



**Department of Economic
and Development Services**

Memorandum

33To: Planning Commission
From: Carolyn Morgan, Chief Planner
Date: January 2, 2018

Re: Small Scale Comprehensive Plan Amendment 2017-16 Witt.

INTRODUCTION

This is an application by Edwin E. Witt to amend the Future Land Use Map (FLUM), small scale amendment, on tax parcel 015850-002-00 from Rural Residential to Commercial on 1.782 acres located at US 17 South and Air Park Road, a little north of the intersection US 17 and Sweat Road. The subject parcel is located in the Green Cove Springs Planning District, and in Commission District 1 (Mr. Cella). Two small scale amendments are proposed to date in 2018 and if both were to be approved the total acreage would be 3.36 acres.

DESCRIPTION

The subject parcel is an undeveloped parcel located on the south side of Air Park Road and US 17. The two parcels on the north side of Air Park Road are also designated commercial and with BB zoning adjacent to the subject property and used for auto sales and BB 3 zoning on the next parcel north, used for mobile home sales. Properties adjacent to the west and south are Rural Residential and zoned AR, as is the property located on the east side of US 17. The proposed use of the property is assembly and fabrication of goods using components manufactured elsewhere and brought to the site.

Map 1

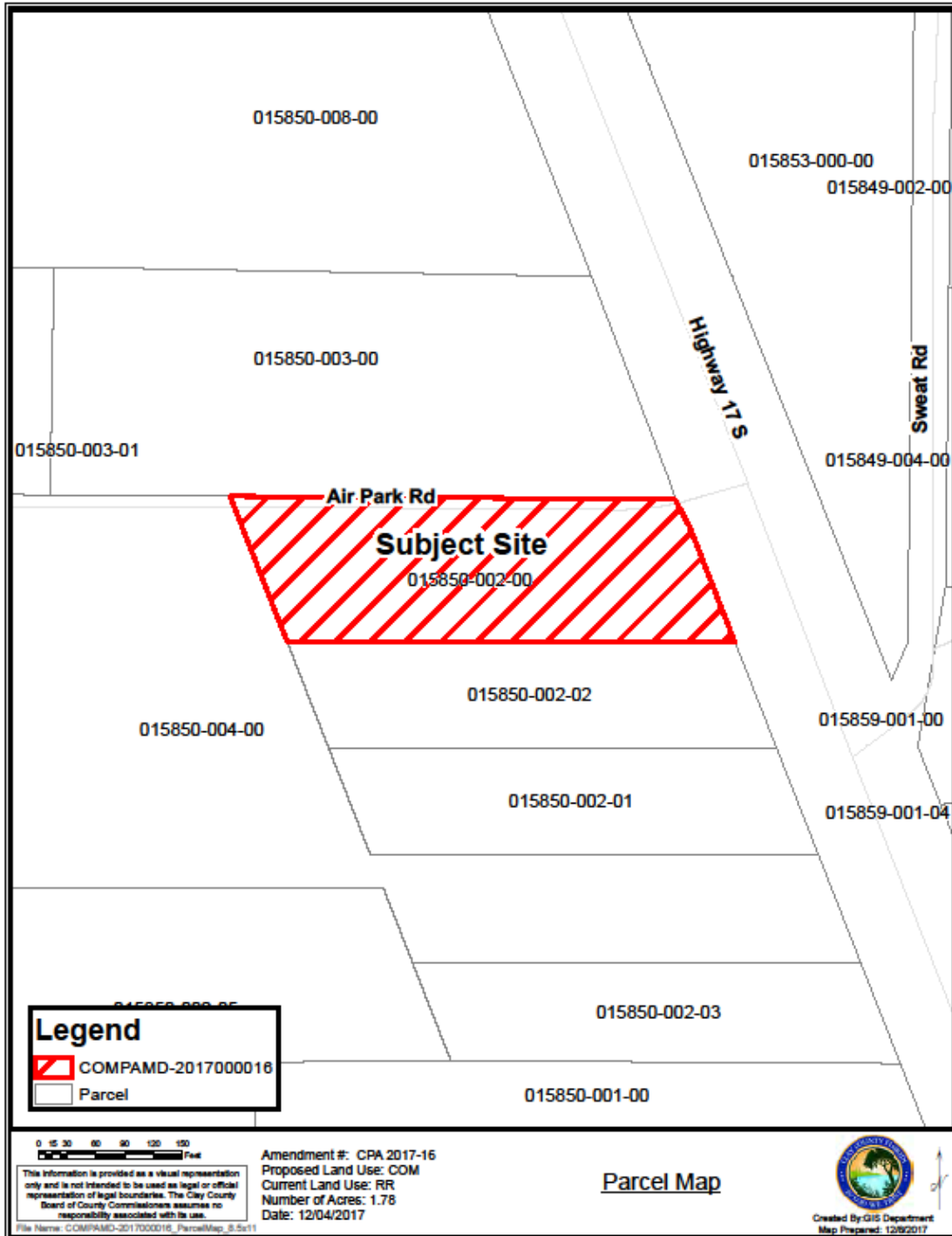


Table 1: Summary of Application

CPA 2017-16	Acreage	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density	Proposed Maximum Intensity	Net Increase or Decrease in Maximum Density
Tax parcel: 0015850-002-00	1.78 acres	Rural Residential	Commercial	1 DU per 5 acres *** With density bonus 1 du/1 acre	.40 FAR	Increase 31,014.7 sq. ft. *** Decrease 1 DU (if lot of record) With points 1 DU

Current Land Use

The subject property is currently undeveloped.

Adjacent Land Uses

The subject property is bordered on the north by commercial; on the east by US 17 and florist; on the south by vacant land, and on the west vacant land.

Table 2: Adjacent Property Land Use Summary

	Current Land Use Designation	Current Zoning District	Existing Use
North	Commercial	BB	Auto sales
South	Rural Residential	AG	Vacant
East	Rural Residential	AG	US 17; Florist
West	Rural Residential	AG	vacant

Clay County 2025 Comprehensive Plan:

Policy 1.3.1 h. Commercial: The commercial designation accommodates the full range of sales, service, and office activities. These uses may occur in self-contained shopping centers, free standing structures, campus-like business parks, central business districts, or along arterial highways. These areas are intended for larger sale more intensive community type commercial uses.

The location of commercial development shall be concentrated at major intersections and within Activity Centers and Planned Communities. The full retail commercialization of an intersection however shall be avoided unless sufficient justification of need is provided. The development shall create a commercial node, not a strip, with a mixture of retail, office and hotel uses.

The planned and coordinated development of live/work units or upper story attached residential uses may be permitted within the Commercial areas. A maximum of 1 dwelling unit per 1,000 square feet of commercial leasable floor areas may be allowed if it satisfies an examination of the following:

1. Compatibility with surrounding uses;
2. Mitigation measures, including site design modifications and buffer to reduce or eliminate any potential land use conflicts;
3. Minimum parcel size to accommodate unified access controls, internal traffic circulation, internal trip captures, and parking.
4. The impacts of level of service opportunities and constraints on development and/or redevelopment proposals;
5. The residential uses in a commercial area must be accompanied by a mixed use PUD application and will be limited to 300 units per year.

Policy 1.3.8: Amendments to designate additional commercial land use on the Future Land Use Map and otherwise eligible for consideration as small scale amendments pursuant to Section 163.3187(1)(c), F.S., shall be further limited to those meeting the Infill and/or Unified Plan criteria following:

- a. Infill: The application parcel is located between parcels with an existing designation of commercial and/or industrial land use which (1) are located on the same side of the roadway serving the parcel, and (2) are no more than 500 feet apart as measured at the road right of way.
- b. Unified Plan: The application parcel increases the depth of parcels with an existing designation of commercial land use provided which (1) the resulting development parcel is greater than 10 acres and (2) the resulting dimensions of the development parcel permit a unified plan of development including shared access, signage and infrastructure. Unified Plan Applications shall be limited in location to the intersection of two roadways, one of which must be designated as an arterial or major collector and the other of which must be designated as an arterial, major collector or minor collector. Amendments approved pursuant to these criteria shall be required to proceed as a Planned Unit Development (PUD zoning) requiring shared access, shared signage and shared infrastructure.

The County shall incorporate the provisions of this Policy into its land development regulations.

Policy 1.3.1 h. Rural Residential (Exurban): These areas will serve as a transition between areas with planned urban services, agricultural/residential areas, and environmentally sensitive areas. The new growth in these areas may include central sewer or water systems or other urban level public services if feasible. Rural Residential areas will provide a low density residential character.

Designation of these areas on the Future Land Use Map is based on recognizing a number of existing and future development factors. These include areas with soil conditions suitable for individual wells and septic systems; existing rural subdivisions with little or no infrastructure improvements, including unpaved roads, small farm or recreational and low intensity

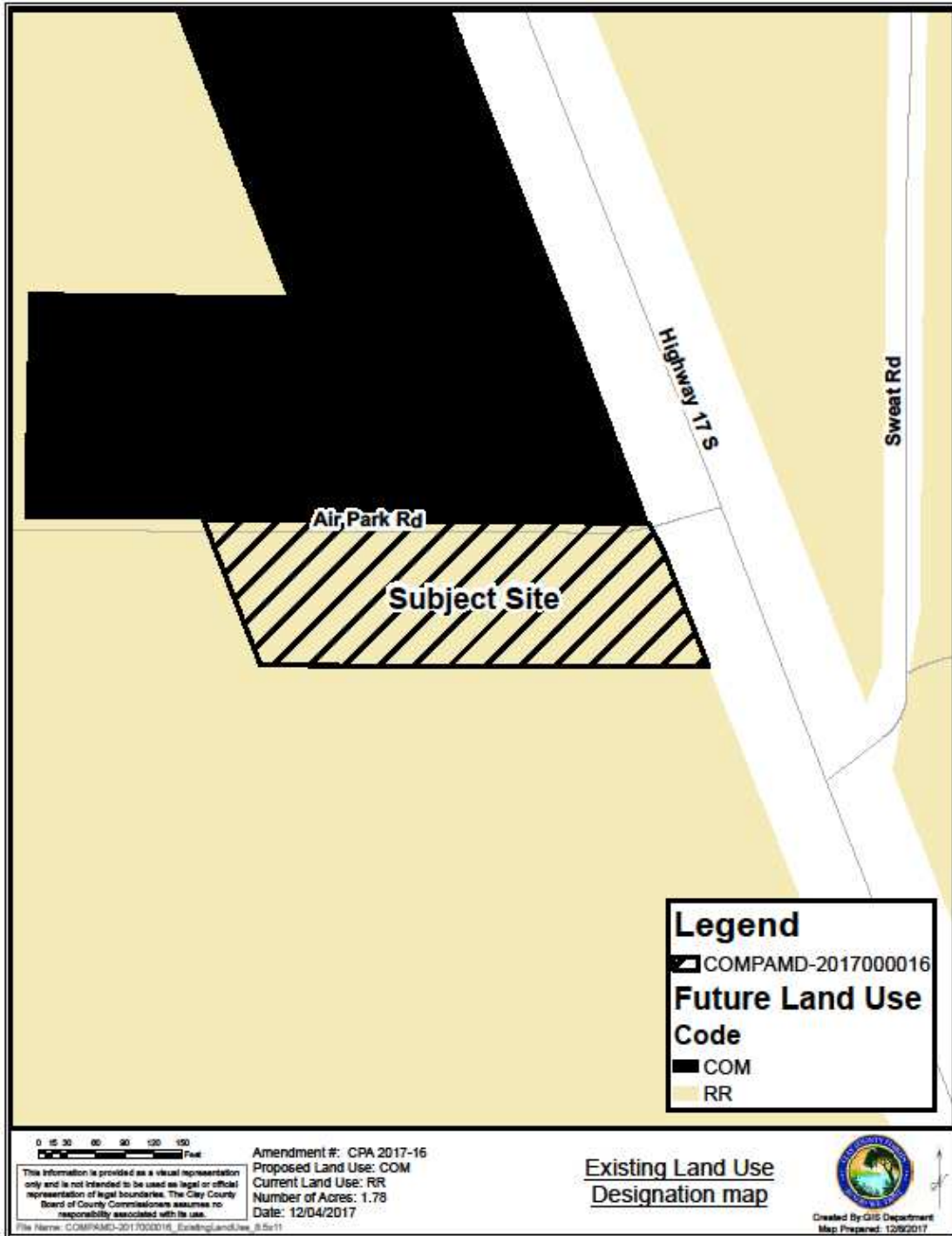
institutional uses; and areas which are in close proximity to, but outside of, planned urban services and are not anticipated to develop at an intensity to require significant urban services within the planning period.

Allowable residential density under this category shall be one dwelling unit per 5 acres. Implementation of this land use designation shall occur in accordance with the Land Development Regulations. Some locations in Rural residential may qualify for a density of one unit per acre, but only if the requirements of tract size, clustering and points in Future land Use Objective 1.3 and its policies are met.

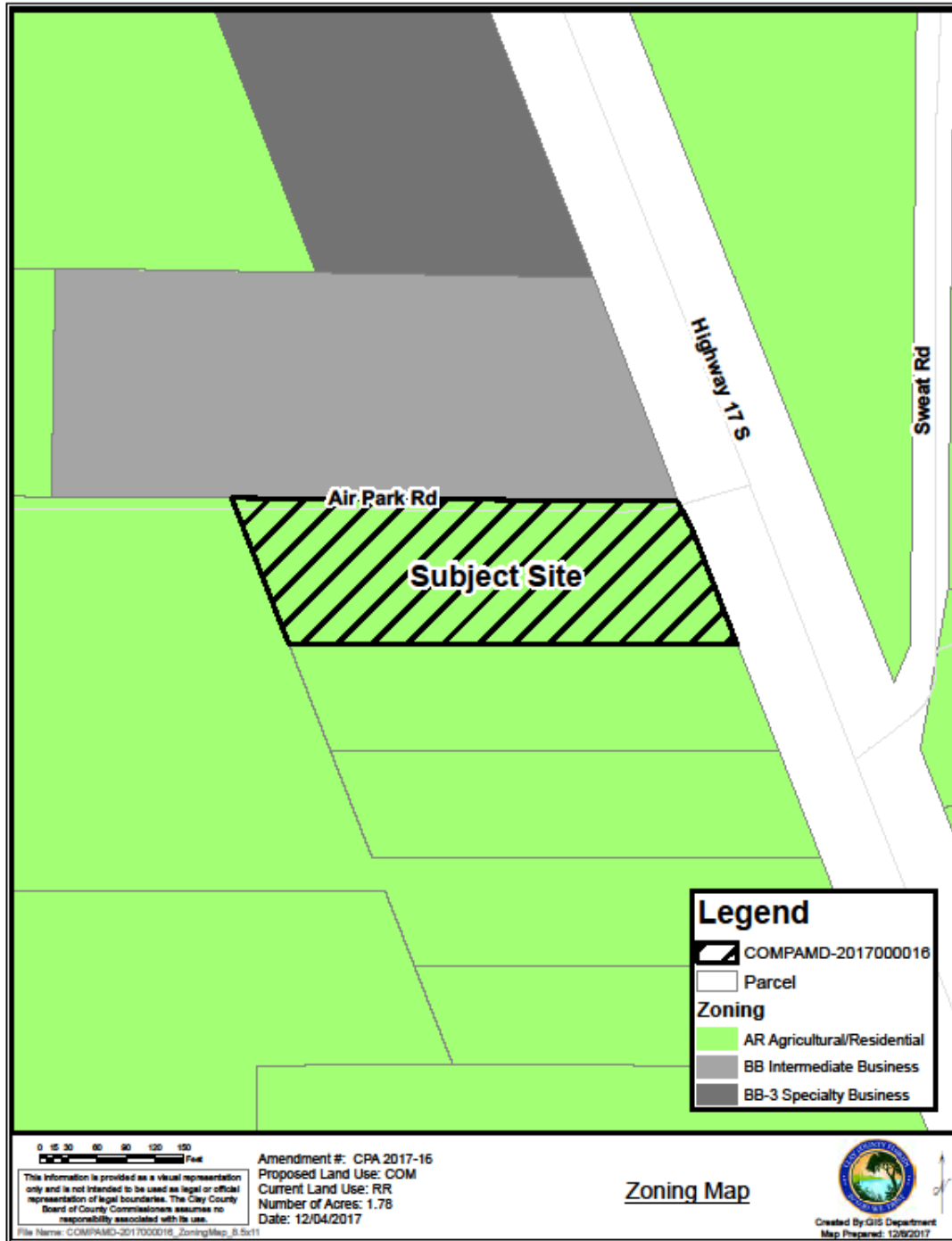
Map 2
Aerial



Map 3 Existing Land Use



Map 4 Existing Zoning



Effect on Level of Service

Water and Wastewater:

Water and wastewater service is not available to the subject property.

Solid Waste:

Clay County has existing solid waste service to the area.

Table 3: Existing Capacity for Solid Waste

	Solid Waste	Units
Total Permitted Airspace	67,030,598	Cubic Yards
Available Airspace as of 1/11/2016	1,884,614	Cubic Yards
Future Airspace Available	54,361,091	Cubic Yards
Density	1.0	Ton per Cubic Yard
Total Available	56,245,705	Tons
Average Monthly	80,875	Tons
Site Life	695	Months
	58	Years

Source: Waste Management, Inc. of Florida, for NE Florida Region, 1/23/17. The data cannot be subdivided.

Traffic Facilities:

Trip Generation calculated as:

Manufacturing (ITE 140)

Peak Hour of Adjacent Street Traffic 4 – 6 PM

Maximum Square Feet: 31,014.7

Average Rate .73 per 1000 square feet=22.6 trips

Road	Segment	Entering		Exiting		Total PM Peak Hour Trips
		Percentage	Trips	Percentage	Trips	
US 17 South	CR 209 to Green Cove Springs	36%	8.1	64%	14.5	22.6

Public Schools:

Commercial designation would eliminate the public school impact of this property.

Recreation:

The Commercial land use would eliminate the impact to recreation facilities.

Stormwater/Drainage:

Stormwater management will meet County and Water Management District standards.

Land Suitability:

Soils: The parcels contain Hurricane and Ortega soils.

Flood Plain: The subject property is not located in the flood plain.

Topography: The subject property is flat.

Regionally Significant Habitat:

No protected species have been identified within the subject property.

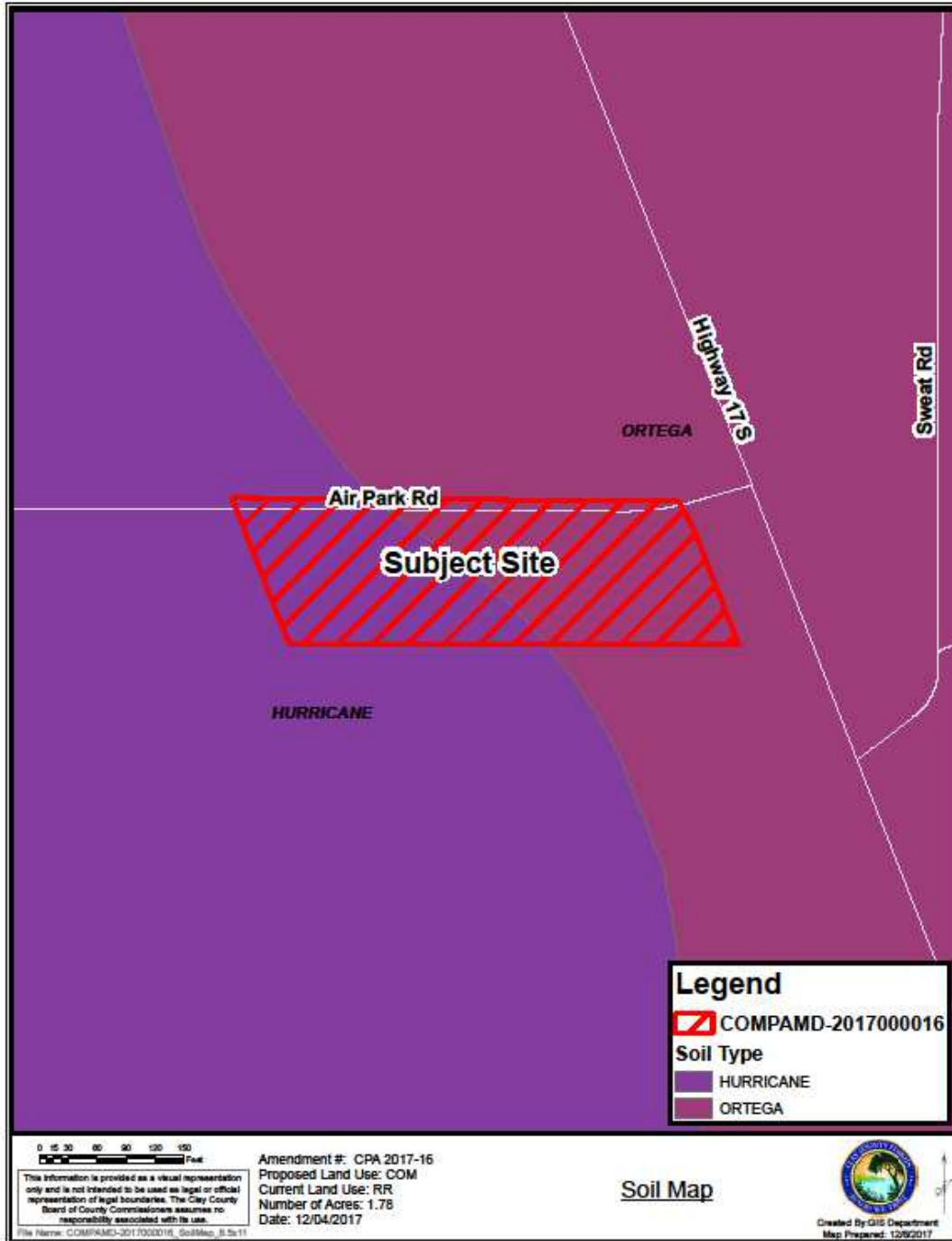
Historic Resources:

Historic structure may be in the vicinity.

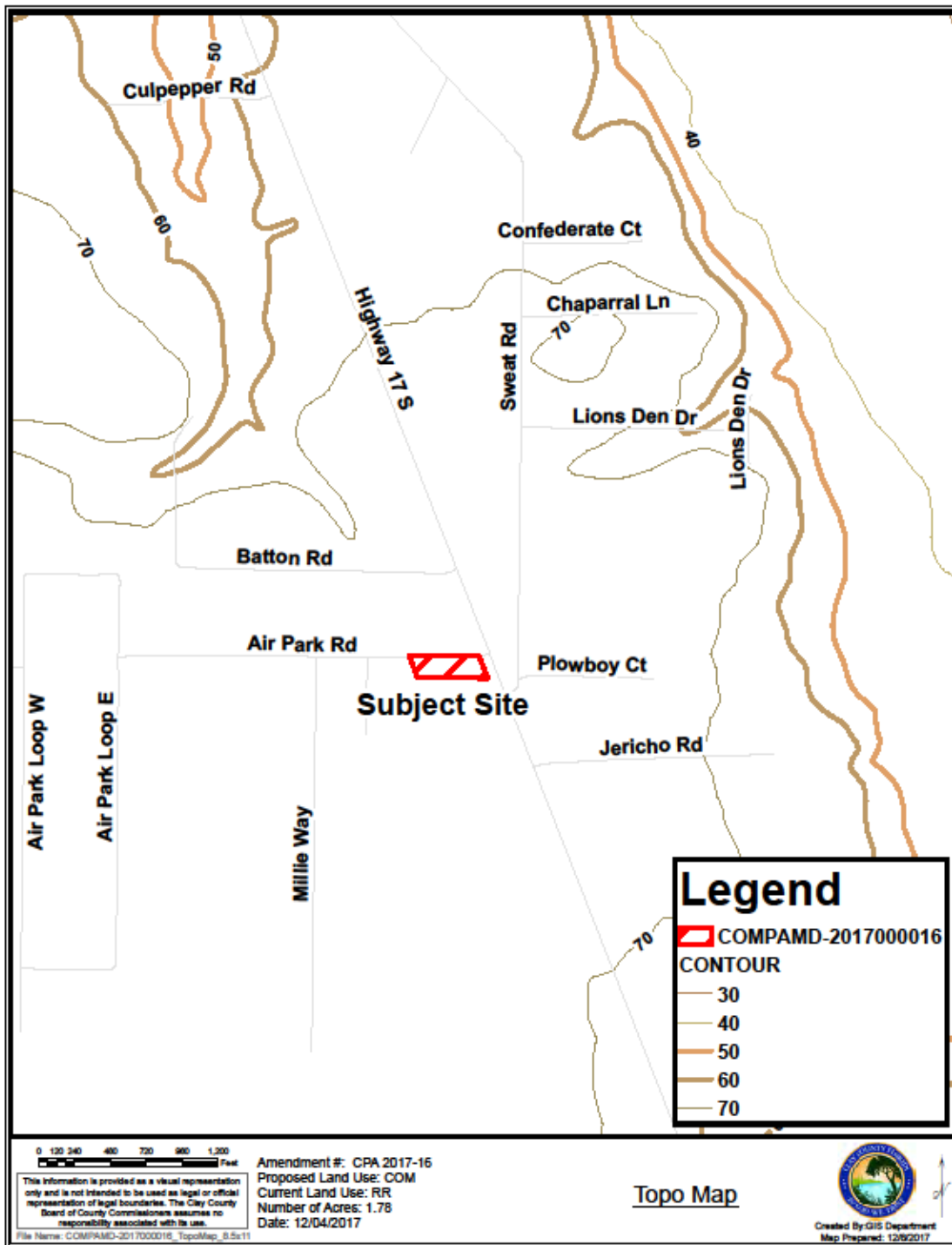
Compatibility with Military Installations:

The subject property is not located within or near the Military Impact Area.

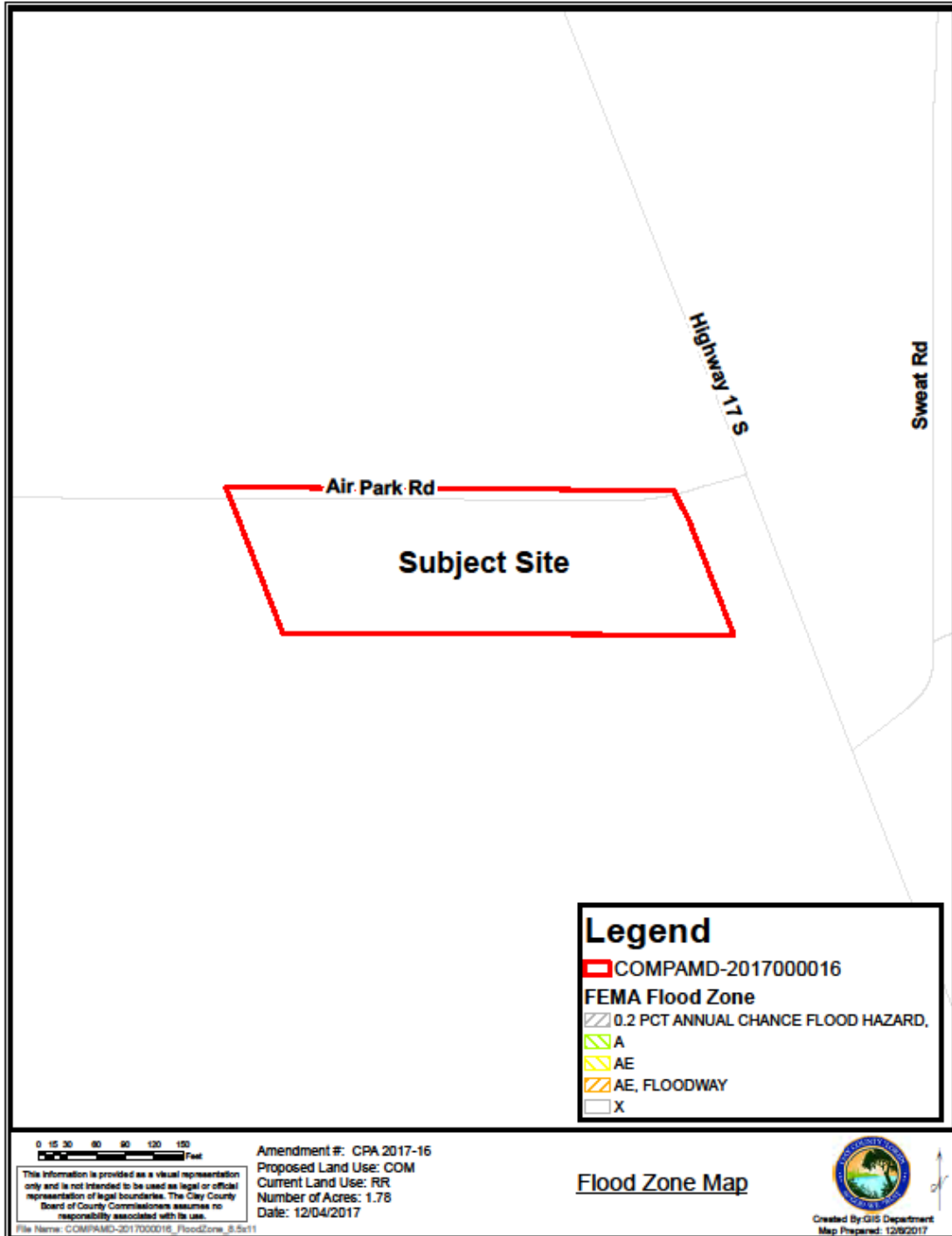
Map 5 Soils



Map 6 Topography



Map 7 Flood Zone



Map 8 Habitat Value



Urban Sprawl:

1. The proposed amendment will change the land use of 1.78 acres from Rural Residential to Commercial, thereby allowing the property to be used for fabrication and sales of personal aircraft. The subject properties are not located in the urban area.
2. The proposed amendment will not promote, allow or designate substantial areas to develop as low intensity, low density or single use development. The purpose of the amendment to encourage economic development in the Green Cove Springs Planning District.
3. The proposed amendment will not promote urban development in radial, strip, isolated or ribbon patterns. The subject parcels are within an expanding employment area.
4. The proposed amendment will not fail to adequately protect and conserve natural resources. The subject parcels are not located in flood plain, wetlands or other sensitive areas.
5. The proposed amendment will not fail to adequately protect adjacent agricultural areas and activities, including silviculture, and silviculture activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. The subject parcels are located along US 17 in the vicinity of a fly-in residential area.
- 6, 7. The proposed amendment will not fail to maximize the use of existing or future public facilities and services. Water and sewer are not available. The use can be served by well and septic. A fire station is located nearby on Sweat Road.
8. The proposed amendment will not allow for land use patterns or timing which disproportionately increase the cost of providing and maintaining public facilities and services.
9. The proposed amendment will not fail to provide a clean separation between rural and urban uses. The subject parcels are located in an area of the County that has been the focus of industrial development.
10. The proposed amendment will not discourage or inhibit infill development. The proposed amendment is adjacent to existing commercial uses and the residential Fly In neighborhood.
11. The proposed amendment will not fail to encourage a functional mix of uses. The proposed amendment will provide additional employment in an area that will be more accessible with the construction of the First Coast Expressway.
12. The proposed amendment will not result in poor accessibility among linked or related land uses. The proposed amendment is consistent with the surrounding land use pattern and future development of Clay County.

13. The proposed amendment will not result in the loss of significant amounts of open space. The subject property is currently developed.

Specifically the proposed amendment discourages urban sprawl because:

- a. it directs or locates economic growth and associated land development to geographic areas of the county in a manner that does not have an adverse impact on natural resources and ecosystems and protects natural resources and ecosystems.
- b. it promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c. it creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

Recommendation

The proposed amendment would add to the existing commercial land use designations on the west side of US 17 South in the vicinity of Air Park Road. The subject property is adjacent to existing auto sales. Policy 1.3.8 of the 2025 Future Land Use Element has specific guidelines for the expansion of small scale commercial uses. It requires either the site be infill between two existing commercial sites on the same side of the road, or that the site be an addition to an existing development that would expand the site to a ten acre site. This parcel, while adjacent to other commercial uses does not meet those criteria. The purpose of the criteria are to provide some guidelines that would curtail strip development, and therefore encourage clustered commercial areas at planned locations. The commercial land use category includes all levels of commercial land use activity, some of which could also fit within the Industrial land use category. While the commercial land use category includes all types of retail uses, it also includes service uses and small businesses. In this case, staff finds that commercial uses are unlikely due to the low density of the area and that the opportunity for a small business outweighs the negative aspects addressed in Policy 1.3.8.

Staff recommends approval of Comprehensive Plan Amendment 2017-16, as shown on Map 9.

Map 9 Proposed Land Use

