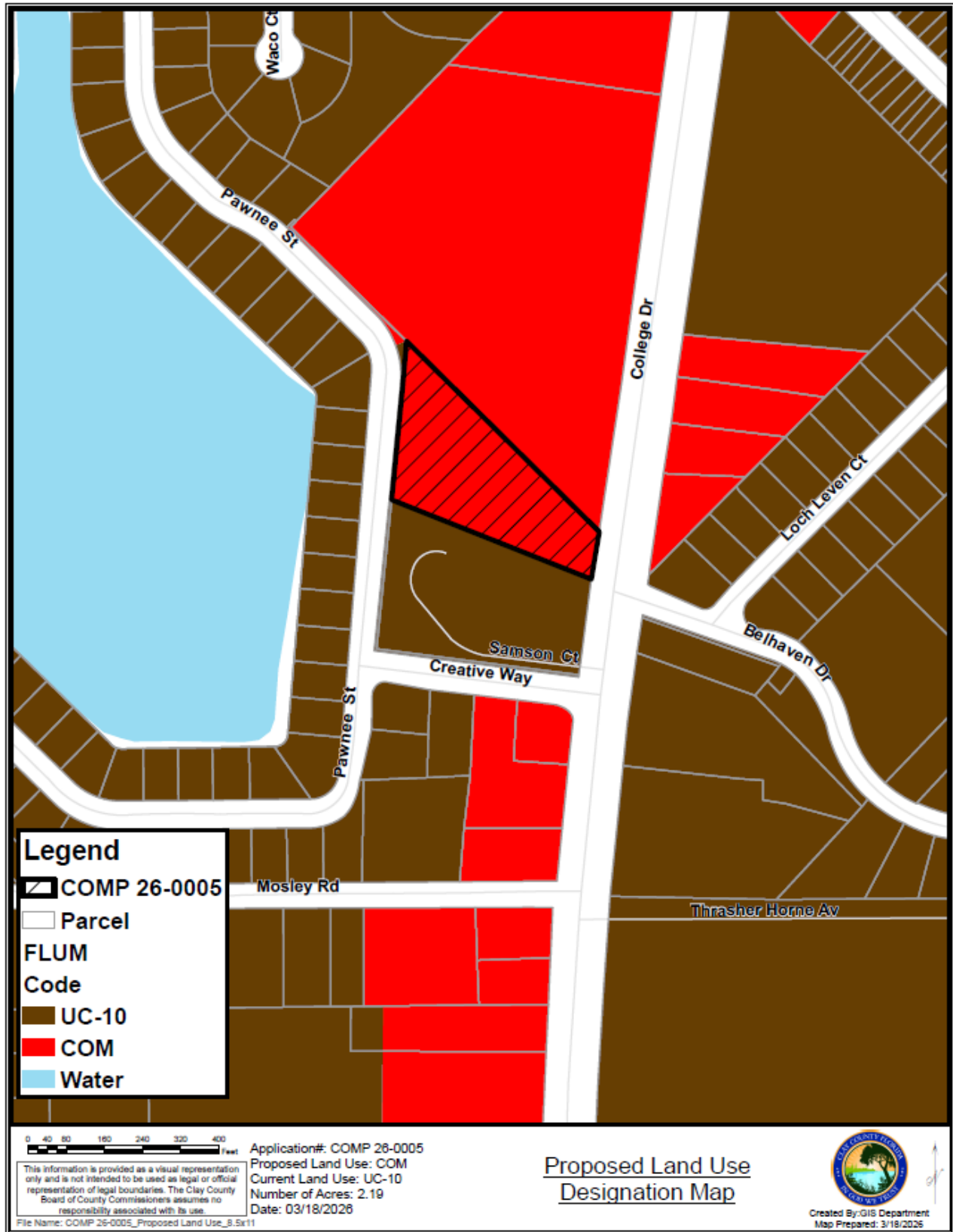
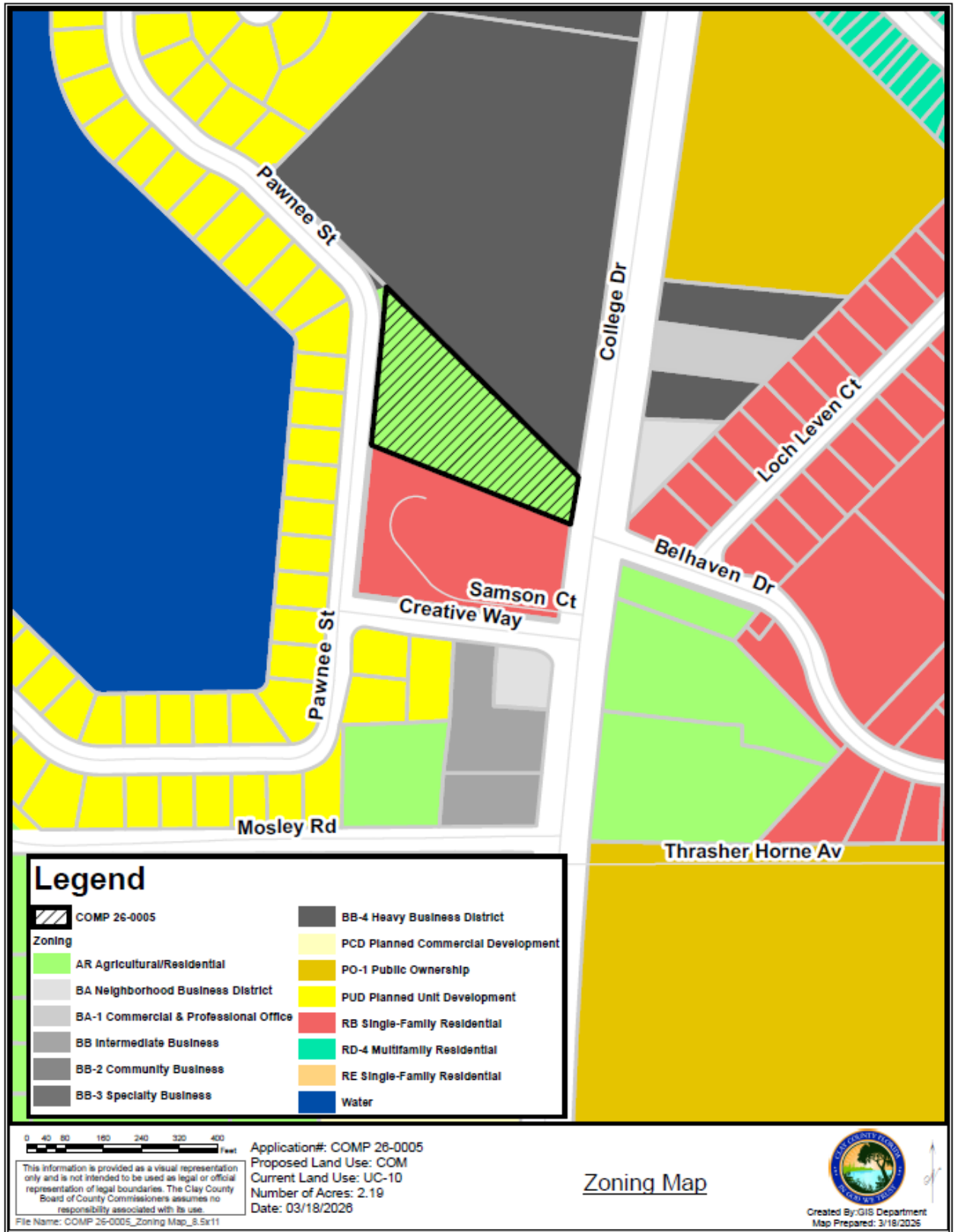


Figure 6 – Zoning Map



33 **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>
40-04-25-020905-000-00	2.19 acres	Urban Core 10 (UC-10)	2-10 units per net acre	Commercial (COM)	<u>0.40 FAR</u>	<u>Reduction of 20 dwelling units and the addition of 38,158 sq.ft.</u>

34
 35 The proposed change eliminates the current maximum density of 10 dwelling units on the property and
 36 allows up to 38,158 sq.ft. of commercial floor area instead.
 37

38 **Availability of Services**

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

40 Schools:

41 There are no residential uses associated with this land use change.
 42

43 Recreation:

44 There are no residential uses associated with this land use change.
 45

46 Water and Wastewater:

47 Water is available along the east side of College Drive and water and sewer are both available along Pawnee
 48 Street.
 49

50 Stormwater/Drainage:

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

53 Solid Waste:

54 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

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

56

57 **Land Suitability:**

58 Soils:

59 See Figure 7.

60 Flood Plain:

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

63 Topography:

64 The subject parcel has very little change in elevation. See Figure 9.

65 Regionally Significant Habitat:

66 There have not been any black bear or eagle sitings in the area of the subject parcel. See Figure 10.

67 Historic Resources:

68 There are no historic resource structures on the subject parcel although historic structure locations have been
69 mapped to the south of the subject parcel. See Figure 11.

70 Compatibility with Military Installations:

71 The subject property is not located near Camp Blanding.

72

73 **Analysis of Surrounding Uses**

74 The proposed future land use amendment would change a single parcel of land (2.19 acres) from Urban Core
75 10 (UC-10) to Commercial (COM). This change would be in keeping with the evolving character of the
76 surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial	Heavy Business District (BB-4)
South	Urban Core 10	Single Family Residential District (RB)
East	Commercial & Urban Core 10	Neighborhood Business District (BA), Heavy Business District (BB-4), Single Family Residential District (RB) and Agricultural/Residential (AR)
West	Urban Core 10	Planned Unit Development (PUD)

77

78

Figure 7 – Soil Map

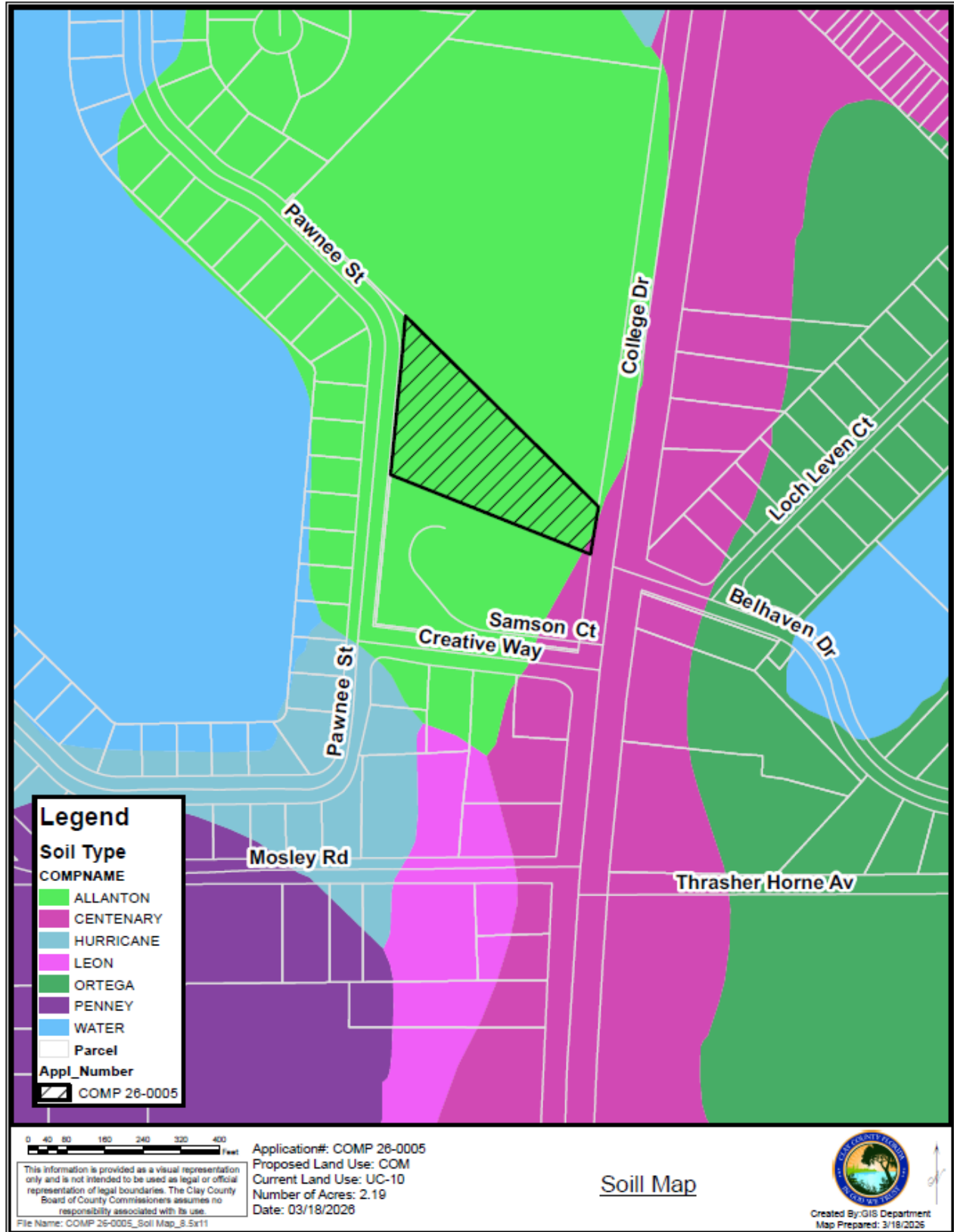


Figure 8 – Flood Zone Map

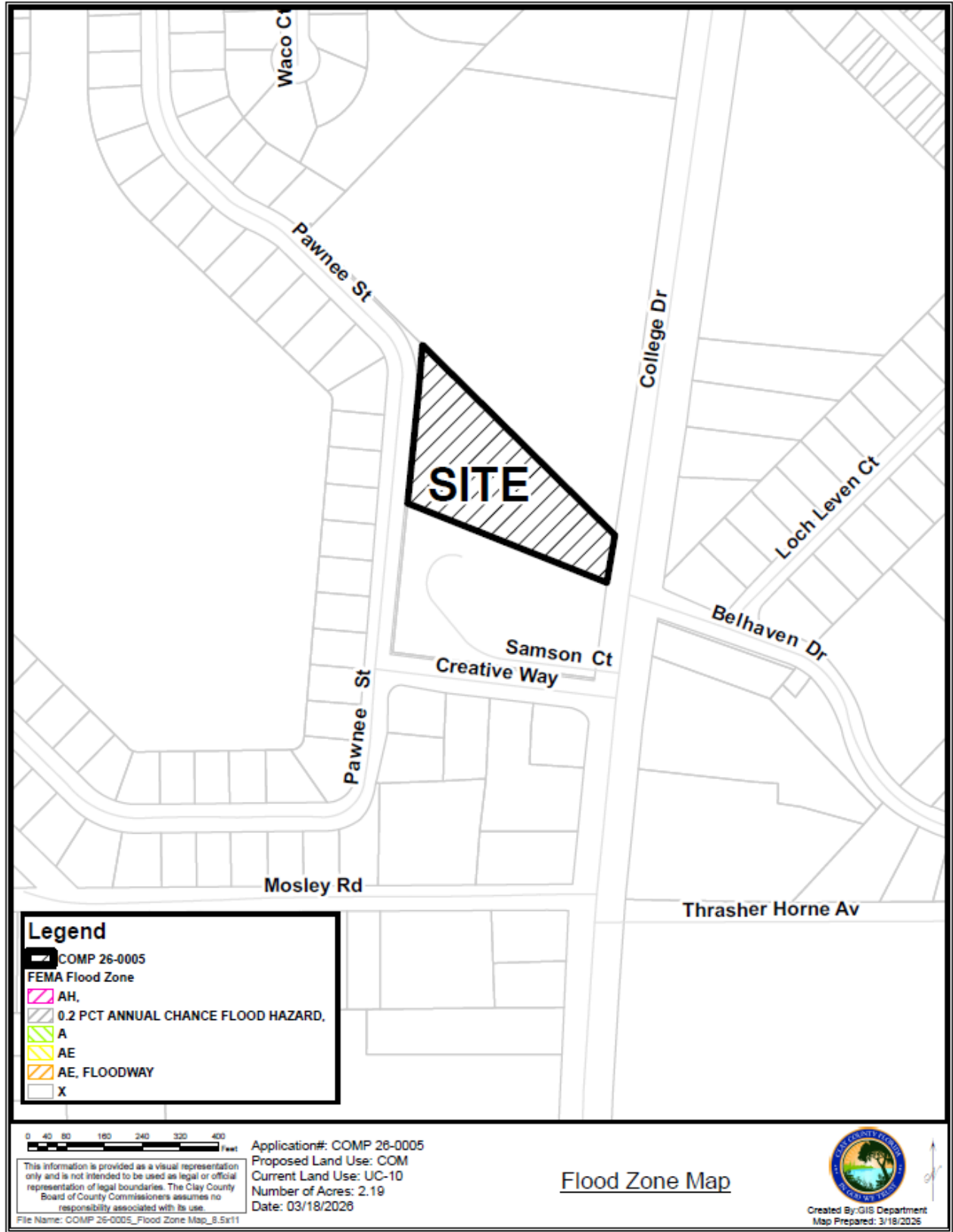


Figure 9 – Topography Map

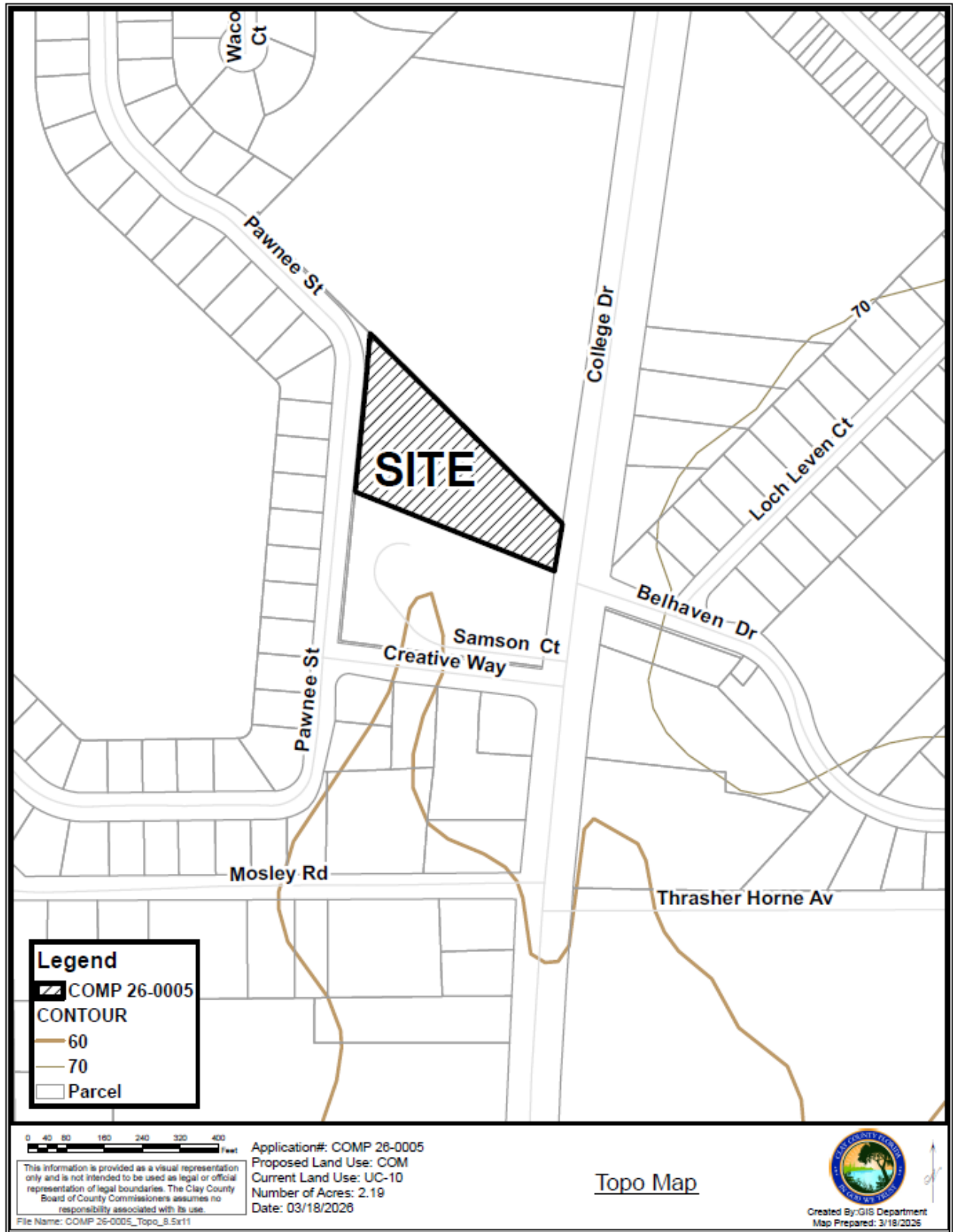


Figure 10 – Habitat Value Map

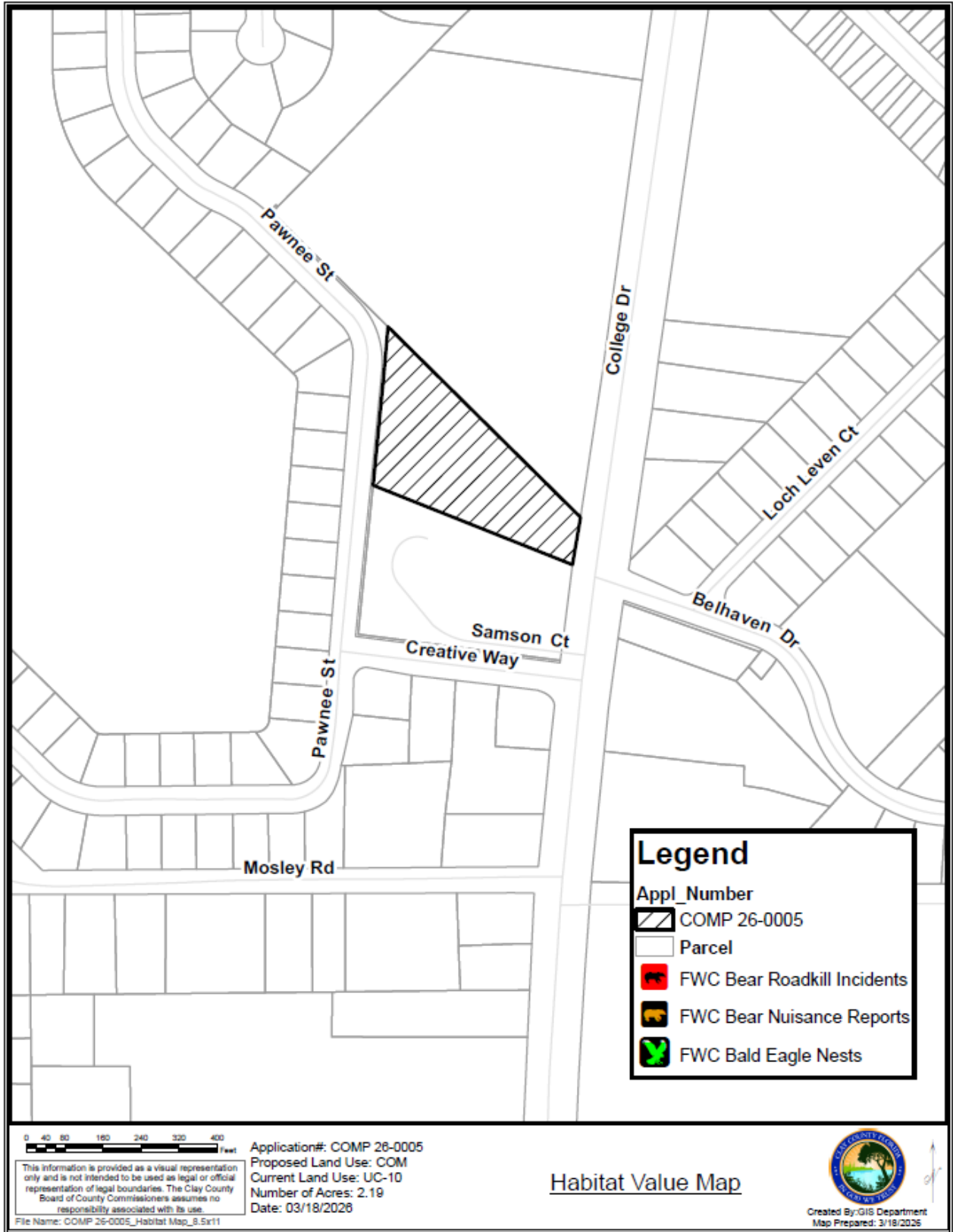
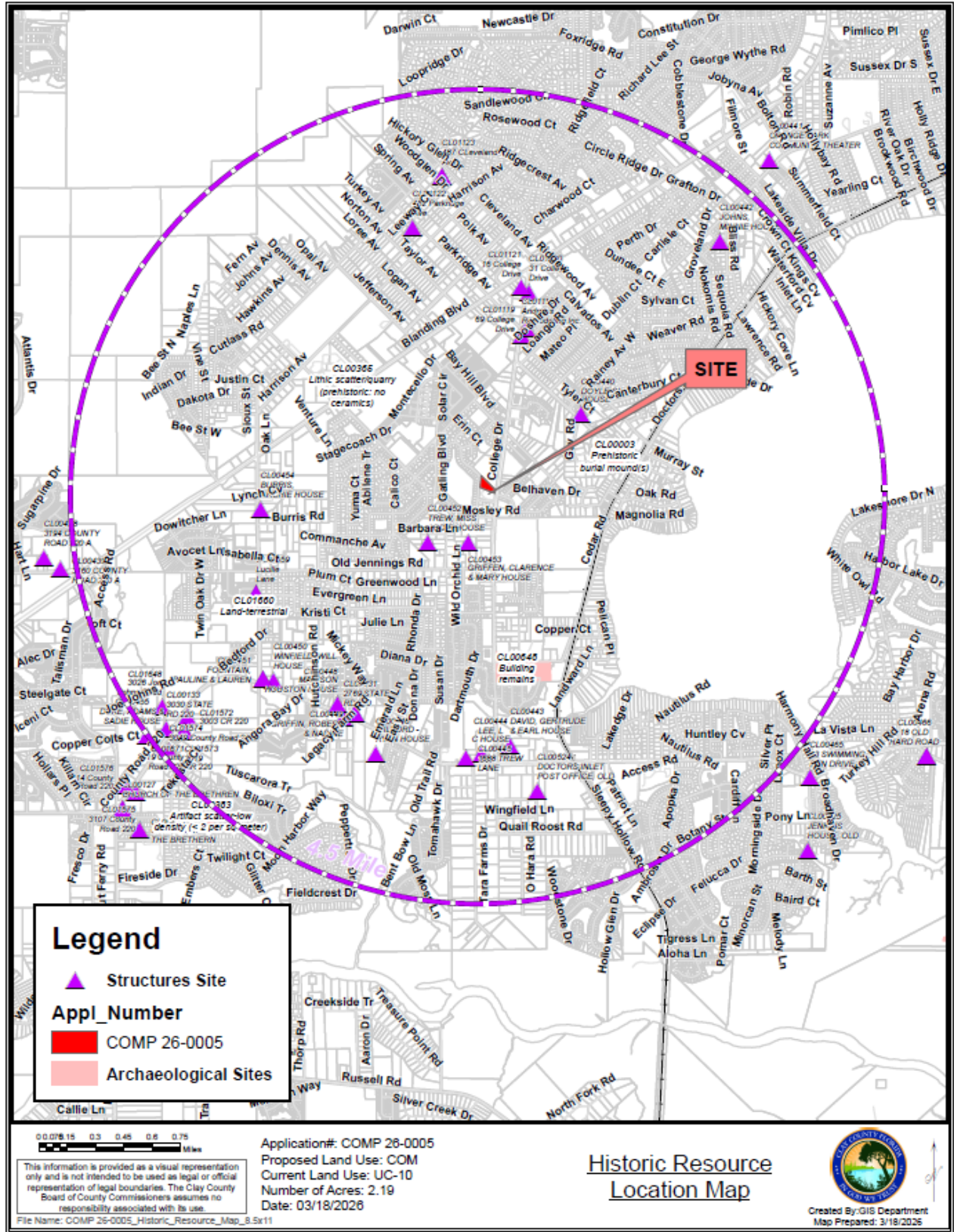


Figure 11 - Historical Resources



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

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

91 FLU Policy 1.4.1.7 Urban Core (10)

92 This designation is intended for land within the core of urban service areas and accessible to
93 employment centers. Densities in this area shall range from a minimum of two units per net acre and
94 a maximum of ten units per net acre. This classification includes single-family detached and attached,
95 cluster and zero lot line dwellings, and multi-family housing.

96 Areas within this category may be suitable for a higher intensity use, upward to a maximum of ten
97 units per net acres. Densities from seven to ten units per net acre may be approved if the location
98 meets required points and the development provides central water and sewer system.

99 Review of specific densities shall be directed toward preserving the stability and integrity of
100 established residential development and toward providing equitable treatment of lands with similar
101 characteristics. Design techniques of landscaping, screening and buffering shall be employed to assure
102 a smooth transition in residential structure types and densities.

103 A maximum density of 16 units per net acre may be allowed within the Urban Core (10) designation
104 on the Future Land Use Map for the provision of housing for the elderly or handicapped and housing
105 for very low-, low-income and moderate-income households. Location shall be based on need and
106 criteria assessing proximity to the following: employment, mass transit, health care, parks,
107 commercial services, and central utility services, as detailed in the Housing Element and land
108 development regulations. A maximum 15 units per net acre may also be allowed if it is a proposed
109 infill development meeting criteria of a Traditional Neighborhood Development.

110
111 FLU Policy 1.4.1.9 Commercial (COM)

112 The commercial designation accommodates the full range of sales, service, and office activities.
113 These uses may occur in self-contained shopping centers, free standing structures, campus-like
114 business parks, central business districts, or along arterial highways. These areas are intended for
115 larger scale, more intensive community-type commercial uses.

116 The location of commercial development shall be concentrated at major intersections and within
117 Activity Centers and Planned Communities. The development shall create a commercial node,
118 not a strip, with a mixture of retail, office, and hotel uses.

119 FLU Policy 1.4.8

120 Amendments to designate additional commercial land use on the Future Land Use Map and
121 otherwise eligible for consideration as small scale amendments pursuant to Section
122 163.3187(1)(c), F.S., shall be further limited to those meeting the Infill and/or the Unified Plan
123 criteria following:

124 1) Infill: The application parcel is located between parcels with an existing designation of
125 commercial, institutional and/or industrial land use which (1) are located on the same side of the
126 roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right
127 of way.

128 2) Unified Plan: The application parcel increases the depth of parcels with an existing designation
129 of commercial land use provided that (1) the resulting development parcel is greater than 10 acres
130 and (2) the resulting dimensions of the development parcel permit a unified plan of development
131 including shared access, signage and infrastructure. Unified Plan Applications shall be limited in
132 location to the intersection of two roadways, one of which must be designated as an arterial or
133 major collector and the other of which must be designated as an arterial, major collector or minor
134 collector. Amendments approved pursuant to these criteria shall be required to proceed as a
135 Planned Unit Development (PUD) or Planned Commercial Development (PCD) requiring
136 shared access, shared signage, and shared infrastructure.

137 3) Subsection 2 shall not apply to those single parcels with multiple land use designations, one of
138 which is commercial, as of January 1, 2021.
139

140 Analysis Regarding Urban Sprawl

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

144

145 Statutory Indicators of the Discouragement of Sprawl:

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

- 149 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*
150 *community in a manner that does not have an adverse impact on and protects natural resources and*
151 *ecosystems.*
- 152 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
- 153 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*
154 *uses at densities and intensities that will support a range of housing choices and a multimodal*
155 *transportation system, including pedestrian, bicycle, and transit, if available.*
- 156 (IV.) *Promotes conservation of water and energy.*
- 157 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*
158 *farmlands and soils.*
- 159 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 160 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*
161 *nonresidential needs of an area.*
- 162 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*
163 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*
164 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

165

166 Staff Analysis regarding Sprawl:

167 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because
168 it incorporates a development pattern or urban form that achieves the following four criteria under FS
169 163.3177(6)(a)9.b:

170 Staff Finding: The amendment directs economic growth and associated land development to geographic
171 areas of the community which are already developed in an urban form, thus redirecting
172 development from other more sensitive areas which might have an adverse impact on natural
173 resources and ecosystems.

174 Staff Finding: The proposed amendment maximizes the use of existing public infrastructure and services
175 already in place along College Drive.

176 Staff Finding: The amendment promotes conservation of water and energy by tying in to existing services.

177 Staff Finding: Future development of this parcel in connection with the owner's existing business on the
178 adjoining parcels will create a balance of land uses based upon demands of the residential
179 population for the nonresidential needs of an area.

180

181 **Recommendation**

182 Staff recommend approval of COMP 26-0005.