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

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3 **Copies of the application are available in the Clay County Planning and Zoning Office**  
4 **3<sup>rd</sup> floor, located at 477 Houston Street Green Cove Springs, FL 32043**  
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6 **Owner / Applicant Information:**

**Owner:** Winter Investments, LLP  
**Agent:** David Winter (Winter Investments, LLC.)

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7  
8 **Property Information**

<b>Parcel ID:</b> 35-04-25-008223-010-00	<b>Parcel Address:</b> College Dr. & Brickyard Rd.
<b>Current Land Use:</b> Commercial (COM)	<b>Current Zoning:</b> Planned Commercial Development (PCD)
<b>Proposed Land Use:</b> Urban Core-10 (UC-10)	<b>Total Acres:</b> 1.4 +/- acres
	<b>Acres affected by FLU change:</b> .5 +/- acres
<b>Commission District:</b> 1, Comm. Sgromolo	<b>Planning District:</b> OakLeaf Branan-Ridge

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9  
10 **Introduction:**

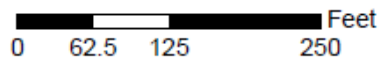
11 This application is a Small-Scale Comprehensive Plan Amendment to the 2045 Future Land Use Map  
12 (FLUM). The application would change a portion of a single parcel of land from Commercial (COM) to  
13 Urban Core-10 (UC-10). The applicant would like the property to be developed as a single-family residence.  
14 The subject parcel is located on the east side of College Drive at the intersection with Brickyard Rd. The parcel  
15 is undeveloped land.

16  
17 Two rezoning applications have been submitted in conjunction with this requested land use amendment; one  
18 to amend the PCD to remove this land and the second request is to rezone the subject parcel to a residential  
19 zoning district.  
20  
21

Figure 1 – Location Map



Figure 2 – Parcel Map



**Parcel Location Map  
COMP 26-0007**



Figure 3 - Aerial Photo

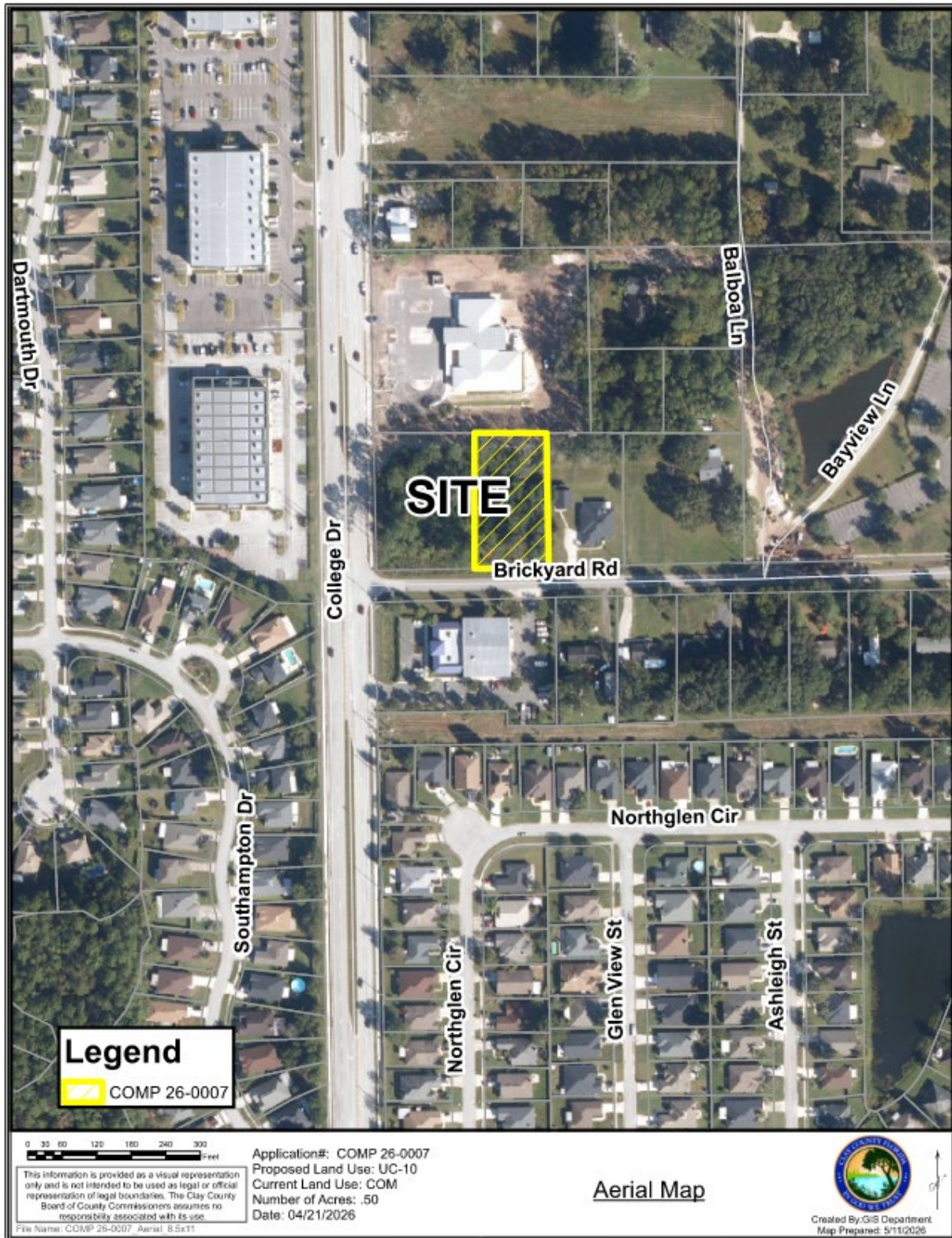


Figure 4 – Existing Future Land Use Designation Map

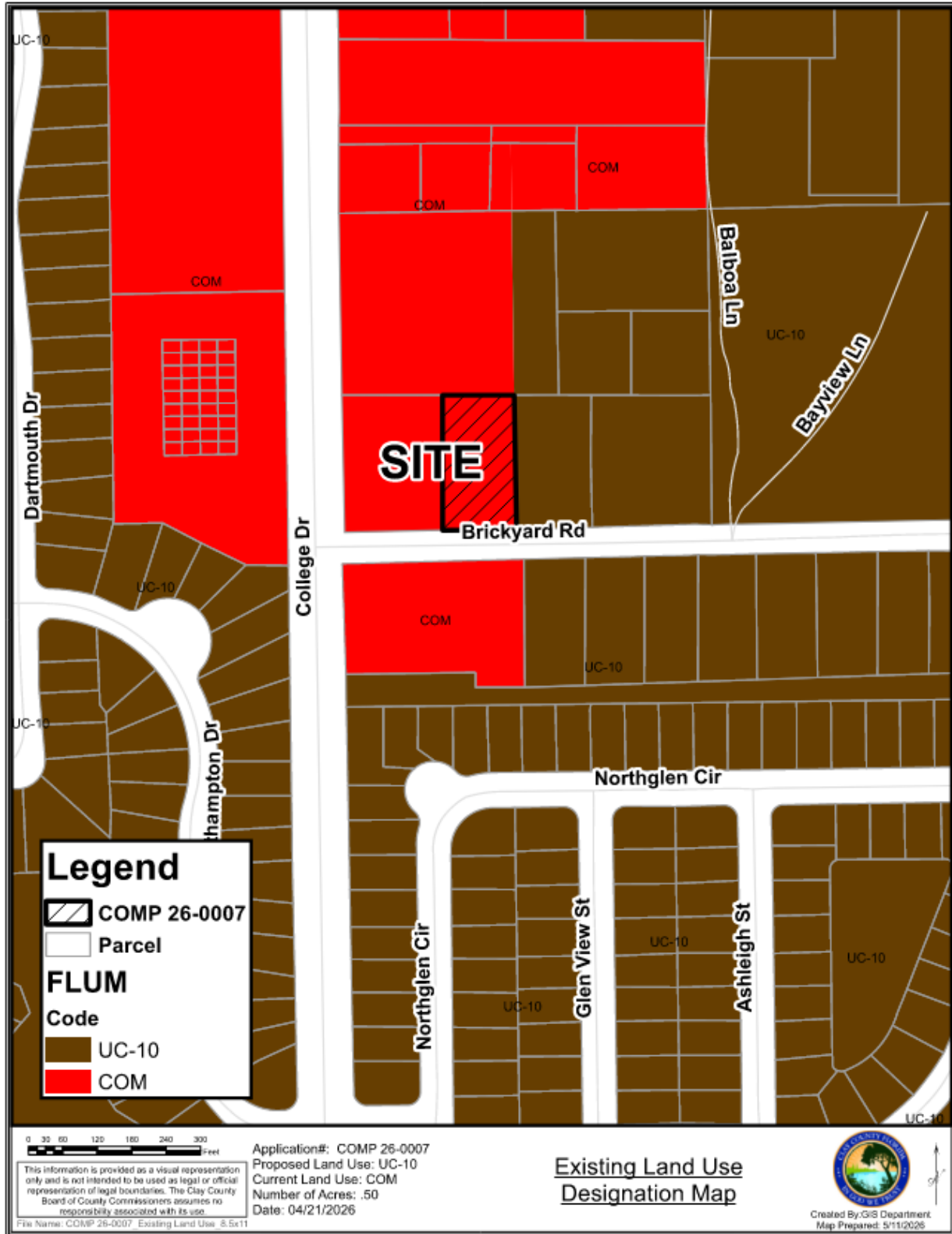


Figure 5 – Proposed Future Land Use Designation Map

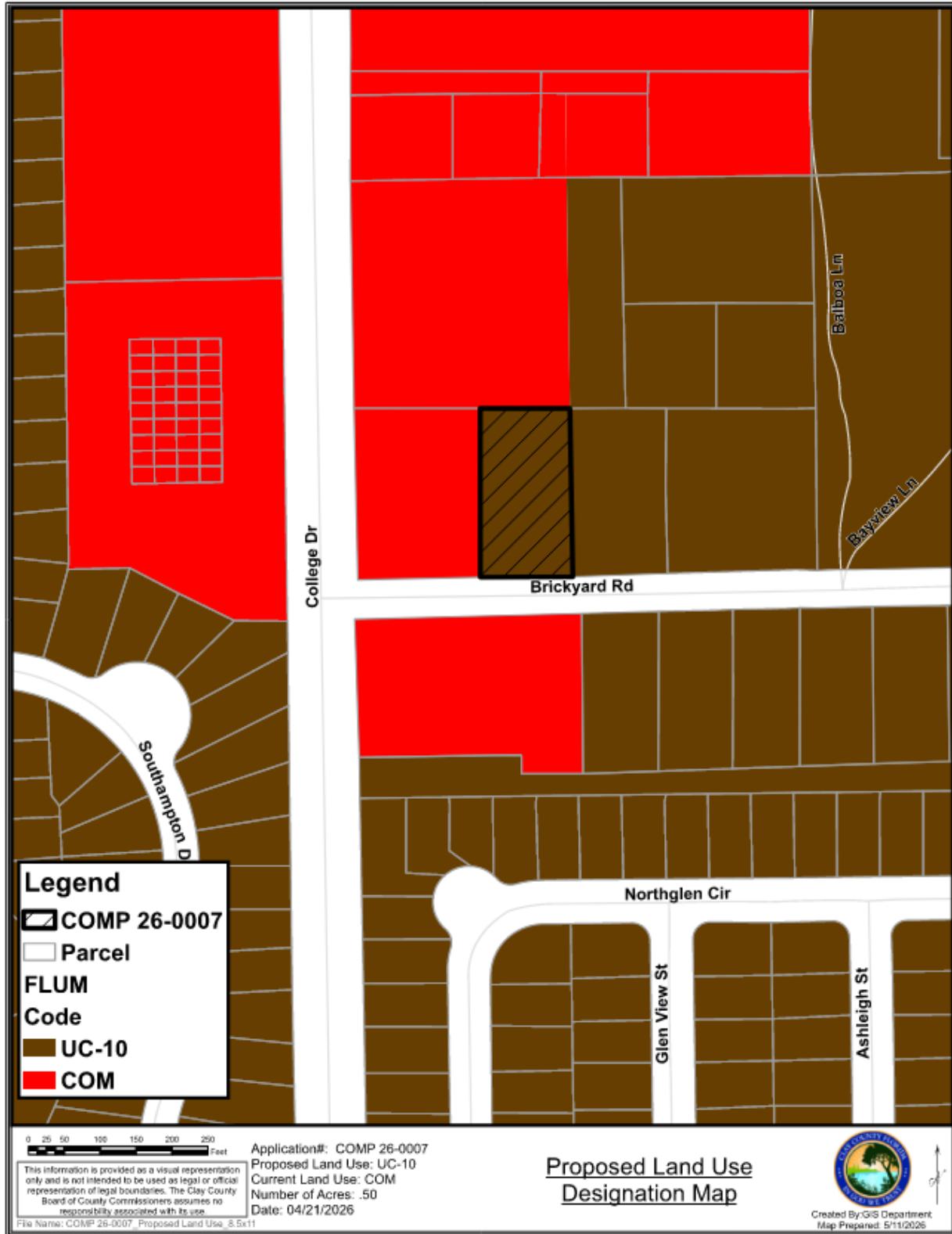
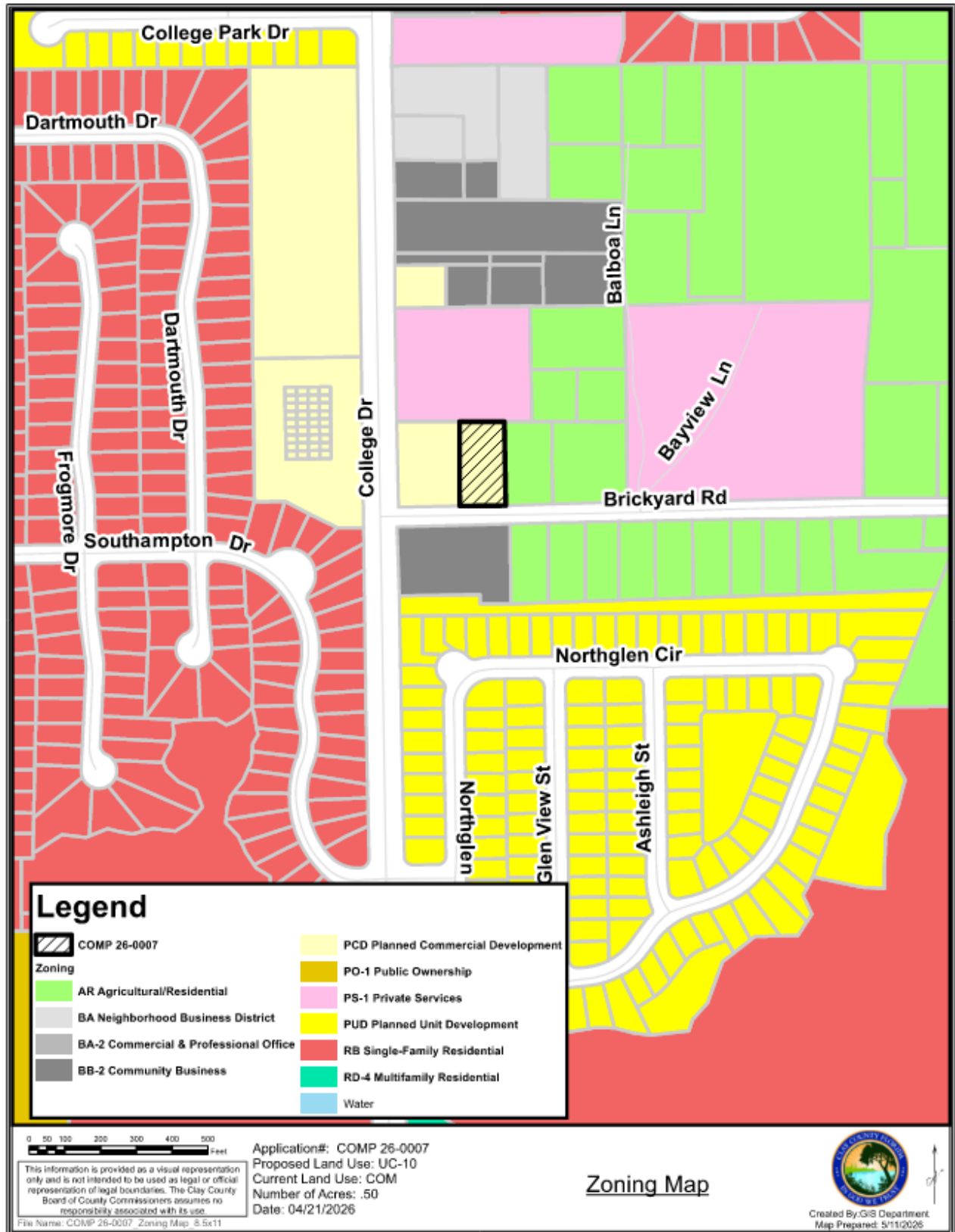


Figure 6 – Zoning Map



34 **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>
35-04-25-008223-010-00	.5	COM	.4 FAR	UC-10	2 – 10 du per net acre	increase of up to 5 dwelling units

35  
 36 The proposed change eliminates the current maximum intensity of up to 8,712 sq. ft. and would allow up to  
 37 5 dwelling units on the property instead, dependent on the zoning designation. In a companion rezoning  
 38 application, the requested district would allow for one dwelling unit which is consistent with adjacent  
 39 residential.

40  
 41 **Availability of Services**

42 Traffic Facilities:

43 Trip Generation calculated as: Single-Family Detached Housing (ITE 210) P.M. Peak Hour of Generator  
 44 Weekday

45 Average Rate of Vehicle Trips = 1

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

47 Schools:

48 If amended and developed as a single-family residence, the parcel would be subject to school impact fees.  
 49

50 Recreation:

51 If amended and developed as a single-family residence, the parcel would be subject to the County’s  
 52 Comprehensive Impact fees which address recreation.  
 53

54 Water and Wastewater:

55 Water and sewer are both available along College Drive for the proposed use.  
 56

57 Stormwater/Drainage:

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

60 Solid Waste:

61 Clay County has existing solid waste capacity to service 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

62 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*  
63

### 64 **Land Suitability:**

#### 65 Soils:

66 See Figure 7.

#### 67 Flood Plain:

68 The parcel is located within Flood Zone X. See Figure 8.

#### 69 Topography:

70 The subject parcel is relatively flat. See Figure 9.

#### 71 Regionally Significant Habitat:

72 There are no black bear sightings in the area. The parcel is located within an area that is surrounded by  
73 developed parcels. See Figure 10.

#### 74 Historic Resources:

75 There are no historic resource structures on the subject parcel. See Figure 11.

#### 76 Compatibility with Military Installations:

77 The subject property is not located near Camp Blanding.

78

### 79 **Analysis of Surrounding Uses**

80 The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel  
81 of land (.5 acres) from Commercial (COM) to Urban Core-10 (UC-10). This change would be in keeping with  
82 the character of the surrounding districts as shown in the table below:

	Future Land Use	Zoning District
North	Commercial (COM)	Private Services (PS-1)
South (across Brickyard Road)	Commercial (COM)	Community Business (BB-2)
East	Urban Core (10) (UC-10)	Agricultural/Residential (AR)
West	Commercial (COM)	Planned Commercial Development (PCD)

83

Figure 7 – Soil Map

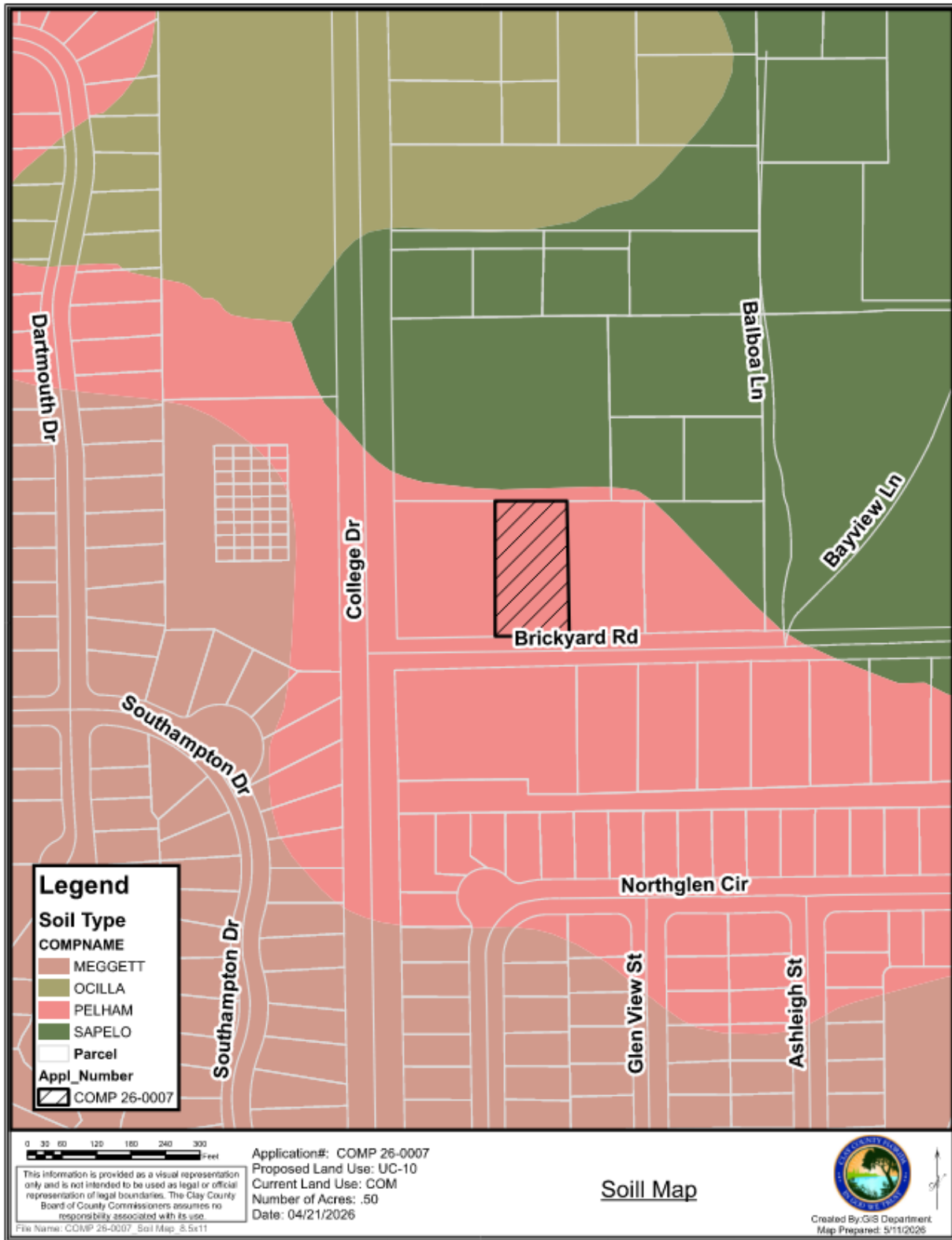


Figure 8 – Flood Zone Map

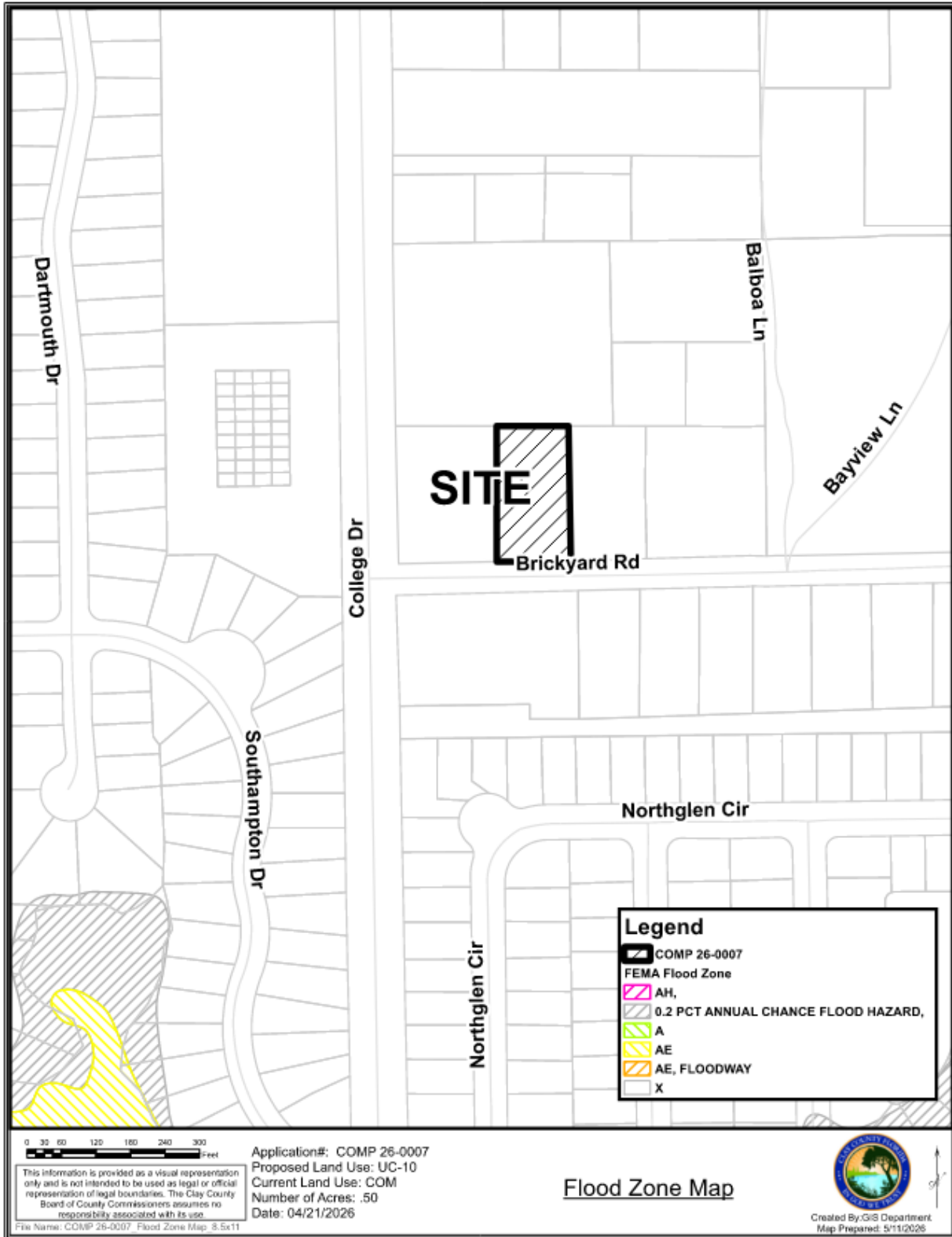


Figure 9 – Topography Map

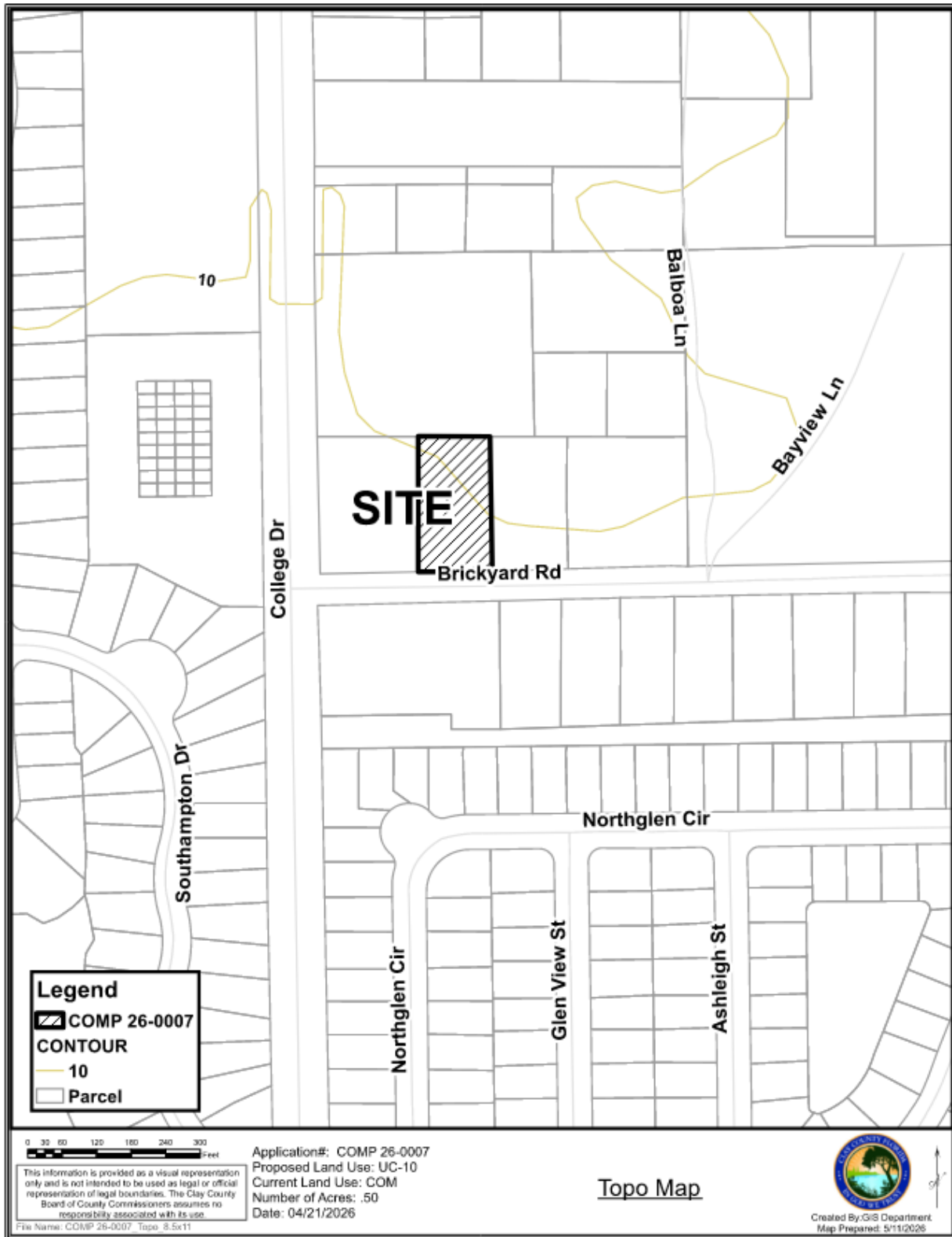


Figure 10 – Habitat Value Map

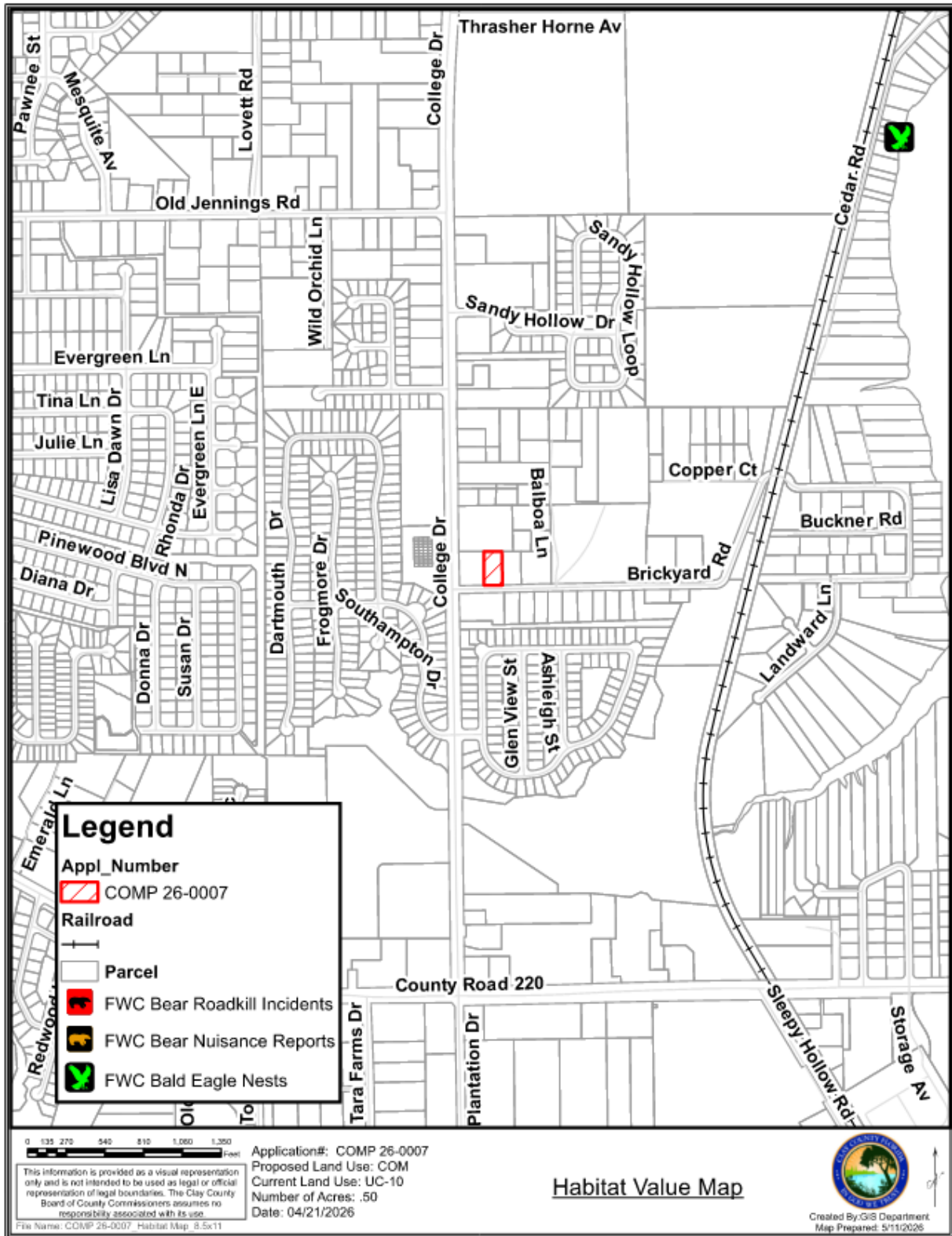
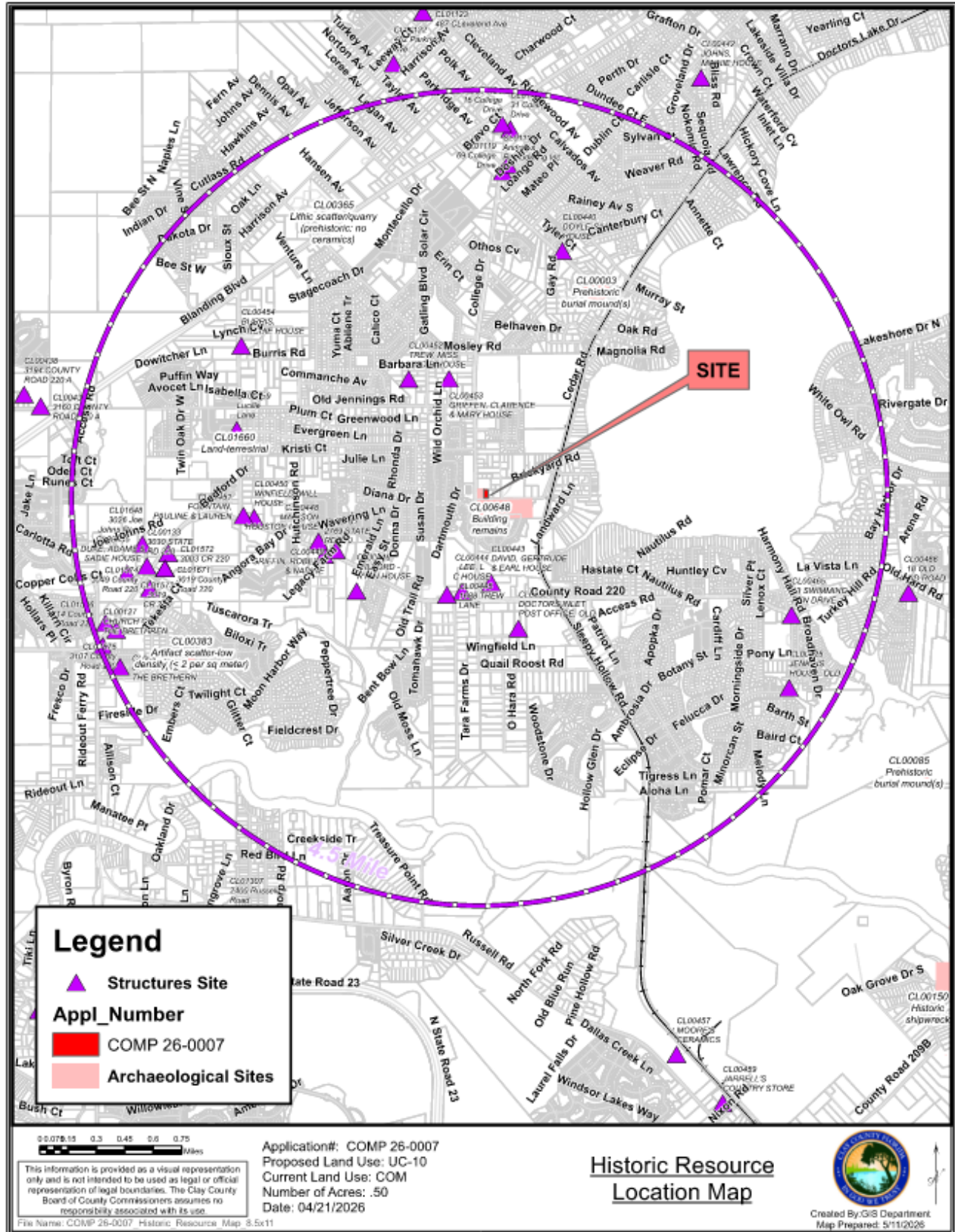


Figure 11 - Historical Resources



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

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

96 FLU Policy 1.4.1 7) Urban Core (10)

97 7) Urban Core (10) - “UC-10” (Urban): This designation is intended for land within the core of  
98 urban service areas and accessible to employment centers. Densities in this area shall range  
99 from a minimum of two units per net acre and a maximum of ten units per net acre. This  
100 classification includes single-family detached and attached, cluster and zero lot line dwellings,  
101 and multi-family housing.

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

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

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

118

119 **Analysis Regarding Urban Sprawl**

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

123 **Statutory Indicators of the Promotion of Sprawl:**

124 FS 163.3177(6)(a)9.a - The primary indicators that a plan or plan amendment does not discourage the  
125 proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist  
126 of an analysis of the plan or plan amendment within the context of features and characteristics unique to each  
127 locality in order to determine whether the plan or plan amendment:

- 128 (I.) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*  
129 *low-intensity, low-density, or single-use development or uses.*
- 130 (II.) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*  
131 *substantial distances from existing urban areas while not using undeveloped lands that are available*  
132 *and suitable for development.*
- 133 (III.) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*  
134 *generally emanating from existing urban developments.*
- 135 (IV.) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*  
136 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*  
137 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- 138 (V.) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*  
139 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*  
140 *farmlands and soils.*
- 141 (VI.) *Fails to maximize use of existing public facilities and services.*
- 142 (VII.) *Fails to maximize use of future public facilities and services.*
- 143 (VIII.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*  
144 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*  
145 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*  
146 *response, and general government.*
- 147 (IX.) *Fails to provide a clear separation between rural and urban uses.*
- 148 (X.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*  
149 *communities.*
- 150 (XI.) *Fails to encourage a functional mix of uses.*
- 151 (XII.) *Results in poor accessibility among linked or related land uses.*
- 152 (XIII.) *Results in the loss of significant amounts of functional open space.*

153

154 **Statutory Indicators of the Discouragement of Sprawl:**

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

- 158 (I.) *Directs or locates economic growth and associated land development to geographic areas of the*  
159 *community in a manner that does not have an adverse impact on and protects natural resources and*  
160 *ecosystems.*
- 161 (II.) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

- 162 (III.) *Promotes walkable and connected communities and provides for compact development and a mix of*  
163 *uses at densities and intensities that will support a range of housing choices and a multimodal*  
164 *transportation system, including pedestrian, bicycle, and transit, if available.*
- 165 (IV.) *Promotes conservation of water and energy.*
- 166 (V.) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime*  
167 *farmlands and soils.*
- 168 (VI.) *Preserves open space and natural lands and provides for public open space and recreation needs.*
- 169 (VII.) *Creates a balance of land uses based upon demands of the residential population for the*  
170 *nonresidential needs of an area.*
- 171 (VIII.) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or*  
172 *planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative*  
173 *development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

174

175 **Staff Analysis regarding Sprawl:**

176 Specifically, the proposed amendment is determined to discourage the proliferation of urban sprawl because  
177 it incorporates a development pattern or urban form that achieves the following four criteria under FS  
178 163.3177(6)(a)9.b:

179 Staff Finding: Directs economic growth and associated land development to geographic areas of the  
180 community in a manner that does not have an adverse impact on and protects natural  
181 resources and ecosystems.

182 Staff Finding: The proposed amendment is an infill development project located adjacent to other  
183 residential of similar density which maximizes the use of existing public infrastructure and  
184 services.

185 Staff Finding: Preserves agricultural areas and activities, including silviculture, and dormant, unique, and  
186 prime farmlands and soils by developing within already impacted lands.

187 Staff Finding: Does not further impact open space and natural lands as it is development within and already  
188 urbanized setting.

189

190 **Recommendation**

191 Staff recommends approval of COMP 26-0007.