

Amendment to the Comprehensive Plan Application



IMS # **201800002**

OT #

Date Rec **4/5/18**

Owner / Applicant Information

Name Thomas Undset Jr, et al. Phone _____ Email r _____
Address 2329 Black Creek Drive, Middleburg, FL 32068 County Initiated Petition

Authorized Agent Information (requires agent authorization form)

Name Susan L. Fraser, SLF Consulting, Inc. Phone 904-591-8942 Email slfraser@bellsouth.net
Address 3517 Park Street, Jacksonville, FL 32205

Property Information

Address CR 315 B, north of CR 315
Parcel Number Including Section, Township, and Range 32-0-26-020992-006-00 Total Acreage 26.86
Current Land Use RR Rural Residential Adjacent Land Use North RR
Proposed Land Use RF Rural Fringe Adjacent Land Use South RR
Adjacent Land Use East RF
Adjacent Land Use West RR

Required Attachments (Please Check)

- Aerial Photograph (folded to 8 1/2" x 11" Legal Description Property Deed(s) Vicinity Map Agent Authorization

Statement of Purpose, Scope, and Justification including (at a minimum) statements and supporting material of the following:

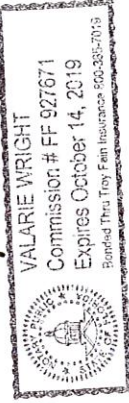
- Proposed Density and/or Intensity of Use
Urban Sprawl
Traffic Impacts and Improvements**
 Water and Wastewater Impacts and Improvements**
Site Suitability
Stomwater / Drainage Impacts and Improvements**
Recreation Impacts and Improvements**
Solid Waste Impacts and Improvements**

** Applicant must include description of improvements necessary to accommodate the proposed changes, along supporting data and proposed funding sources.

- Fee (Large Scale Amendment: **\$2500.00 + \$5.00 per acre or fraction thereof** Small Scale Amendment: **\$1500.00** Text Amendment: **\$1500.00**)

Owner(s) / Authorized Agent Signature

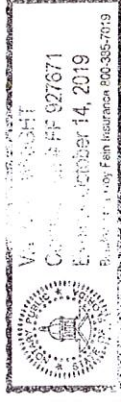
Owner(s) / Authorized Agent Signature



STATE OF FLORIDA
COUNTY OF CLAY

The foregoing affidavit was sworn and subscribed before me this 5 day of April (month), 2018 (year) by Susan Fraser, who is personally known to me or has produced FL Diverikens as identification.

(Notary Signature)



Clay County Division of Planning and Zoning



Owner / Applicant Information

Name John and Ellen Campbell Phone _____ Email _____

Address 259 Chestnut Hill Road, Wilton, Connecticut 06897

County Initiated Petition

Authorized Agent Information (requires agent authorization form)

Name Susan L. Fraser, SLF Consulting, Inc. Phone 904-591-8942 Email sfraser@bellsouth.net

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Property Information

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Adjacent Land Use North RR

Proposed Land Use RF Rural Fringe

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Adjacent Land Use East RF

Adjacent Land Use West RR

Required Attachments (Please Check)

- Aerial Photograph (folded to 8 1/2" x 11")
- Legal Description
- Property Deed(s)
- Vicinity Map
- Agent Authorization

Statement of Purpose, Scope, and Justification including (at a minimum) statements and supporting material of the following:

- Proposed Density and/or Intensity of Use
- Urban Sprawl
- Traffic Impacts and Improvements**
- Water and Wastewater Impacts and Improvements**
- Site Suitability
- Stormwater / Drainage Impacts and Improvements**
- Recreation Impacts and Improvements**
- Solid Waste Impacts and Improvements**

** Applicant must include description of improvements necessary to accommodate the proposed changes, along supporting data and proposed funding sources.

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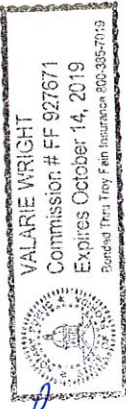
Owner(s) / Authorized Agent Signature

Owner(s) / Authorized Agent Signature

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing affidavit was sworn and subscribed before me this 5 day of April (month), 2018 (year) by Susan Fraser who is personally known to me or has produced FL Driver License identification.

(Notary Signature)



4/2/2013 9:54 AM Tara S. Green

IN THE CIRCUIT COURT FOR CLAY COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

THOMAS UNDSET

File No. 13-CP-103

Division A

ORDER OF SUMMARY ADMINISTRATION
(intestate)

On the petition of John Undset, Thomas Undset, Jr., Rosemary Rahm, Janice Bernloehr, Deborah Gonzalez and Ann Schiffer for summary administration of the estate of Thomas Undset, deceased, the court finding that the decedent died on March 4, 2002; that all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent described as follows:
One-fourth interest in all of Blocks, 1, 2, 3, 4 (except Lots 1-8) 5, 6, 7, 8, 9, 10, 11, 14, 15, 18 and 19, Fellowship Park, according to plat thereof recorded in Plat Book 2, page 61, public records of Clay County, Florida,

Less and except any part thereof lying in County Road No. C-315-B (formerly State Road No. S-315-B).

And less and except any part thereof lying in any public road right-of way.

And less and except any part thereof lying in those lands described in Official Records Book 2912, Pages 1249.

Name	Address	Asset, Share or Amount
John Undset	517 King Arthur Drive Virginia Beach, VA 23464	1/6
Rosemary Rahm	6148 Park Street Jacksonville, FL 32205	1/6
Janice Bernloehr	2604 Abbots Glen Drive Acworth, GA 30101	1/6
Deborah Gonzalez	16407 SW Second Street Pembroke Pines, FL 33027-1051	1/6
Thomas Undset	2923 Blackcreek Drive Middleburg, FL 32068	1/6

4/2/2013 9:54 AM Tara S. Green

Ann Schiffer

273 Johns Glen Drive
St. Johns, FL 32259

1/6

- 2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.
- 3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on April 1, 2013.



Circuit Judge

Copies to:

Calvin E. Hayden, Esquire
Hayden and McCranie, P.L.
6282-3 Dupont Station Court E.
Jacksonville, FL 32217

John Undset
517 King Arthur Drive
Virginia Beach, VA 23464

Rosemary Rahm
6148 Park Street
Jacksonville, FL 32205

Janice Bernloehr
2604 Abbotts Glen Drive
Acworth, GA 30101

Deborah Gonzalez
16407 SW Second Street
Pembroke Pines, FL 33027-1051

Thomas Undset
2923 Blackcreek Drive
Middleburg, FL 32068

Ann Schiffer
273 Johns Glen Drive
St. Johns, FL 32259

PREPARED BY & RETURN TO:

BARRY J. FULLER, Esq.
FULLER & ASSOCIATES
2301 PARK AVENUE, SUITE 404
ORANGE PARK, FLORIDA 32073

[Space Above This Line for Recording Data]

QUIT CLAIM DEED

THIS INDENTURE is made this 8th day of June, 2015, by

PRISCILLA NORWOOD HARRIS, a married woman, individually and as **TRUSTEE OF THE IMOGENE E. NORWOOD REVOCABLE LIVING TRUST UNDER AGREEMENT DATED JANUARY 21, 1994**, whose address is: P.O. Box 283, Grundy, Virginia, hereinafter called **Grantor**, to

JOHN J. CAMPBELL and **ELLEN B. CAMPBELL**, husband and wife, whose post office address is: 259 Chestnut Hill Road, Wilton, Connecticut 06897, hereinafter called Grantee, the words "Grantor" and "Grantee" including their respective heirs, legal representatives, successors, and assigns where the context requires or permits.

WITNESSETH, the Grantor, for and in consideration of the sum of **TEN DOLLARS** and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, quit claims, conveys and confirms unto the said Grantee, and Grantee's heirs, successors and assigns forever all right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in **Clay County, Florida**, to-wit:

PARCEL 1:

The following lots and blocks in **FELLOWSHIP PARK**, according to plat thereof recorded in Plat Book 2, Page 61, public records of Clay County, Florida, described as follows:

Block 1 (also being known as Block 1 as per Plat Book 3, page 10), all except lots 13 to 18, inclusive
Block 2 (also being known as Block 2 as per Plat Book 3, page 10), all except lots 9 to 18
Block 3 (also being known as Block 3 as per Plat Book 3, page 10), all
Block 4 (also being known as Block 4 as per Plat Book 3, page 10), all except Lots 1-8, inclusive
Block 6 (also being known as Block 3A as per Plat Book 3, page 10), Lots 1,2,3,4, 11, and 12
Block 7 (also being known as Block 2A as per Plat Book 3, page 10), Lots 5 through 12, inclusive
Block 8 (also being known as Block 1A as per Plat Book 3, page 10), Lots 3 and 4
Block 9 (also being known as Block 5 as per Plat Book 3, page 10), all
Block 10 (also being known as Block 6 as per Plat Book 3, page 10), Lots 1, 2 and 5 through 12, inclusive
Block 11 (also being known as Block 7 as per Plat Book 3, page 10), all

PARCEL 2:

The following lots and blocks in FELLOWSHIP PARK, according to plat thereof recorded in Plat Book 3, Page 10, public records of Clay County, Florida, described as follows:

Block 1-A (also being known as Block 8 as per Plat Book 2, page 61) Lots 25 - 28; 33 - 38; 47 and 48.

Block 4-A (also being known as Block 5 as per Plat Book 2, page 61), all

Less and Except from such Parcels any part thereof lying in County Road No. C-315-B (formerly State Road No. S-315-B).

Less and Except from such Parcels any part thereof lying in any public road right-of-way.

Less and Except from such Parcels any part thereof lying in those lands described in Official Records Book 2912, Page 1249.

FURTHER LESS AND EXCEPT from such Parcels any portion thereof lying and being within the real property described by deed recorded at Official Records Book 1088, Pages 063-064 of the Public Records of Clay County, Florida.

GRANTOR WARRANTS AND REPRESENTS TO GRANTEES THAT THE ABOVE DESCRIBED REAL PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

TO HAVE AND TO HOLD, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor or any person or persons claiming under Grantor either in law or equity, to the use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:


Printed Name: Barry J. Fuller


PRISCILLA NORWOOD HARRIS

THE IMOGENE E. NORWOOD REVOCABLE LIVING TRUST UNDER AGREEMENT DATED JANUARY 21, 1994


Printed Name: Imogene E. Norwood

By: 
PRISCILLA NORWOOD HARRIS, Trustee

February 23, 2018

Mr. Ed Lehman
Planning Director
Clay County Planning Division
477 Houston Street
Green Cove Springs, Florida 32043

Re: Comprehensive Plan Amendment
Clay Parcel No. 32-05-26-020992-006-00


Dear Mr. Lehman:

Please be advised the undersigned are all of the lawful owners of the property identified by the Clay County Property Appraiser as Parcel No. 32-05-26-020992-006-00. As the owner, I hereby authorize and empower Susan L. Fraser of SLF Consulting, Inc. whose address is 3517 Park Street, Jacksonville, Florida 32205, to act as agent to file the application to amend the land use category of that approximately 32 acre parcel of land I own on County Road 315B, more specifically described in the attached legal description and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Ms. Fraser is authorized to speak as my agent at all meetings and public hearings associated with the application.

Your assistance in this matter is appreciated.

Sincerely,



John J. Campbell



Ellen B. Campbell

February 23, 2018

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Sincerely,


Rosemary Rahm

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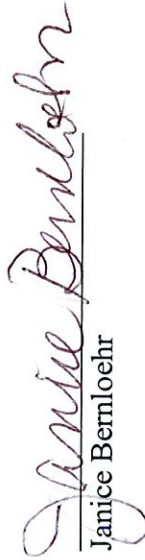
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Janice Bemloehr

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Sincerely,


Deborah Gonzalez


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Sincerely,



Thomas Undset

February 23, 2018

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Sincerely,


Ann Schiffer

February 23, 2018

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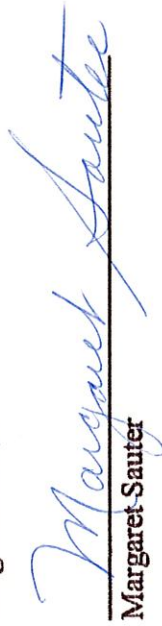
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Sincerely,



Greg Sauter



Margaret Sauter

MARK E. HARDENBROOK P.S.M.

Professional Surveyor and Mapper

Fla. Cert. No. 5500

Member Florida Land Surveyors Council

(352) - 473 - 8523

(904) - 964 - 5777

(904) - 282 - 3136

1656 NE 161st Street - Starke, Florida 32091

Amended April 5, 2018

Job No. H-18-032-SKETCH LANDS:

LANDS DESCRIBED:

PARCEL –“W”: (West of Manhattan Boulevard)

All of Blocks 1, 2 and 3; Block 4, Except: Lots 9 thru 24 in “Fellowship Park Replat”, as per plat thereof recorded in Plat Book 3, Page 10 of the public records of Clay County, Florida.

TOGETHER WITH:

That Portion of the East One Half (E 1/2) of Long Island Avenue as Closed and Described in Resolution recorded in Official Records Book 528 on Page 175 of the public records of said County. Lying Adjacent to and West of the above described Blocks 1, 2, 3 and Block 4, Except: Lots 9 thru 24.

Those Portions of New Hampshire Boulevard, Vermont Boulevard, Massachusetts Boulevard and Connecticut Boulevard, as Closed and Described in Resolution recorded in Official Records Book 528 on Page 175 of the public records of said County; Lying East of the centerline of Long Island Avenue and West of Manhattan Avenue.

The above described lands being more particularly described as follows:

Begin at an Intersection of the northerly prolongation of the West right of way line of Manhattan Avenue with the North right of way line of New Hampshire Boulevard as shown on said plat and run S 00 deg 45 min 32 sec E, along said west right of way line, 1198.47 feet to the Northeast corner of said Lot 9 of Block 4 as shown on said Plat; thence run S 89 deg 44 min 54 sec W, along the north line of said Lot 9; the north line of Lot 13 and a westerly prolongation thereof, a distance of 225.86 feet to the centerline of Long Island Ave, a closed right of way; thence run N 00 deg 40 min 09 sec W, along said centerline and a northerly prolongation thereof, a distance of 1199.32 feet to the north right of way line of New Hampshire Boulevard as shown on said Plat; thence run N 89 deg 58 min 09 sec E, along said right of way line, 223.99 feet to the Point of Beginning.

PARCEL –“E”: (East of Manhattan Boulevard)

Block 4a, Except: Lots 39, 40, 41 and 42; All of Blocks 1a, 2a, 3a, 5, 6, 7, 6a, 7a, 10 and 11 in “Fellowship Park Replat”, as per plat thereof recorded in Plat Book 3, Page 10 of the public records of Clay County, Florida.

TOGETHER WITH:

All of Des Moines Avenue, Lying North of the South line of Connecticut Boulevard; The West 1/2 of Des Moines Avenue, Lying South of Connecticut Boulevard; That portion of St. Louis Avenue, Lying North of the South line of Connecticut Avenue and South of the centerline of Vermont Avenue. The West 1/2 of St. Louis Avenue, Lying North of the centerline of Vermont Boulevard and South of New Hampshire; That Portion of Davenport Avenue Lying North of the South line of Connecticut Avenue and South of the centerline of Vermont Avenue. The South 1/2 of New Hampshire Boulevard, Lying East of Manhattan Avenue and West of the Centerline of St. Louis Avenue.

That Portion of Vermont Boulevard, Lying East of Manhattan Avenue and West of the centerline of St. Louis Avenue; The South 1/2 of Vermont Boulevard , Lying West of County Road C-315; Massachusetts Boulevard and Connecticut Boulevard, Lying East of Manhattan Avenue and West of County Road No. C-315-B.

The above described lands being more particularly described as follows:

Begin at the Intersection of the centerline of Vermont Boulevard as shown on said plat with the west right of way line of County Road C-315-B and run S 00 deg 50 min 18 sec E, along said right of way line, 725.24 feet to an intersection of said right of way with the south line of Connecticut Boulevard; thence run N 89 deg 58 min 21 sec W, along said south line, 710.96 feet to the centerline of Des Moines Avenue; thence run S 00 deg 58 min 35 sec E, along said centerline, 299.61 feet to the North right of way line of Clay Street as shown on said Plat; thence run N 89 deg 55 min 02 sec W, along said right of way line, 169.95 feet to the southeast corner of Lot 42 of Block 4A; thence run N 01 deg 03 min 05 sec W, along the west line thereof, 100.58 feet to the South Line of Lot 40 of Block 4A; thence run N 89 deg 48 min 25 sec E, along said south line, a distance of 50.10 feet to the southeast corner of said Lot 40; thence run N 00 deg 38 min 07 sec W, along the east line of Lots 40 and 39, a distance of 49.89 feet to the northeast corner of said Lot 39; thence run S 89 deg 49 min 36 sec W, along the north line thereof, 100.35 feet to the east right of way line of Manhattan Avenue as shown on said Plat; thence run N 00 deg 44 min 18 sec W, along said right of way line, 1223.79 feet to the centerline of the right of way of New Hampshire Boulevard as shown on said Plat; thence run N 89 deg 59 min 54 sec E, along said centerline, 473.15 feet a point in the centerline of St. Louis Avenue as shown on said Plat; thence run S 00 deg 44 min 38 sec E, along said centerline, 349.23 feet to the centerline of Vermont Boulevard, as shown on said Plat; thence run S 89 deg 55 min 50 sec E, along said centerline, 460.71 feet to the Point of Beginning.

**Comprehensive Plan Amendment
Rural Residential to Rural Fringe**

CR 315B Residential

Prepared for

**John and Ellen Campbell
Thomas Undset et. al**

Prepared by

**SLF Consulting, Inc.
April 2018**

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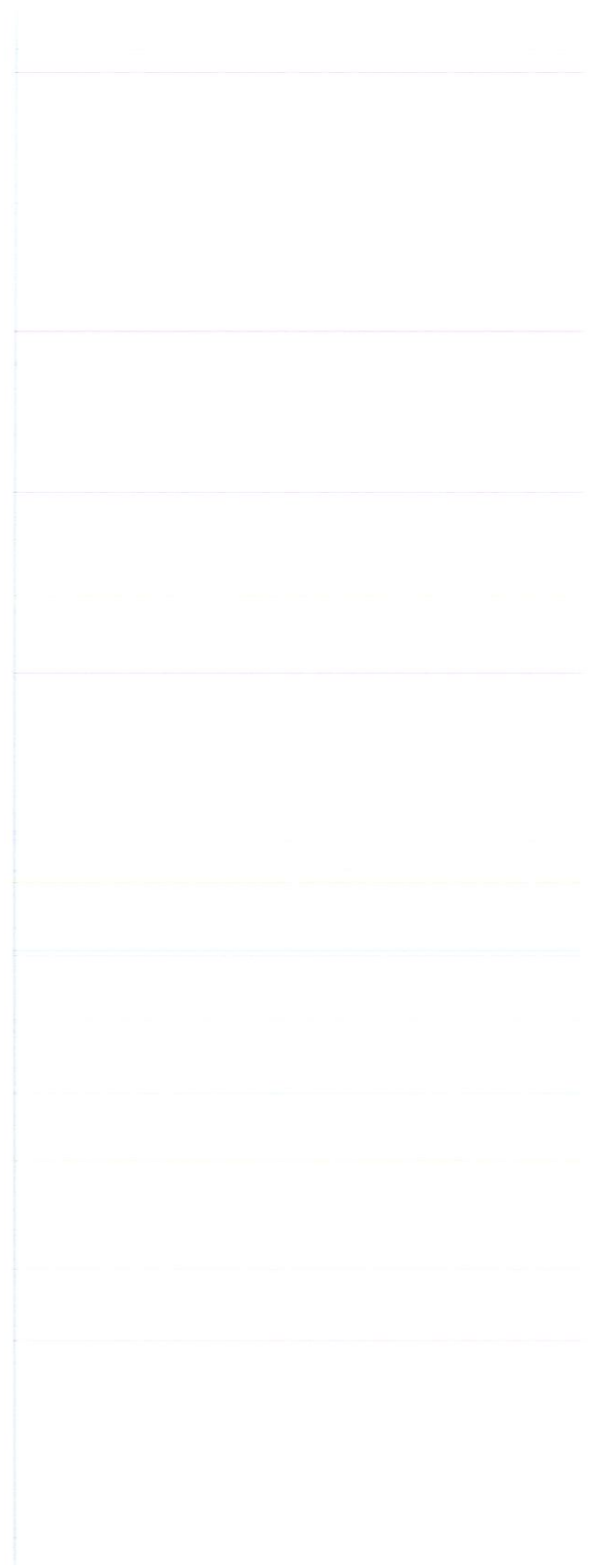
Adjacent Land Use Description and Map

The subject property is located in the Green Cove Springs Planning District, fronting on the west side of CR 315B approximately 1000 feet north of its intersection with CR 315. The current land use designation is Rural Residential..

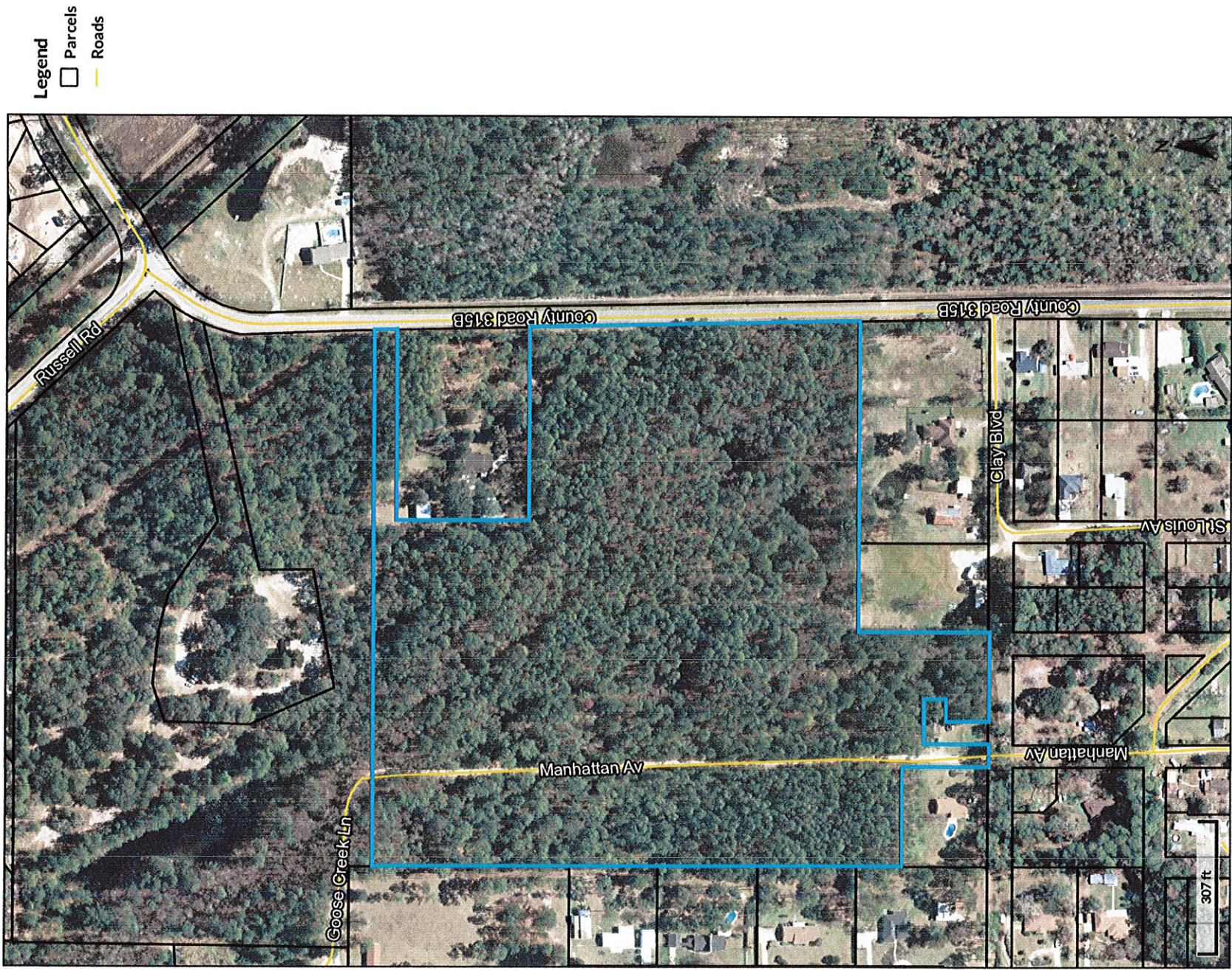
Adjacent land uses are:

North:	Rural Residential
South:	Rural Residential
East:	Rural Fringe
West:	Rural Residential

DOR Aerial



CR 315B Residential



Legal Description and Deed for Subject Property

DESCRIPTION SKETCH FOR PROPOSED REZONING

PORTION OF
"FELLOWSHIP PARK", PLAT BOOK 2, PAGE 61;
"FELLOWSHIP PARK REPLAT", PLAT BOOK 3, PAGE 10;
CLAY COUNTY, FLORIDA
PUBLIC RECORDS OF

SECTION 28
SECTION 29
SECTION 32
SECTION 33

DESCRIPTION OF SKETCH LANDS:

PARCEL - W (West of Monument Boulevard)
All of Blocks 1, 2 and 3; Block 4, Except Lots 9 thru 24 in "Fellowship Park Replat", as per plat thereof recorded in Plat Book 3, Page 10 of the public records of Clay County, Florida.
That portion of the East One Half (1/2) of Long Island Avenue as Closed and described in Resolution Record Book 528 on Page 175 of the public records of said County, lying adjacent to and West of the above described Blocks 1, 2, 3 and Block 4, Except Lots 9 thru 24, those portions of New Hampshire Boulevard, Vermont Boulevard and Connecticut Boulevard as Closed and described in Resolution Record Book 528 on Page 175 of the public records of said County, lying East of the centerline of Long Island Avenue and West of Monument Avenue.
The above described lands being more particularly described as follows:
Begin on an intersection of the northerly prolongation of the West right of way line of Monument Avenue with the North right of way line of New Hampshire Boulevard as shown on said plat and run S 00 deg 45 min 32 sec E, along said west right of way line, 1188.7 feet to the Northeast corner of said Lot 9 of Block 4 as shown on said plat, thence run S 89 deg 44 min 59 sec E, along the north line of said Lot 9, the North line of Lot 1 and Westing prolongation thereof a distance of 225.85 feet to the North right of way line of Long Island Avenue, thence run N 00 deg 46 min 09 sec E, along said centerline and a northerly prolongation thereof, a distance of 1199.32 feet to the North right of way line of Monument Avenue as shown on said plat, thence run N 89 deg 58 min 09 sec E, along said right of way line, 223.99 feet to the Point of Beginning.

PARCEL - E (East of Monument Boulevard)
Block 40, Except Lots 39, 40, 41 and 42; All of Blocks 10, 20, 30, 5, 6, 7, 8, 9, 10 and 11 in "Fellowship Park Replat", as per plat thereof recorded in Plat Book 3, Page 10 of the public records of Clay County, Florida.

All of the West One Half (1/2) of Monument Avenue, lying North of the South line of Connecticut Boulevard, the West 1/2 of Oak Street Avenue, lying North of Vermont Avenue, lying North of the centerline of Vermont Boulevard and South of New Hampshire Boulevard; that portion of St. Louis Avenue, lying North of the centerline of Vermont Boulevard and South of the West 1/2 of Oak Street Avenue, lying North of the centerline of Vermont Boulevard, lying East of the centerline of Vermont Avenue, lying East of the centerline of Vermont Avenue and West of County Road No. C-315-B.

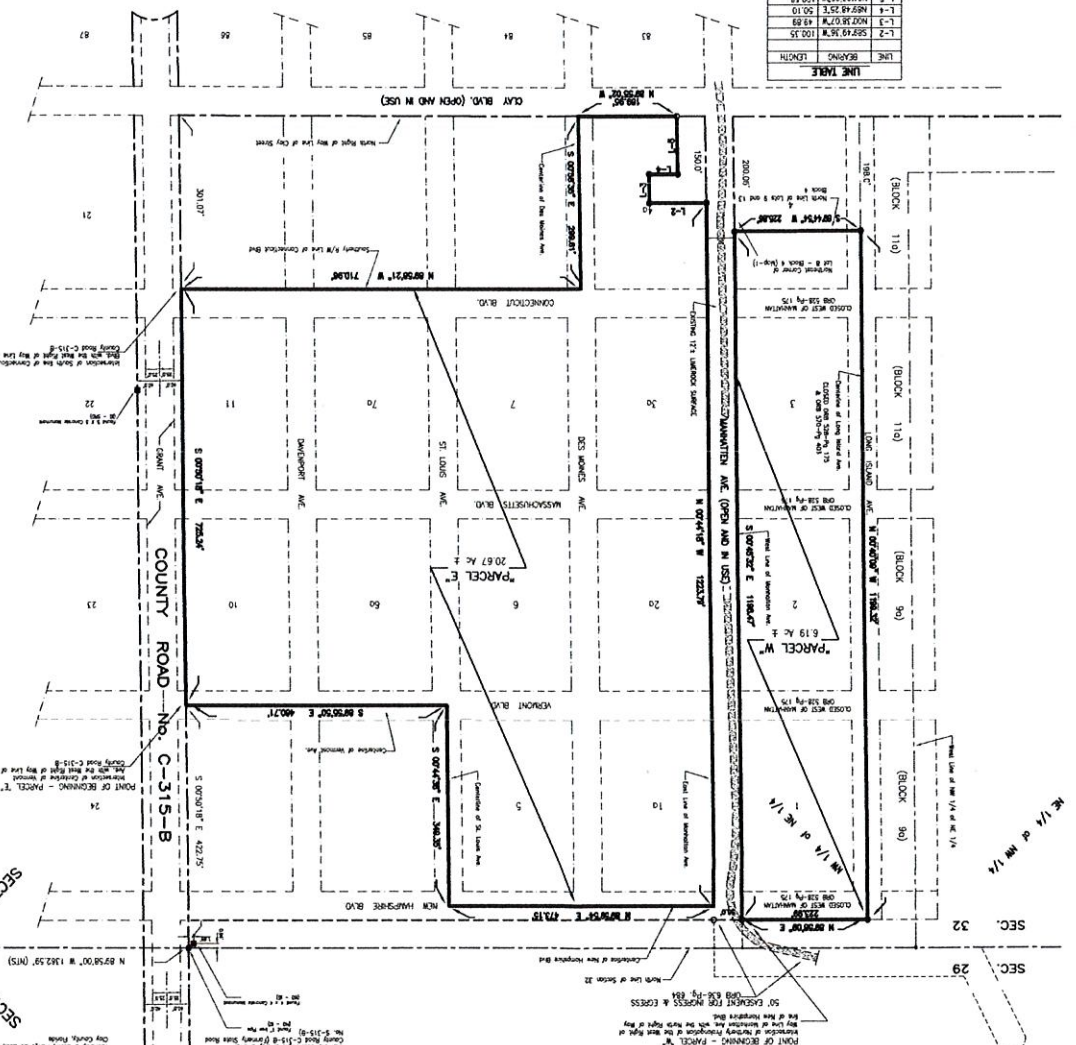
The above described lands being more particularly described as follows:
Begin at the intersection of the centerline of Vermont Boulevard as shown on said plat with the West right of way line of County Road - C-315-B and run S 00 deg 50 min 18 sec E, along said right of way line, 725.24 feet to an intersection of said right of way with the South line of Connecticut Boulevard, thence run N 89 deg 58 min 25 sec E, along said south line, a distance of 201.10 feet to the Southeast corner of Lot 42 of Block 44, thence run N 01 deg 03 min 05 sec W, along the West line thereof, 100.58 feet to the South line of Lot 47 of Block 44, thence run N 89 deg 48 min 25 sec E, along said south line, a distance of 201.10 feet to the Southeast corner of said Lot 39, thence run S 89 deg 49 min 36 sec W, along the North line thereof, 100.58 feet to the East right of way line of Monument Avenue as shown on said plat, thence run N 00 deg 44 min 18 sec W, along said right of way line, 1223.79 feet to the centerline of the right of way of New Hampshire Boulevard as shown on said plat, thence run N 89 deg 59 min 24 sec E, along said centerline, 413.13 feet a point in the centerline of St. Louis Avenue as shown on said plat, thence run S 89 deg 44 min 38 sec E, along said centerline, 482.33 feet to the centerline of Vermont Boulevard, on shown on said plat, thence run S 89 deg 55 min 50 sec E, along said centerline, 460.71 feet to the Point of Beginning.

AREA SCHEDULE

Parcel W: 6.18 Ac. ±
Parcel E: 20.67 Ac. ±
TOTAL GROSS AREA: 26.85 Ac. ±

THIS SKETCH PREPARED FOR:
NEW LEAF COMMITTEES, LLC.
AT THE REQUEST OF:
JOHN H. LAMSWAY, JR.
ABBREVIATIONS:
F.T.M. = FUTURE TRAIL MARKER
C.C. = CENTERLINE
L.S. = LONG ISLAND STREET
M.A. = MONUMENT AVENUE
V.B. = VERMONT BOULEVARD
C.B. = CONNECTICUT BOULEVARD
N.H.B. = NEW HAMPSHIRE BOULEVARD
S.C. = ST. LOUIS AVENUE
C.R. = COUNTY ROAD
R.O.W. = RIGHT OF WAY
L.O.S. = LINE OF SIGHT
P.O.B. = POINT OF BEGINNING
P.O.E. = POINT OF ENCLOSURE
P.O.C. = POINT OF CORNER
P.O.I. = POINT OF INTERSECTION
P.O.M. = POINT OF MEASUREMENT
P.O.N. = POINT OF NON-ADJACENCY
P.O.S. = POINT OF SURVEY
P.O.T. = POINT OF TANGENCY
P.O.V. = POINT OF VIEW
P.O.W. = POINT OF WESTING
P.O.X. = POINT OF CROSSING
P.O.Y. = POINT OF YIELDING
P.O.Z. = POINT OF ZONING
P.O.A. = POINT OF ADJACENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF CORNER
P.O.D. = POINT OF DIRECTION
P.O.E. = POINT OF ENCLOSURE
P.O.F. = POINT OF FINISH
P.O.G. = POINT OF GRADIENT
P.O.H. = POINT OF HEIGHT
P.O.I. = POINT OF INTERSECTION
P.O.J. = POINT OF JUNCTION
P.O.K. = POINT OF KNOT
P.O.L. = POINT OF LAYOUT
P.O.M. = POINT OF MEASUREMENT
P.O.N. = POINT OF NON-ADJACENCY
P.O.O. = POINT OF OCCUPANCY
P.O.P. = POINT OF PIVOT
P.O.Q. = POINT OF QUANTITY
P.O.R. = POINT OF RECORD
P.O.S. = POINT OF SURVEY
P.O.T. = POINT OF TANGENCY
P.O.U. = POINT OF UTILITY
P.O.V. = POINT OF VIEW
P.O.W. = POINT OF WESTING
P.O.X. = POINT OF CROSSING
P.O.Y. = POINT OF YIELDING
P.O.Z. = POINT OF ZONING
P.O.A. = POINT OF ADJACENCY

Scale: 1 inch = 100 Feet
GRAPHIC SCALE IN FEET
NORTH ARROW



SURVEYOR'S NOTES:

- Block Numbers shown without Parentheses refer to Plat of "Fellowship Park", Plat Book 2, Page 61.
- Block Numbers shown with Parentheses refer to Plat of "Fellowship Park Replat", Plat Book 3, Page 10.
- Map-2 refers to Plat of "Fellowship Park Replat", Plat Book 3, Page 10.
- Map-1 refers to Plat of "Fellowship Park", Plat Book 2, Page 61.
- This Map was prepared as a graphic depiction of lands being requested for rezoning.
- Prepared by this Surveyor on July 2018.

Mass shown otherwise on Unimproved Block, Improvements, Foundations or structures were located on the survey. Mass shown otherwise on Unimproved Block, Improvements, Foundations or structures were located on the survey.

This State NOT valid unless the Signature and Original Sealed Stamp of a Florida Licensed Surveyor and Mapper is affixed thereto.

Any Records and/or Improvements on Unimproved Block, Improvements, Foundations or structures were located on the survey.

George refer to the North line of Section 32 as being N 87° 50' 00" W, as recited in instruments of Record.

MARK E. HARBENBROOK
Professional Surveyor and Mapper
Florida Certificate No. 2008
1955 NE 19th Street
Stuart, Florida 34991
PHONE (888)-473-8593 & (888)-964-5777

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Amended April 4, 2018

LANDS DESCRIBED:

PARCEL –“W”: **(West of Manhattan Boulevard)**

All of Blocks 1, 2 and 3; Block 4, Except: Lots 9 thru 24 in “Fellowship Park Replat”, as per plat thereof recorded in Plat Book 3, Page 10 of the public records of Clay County, Florida.

TOGETHER WITH:

That Portion of the East One Half (E 1/2) of Long Island Avenue as Closed and Described in Resolution recorded in Official Records Book 528 on Page 175 of the public records of said County. Lying Adjacent to and West of the above described Blocks 1, 2, 3 and Block 4, Except: Lots 9 thru 24.

Those Portions of New Hampshire Boulevard, Vermont Boulevard, Massachusetts Boulevard and Connecticut Boulevard, as Closed and Described in Resolution recorded in Official Records Book 528 on Page 175 of the public records of said County; Lying East of the centerline of Long Island Avenue and West of Manhattan Avenue.

The above described lands being more particularly described as follows:

Begin at an Intersection of the northerly prolongation of the West right of way line of Manhattan Avenue with the North right of way line of New Hampshire Boulevard as shown on said plat and run S 00 deg 45 min 32 sec E, along said west right of way line, 1198.47 feet to the Northeast corner of said Lot 9 of Block 4 as shown on said Plat; thence run S 89 deg 44 min 54 sec W, along the north line of said Lot 9; the north line of Lot 13 and a westerly prolongation thereof, a distance of 225.86 feet to the centerline of Long Island Ave, a closed right of way; thence run N 00 deg 40 min 09 sec W, along said centerline and a northerly prolongation thereof, a distance of 1199.32 feet to the north right of way line of New Hampshire Boulevard as shown on said Plat; thence run N 89 deg 58 min 09 sec E, along said right of way line, 223.99 feet to the Point of Beginning.

PARCEL –“E”: **(East of Manhattan Boulevard)**

Block 4a, Except: Lots 39, 40, 41 and 42; All of Blocks 1a, 2a, 3a, 5, 6, 7, 6a, 7a, 10 and 11 in “Fellowship Park Replat”, as per plat thereof recorded in Plat Book 3, Page 10 of the public records of Clay County, Florida.

TOGETHER WITH:

All of Des Moines Avenue, Lying North of the South line of Connecticut Boulevard; The West 1/2 of Des Moines Avenue, Lying South of Connecticut Boulevard; That portion of St. Louis Avenue, Lying North of the South line of Connecticut Avenue and South of the centerline of Vermont Avenue. The West 1/2 of St. Louis Avenue, Lying North of the centerline of Vermont Boulevard and South of New Hampshire; That Portion of Davenport Avenue Lying North of the South line of Connecticut Avenue and South of the centerline of Vermont Avenue. The South 1/2 of New Hampshire Boulevard, Lying East of Manhattan Avenue and West of the Centerline of St. Louis Avenue.

That Portion of Vermont Boulevard, Lying East of Manhattan Avenue and West of the centerline of St. Louis Avenue; The South 1/2 of Vermont Boulevard , Lying West of County Road C-315; Massachusetts Boulevard and Connecticut Boulevard, Lying East of Manhattan Avenue and West of County Road No. C-315-B.

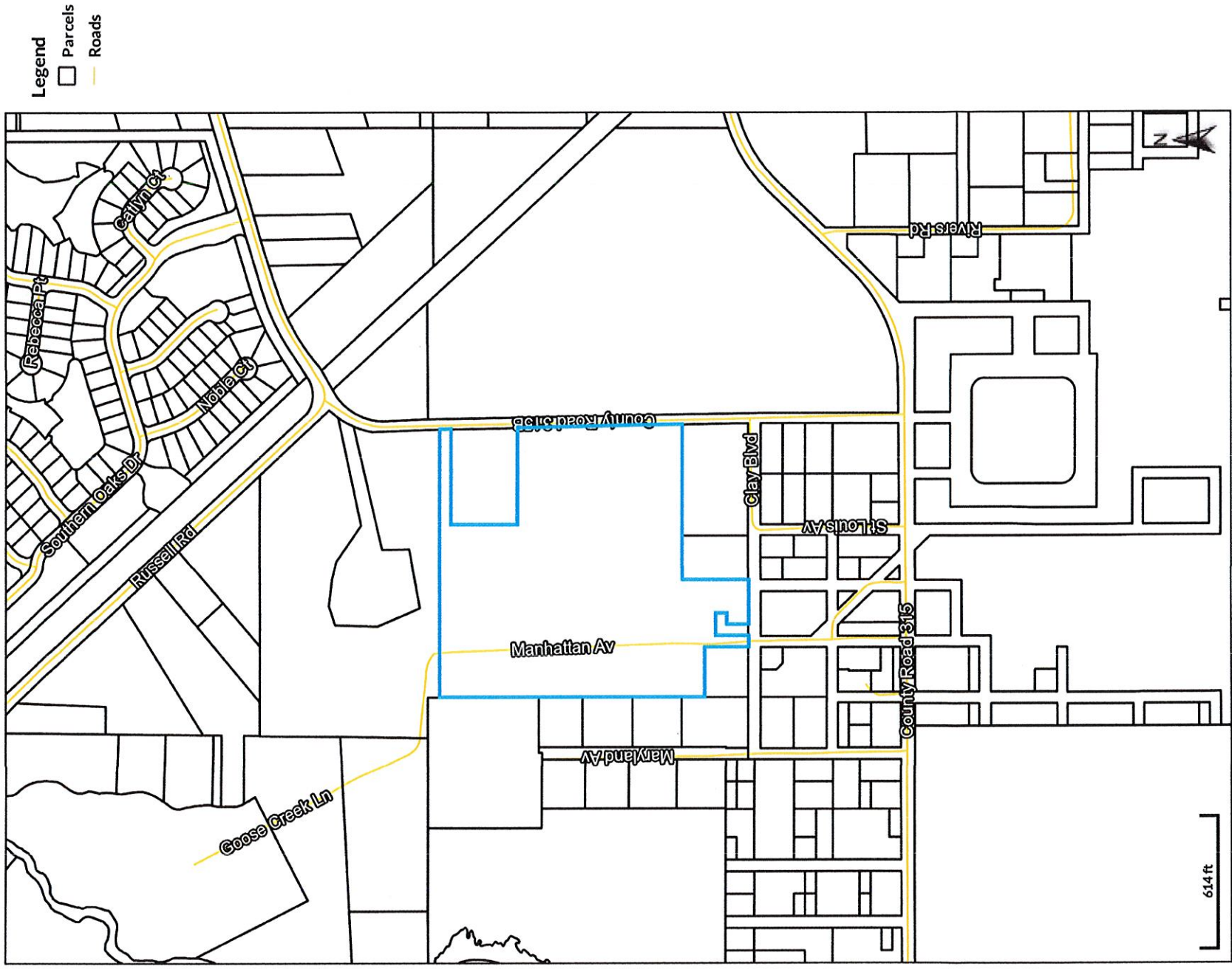
The above described lands being more particularly described as follows:

Begin at the Intersection of the centerline of Vermont Boulevard as shown on said plat with the west right of way line of County Road C-315-B and run S 00 deg 50 min 18 sec E, along said right of way line, 725.24 feet to an intersection of said right of way with the south line of Connecticut Boulevard; thence run N 89 deg 58 min 21 sec W, along said south line, 710.96 feet to the centerline of Des Moines Avenue; thence run S 00 deg 58 min 35 sec E, along said centerline, 299.61 feet to the North right of way line of Clay Street as shown on said Plat; thence run N 89 deg 55 min 02 sec W, along said right of way line, 169.95 feet to the southeast corner of Lot 42 of Block 4A; thence run N 01 deg 03 min 05 sec W, along the west line thereof, 100.58 feet to the South Line of

Lot 40 of Block 4A; thence run N 89 deg 48 min 25 sec E, along said south line, a distance of 50.10 feet to the southeast corner of said Lot 40; thence run N 00 deg 38 min 07 sec W, along the east line of Lots 40 and 39, a distance of 49.89 feet to the northeast corner of said Lot 39; thence run S 89 deg 49 min 36 sec W, along the north line thereof, 100.35 feet to the east right of way line of Manhattan Avenue as shown on said Plat; thence run N 00 deg 44 min 18 sec W, along said right of way line, 1223.79 feet to the centerline of the right of way of New Hampshire Boulevard as shown on said Plat; thence run N 89 deg 59 min 54 sec E, along said centerline, 473.15 feet in the centerline of St. Louis Avenue as shown on said Plat; thence run S 00 deg 44 min 38 sec E, along said centerline, 349.23 feet to the centerline of Vermont Boulevard, as shown on said Plat; thence run S 89 deg 55 min 50 sec E, along said centerline, 460.71 feet to the Point of Beginning.

Vicinity Map

CR 315B Residential



Statement of Purpose

The purpose of this amendment application is to amend the Future Land Use Map to change the future land use designation of a parcel of land 26.86 acres in area from Rural Residential Land Use to Rural Fringe Land Use.

Under the current land use designation for the subject parcel, residential development could occur at a density of 1 unit per acre under the points and clustering provisions of FLUE Policy 1.3.4. The development tract is over 21 acres, meeting the minimum requirement for development area that utilizes the points system in the Rural Residential land use designation. The maximum number of 26 single family residential units could be constructed on the parcel with a zoning change. Central water and sewer has recently been extended by the CCUA to CR 315 in the vicinity of the subject property; based on distance requirements (less than ¼ mile to the connection) services would have to be extended to the site for development if greater than 50 lots were created. The maximum number of lots permitted is less than 50; central services would not be required to be provided to development under the current land use designation of Rural Residential.

Under the proposed amendment to the Rural Fringe category, with sufficient points the development potential for the site would be a maximum of 80 residential units. This amendment request recognizes the recent extension of central water, wastewater and reuse lines by the Clay County Utility Authority (CCUA), the county's water and wastewater provider, to CR 315 and CR 315 B (100 feet from the subject property) that will connect the subject property to the Peters Creek Water and Wastewater facilities located south of the subject property.

Plan Changes Required

**PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN
AMENDMENT 16-01**

ELEMENT Future Land Use Map

TYPE OF AMENDMENT Future Land Use Map

STRIKEOUT FOR DELETION
UNDERLINE FOR NEW LANGUAGE

Change:

Amend the Future Land Use Map to change the land use designation for approximately 26.86 acres in the Green Cove Springs Planning District from the Rural Residential category to the Rural Fringe category.

Supporting Data and Analysis

Eligible for Requested Designation

The subject property is eligible to seek a designation of Rural Fringe. FLUE Policy 1.3.1 provides:

- e. Rural Fringe (Suburban): This designation is reserved for land accessible to existing Urban Services and located in the areas where extension of central water and (where applicable) sewer service can be easily provided. Densities on this area shall be a maximum of three units per acre and a minimum of one unit per acre. This density category is almost exclusively characterized by single-family detached housing units.

The subject property is located within the adopted Central Water and Sewer Area (CWSSA). The extension of central water and wastewater service to the site has been completed by the CCUA and services are available approximately 1,000 feet from the subject property. Proposed development density will be greater than 1 unit per acre.

The subject property is located so as to achieve 85 points under Policy 1.3.4 (see below). As such, the designation of 26.86 acres of Rural Fringe Land Use would permit a maximum of 80 single family units. This represents an increase of 54 units over the 26 residential units permissible under the current Rural Residential designation.

The location of the requested amendment is consistent with the FLUE Data & Analysis as follows:

Compatibility with Adjacent Land Uses

The adjacent land use is Rural Residential to the north, west and south of the subject property and Rural Fringe to the east.

This area of Clay County reflects historical, unplatted lot single family development. Existing development in this area represents large lot, single family development without central services (well and septic systems). This area is bound on the north by Peters Creek, the west by Master Planned Community Land Use (Peters Creek is an intervening feature to the north and to the west) and Planned Community (The Saratoga Springs DRI) land use. To the immediate south of the subject property is Rural Residential, however south of CR 315 the land use is Rural Fringe land use (Willow Springs subdivision). This 'pocket' of rural development is on the very northern edge of the Clay County Utility Authority's service area and until 2017, central services were greater than a mile away. Until services were extended by the CCUA, densities greater than 2 per acre were not possible and under the Rural Residential land use, development was limited to 1 unit per acre density.

The Edgewater Subdivision at 1.5 units per acre (Rural Reserve) and Traceland Subdivision at 2.2 units per acre (Rural Fringe) are recent approvals for single family development in the immediate area; these developments represent the changing character of the area with the availability of central services.

The proposed Rural Fringe Land use designation is the same density and character as the development permitted under the nearby Master Planned Community and Planned Community categories and will result in residential subdivision development consistent with future development that can occur in the MPC and PC categories. The requested Rural Fringe land use is the same as the land use for the property immediately to the east, across CR 315B and is not inconsistent with the Rural Reserve category located immediately to the north.

North of the subject property, with access to CR 209, is Edgewater Landing, a platted, single family residential development with homes occupied in phase I and future phases under construction. The single family characteristics of the proposed development on the subject property will be the same as that of the adjacent developments.

The proposed residential density and single family development is compatible with the single family residential in the area.

Land Required to Accommodate Anticipated Growth

The County transmitted its Evaluation and Appraisal Report extending the planning horizon to 2040. The data and analysis in support of the EAR determined that no county generated (administrative) amendments to the FLUM were necessary to address general demand for additional land to support the projected population.

This amendment addresses the location specific change in the availability of services created by the extension and investment by the CCUA in its infrastructure to areas within the Green Cove Springs Planning District and the identified need for additional housing in this planning district.

The Data & Analysis of the transmitted Housing Element for the 2040 Comprehensive Plan provides that the population is projected to increase approximately 46% over the next 23 years and that this increase would require an additional 41,000 dwelling units to accommodate the new residents. The inventory of vacant dwelling units in 2016 was 6,789 in the unincorporated

county; the data & analysis submitted by the county with its EAR recognizes that the existing housing stock is not sufficient to accommodate the anticipated growth.

The EAR projects an increase in housing stock of 76% by 2040. The data and analysis indicates that the northern portion of the Green Cove Springs Planning District is projected to meet a portion of this increase:

The Future Land Use Element's data & analysis submitted with the EAR describes the current and projected housing and land availability to meet the projected demand for housing within each particular area of the county (Planning District). The discussion of the Green Cove Planning District in this section of the data & analysis transmitted with the EAR provides:

“The Rural Fringe land use category is utilized between the Green Cove Springs City limits and the southern limit of the Fleming Island Planning District to meet the increased demand for that area brought about by the limited availability of land within the Fleming Island Planning District.”

“The Rural Fringe land use located north of the City provides housing opportunities adjacent to the City and outside the DRIs on Fleming Island that is convenient to employment in Jacksonville, the City of Green Cove Springs or Putnam County. Currently, due to the location of the proposed Beltway and district's land availability, the district becomes the most suitable area to be developed within the next 25-year time frame.”

Table 12 of the Future Land Use Element's data & analysis identifies the existing dwelling units within each planning district and the future units available based on the land use designations at assumed development potential (density). The data and analysis then utilizes this information to apply a 12.5% market increase factor to identify if the 2040 available units identified is sufficient to meet the projected unit need (with market increase (Table 13). Table 13 concludes and the text summarizes that “Only one (1) planning district, Green Cove Springs, shows a greater projected unit need with market increase than the land capacity.” In Table 13, all planning districts are shown with available future units (last column) except the Green Cove Planning District, which is shown as having zero future units available.

At the time the data and analysis was prepared for the EAR, the Beltway was funded for right of way acquisition through the Lake Asbury area of the County; funds to extend the Beltway improvements across the St. Johns River (Shands Bridge replacement) had not been committed. Funding for the replacement of the Shands Bridge has been recently committed, advancing the projected demand for housing in the Green Cove Springs Planning District.

The most significant change in opportunity for residential development in the Green Cove Springs Planning District is the extension of potable water, sanitary sewer and reclaimed mains to the CR 315 corridor, terminating at its intersection with CR 315B. The provision of central services from the Peters Creek Facilities, owned and operated by the CCUA, has opened the CR 315 and CR 315B area of the county to residential development.

The subject property is located in the northern section of the Green Cove Springs Planning District. This area of the County is specifically addressed under the discussion on page 49 of the data and analysis of the FLUE transmitted with the EAR:

“The *urbanizing area* consists of the Doctor’s Inlet/Ridgewood and Penney Farms/ Lake Asbury Planning Districts and the northern section of the Green Cove Springs Planning District. This is the portion of Clay County in which government, private utility, and other service and infrastructure providers have concentrated their planning efforts. Future growth areas include lands under the Branan Field master plan (adopted) and the Lake Asbury Master Plan (proposed). The north and west Green Cove Springs’ area is outside the master plan areas, but is likely to undergo rapid growth based on recent concurrency, rezoning and Future Land Use Map amendment activity.”

The prediction in the EAR is accurate; the recent funding of the replacement of the Shands Bridge and extension of central services described above only accelerates the anticipated trend which began a few years ago. The increased pressure to build in the north west area of Green Cove Springs is evidenced by recent development approvals. A plan amendment in 2012 changing the land use from Rural Residential to Rural Reserve on 103 acres immediately north of the subject property has resulted in the current development of this property for 170 single family lots. A plan amendment approved in late 2016 converted 49 acres of land immediately east of the subject property to the Rural Fringe land use category; construction is ongoing in that development. Residential development in the Rural Fringe Land use category on land located immediately south of the subject property, with access to CR 315, received site plan approval for over 300 single family lots in 2015. Immediately south of the subject property, lots in the antiquated subdivision, Fellowship Park, have been assembled into single ownership.

The subject property is uniquely located north of GCS with close proximity to US 17 access. Its location is infill between existing development to the north, east and south. While the checkerboard pattern of land uses in this immediate area is the result of historical rural land ownership patterns of individual unplatted lots served by on site wells and septic systems, the extension of central services has affected the demand for suburban development densities.

Figure 8. of the Transportation Element data & analysis identifies major traffic generators and attractors; trip attractors (employers) are shown on Fleming Island (AT&T Services); Baptist health is also in this location. Employment south of the City in Vac-CON and other industrial employer are near the US 17 and SR 16 intersection in Green Cove Springs and south on US 17; approximately 3 miles south of the subject property on US 17. The enhanced access to employment offered by the Beltway west to Cecil Field and employers in western Clay and to I-95 in St Johns County, over the replacement to the Shands Bridge is a major factor in the immediate demand for residential development on the subject property.

The proposed plan amendment within the northwest portion of the Green Cove Springs Planning District is consistent with the projected pattern of development /demand identified in the FLUE D&A. Within the 2040 planning horizon, this area of the County is projected to see increased demand.

Located within the CWSSA with direct access to county roads combined with the recent availability of central water and wastewater to the subject property supports the proposed plan amendment to Rural Fringe and is consistent with FLUE Objective 1.2 and Policy 1.2.1:

Objective 1.2 Clay County shall discourage urban sprawl by directing urban growth to those areas where public facilities and services are available.

Policy 1.2.1: Future urban intensity development requiring access to public facilities shall be located within or near areas where public facilities and services are available. New residential developments at gross densities less than three units per acre shall be discouraged in the Central Water and Sewer Area except for those areas designated Rural Fringe wherein a minimum density of one unit per acre is allowed.

The proposed amendment is consistent with Section 163.3177(6) (a) (4), Florida Statutes:

The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents.

The proposed amendment will increase the inventory of single family homes served by central water and sewer in the immediate vicinity of the City of Green Cove Springs, the second largest municipality in the County. An increase in residential units near the City limits will improve the economic development opportunities within the City and along US 17 South.

Availability of Facilities and Services

Clay County has retained its Section 163.3180, FS concurrency system, monitoring capacity available in the following facilities and services through the establishment of levels of service: water, wastewater, solid waste, transportation, parks and recreation, and schools.

The current land use designation of Rural Residential would permit 26 single family units. The proposed amendment would increase this to a maximum of 80 single family units, or an additional 54 units. There is adequate capacity to serve the proposed development of a maximum of 80 single family units:

Water and Wastewater

The subject property lies within the Clay County Utility Authority's service area. The CCUA Peter's Creek water and wastewater plants will provide service. There is available capacity to meet the projected associated with 80 single family homes (under the RR land use designation, on-site well and septic service would apply so the entire 84 units permitted by the proposed amendment are recognized):

Water demand @ 311 gpd/ERU = 0.0248 MGD
Wastewater demand @ 279 MGD/ERU = 0.0223 MGD

Peter's Creek Water Treatment Plant
Design Capacity 0.64 MGD

2017 Average Flow 0.078 MGD
 Available Capacity 0.562 MGD

Peter's Creek Wastewater Treatment Plant
 Design Capacity 0.099 MGD
 2017 Average Flow 0.030 MGD
 Available Capacity 0.069 MGD

Solid Waste

Clay County manages its solid waste capacity level of service on a population basis. The proposed amendment does not increase the projected population within the unincorporated County.

Stormwater

Stormwater management facilities to serve the proposed development will be designed to meet the County's adopted level of service.

The subject property includes a portion of the Peters Creek 110-year floodplain (Zone A) that lies entirely within jurisdictional wetlands. Impacts to the floodplain are not proposed except for road crossings required to provide and maintain access.

Transportation

Development of the subject property with an increase of 54 single family homes is a Major Project as defined by the County. Distribution of traffic generated by the project is assigned to segments on the Concurrency Management Road Network within 1 mile of the point of access to the CMS Road Network.

Access to the project will be provided by CR 315B; the location of the County Maintenance Facility on CR 315 is a major influence on this approach to access. The following road segments lie within the 1 mile impact area for the project:

Road	Segment	PM Peak Count	PM Peak MSV
CR 315B	CR 209 to CR 315	200	1,480
CR 315	CR 315B to US 17	300	1,480
CR 315	CR 315B to SR 16	400	1,480
CR 209	CR 315B to US 17	900	1,610
CR 209	CR 315B to CR 739B	900	1,610

The ITE trip generation rate for single family residential use is 1 PM Peak trip per unit; an additional 54 single family units generates 54 PM Peak Hour trips.

Growth in traffic volumes in recent years is not an indicator of future growth in traffic volumes; the recession created negative growth rates for several years. Nor does a return to the growth rates evidenced immediately prior to the recession apply as these rates are associated with the

'bubble' in residential development prior to the recession. A long term historical rate of growth in traffic volumes for Clay County has been 3% a year. The local roads within the impact area never saw that rate of increase as they were located in very rural areas of the County prior to 2005; they experienced no development and negative traffic volume growth during the recession and are only now experiencing small increases in demand for development. This analysis of projected traffic volumes on the roads within the impact are for the subject property utilizes an annual increase of 3% as the basis for the future year projections shown.

Road	Segment	2018 Volume*	2023 Projected Volume**	2028 Projected Volume*	MSV
CR 315B	CR 209 to CR 315	218	253	293	1,480
CR 315	CR 315B to US 17	328	338	441	1,480
CR 315	CR 315B to SR 16	437	450	587	1,480
CR 209	US 17 to CR 315B	983	1,139	1,321	1,610
CR 209	CR 315B to CR 739B	983	1,139	1,321	1,610

*3 percent annual increase over 2015 count

** 3 percent annual increase over prior projection

Trip Distribution for the proposed single family development for the increase of 54 single family units permitted under the requested land use change:

	ENTERING 63% 34 PM Peak Trips	EXITING 37% 20 PM Peak Trips	TOTAL	
CR 315B	CR 315 to CR 209	53% 18	70% 14	32
CR 315	CR 315 B to US 17	17% 6	10% 2	8
CR 209	CR 315 B to SR 16	20% 7	20% 4	11
	CR 315B to CR 739B	10% 3	6% 1	4
US 17	CR 315B to US 17	53% 18	63% 13	31
	CR 209 to GCS	22% 7	20% 4	11
	CR 209 to Black Creek Bridge	48% 16	53% 11	27

Based on the data maintained by Clay County, there is adequate capacity on the Clay County CMS Network within its major development impact area to accommodate the impact of the additional 54 single family units that would be permitted in the requested Rural Fringe land use designation.

Transit

Clay Transit Choice Ride services are available on US 17, serving Green Cove Springs and connecting to Jacksonville through the Orange Park Mall. . Routes run generally along US 17 and along Wells Road serving from Green Cove Springs to the Orange Park Mall, connecting to the WS-2 and then to Naval Air Station. The subject property lies within the 1 mile Transit Impact Range.

The County maintains its transit level of service on a county-wide basis.

Parks & Recreation

Clay County maintains and manages its recreation and open space levels of service on a population basis. The proposed amendment does not increase the projected population within the unincorporated County.

Schools

The proposed increase of 54 single family units generates an additional impact on the Clay County School system as follows:

Students per Residential Unit*
 Elementary 0.2091
 Middle/Jr 0.0625
 High 0.1212

Dwellings	Elementary Student Stations	Middle/Jr Student Stations	High Student Stations
54	11	3	7

*Source: 2017-18 EFP

The subject property lies within the attendance boundary for the following schools:

Elementary Charles E. Bennett 174 avail student stations 2017/18
 Junior High Green Cove JR High 204 avail student stations 2017/18
 High Clay High 829 avail student stations 2017/18

There is available capacity in the current year to accommodate the demand generated by an additional 64 single family dwellings. The available capacity in 2022/23 (5 year horizon) is:

Elementary Charles E. Bennett 133 avail student stations 2022/23
 Junior High Green Cove JR High 113 avail student stations 2022/23
 High Clay High 653 avail student stations 2022/23

There is sufficient capacity to meet the demand associated with 56 additional single family dwellings in 2022/23, (five year horizon).

Suitability (Topography and Soils)

The subject property is suitable for the proposed density of use. The highest elevation is in the southwest corner (elev 25) and slopes gently to elevation 20 at the wetlands. The lowest

elevation is 15, located within the wetlands that traverse the subject property diagonally to the northwest. Elevations along CR 315B are at a 21.

Soils within the subject property are:

- 6- Mandarin fine sand. Natural vegetation is mainly slash pine, longleaf pine, live oak and water oak. The high water table is at a depth of 18 to 40 inches for 2-6 months most years and greater than 40 inches the remainder of the year.
- 9- Leon fine sand. Natural vegetation is mostly longleaf pine, slash pine, live oak and water oak. The high water table is less than 12 inches for 1 to 4 months during most years
- 20- Scranton fine sand. Natural vegetation is mainly slash pine, longleaf pine, sweet gum and wax myrtle. The high water table is at a depth of 6-18 inches during most years.

The FLUE D&A performs a suitability analysis for all lands in the County, awarding points based on proximity to services (applying Policy 1.3.4 of the FLUE) and deducting points for conservation, wetlands and regionally significant habitat.

Points

In order to limit urban sprawl, Clay County has implemented a point system, defined in FLUE Policy 1.3.4 that permits an increase in residential density based on a proposed development's proximity to services that have been determined to be necessary to support residential uses. If a property is located such that sufficient points are obtained, development of a property may occur at the higher of two densities. The purpose of the point system is to limit the development density on parcels that are remote from these necessary services. The points system adopted by the County is a major component of its approach to limiting urban sprawl.

The increased density applies to the Rural Residential and Rural Fringe Land Use categories; in the requested Rural Fringe Land Use category, sufficient points increase the residential density from 1 unit per acre to 3 units per acre.

The subject property is located so as to achieve 85 points under FLUE Policy 1.3.4:

<i>Proximity to Fire Rescue</i>	<i>10 Points</i>
<i>Proximity to EMS Services</i>	<i>10 Points</i>
<i>Nearest LOS Road is a Collector with Capacity (CR 315B)</i>	<i>5 Points</i>
<i>Central Services are Provided</i>	<i>50 Points</i>
<i>Proximity to Schools</i>	<i>10 Points</i>
	<i>85 Points</i>

This is sufficient to achieve the higher density permitted in both the Rural Residential (if the land use were not changed) and Rural Fringe Land Use categories. The proximity of the subject property to the City of Green Cove Springs means that necessary public and private services will be available to serve planned residential development.

Development Suitability (habitat)

Clay County provides data and analysis as to the suitability of land within the county to support development. Figure 18. Points Map of the Future Land Use Element attributes 80 points to the subject property of a possible 110 points, indicating high development suitability.

Figure 19. Final Points Map of the Future Land Use Element is an analysis map that weighs other considerations such as wetlands and habitat to generate a ranking system for directing development within the county. Figure 19 identifies the subject property as achieving 0.54-1.0 points. This is identified as the Aggressive Development category, the highest ranking of Land Suitability.

Figure 20. identifies the subject property as having no significant habitat on site.

Need

Demand for Housing

The County calculates the need for residential acres to accommodate the projected increase in population and identifies how the need is met in its EAR FLUE data and analysis (pages 48-66) culminating in Table 13 (page 66). It identifies the only planning district to have a greater projected need for housing than the land capacity in 2040 as the Green Cove Springs planning district.

The Beltway is planned for construction commencement in 2019 with completion between SR 21 and US 17 within the LAMP scheduled for 2022. The funding to replace the Shands Bridge is a recently committed improvement, as is the extension of the expressway to I-95 in St Johns County.

The County shows an unmet need in the GCS Planning District for the immediate future. The proposed amendment, with a maximum development potential of an additional 54 single family residential units with central services, will begin to address this need.

Further, the amendment is consistent with Section 163,3177, Florida Statutes, which provides:

(6)(a) 4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

Sprawl Factors, Section 163.3177(8), Florida Statutes

In summary, amendments to the FLUM are based on the following factors (Section 163.3177(8), Florida Statutes). The proposed amendment to Rural Fringe land use addresses each factor in a manner that supports the requested amendment:

1. *Availability of water supplies, public facilities and services*
The data and analysis provided in this application demonstrates there is adequate capacity to support the proposed land use amendment to Rural Fringe land use on 26.86 acres in the Green Cove Springs Planning District.

2. *Suitability based on character of the undeveloped land, soils, topography, natural resources and historic resources on the site.*
See the discussion of soils and topography above.

The Conservation Element of the 2025 Clay County comprehensive plan ranks property as to habitat value using the Florida Fish and Wildlife Conservation Commission (FWC) data. (See Selected Wildlife Locations and Habitat Value Map). The subject property is ranked 3-4 out of 10, with higher ranking indicating more valuable habitat.

Wetlands comprise approx. 4 acres of the subject property. The wetlands are located in a narrow band that runs diagonally from the northwest corner of the subject property to its southeast corner. Wetland avoidance shall be employed during site plan development.

The subject property lies within the discharge area of the Florida Aquifer.

There are no documented historic resources on the subject property.

The soils, topography and relatively low ranking as valuable habitat support the requested amendment to Rural Fringe Land Use.

3. *An analysis of the minimum amount of land needed to achieve the goals and requirements of Section 163.3177, FS.*

The need within the Green Cove Springs Planning District for additional land designated for residential use served by central services is documented above. The proposed addition of 54 single family units with central services meets a portion of the identified need through 2040 and the more immediate demand resulting from infrastructure investments in the area.

Discouragement of Urban Sprawl

Based on the following primary indicators, the proposed amendment does not encourage urban sprawl:

1) *Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low intensity, low density, or single use development or uses.*

The proposed amendment increases diversity of housing available in the GCS Planning District and contributes to a better balance of uses in the immediate area of US 17 south of Black Creek and the City of Green Cove Springs.

- II) *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;*

The proposed amendment is located in an identified urbanizing area of the County and is a timely use of undeveloped lands that are available and suitable for development.

- III) *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

The location of the proposed amendment does not create radial, strip, isolated or ribbon urban development patterns.

- IV) *Fails to adequately protect and conserve natural, resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

The proposed amendment will not introduce development to the floodplain, does not include significant habitat, native vegetation or environmentally sensitive areas. On-site wetlands will be substantially maintained under permit with the SJRWMD. The subject property lies in a discharge area of the Florida Aquifer and is not associated with any lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

- V) *Fails to adequately protect adjacent agricultural areas and activities;*

The proposed amendment is not located adjacent to agricultural areas or activities.

- VI) *Fails to maximize use of existing public facilities and services.*

The proposed amendment will maximize the use of existing water and sewer infrastructure that is currently underutilized.

- VII) *Fails to maximize use of future public facilities and services.*

The location of the subject property is in an area designated for aggressive development by the County on the basis of the location of existing facilities and investments completed or funded for nearby infrastructure.

- VIII) *Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads,*

potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government;

The development of the subject property at the proposed density does not allow for land use patterns that are inefficient. The proposed amendment act as infill between the yet to be developed but planned and approved development south of the subject property (Saratoga Springs DRI and Willow Springs Subdivision) and existing development within the City of Green Cove Springs on CR 315 (Magnolia West Subdivisions). The location is proximate to fire, EMS, schools, government services, law enforcement, health services and fronts on two county roads. Water and sanitary sewer services have been extended (2017) by the Clay County Utility Authority in coordination with development immediately to the east of the subject property.

IX) Fails to provide a clear separation between rural and urban uses;

The subject property is not located on the edge of urban/suburban development in the county but rather sandwiched between two development areas; Fleming Island to the north (almost built out) and Green Cove Springs/ CR 315 area development on the south.

X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;

The development of the subject property is infill between two existing developed areas of the county.

XI) Fails to encourage a functional mix of uses;

Development of the subject property contributes to reduction in an identified deficiency in single family housing stock served by central services in the north GCS area of the County. As such, it increased the diversity of housing stock and contributes to a more functional mix of uses.

XII) Results in poor accessibility among linked or related land uses;

The subject property has direct access to commercial and services uses via CR 315 and CR 315B to CR 209. These county roads connect directly to US 17 South just north of the City of Green Cove Springs.

XIII) Results in the loss of significant amounts of functional open space.

Bound by two county roads and adjacent to existing large lot, rural residential (single family) development, the subject property does not contribute to the County's functional open space system. Its development will not impact the open space within the County.

Discouraging Urban Sprawl

The proposed amendment and resulting residential development achieves the following 5 objectives related to discouraging urban sprawl:

I) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems;*

The proposed amendment is located in the Green Cove Springs Planning District on lands that do not have natural resource value. The Clay County 2025 comprehensive plan identifies the subject property for Aggressive Development based on lack of adverse impact on natural resources and ecosystems and the 2040 EAR does not provide contradictory information.

II) *Promotes conservation of water and energy;*

The proposed development will be served by central services rather than on-site well and septic (the form of service required by the existing land use designation). The CCUA will require reuse be supplied to the development. The project will increase the conservation of water over that of a rural residential development.

III) *Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils;*

The proposed development is not located in the agricultural area of Clay County. Silviculture lands and those utilized for agriculture are not reduced by the proposed development. The increased density (over the current land use designation) reduces urban sprawl by accommodating additional residential development in areas of the county with central services and facilities.

IV) *Creates a balance of land uses based on demands of the residential population for the nonresidential needs of an area;*

The development of the subject property for residential development at a suburban density contributes to a better balance of uses in the northwest area of the GCS Planning District and supports the City of Green Cove Springs. The supply of non-residential uses in the City and along US 17 between the City limits and the Black Creek Bridge exceeds the demand generated by the neighboring residential uses and through traffic. The location of the subject property immediately northwest of the City will increase the demand for non-residential uses (commercial and services) that are currently underutilized (vacant land and buildings)

V) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit oriented developments or new towns.*

The amendment will provide densities of use that counter the rural (sprawl) character of some of the surrounding area and continues the recent suburban pattern created under recent land use amendments to Rural Fringe (the rural pattern is sprawl in that the

