



1 **Staff Report and Recommendations for ZON 26-0007**

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 Zoning: Agricultural Residential (AR)	Current Land Use: Urban Core 10 (UC-10)
Proposed Zoning: BB-4	Total Acres: 2.19 +/- acres
	Acres affected by Zoning change: 2.19 +/- acres
Commission District: 1, Comm. Sgromolo	Planning District: OakLeaf Branan-Ridge

9

10 **Introduction:**

11 This application is a rezoning to change a single parcel of land (2.19 acres) from Agricultural Residential (AR)
12 to Heavy Business District (BB-4).

13

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

16

17 A companion Comprehensive Plan Amendment application (COMP 26-0005) preceded this application.

18

19

Figure 1 – Location Map

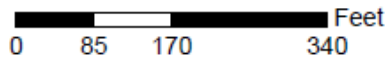
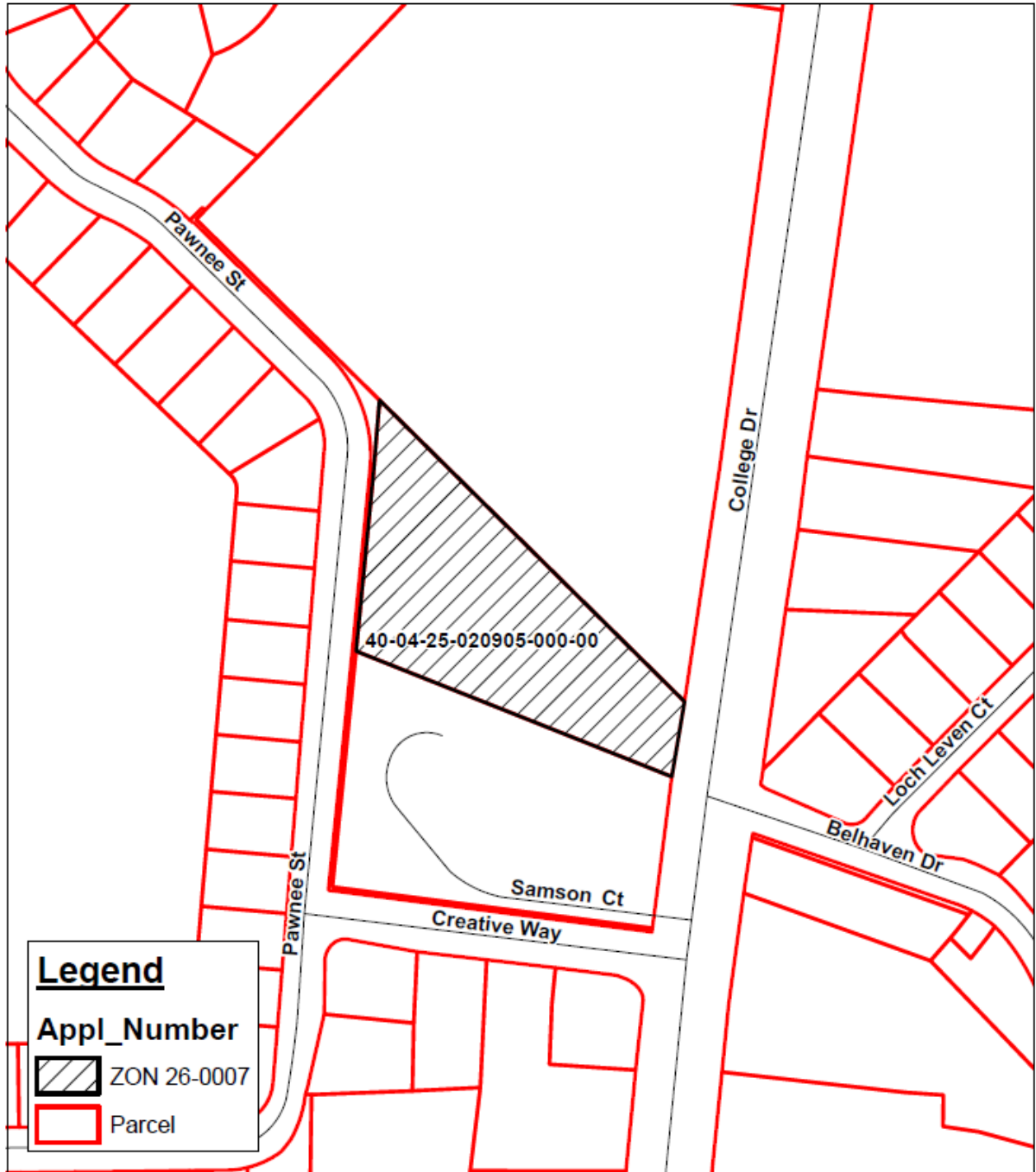


0 2,550 5,100 10,200 Feet

Location Map
Rezoning: ZON 26-0007



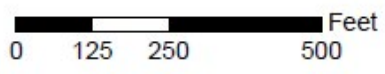
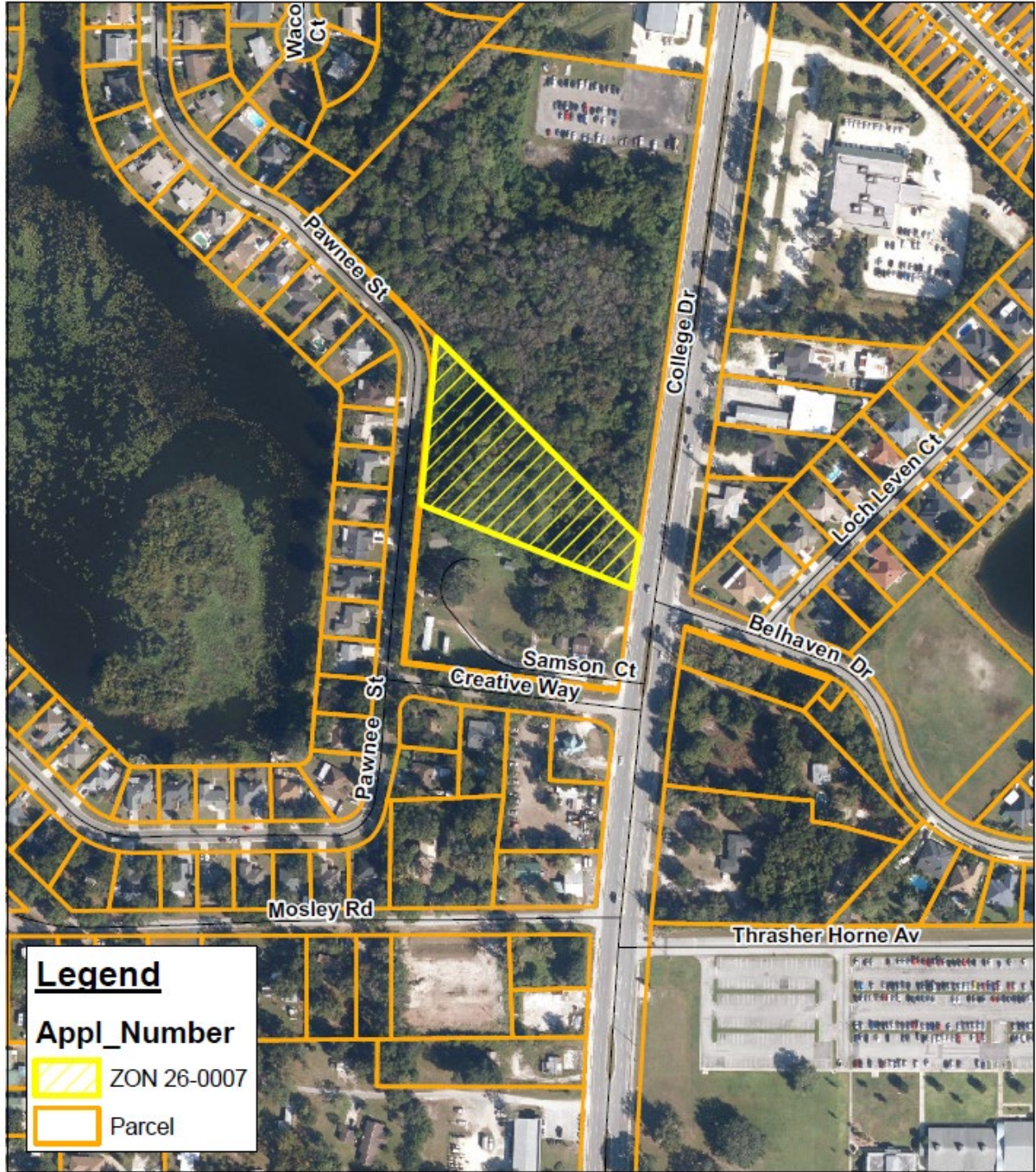
Figure 2 – Parcel Map



Rezoning: ZON 26-0007
Parcel Map



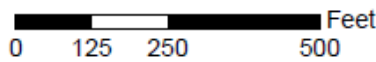
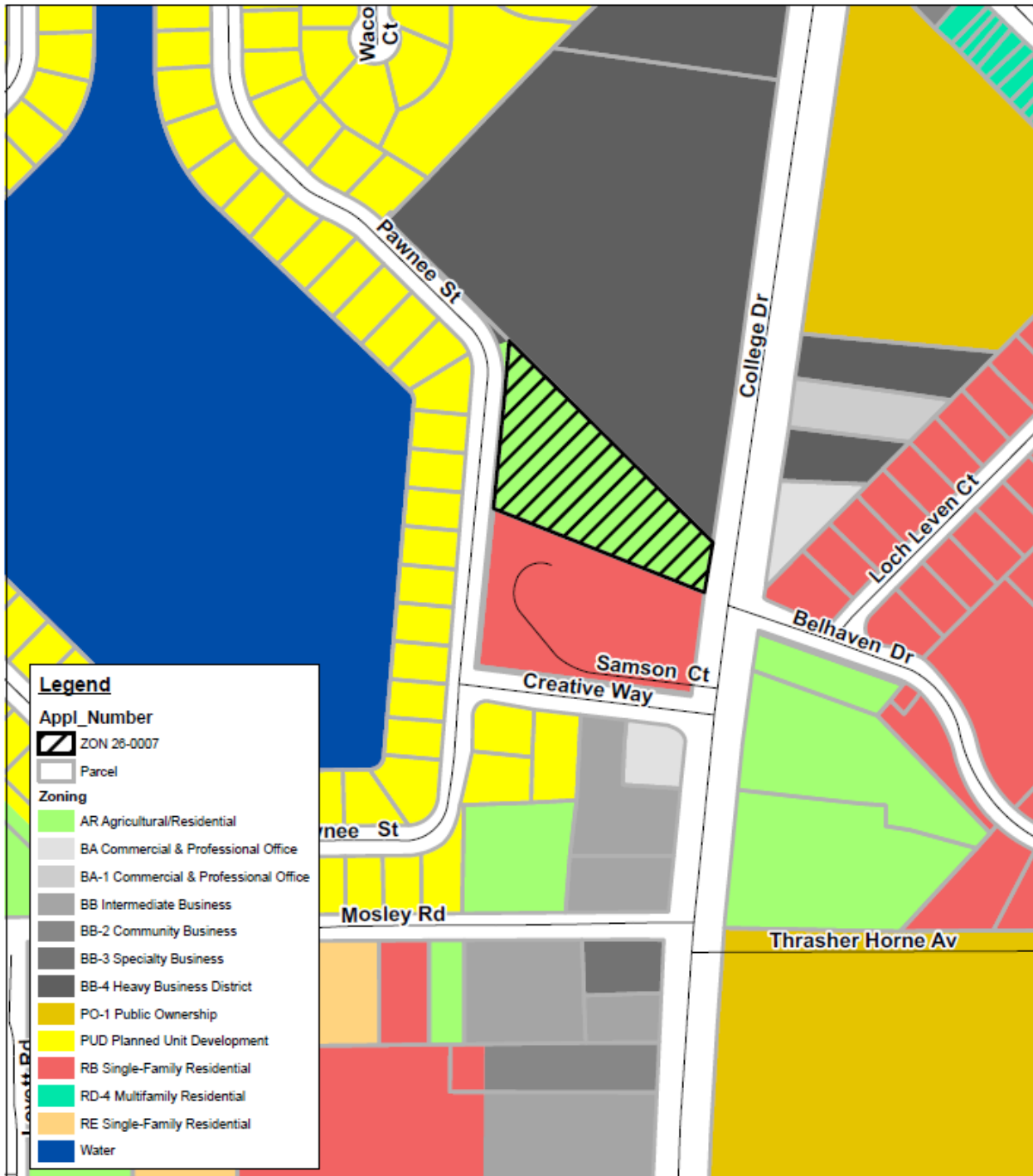
Figure 3 - Aerial Photo



Rezoning: ZON 26-0007
from AR to BB-4



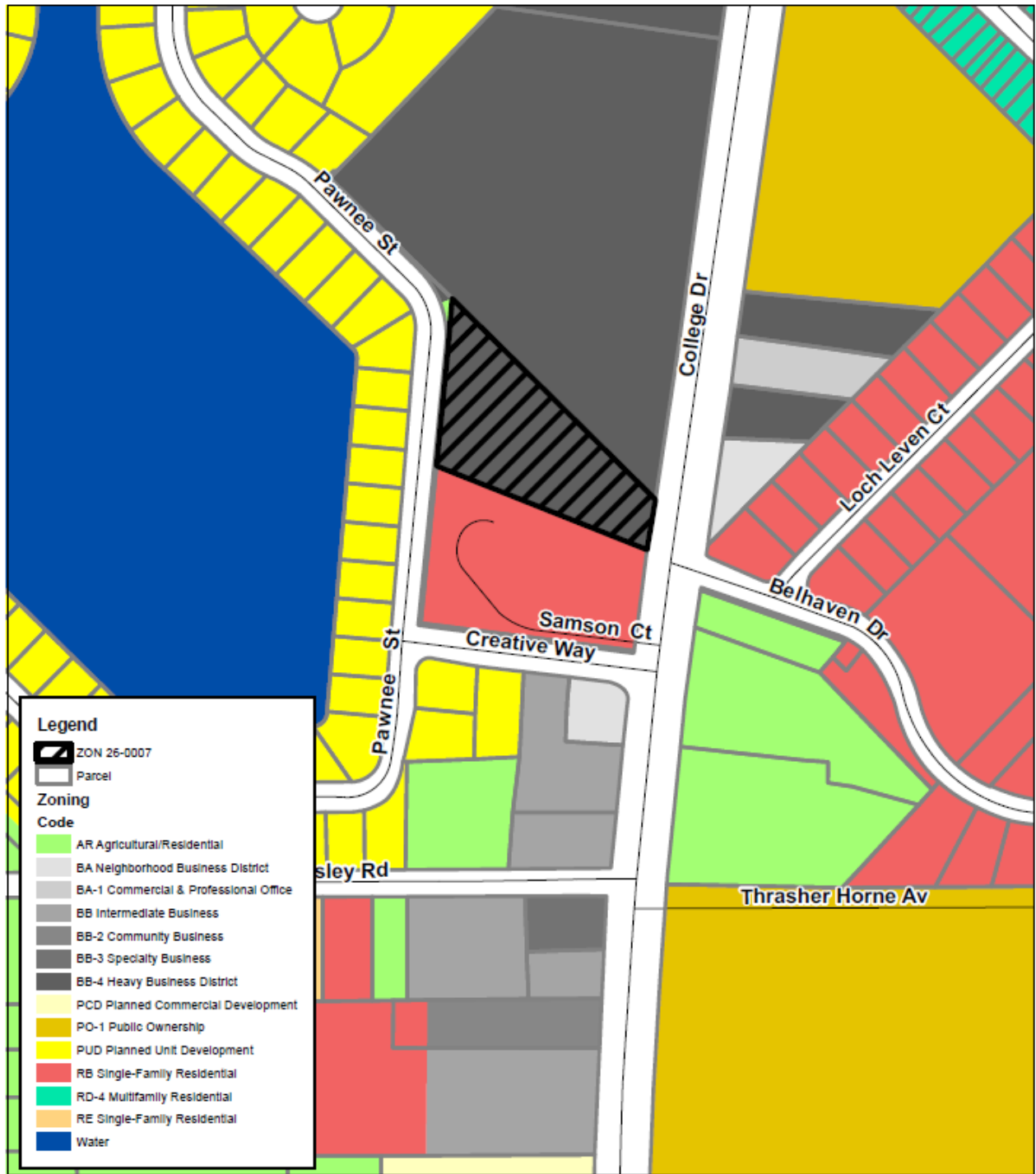
Figure 4 – Existing Zoning Map



Existing Zoning
 Rezoning: ZON 26-0007
 from AR to BB-4



Figure 5 – Proposed Zoning Map

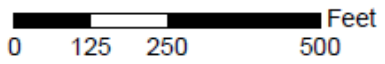


Legend

- ZON 26-0007
- Parcel

Zoning Code

- AR Agricultural/Residential
- BA Neighborhood Business District
- BA-1 Commercial & Professional Office
- BB Intermediate Business
- BB-2 Community Business
- BB-3 Specialty Business
- BB-4 Heavy Business District
- PCD Planned Commercial Development
- PO-1 Public Ownership
- PUD Planned Unit Development
- RB Single-Family Residential
- RD-4 Multifamily Residential
- RE Single-Family Residential
- Water



**Proposed Zoning
Rezoning: ZON 26-0007
from AR to BB-4**



31 **Analysis of Surrounding Uses**

32 The proposed rezoning would change a single parcel of land (2.19 acres) from Agricultural Residential (AR)
33 to Heavy Business District (BB-4). This change would be in keeping with the evolving character of the
34 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)

35

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

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

38 FLU Policy 1.4.1.9 Commercial (COM)

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

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

46

47 Analysis of Proposed Rezoning Amendment

48 In reviewing the proposed application for Rezoning, the following criteria may be considered along with such
49 other matters as may be appropriate to the particular application:

50
51 (a) Whether the proposed change will create an isolated district unrelated to or incompatible with
52 adjacent and nearby districts;

53 Staff Finding: This rezoning application will not create an isolated or unrelated district. It will match the
54 existing BB-4 zoning of the two parcels immediately adjacent to the north which are also owned by the owner
55 of this subject parcel. In addition, there are two parcels on the east side of College Drive across from the
56 subject parcel which are also zoned BB-4.

57 (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real
58 property proposed for change;

59 Staff Finding: The district boundaries are illogically drawn in the case of this parcel as the two parcels
60 immediately to the north of the subject parcel are also owned by the owner of the subject parcel and are zoned
61 BB-4.

62 (c) Whether the conditions which existed at the time the real property was originally zoned have changed
63 or are changing, and, to maintain consistency with the Plan, favor the adoption of the proposed Rezoning;

64 Staff Finding: The conditions which existed at the time the property was originally zoned are not known,
65 however it appears that because the parcel has never been developed, the changing nature of College Drive
66 into a more urban form has created isolated pockets of Agricultural Residential (AR) zoning which are no
67 longer in keeping with the character of the area.

68 (d) Whether the affected real property cannot be used in accordance with existing zoning;

69 Staff Finding: The subject parcel could be developed with single-family homes, however the parcel is owned
70 by the business to the north which seeks to utilize the land at a future point in time for that business's
71 operation.

72 (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated
73 objectives and policies of the Plan;

74 Staff Finding: The proposed rezoning is compatible with the Comprehensive Plan and supports the intent
75 of the future land use designation.

76 (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a
77 legitimate public purpose;

78 Staff Finding: There is no public purpose served by keeping the single family zoning district on the subject
79 parcel.

80 (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is
81 inconsistent with surrounding land use;

82 Staff Finding: The proposed rezoning will not be inconsistent with the surround land use.

83 (h) Whether there is an inadequate supply of sites in the County for the proposed intensity or density
84 within the district already permitting such intensity or density.

85 Staff Finding: The proposed change is not an isolated request which could be satisfied by the purchase of a
86 different property in another location. This parcel is already owned by the business which is existing on the
87 parcels immediately to the north.

88

89 **Recommendation**

90 Staff recommends approval of ZON 26-0007.

91