

INTRODUCTION

Lake Asbury Master Plan

The Lake Asbury Master Development Plan project was initiated as a partnership between County government and the community in consensus building and visioning. The project consisted of the preparation of a master development plan representing the ultimate buildout of the Lake Asbury Master Plan Area (LAMPA). The residents of the greater Lake Asbury area expressed concern regarding protection of the area's natural resources, maintaining the quality of life they currently enjoy, and the ability of the community to grow in a controlled manner. This process brought together people with diverse interests to build a consensus for growth management, urban form, long range planning and environmental protection.

The LAMPA consists of 30,293 acres of which roughly 18,000 acres are largely undeveloped. The area consists of unincorporated portions of central Clay County within the Lake Asbury/Penney Farms Planning District. The area is bounded by Peters Creek on the east, Black Creek to the north and west, and State Road 16 to the south.

Northeast Florida continues to experience suburban sprawl. Conventional planning has failed to contain the spread of ex-urban growth around the greater Jacksonville metropolitan area. The sector study or "buildout" plan provides a long-term response to future growth. This approach can ensure that growth will occur in a more orderly and attractive way than the piecemeal development that would normally occur. This plan promotes a community designed to reduce the importance of the automobile. This is accomplished by design that allows a greater variety of land uses closer to work and home, and provides ample opportunities to connect those land uses with walkways and bicycle paths.

The Master Development Plan for Lake Asbury recommends a blend of rural and planned suburban growth. The eastern half of the LAMPA will include mixed-use master planned communities that are more urban in character, along with an employment district. The Plan designates the western half of the LAMPA as primarily low-density areas, with rural residential lands complimented by the conservation network of greenways. The Lake Asbury plan provides for a self-

supporting community that consists of a mix of recreational, commercial, civic and residential uses. This Plan reduces the need to utilize the regional road network by providing a greater variety of land uses, preserving the area's natural resources, and creating opportunities for pedestrian and bicycle uses. The goal of providing improved accessibility between home, work, schools and shopping will in turn, translate into reduced commuting time, decreased reliance on the automobile, and protection of natural resources. The Plan acts to discourage sprawl by guiding development into the form of villages, with central places of higher densities and intensities and peripheral neighborhoods of lower density. Greenways and "Greenbelts" are utilized as village boundaries, further providing a sense of place. This edge exists around the greater LAMPA area and will also be utilized within the area to form natural edges to villages. Greenbelts and conservation areas will add to the greater greenway system to provide for an extensive network of protected open space and wildlife corridors. The Asbury Greenway guidelines support wildlife, enhance water quality, capture stormwater, and provide scenic vistas as well as passive recreational opportunities.

In short, the Lake Asbury Master Plan will help to preserve the distinctive character of the area in the face of future steady population growth.

LA FLU GOAL 1

Establish a process and specific development criteria applicable to lands within the Lake Asbury Master Plan Area (LAMPA) that implement a long-range, strategic planning approach to natural resource protection and transportation planning; ensures availability of suitable land for public facilities; defines desirable development patterns and standards; provides incentives for implementation; and requires financial feasibility for the provision of infrastructure prior to development.

LA FLU OBJ 1.1

The County will review development within the LAMPA for consistency with the policies of this Plan.

LA FLU POLICY 1.1.1

In the event, that the Lake Asbury Goals, Objectives and Policies, Exhibit M, do not address an issue, the Goals, Objectives and Policies of the other exhibits of the 2045 Comprehensive Plan shall prevail.

LA FLU POLICY 1.1.2

Development within the LAMPA may demonstrate conformance with the designated Lake Asbury land use category through rezoning to Planned Unit Development and if necessary a supplemental development agreement which will meet the minimum requirements of the Lake Asbury Development Regulations or which will accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Lake Asbury Land Development Regulations.

LA FLU POLICY 1.1.3

The County shall review all such proposed development for conflict with the proposed road network. When proposed development would require the realignment of a road segment within the road network or otherwise preclude implementation of the road network, the County will act to protect the intent of the road network prior to approval of development plans. Road locations are conceptual and are subject to alignment changes due to constraints presented by natural land configurations or roadway design criteria.

LA FLU POLICY 1.1.4

Specific policies for DRI's within the LAMPA are associated with Objective 1.6.

LA FLU POLICY 1.1.5

The County shall limit development through the 2045 Comprehensive Plan timeframe. No more than 24,490 residential units shall be permitted during

this time period. These caps shall not include undeveloped lots of record at the time of LA Master Plan adoption.

LA FLU OBJ 1.2 The County will establish a long range systems planning approach to natural resource protection and will regulate new development within the LAMPA to ensure the preservation and protection of wetlands and upland native vegetation communities. At least 4,400 acres of wetlands and 1,800 acres of environmentally sensitive uplands shall be preserved in a connected greenway system.

LA FLU POLICY 1.2.1

Natural water bodies and major drainage features within the LAMPA shall be protected through required wetland-upland buffers that range from 30 to 100 feet and shall be determined from the jurisdictional wetland line. All required buffers and wetlands shall be protected by conservation easement that is dedicated to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an established private non-profit land trust, or the County. These lands shall be deeded to one of these agencies, the homeowners' association, or retained by the landowner or developer, but shall not be deeded to individual homeowners. Development within a buffer area shall be limited to passive recreational facilities, fences necessary to protect the habitat area, and similar uses from which minimal adverse effects to the network would result. Crossings of the wetland-upland buffers are permitted for roadways, utility crossings, trails and pathways, and drainage outfalls, all subject to agency permitting. No wetland-upland buffer is required between jurisdictional wetlands and road crossings, public infrastructure, utility crossings, wetlands impacts permitted by State and Federal regulatory agencies nor berms associated with stormwater ponds.

In addition to the wetland upland buffers for jurisdictional wetlands as required by other regulatory agencies, wetland-upland buffers shall be required for certain creeks within the Asbury Greenway as follows, where the offset distance is defined as the perpendicular distance from the established jurisdictional wetland line:

Creek	Average Buffer	Minimum Buffer
Black Creek (northern LAMPA boundary)	100 feet	50 feet
Peters Creek (eastern boundary)	100 feet	50 feet
Bradley Creek	100 feet	50 feet
Black Creek South Prong	50 feet	30 feet

Creek tributary buffer width shall transition between the widths listed above and the 30-foot standard at a decreasing buffer width rate not to exceed 15 linear feet for each foot of buffer width.

Allowable density shall be calculated for the acreage of lands protected in the wetland-upland buffers. For wetland-upland buffers located in the Asbury Greenway, density shall be based on the adjacent land use designation. Said density may be applied to residential development within the limits as shown on a preliminary plan which includes that portion of the Greenway. Total density, including density from wetland-upland buffers located within the Greenway, shall not exceed the maximum density established by land use category as shown in Policy 1.4.1.

LA FLU POLICY 1.2.2

The preservation of environmentally significant lands lying outside the Asbury Greenway shall entitle the owner to a density bonus of up to 10 units per acre of additional density. Said density may be applied to residential development within the limits as shown on a preliminary plan which includes those environmentally significant lands. Total density including density bonus shall not exceed the maximum density established by land use category as shown in Policy 1.4.1. All developments seeking the density bonus shall submit, at the time of development review, an environmental assessment certified by a qualified environmental professional that supports designation of the environmentally significant lands for preservation. The priorities for such preservation are in the following order (highest to lowest) lands with listed species (flora and/or fauna) present, or one of the following regionally important natural communities known to host rare, vulnerable, and/or listed species: scrub, sandhill, scrubby flatwoods, xeric hammock, upland pine forest, mesic flatwoods and wet flatwoods. Listed plant and animal species include those species identified in Florida Administrative Code (F.A.C.) 5B-40.0055, Regulated Plant Index, and F.A.C. 68A-27.003, Florida's List of Endangered or Threatened Species, respectively. Descriptions of the qualified environmentally significant natural communities can be found at www.fnai.org.

To receive a density bonus, the area preserved shall be a minimum of 2 contiguous acres in area and shall be configured in a manner that takes into account topography, parcel shape, and other factors that are unique to the property. The use of long narrow preservation areas shall be discouraged unless they are combined with other preservation areas to form a larger, contiguous preservation area. To enhance existing systems, priority should

be given to such communities that are contiguous to the Asbury Greenway or Greenbelt Zoning Overlay.

LA FLU POLICY 1.2.3

Upland preservation shall also provide for greenway connectivity in the form of those greenbelts depicted on the Lake Asbury Master Plan Map (FLUM). Created by the Greenbelt Zoning Overlay, greenbelts shall consist of uplands that connect natural features such as creeks and linear wetlands and utilize forested corridors whenever possible to connect areas of the Asbury Greenway. Uses within Greenbelts shall be limited pursuant to LA FLU Policy 1.4.12. Such preservation areas shall be no less than 150 feet in width and shall average a minimum of 250 feet in width and shall provide connections between lands in the Asbury Greenway land use category. The general location of the Greenbelt Zoning Overlay is depicted on the LA FLUM. The Greenbelt Zoning Overlay may be relocated under a specific development plan provided the connectivity function and minimum width is maintained. Residential density or non-residential intensity associated with the underlying land use designation shall apply to lands within the Greenbelt Zoning Overlay and may be transferred within parcels.

LA FLU POLICY 1.2.4

All developments shall be required to provide an environmental assessment for lands proposed for development, prepared and certified by a qualified environmental professional, at the time of development review and prior to any land clearing or disturbance of the site.

LA FLU POLICY 1.2.5

The Board of County Commissioners will consider granting a density bonus not to exceed three units per net acre for the property known as the Solite site, located on the north side of CR 209, east of CR 209-B. This property is under Federal EPA Administrative Order on Consent US EPA Docket # 95-05-Rs. 3008(h) of RCRA as amended, 42 USC § 6928(h), Effective Date September 13, 1996. The Board may grant approval of such a density bonus if a binding commitment to remediate this site is proffered by the owner and applicant. Development shall meet the standards applicable to the Master Planned Community land use category.

LA FLU OBJ 1.3 The County will ensure the availability of suitable land for public facilities, including through roads, water, and wastewater sufficient to support future development within the LAMPA.

LA FLU POLICY 1.3.1

Adequate Public Facilities Requirement. Developers shall be required to donate lands for Dashed Line Roads prior to final site plan approval. Donation of right-of-way for state and federal roads shall be voluntary.

The Dashed Line Road construction methodology is further described in the LA Transportation Element. If no Dashed Line Roads are present on a specific site, that development may satisfy this requirement by paying an adequate public facilities fee. This fee shall be paid to a fund dedicated to Dashed Line Road acquisition and construction occurring within the LAMPA. The purpose and operation of this fund will be further detailed in the Lake Asbury Land Development Regulations, as amended, pursuant to LA TRA Policy 1.1.3.

For the purpose of this Policy, Low Impact Threshold Developments (LITDs) are low impact developments which generate ten (10) or less P.M. peak hour trips per day and do not have direct access to a Dashed Line Road. A primary purpose for the creation of the Dashed Line Roads is to open up large tracts of acreage for major new development. As such, the benefit to the LITD from the construction of the Dashed Line Roads is minimal. As a result, LITDs are exempt from the donation and payment obligations of this Policy.

A development which would otherwise qualify as a LITD and which has a Dashed Line Road on its property or directly accesses a Dashed Line Road will significantly benefit from the construction of the Dashed Line Road. These developments are not exempt from the donation and payment obligations of this Policy.

LA FLU POLICY 1.3.2

The Clay County Utility Authority shall provide potable water and wastewater facilities necessary to meet future demands. Such facilities shall be identified on the *Centralized Water and Sewer Area Map*, Exhibit A Map Series, 2045 Clay County Comprehensive Plan.

LA FLU POLICY 1.3.3

New and existing electric substations shall be a permitted use in all land use categories within the Lake Asbury Master Plan except those designated as Lake Asbury Greenway (LA GW) and shall be subject to the siting, design, and approval process identified in 163.3208, F.S. and applicable Clay County land development regulations.

LA FLU OBJ 1.4 The County shall define development patterns to guide development within the LAMPA, through the following guiding principles and land use categories.

LA FLU POLICY 1.4.1

The following table shows maximum density for LAMPA land use categories.

LA Land Use Category	Type Use	Base Density	Maximum Density*
LA Rural Community (LA RC)	Single-Family Detached	1 unit per 5 gross acres	2 units per net acre
LA Rural Fringe (LA RF)	Single-Family Detached	1 unit per net acre allowed	3 units per net acre
LA Rural Reserve (LA RRSV)	Single-Family Detached	1.5 units per gross acre allowed	1.5 units per gross acre
LA Master Planned Community (LA MPC)	Single-Family Detached	3 units per net acre allowed	5 units per net acre
LA Master Planned Community (LA MPC)	Single-Family Attached	6 units per net acre allowed; 10 units per net acre allowed	12 units per net acre
LA Village Center (LA VC)	Single-Family Detached	5 units per net acre required	8 units per net acre.
LA Village Center (LA VC)	Single-Family attached/ Multi-Family	6 units per net acre required; 10 units per net acre allowed.	16 units per net acre
LA Interchange Village Center (LA IVC)	Single-Family attached/ Multi-Family	6 units per net acre required; 10 units per net acre allowed.	16 units per net acre
LA Activity Center (LA AC)	Single Family Attached/ Multi-Family	8 units per net acre required, 10 units per net acre allowed.	24 units per net acre

*including density awarded from wetland-upland buffers as required by Policy 1.2.1 and/or the density bonus for environmentally significant lands as permitted by Policy 1.2.2.

LA FLU POLICY 1.4.2

The Greenbelt Zoning Overlay shall consist of uplands that connect natural features such as creeks and linear wetlands, and shall utilize forested corridors whenever possible. Additional upland preservation area will be created through the upland preservation program described in Policies associated with LA FLU Objective 1.2.

LA FLU POLICY 1.4.3

Land use transition between lower and higher intensity uses shall be achieved through the use of natural vegetative open space buffers, physical barriers such as berms, hedges or other landscape cover, setbacks and height limitations.

LA FLU POLICY 1.4.4

Open space and park areas shall integrate whenever possible natural features, such as lakes and buffers for wetlands and creeks, and manmade features, such as retention ponds. This shall be accomplished through the retention of open space around lakes and ponds, and also within buffers for wetlands and creeks. Trails shall be provided within the open space areas around such features.

LA FLU POLICY 1.4.5

The LDRs shall include high quality design and development standards that shall ensure preservation of existing vegetation and extensive landscaping, creation/preservation of roadway vegetative buffers, avoidance of extensive topography and site alteration, promotion of attractive and human-scale architecture, regulation of site lighting to reduce glare and limit visual pollution, and emphasis of pedestrian and bicycle movement within and between developments.

LA FLU POLICY 1.4.6

Master Planned Community (LA MPC)

1) *Land Use*

The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-family detached dwellings, with single-family attached dwellings uses allowed around village centers. Single-family attached units may not exceed ten percent of potential units in the

Master Planned Community within each village, and shall be located adjacent to Village Centers. Central water and sewer is required in this land use category.

2) *Density*

This category allows single-family detached units, with a maximum base density of 3 units per net acre (net calculated as uplands only). Single-family detached density may go up to five units per net acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as described under the policies associated with LA FLU Objective 1.2. Single-family attached density is allowed at a range between six and ten units per acre, and may go up to 12 units per acre through additional density associated with wetland-upland buffer and/or environmentally significant land dedication.

3) *LA MPC Principles*

Development within the Master Planned Community category will be in the form of walkable neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual neighborhoods to village centers, the activity center and other neighborhoods. Street design shall encourage pedestrian and bicycle use.

Neighborhoods shall contain a diversity of housing types through lot size varieties, and are encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions, townhomes and apartments.

To create a sense of neighborhood identity, neighborhoods within this category shall have primary neighborhood parks as well as pocket parks where neighbors can interact.

4) *Schools*

Neighborhood school location shall allow students to walk or bike to school. Final locations shall be determined by the school district. Whenever possible, elementary schools are encouraged to be located close to or adjacent to village centers. To promote a campus effect and encourage the maximum use of facilities, junior and senior high schools should be co-located adjacent to public facilities such as parks, libraries

and civic uses creating an activity node for primary use by students and their families.

5) *Neighborhood Parks*

The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park standards are addressed in LA REC Policy 1.1.1.

LA FLU POLICY 1.4.7

Rural Fringe (LA RF)

This designation is presently contained in the Clay County Comprehensive Plan. The 6,890 acres within the LAMPA that were categorized as Rural Fringe on the Comprehensive Plan's *Future Land Use Map* remain so on the Master Development Plan Map with the exception of 86 acres located near the Town of Penney Farms adjacent to EW4, which is changed to Rural Fringe. This was done as a commitment to property owners that no one would lose existing allowable densities under the master plan. These lands are accessible to existing urban service areas and central water and sewer services are required. Densities in this category shall be a maximum of 3 dwelling units per net acre and a minimum of one dwelling unit per net acre. The category is characterized by single-family detached housing units. Development within this land use category shall be subject to design and development standards of the Master Planned Community land use category, and neighborhood park requirements of the LA REC Policy 1.1.1.

LA FLU POLICY 1.4.8

Rural Community (LA RC)

The Rural Community land use is applied to three large areas, one in the southwestern quadrant of the LAMPA, east of and surrounding Thunder Road; one along Peters Creek and tributaries in the southeast quadrant of LAMPA and the other in the northeastern quadrant of the LAMPA, north of C.R. 209.

1) *Land Use*

The Rural Community land use category comprises 11,367 acres within the LAMPA. Development within this category will be characterized predominantly by single-family homes on large lots, served by well and septic tank or by clustered subdivisions which preserve large expanses of environmental open space.

2) *Density*

The base density within Rural Community land use category is one dwelling unit per five gross acres. Density may go up to an overall maximum of two units per-net acre through the dedication of wetland-upland buffers and/or environmentally significant lands as described under the policies associated with Objective 2. Projects utilizing the additional density associated with wetland-upland buffer and/or environmentally significant land dedication shall be clustered in order to preserve a minimum of 40% of open space with no more than 30% of this being wetlands.

3) *Recreation*

Developments utilizing the density bonus program and central services shall be subject to the development, design, recreation and other applicable standards of the Master Planned Community land use.

4) *Schools*

The location of schools is addressed in the Public School Facilities Element, Exhibit K.

LA FLU POLICY 1.4.9

Rural Reserve (LA RR)

The Rural Reserve category functions as a transition between suburban and rural densities. It is intended for lands that are close to central services and existing development with higher densities and intensities, but that are also near lands with established rural character. The 309 acres of Rural Reserve are located in the northwest quadrant of the LAMPA, between C.R. 218 and the Ravines community.

1) *Density*

Density is set at 1.5 units per gross acre, with the wetlands utilized for density calculation limited to no more than 25% of total acreage – a level that will accommodate central services, but at the same time will not greatly depart from lower rural densities.

2) *Open Space*

Rural character and compatibility with surrounding development will also be assured through substantive perimeter buffers. Such buffers will be set at a minimum of 50 feet, and will increase with the size of the property, set at a minimum proportion of 2.5% of the average property width and depth. These buffers must include preserved or planted vegetation to provide an effective visual screen for development. Where cleared easements exist, developments must provide an additional 25-

foot minimum width vegetated buffer that provides an effective visual screen for adjoining properties. Developments must retain at least 25 percent of the site in open space, which may include the buffers, required parks, and conservation areas.

3) *Allowable uses*

Allowable uses shall include single-family homes and multi-family units. Mobile homes are not allowed. Multi-family units may not exceed 25% of total units, and shall be buffered internally from single-family homes. Development projects are subject to the development, design, recreation, and other applicable standards of the Master Planned Community land use category.

LA FLU POLICY 1.4.10

Village Center and Interchange Village Center (LA VC and LA IVC)

Village Centers (LA VC):

Village Centers (LA VC) shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping and parks, arranged in a walkable and human-scale manner. New elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than ten Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Within the Village Centers, residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between five and 10 single family, single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with wetland-upland buffer and/or environmentally significant land dedication, as described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must be in a compact, walkable form accessible by sidewalk.

The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will

provide park space in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof. The quantification of uses shall be consistent with the ranges identified in the following table.

Village Center Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Residential	25%	65%
Office	0%	25%
Commercial/Retail	25%	65%
Civic, Public Parks	10%	No Max

Notwithstanding the foregoing, any Village Center consisting of less than ten (10) acres existing as of November 22, 2022 shall not be subject to the quantification of uses described in the above matrix.

Village Centers adjacent to the Rural Community land use are limited to elementary schools, parks, and rural commercial development, with individual buildings (excluding schools) not to exceed 5,000 square feet and total building area not to exceed 15,000 square feet.

Interchange Village Centers (LA IVC):

The **Interchange Village Centers (LA IVC)** shall be located at the First Coast Expressway interchanges with State Road 16 and County Road 739. Within the IVCs, residential uses are allowed in the form of attached single-family, townhomes, apartments, and upper floor units above nonresidential. Project residential density shall be between six and 10 single family-attached and multi-family units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with wetland-upland buffer and/or environmentally significant land dedication, as described under policies associated with Objective 1.2, shall be allowed a density of up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%.

The IVCs shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements will provide park space which may be in the form of civic spaces, plazas, urban parks, or community parks, including combinations thereof.

The Interchange Village Center located at State Road 16 shall have a maximum size of 150 acres. Office and retail uses can be of a regional scale

and shall not be limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be more auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to the adjacent major transportation corridors and to adjacent development. Permitted uses within this Interchange Village Center shall include light industrial. Light industrial uses shall be limited to light manufacturing and processing, assembly, packaging, fabrication, distribution, warehousing and storage of products that are not objectionable to surrounding land uses with regard to safety, smoke, noise, odor, fumes, dust, toxic chemicals and hazardous wastes. Light industrial performance standards shall be established in the Interchange Village Center zoning designation to implement this land use category.

The Interchange Village Center located at County Road 739 shall have a maximum size of 18.75 acres. Office and retail uses are not limited to neighborhood and small scale uses. Commercial uses are encouraged to be in a compact, walkable form accessible by sidewalk however interstate uses located adjacent to the interchange and larger community/regional scale commercial uses may be auto oriented, provided enhanced pedestrian connectivity is maintained within the IVC development, to adjacent major transportation corridors and to adjacent development. Light industrial shall not be a permitted use within the C.R. 739 Interchange Village Center.

The quantification of land uses in an Interchange Village Center shall be consistent with the ranges identified in the following table.

Interchange Village Center Land Use Sub-Category	Minimum Required (acres)	Maximum Permitted (acres)
Residential	10%	50%
Office	10%	No Max
Commercial/Retail	5%	65%
Light Industrial	0%	No Max
Civic/Public Parks	10%	No Max

**LA FLU POLICY 1.4.11
Activity Center (LA AC)**

The LA Activity Center, located around the intersection of the proposed First Coast Expressway and the County Road 218 extension, is the 436-acres commercial hub of the Lake Asbury planning district. This land use

category will accommodate a range of activities from employment-based office, large-scale retail, light industrial, civic and recreational uses, as well as multi-family housing. A higher standard of design, aesthetics and environmental protection and enhancement will be emphasized in this category. The category is particularly intended to attract higher-intensity design-unified corporate campuses that contain a concentration of different urban functions. The concentration of these multiple uses provides the opportunity for the efficient provision of public facilities.

Project residential density shall be between eight and 10 units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing additional density associated with dedication of wetland-upland buffer and/or environmentally significant lands, as described under policies associated with Objective 2, shall be allowed a density of up to 24 units per net acre. The maximum floor area ratio (FAR) for non-residential development shall not exceed 80%, with an overall average not to exceed 60%.

Future development in the Activity Center will require a cooperative effort between both the public and private sector to ensure that local services and infrastructure meet the anticipated demand. A unified plan of development approved, by rezoning to PUD, for lands within the LA AC land use designation, is encouraged.

The Activity Center may be designated to serve many different property owners, but will function in a manner to share facilities and services to reduce inefficiency and redundancy. These districts shall provide a high development quality along with amenities such as recreational areas, restaurants, retail services and civic spaces, the design of which may be approved by the County as part of a unified plan of development (PUD) or Development Agreement (DA) to augment the zoning designation. Said PUD, or DA in conjunction with the zoning district, shall specifically provide quality standards for design, aesthetics and environmental protection and enhancement consistent with LA FLU Policy 1.4.5.

The quantification and distribution of uses shall be consistent with the ranges identified in the following table.

Land Use Sub-Category	Minimum Required (Acres)	Maximum Permitted (Acres)
Activity Center		
Office	20%	65%

Light Industrial	0%	40%
Commercial/Retail	10%	40%
Residential	10%	25%
Civic/Recreational	5%	20%

LA FLU POLICY 1.4.12

Asbury Greenway (LA GW)

The Asbury Greenway land use category includes most creeks, streams, or riverbanks, major drainageways, major wetlands, floodways, and associated upland buffers within the LAMPA that, when combined with the Greenbelt Zoning Overlay, produces a wildlife corridor continuing throughout the entire area

The Asbury Greenway land use and Greenbelt Zoning Overlay that make up the conservation network will interconnect natural resources throughout the LAMPA, protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent land uses while providing for wildlife habitat and opportunities for active and passive recreation in the form of pedestrian walkways, bicycle paths and boardwalks. Impacts to the network will be limited to filling for roadway construction/crossings, utilities and construction of permitted passive recreational facilities. Drainage conveyances excluding retention ponds are allowed.

LA FLU POLICY 1.4.13

Existing Communities

Existing subdivision developments within the LAMPA are identified on the Lake Asbury Existing Land Use Map. Approved undeveloped subdivisions are not required to adhere to the requirements of this Master Development Plan.

LA FLU POLICY 1.4.14

Solite (LA SOL)

The Solite land use overlay category shall be that property known at the Solite site, located on the north side of CR 209, east of CR 209B. This property is under Federal EPA Administrative Order on Consent US EPA Docket # 95-05-Rs. 3008(h) of RCRA as amended, 42 USC § 6928(h), Effective Date September 13, 1996. The Board of County Commissioners will consider granting a density not to exceed 3 units per net acre if a binding

commitment to remediate this site is proffered by the owner and applicant. Development under such a commitment shall meet the standards applicable to the Master Planned Community land use category. The underlying land use is Mining,

LA FLU POLICY 1.4.15

Lake Asbury Commercial (LA COM)

The Lake Asbury Commercial land use is intended to preserve commercial property use in existence prior to the adoption of the Lake Asbury Master Plan. As such, this land use shall not be applied to any property within the LAMPA after 2006. Nor shall any existing LA COM be expanded beyond the current boundaries as shown on the LA FLU Map.

The maximum intensity (FAR) for LA COM properties shall be 40%.

LA FLU OBJ 1.5 The County will ensure the financial feasibility of the Lake Asbury Master Plan.

LA FLU POLICY 1.5.1

Prior to or concurrent with the adoption of the LDRs, funding for necessary public facilities shall be provided in a financially feasible ten-year schedule of capital Improvements, which shall continue to be updated on annual basis.

LA FLU OBJ 1.6 **Planned Community Land Uses utilizing the principles of Smart Growth shall be allowed and encouraged within the Lake Asbury Master Plan.**

LA FLU POLICY 1.6.1

Areas within the LAMPA that are part of Developments of Regional Impact and designated as Planned Community on the *Future Land Use Map* (referred to below as DRI-PCs) are subject to the requirements set forth in LA FLU Policies 1.6.1 to 1.6.32, which shall constitute the sole and exclusive requirements applicable to such areas under the Lake Asbury Master Plan. Land Development Regulations for DRI-PCs which provide more detailed planning and design criteria shall be adopted in the form of a Planned Unit Development (PUD) for each DRI-PC separately and initiated by the developer of each DRI-PC in lieu of application of future Land Development Regulations under the LAMP. Where a standard exists under the LAMP for a particular aspect of development that is not provided in this Objective for DRI-PCs, then the Goals, Objectives and Policies of the other elements of the Comprehensive Plan (other than the LAMP) shall govern, followed by any standards and criteria set forth in the applicable PUD, followed by any applicable provisions of the Land Development Code (other than those applicable to the LAMPA), all subject to any valid claims of common law or statutory vested rights or equitable estoppel.

The County desires to encourage the implementation of mixed use DRIs within the Lake Asbury Master Plan in that they allow for well planned communities that take into consideration necessary mitigation of development impacts. Nothing contained herein shall be deemed to waive the requirements of the Clay County Comprehensive Plan (other than LAMPA) as to such DRIs other than as may be precluded by the downzoning provisions of any applicable DRI Development Order.

The principles of “Smart Growth” shall govern qualifying mixed use Developments of Regional Impact within the Lake Asbury Master Plan Area (LAMPA). As used herein, the term “Smart Growth” shall mean the specific planning and development practices with the following characteristics:

Designing for Sustainability: The concept of sustainable design is to create an environment that continues to improve over time. This shall be achieved in the DRI-PC by creating systems where each phase of improvement adds incrementally to the benefits of all of the prior phases (e.g., connecting sections of the linear parks and recreation trails). As the community grows,

these systems become more and more significant and, ultimately, they assume an entirely unique and important resource within the DRI-PC and the region. Similarly, the careful design of streets, cohesive architecture, and the inclusion of canopy street trees are all elements that will generate higher values and a strong community ambiance. Sustainable design protects and enhances the worth of individual properties, adding to the overall tax base. Sustainable design also allows for the maturity of key community components such as schools, libraries, village centers, and town centers, with recreational and social opportunities for the community and future generations.

Market Driven Planning: It is important to recognize that the successful implementation of the DRI-PC and LAMPA depends on strong market support. Therefore, the regulatory framework needs to provide the necessary flexibility, adaptability, and response to the market needs and buyer preferences over time in a powerful and direct manner.

Small Town Scale: A small-town scale allows people to comfortably move throughout their neighborhoods, utilizing a variety of travel modes (walking, biking, nature trails, and automobile). Pedestrian mobility and small-town scale is important to generate the enthusiasm and excitement in the marketplace that will yield strong market acceptance and add to the social and economic stability of the larger community. Particularly within village centers and commercial areas, elements such as short blocks, parks and village centers to walk to, shady street trees which buffer traffic, traffic calming, and a variety of walking and bicycling pathways shall encourage these types of mobility.

Connectivity and Continuity: Local and collector streets should be designed to be pedestrian-friendly, with street tree plantings, and containing visually attractive amenities that promote recreational activities such as walking and bicycling. These streets should provide continuity between neighborhoods, villages and the town center. Traffic calming methods on local streets, and the development of multiple and interconnected transportation routes, are essential. Transportation planning within the LAMPA and the DRI-PC shall strive to achieve a balance between vehicular and pedestrian needs, while recognizing that vehicular mobility is important for trade and commerce. To ensure pedestrian-friendly streets, sidewalks shall be provided on both sides of streets, and PUDs shall have maximum block lengths. PUDs shall have connectivity indices to assure movement through villages and neighborhoods.

Highly amenitized portions of the PUDs geared toward specific lifestyles or segments of the population such as, but not limited to, golf course communities, gated communities, active adult communities and other retirement or other age restricted communities, will not be subject to specific connectivity indices.

Architectural Diversity: Architectural points of interest and architectural diversity within the neighborhoods and along prominent residential streets are encouraged and will assist in achieving the sense of a friendly “hometown.” It is important to recognize that typical models and prototypes are needed to maintain affordability and promote market momentum. However, architectural diversity can also be realized by variation in street patterns, setbacks, site landscape and hardscape, unit color, and other non-structural facade elements. PUDs shall provide design development standards which create visual interest.

Flexibility: Master plans for the DRI-PC shall be designed to be sufficiently flexible to stand the test of time. Approvals and the regulatory framework must be able to respond to changes in the marketplace, financial requirements of the developer, and evolution of the community without compromising the original vision. PUDs shall provide for interpretation flexibility for specified elements through staff, as well as an appeal option to the Planning Commission and/or Board of County Commissioners.

LA FLU POLICY 1.6.2

DRI-PCs shall have a minimum area of 1,000 acres, not including areas that are within the DRI but outside of the LAMPA.

LA FLU POLICY 1.6.3

DRI-PCs shall have a minimum of three land uses in addition to recreation and open space. One of the land uses must be residential.

LA FLU POLICY 1.6.4

DRI-PCs shall be served by centralized potable water and sewer systems.

LA FLU POLICY 1.6.5

DRI-PCs shall be part of a DRI that has been authorized to make proportionate-share contributions towards transportation improvements (known as “pipelining”) under Section 163.3180(12), F.S.

LA FLU POLICY 1.6.6

DRI-PCs shall be implemented through a PUD zoning district.

LA FLU POLICY 1.6.7

Pedestrian/bicycle movement shall be promoted through the requirement of minimum five-foot wide sidewalks on both sides of local, residential collector, and minor collector streets; bicycle lanes on minor collector roads; and connecting separate greenway hiking trails. Major collector roadways shall have a multi-use path that is at least eight feet in width on at least one side, and a sidewalk on the other.

LA FLU POLICY 1.6.8

Roadway buffers for collector/arterial roads shall be required to buffer land uses and provide for attractive roadway vistas. PUDs shall include roadway buffer locations and descriptions.

LA FLU POLICY 1.6.9

Signs will be designed to blend in with the landscape and architecture, and design standards shall be provided within PUDs.

LA FLU POLICY 1.6.10

Exterior lighting standards shall be established within PUDs.

LA FLU POLICY 1.6.11

To emphasize the importance of civic elements, design standards for civic and public facilities shall be provided within PUDs, and shall also be designed to emphasize human scale and pedestrian orientation.

LA FLU POLICY 1.6.12

To allow for potential future transit, T.O.D. or transit-oriented-design shall be utilized for commercial and multi-family areas.

LA FLU POLICY 1.6.13

Drainage facilities shall be integrated into the open space system. To provide a natural and pleasing appearance, pond edges shall be undulating, and native and drought-resistant landscaping shall be planted at various locations along the water's edge.

LA FLU POLICY 1.6.14

PUDs shall provide an open space plan, which will emphasize preservation of open space around lakes, wetlands, and other features and provide trails within the open space areas around such features. The amount of open space within each PUD shall be not less than 20 percent of the PUD project site.

LA FLU POLICY 1.6.15

Development standards will minimize paved surfaces and impervious surfaces, to retain green spaces, reduce the urban heat island effect, and to better provide for drainage.

LA FLU POLICY 1.6.16

PUDs shall meet the County’s Tree and Landscape Ordinance.

LA FLU POLICY 1.6.17

DRI-PCs shall include a diversity of housing types through lot size and setback variety and utilizing garage apartments, small lot subdivisions, townhomes and/or apartments.

LA FLU POLICY 1.6.18

DRI-PCs shall provide for one community park for every 4,000 units.

LA FLU POLICY 1.6.19

The minimum size of a community park shall be 15 upland acres and include three or more of the following facilities: a ball field, multi-purpose field, playing courts (tennis, basketball, racquetball, etc.), picnic area, or children’s playground/tot lot.

LA FLU POLICY 1.6.20

All dwelling units shall be located within 1,200 feet of a community or neighborhood park. Neighborhood parks shall include a primary park with a service area up to 500 dwelling units, pocket parks and other passive or active parks. The 1,200-foot distance standards shall not apply to dwelling units geared toward specific lifestyles or segments of the population such as, but not limited to, golf course communities, gated communities, active adult communities and other retirement or age restricted communities. In addition to community parks, DRI-PCs shall provide neighborhood parks according to the following standards:

Type of Park	Standard		Minimum Size
Neighborhood Park (overall)	500 SF per Single-Family Detached Unit; 250 SF per Multi-Family Unit		N/A
	Primary (Neighborhood) Park – with facilities	Minimum 400 SF per Single-Family Detached Unit; minimum 200 SF per Multi-Family Unit (up to 60,000 SF)	30,000 SF
	Pocket (Neighborhood) Parks – (for developments with 100 or more units)	N/A	7,500 SF

LA FLU POLICY 1.6.21

Overall residential development densities within DRI-PCs shall not exceed three (3) dwelling units per net residential acre, except for DRI-PCs located within Activity Center and Rural Community, which shall comply with the density specified for these areas in LA FLU Policies 1.4.11 and 1.4.8, respectively. Net residential acreage is defined as total project acreage less total wetland acreage.

LA FLU POLICY 1.6.22

Future collector or arterial road alignments within the DRI-PC, if part of the *Future Land Use Map Series* or the LAMP, shall be made consistent with the road alignments determined by the County as part of a DRI-related comprehensive plan amendment initiated by the developer of the DRI.

LA FLU POLICY 1.6.23

At least one Village Center is required within each DRI-PC area. Village Centers are intended to be both a gathering place and a place from which services to the surrounding community may be provided. Within this area at least the following four uses are required: residential, commercial, civic and/or institutional (including schools), and recreation/open space. Other uses within the Village Center may include but not be limited to office, hotels/inns, day care centers, gyms, clubhouses and places of worship. All of these uses are encouraged to be oriented around a main street or streets to promote an active street life and positive pedestrian experience. Village Centers will also help to provide internal capture of vehicular trips which will serve to reduce off-site transportation impacts. Residential uses are allowed in the form of small-lot single family subdivisions, townhomes, apartments, and residential over nonresidential uses. Freestanding residential densities within Village Centers shall be at least three units per net developable residential acre (exclusive of roads, stormwater ponds and other infrastructure requirements), and excluding residential over non-residential uses. The Village Center shall be designed to provide pedestrian and bicycle connections to the surrounding areas and integrate with the street network of surrounding neighborhoods. Open spaces shall be included such as plazas, squares, and urban parks.

LA FLU POLICY 1.6.24

Within these areas or adjacent to them and outside the LAMPA, a Town Center may be created as part of the DRI, which will provide many of the shopping, professional, entertainment, health care and commercial needs of

the community and the region. As with the Village Centers, a Town Center will be readily accessible by sidewalks, bike paths, and a variety of connecting neighborhood streets. The intensity of the non-residential uses within the Town Center may be greater than that contained within the Village Center. Town Centers may be located within or adjacent to the designated Master Planned Community (MPC) area within the LAMPA. The standards and criteria described for Village Centers in LA FLU Policy 1.6.23 above shall otherwise apply to Town Centers.

LA FLU POLICY 1.6.25

The DRI master plan within DRI-PCs must interconnect the recreational areas of the community, both internally and externally. Where roadway connections between community elements are not desired, then bicycle and pedestrian paths should be used to connect areas within the DRI-PC. Public and private golf courses may be included in the mix of community recreational offerings. Recreation and open space may include active and passive recreation areas such as linear parks, neighborhood and community parks, squares, roundabouts, walkways, trails, picnic areas, playgrounds, tot lots, golf courses, open spaces, and regional parks. Open space may include areas set aside as preservation or conservation areas. Where regulations and permitting conditions of the St. Johns River Water Management District and the U.S. Army Corps of Engineers allow, trail access for passive recreation will be considered as part of the open space plan provided for in LA FLU Policy 1.6.14.

LA FLU POLICY 1.6.26

DRI-PCs shall comply with the following average and minimum upland buffers required for specified creeks and wetlands within the LAMP. Land uses within the upland buffer may include passive recreational uses such as pedestrian walkways, boardwalks, bicycle paths, community docks built for water access, and similar uses.

Creek	Average Minimum Buffer	Absolute Minimum Buffer
Black Creek (northern LAMPA boundary)	100 feet	50 feet
Peters Creek (eastern boundary)	100 feet	50 feet
Bradley Creek	100 feet	50 feet
Black Creek South Prong	50 feet	30 feet
All other jurisdictional wetlands	30 feet	20 feet

Creek tributary buffer width shall transition between the widths listed above and the 30-foot standard at a decreasing buffer width rate not to exceed 15 linear feet for each foot of buffer width.

LA FLU POLICY 1.6.27

Upland habitat shall also be preserved through the preservation of 10% uplands. Lands required to meet the 10% set aside standard that are in excess of agency requirements shall be prioritized for preservation in accordance with the polices associated with LA FLU Objective 1.2.

LA FLU POLICY 1.6.28

Connected greenway systems shall link wetlands, upland wetland buffers, and conservation areas, with inclusion of linked trail system. Upland preservation shall provide for both appropriate size and greenway connectivity as provided for in the open space plan required by LA FLU Policy 1.6.14.

LA FLU POLICY 1.6.29

DRI's shall not be subject to development limitations set forth in LA FLU Policy 1.1.5.

LA FLU POLICY 1.6.30

DRI approvals should reflect the county's goals in terms of meeting the ratio of 100 nonresidential square feet for every housing unit. The amount of nonresidential constructed within the DRI should be assessed cumulatively with all other nonresidential in the area. The County shall consider the target ratio in any requested changes to the DRI Development Order, but should such variances from the ratio occur, they shall not constitute the basis for divestiture of any development rights approved in the development order.

LA FLU POLICY 1.6.31

Central water and wastewater treatment plants shall be required for utility serves to DRI-PCs. These systems shall be owned and operated by the Clay County Utility Authority or its successors and assigns. Wastewater treatment plants service DRI-PCs shall be regional facilities, and shall be designed to have an ultimate capacity of one million gallons per day (MGD) or greater.

LA FLU POLICY 1.6.32

Any DRI project that is consistent with the adopted Lake Asbury Master Plan, including LA FLU Objective 1.6 and supporting policies, shall not be required to submit future land use amendments.

TRANSPORTATION ELEMENT INTRODUCTION

The Lake Asbury Transportation Element provides the framework for the provision of an efficient and safe transportation system that meets the travel needs of all present and future residents within the Lake Asbury Master Plan Area (LAMPA) and provides relief to traffic congestion within the immediate region.

LA TRA GOAL 1 **Establish a process and specific development criteria applicable to lands within the LAMPA that implements a long-range systems planning approach to transportation planning; ensures availability of suitable land for public facilities; and requires financial feasibility for the provision of infrastructure prior to development.**

LA TRA OBJ 1.1 **Develop a phased implementation program for transportation improvements to maintain the LOS standard adopted.**

LA TRA POLICY 1.1.1

The County will ensure proper coordination of development within the LAMPA with the public and/or private programming of transportation improvements.

LA TRA POLICY 1.1.2

Rights-of-way for future transportation corridors identified on the *Lake Asbury Future Land Use Map* (FLUM) shall be determined during site plan review for new development. Whenever possible, alignments as shown on the Map shall be adhered to.

LA TRA POLICY 1.1.3

Developers shall provide for access and through movement by providing right-of-way for roads shown as dashed lines on the *Lake Asbury Future Land Use Map* (FLUM). Each development shall be required to provide at least 1.35 percent of project developable lands for needed though road rights-of-way as shown on this map. Developments that do not have

through road obligations shall pay a fee that is equivalent to the value of this percentage of developable land. Developments which generate ten (10) or less P.M. peak hour trips and do not have direct access to a Dashed Line Road are designated as Low Impact Threshold Developments and are exempt from this provision as is more particularly described in LA FLU Policy 1.3.1.

LA TRA POLICY 1.1.4

The County shall support FDOT in their efforts to plan for and fund the First Coast Expressway that connects along the alignment of the former Branan Field Road and through Clay County to Interstate 95 in St. Johns County. The intended alignment of this road is shown on the *Lake Asbury Future Land Use Map*.

LA TRA POLICY 1.1.5

Recognizing the environmental and recreational importance of the Black Creek Ravines Conservation Area, the County will oppose the routing of any future roadway through this conservation area. This prohibition will include the extension of Palmetto Avenue north of C.R. 218, the extension of Green Road across Black Creek, or any other similar road project that would cross Black Creek within or adjacent to the Black Creek Ravines Conservation Area.

LA TRA POLICY 1.1.6

The corridor selection process for all future roadways will emphasize minimizing environmental and community impacts.

LA TRA POLICY 1.1.7

Prior to or concurrent with the update of the Comprehensive Plan, the County will study the need for a future north-south roadway corridor crossing Black Creek, to be located east of C.R. 209, and shall include the study in the data and analysis supporting any amendment to the comprehensive plan that would propose a crossing.

LA TRA OBJ 1.2

The establishment of an interconnected system of rights-of-way which provides for the safe, convenient and efficient movement of non-motorized traffic, specifically pedestrian and bicycle accommodations, throughout the county shall be accomplished by requiring pedestrian facilities. The LAMPA is exempt from the requirements of Transportation Element Policies 1.9.2 through 1.9.3 of the Clay County Comprehensive Plan.

LA TRA POLICY 1.2.1

Development proposed adjacent to roads shall provide a five foot sidewalk from lot line to lot line during the development of the property with the following exceptions:

1. Non-subdivision single family residential lots;
2. Existing developments;
3. Development of uses within the PS and PO zoning districts if no sidewalks exist within 1,000 feet of the property, unless the site is within the 2-mile radius of a school and the Clay County School Board has formally requested that the County construct a sidewalk pursuant to Section 1006.23, Florida Statutes.

LA TRA POLICY 1.2.2

Local and collector streets and pedestrian/bike paths within the LAMPA will be designed so as to contribute to a system of connected non-vehicular routes from individual neighborhoods to Village Centers, activity nodes, recreation facilities and other neighborhoods.

LA TRA POLICY 1.2.3

Parking lot design within the LAMPA shall support pedestrian access to non-residential uses.

LA TRA POLICY 1.2.4

All roads within the LAMPA classified as Minor Collector or above, with the exception of the Branan Field Road extension, will have street trees planted or preserved at least 50' on center.

LA TRA POLICY 1.2.5

Connectivity between adjacent developments shall more efficiently distribute traffic, provide for alternative access points, and increase public safety and traffic flow.

RECREATION AND OPEN SPACE ELEMENT INTRODUCTION

The Lake Asbury Master Plan Recreation and Open Space Element is intended to guide public decision-making while providing for a comprehensive system of public and private recreation and open space sites within the Lake Asbury Master Plan Area (LAMPA). This Element considers the existing County recreational facilities, determines current deficiencies, and projects future recreation and open space needs through the year 2045. Goals, objectives, and policies are then

recommended to guide decisions based on the projected recreational demand of visitors and residents within the LAMPA.

There are four general considerations addressed by the goals, objectives, and policies. These include the coordination of public and private resources to meet the recreation demand, the quality and quantity of recreational facilities, the availability of recreational facilities for public use, and the provision of open space sites.

The Asbury Greenway has been established on the Master Plan Map to interconnect natural resources throughout the LAMPA and to protect drainage systems and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent land uses while providing for wildlife habitat and opportunities for passive recreation in the form of pedestrian walkways, bicycle paths, and boardwalks.

LA REC GOAL 1 To provide, protect, and maintain a high-quality, accessible sufficient system of recreation facilities and sites to serve the LAMPA.

LA REC OBJ 1.1 Clay County will acquire, develop, maintain, require neighborhood parks to be built, and protect parks and recreation facilities within the LAMPA, consistent with the needs of its population, as determined by the Lake Asbury Master Plan’s recreation levels of service.

LA REC POLICY 1.1.1

The County will maintain the following recreation levels of service (LOS) for neighborhood parks and nonresidential parks within the LAMPA:

Type of Park	Standard	Minimum Size
Neighborhood Park (overall)	500 SF per Single-Family Detached Unit; 250 SF per Multi-Family Unit	
Primary (Neighborhood) Park – with facilities	Minimum 400 SF per Single-Family Detached Unit; Minimum 150 SF per Multi-Family Unit (up to 60,000 SF)	30,000 SF unless applied LOS is less, then 20,000 SF minimum
Pocket (Neighborhood) Parks		7,500 SF
Neighborhood Park - Nonresidential (Plaza or Green)	200 SF per 1,000 SF Commercial Space	2,500 SF

LA REC POLICY 1.1.2

Community parks within Master Planned Community areas shall be located along collector roads and shall be designed to serve the needs of multiple neighborhoods. They offer a variety of programs and facilities such as baseball fields, swimming pools and tennis courts and are intended to serve

residents within a three-mile radius or a population of up to 25,000. Location adjacent to a junior or senior high school is preferred to maximize utilization of facilities. Community parks are the responsibility of the County, but may be constructed by developers, in which case park impact fee credits are available, if a park impact fee program is in place.

LA REC OBJ 1.2 The County will improve public access to existing and future recreation sites, facilities and open space systems within the LAMPA to meet the recreational needs of its residents and visitors.

LA REC POLICY 1.2.1

Developments within the LAMPA shall provide a system of bikeways, footpaths, or nature trails linking recreational facilities and open space with residential and nonresidential areas.

LA REC POLICY 1.2.2

Neighborhood parks will be in locations that are accessible by neighborhoods through pedestrian means.

LA REC POLICY 1.2.3

All dwelling units shall be within walking distance from a park. In the Village Center and Activity Center, all dwelling units must be within 1,000 feet of a pocket park, primary park or community park. In the Master Planned Community, Rural Fringe, Rural Reserve, and Rural Community (where density bonuses are utilized), all dwelling units must be within 1,200 feet of a pocket park, primary park or community park.

LA REC OBJ 1.3 Clay County shall ensure that an adequate amount of open space is maintained in all new residential and non-residential development within the LAMPA, and shall preserve environmentally sensitive areas and native habitats.

LA REC POLICY 1.3.1

Adequate open space in residential uses within the LAMPA will be attained through wetland buffering requirements, the integration of parks, greens and plazas into surrounding communities and the establishment of a pedestrian/bicycle system linking neighborhoods, parks and employment centers.

LA REC POLICY 1.3.2

Environmentally sensitive areas and natural habitats within the LAMPA will be preserved by excluding development within the Asbury Greenway.

COMMUNITY FACILITIES ELEMENT INTRODUCTION

These goals, objectives, and policies are intended to provide for necessary public facilities and services within the Lake Asbury Master Plan Area (LAMPA) based on existing and future land use and population projections.

Community facilities are defined as sanitary sewer, solid waste, stormwater control, potable water facilities, and the underlying aquifer recharge area. This element provides an inventory and analysis of each of these facilities to ensure that they meet the demands caused by growth.

LA CFE GOAL 1 To implement a long-range, strategic planning approach to manage the water supply; preserve water quality, and promote efficient water use within the LAMPA and to develop water, wastewater, drainage, and solid waste systems within the LAMPA consistent with the needs of its population.

LA CFE OBJ 1.1 All proposed developments of this Plan shall implement the 2045 Comprehensive Plan, including the elements of the Lake Asbury Master Plan.

LA CFE POLICY 1.1.1

Development of lands within the LAMPA shall be consistent with the adopted Goals, Objectives and Policies of the Community Facilities Element of the 2045 Comprehensive Plan unless those GOP's conflict with the GOPS of this Master Plan. In that event, the stricter standard shall prevail.

LA CFE OBJ 1.2 Central utility systems shall be reserved for higher density/intensity areas within the LAMPA.

LA CFE POLICY 1.2.1

Upon adoption of the LDRs, the County shall require the utilization of central sewer and water systems for new development, including developments of regional impact, within areas designated under the Master Planned Community, Rural Fringe, Rural Reserve, Village Center, and Activity Center land use designations within the LAMPA Urban Service Area except as provided in a. below. Areas within the Rural Community land use category shall be centrally served if they receive a density bonus that results in a project density that exceeds one unit per two acres. Central water and sewer systems to which development is connected shall be systems owned and operated by the Clay County Utility Authority or its successors and assigns.

- 1) Non-residential development located within a Village Center may not be required to connect to central sewer and water system provided the nearest Central Water and Sewer Facilities that exist in a public easement or right of way is not located at the property line of the development. Onsite sewage treatment and disposal systems as an interim service solution will be allowed if a publicly owned or investor-owned sewerage system is not available as defined by 381.0065 Florida Statutes or Clay County Future Land Use Policy 1.5.8. The aggregate estimated sewage flow of all development within the Village Center is

less than 2,000 gpd. The County may also permit onsite potable water wells to serve non-residential development within a Village Center that is served by an on-site wastewater treatment regulations and applicable State standards. Connection to Central Water and Sewer Facilities operated and maintained by the CCUA shall be required within 12 months from the date when said facilities are extended to the property line of the development or any other development within the Village Center. The requirement to extend shall be guaranteed under a Service Agreement between the CCUA and the landowner and shall be a requirement of the development plan approval by Clay County under which the sum of the sewage flow for all permitted development in the Village Center and the proposed development exceeds 2,000 gpd. Onsite wastewater treatment and potable water well facilities shall be retired at the same time with the connection of Central Services.

LA CFE POLICY 1.2.2

Wastewater treatment plants shall be regional facilities, and shall be designed to have an ultimate capacity of one million gallons per day (MGD) or greater.

LA CFE POLICY 1.2.3

Upon adoption of the LDRs, the County shall permit individual wastewater disposal systems (septic tanks) for new development within the Rural Community land use designation only, provided that project density is less than one unit per two acres and that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter 64E, F.A.C.

LA CFE POLICY 1.2.4

Upon adoption of the LDRs, the County shall permit individual potable water wells within the Rural Community development form provided that project density is less than one unit per two acres and that such wells are allowed as regulated by County land development regulations, applicable State standards, and consistent with the Potable Water and Wastewater Master Plan.

LA CFE POLICY 1.2.5

Drainage within the LAMPA will be primarily managed by a regional drainage system comprised of large stormwater treatment systems to handle high-density areas within the Master Planned Community, Rural Fringe, Rural Reserve, Village Center, and Activity Center land use categories.

LA CFE POLICY 1.2.6

Upon adoption of the LDRs, urban intensity development requiring access to public facilities shall be located within the Lake Asbury Urban Service Area (LAUSA); the LAUSA defined as the Master Planned Community, Rural Fringe, Rural Reserve, Village Center, and Activity Center land use categories. Areas within the Rural Community land use category shall be centrally served when project density exceeds one unit per two acres.

LA CFE OBJ 1.3 Prevent further degradation of ambient water quality and conserve and protect the quantity of surface water resources within the LAMPA.

LA CFE POLICY 1.3.1

Within the LAMPA, water quality and the quantity of surface water resources will be protected with the establishment of the Lake Asbury Greenway defined in the Future Land Use Element.

CONSERVATION ELEMENT INTRODUCTION

The Lake Asbury Master Plan Conservation Element provides the framework for the protection of the natural resources within the Lake Asbury Master Plan Area (LAMPA). The intent of this element is to ensure the conservation of natural resources while planning for future development. As growth pressures increase, so does the need for protection and management of natural resources. This element recognizes the contribution of these resources to the quality of life in the LAMPA.

The goals, objectives, and policies concerning natural resources have been divided into three main areas: water resources, natural vegetative communities and wildlife.

The development of standards limiting septic tanks, requiring additional upland buffers, and creating the Asbury Greenway serve to limit impacts to water quality by development proposed in the LAMPA.

Protection measures are proposed to conserve important areas of native vegetation and wildlife habitat through a range of techniques. The designation of the Asbury Greenway on the Lake Asbury Master Plan Map is the principle standard for resource protection.

The element also contains policies to continue joint land acquisition efforts for environmentally sensitive areas. The County will actively participate with the St. Johns River Water Management District and with the State of Florida through land acquisition programs.

LA CON GOAL 1 To implement a long-range systems planning approach to preserve, conserve and appropriately manage the natural resources of the LAMPA and provide protection of environmentally sensitive lands.

LA CON OBJ 1.1 Prevent further degradation of ambient water quality and conserve and protect the quantity of surface water resources within the LAMPA.

LA CON POLICY 1.1.1

Within the LAMPA, water quality and the quantity of surface water resources will be protected with the establishment of the Asbury Greenway, as defined in the Lake Asbury Future Land Use Element.

LA CON OBJ 1.2 The County shall continue to promote water conservation within the LAMPA.

LA CON POLICY 1.2.1

LDRs, adopted for development within the LAMPA will include xeriscaping standards for landscaping.

LA CON POLICY 1.2.2

Development within the LAMPA shall meet the requirements of the Clay County Utility Authority's reuse program. This policy is not applicable to lands within the Rural Community land use designation.

LA CON OBJ 1.3 The County shall promote the preservation of natural vegetation areas and the replanting of developed areas through the LAMPA LDRs.

LA CON POLICY 1.3.1

Impacts to the Asbury Greenway, defined as those contiguous wetland systems and the upland connections depicted on the Lake Asbury Master Plan Map, will be limited to filling for roadway construction, excavation for stormwater management systems, and passive recreational facilities in the form of pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to protect habitat areas, and similar uses for which no adverse effects to the Greenway would result. Existing developed lands are not subject to Greenway standards, although voluntary compliance of landowners of developed lands is encouraged.

LA CON POLICY 1.3.2

LDRs adopted to guide development within the LAMPA will include standards for landscaping and vegetative buffers between arterial and

collector roadways and residential neighborhoods as well as tree planting requirements along these transportation corridors.

LA CON POLICY 1.3.3

New development and redevelopment within the LAMPA shall provide a high level of tree coverage and landscaping.

LA CON POLICY 1.3.4

The County will develop land development regulations to maximize inclusion of environmentally significant lands (areas of biological diversity where endangered and/or threatened species may be found indigenous). This will be accomplished through the preservation program, further described in the Lake Asbury Plan Future Land Use Element Policy 1.2.2.

LA CON POLICY 1.3.5

The County recognizes and affirms the value of the Black Creek Ravines Conservation Area as a wildlife habitat; a generally pristine area of native vegetative communities; and a hiking, birdwatching, and horseback-riding destination. The County will work with the St. Johns River Water Management District to manage and protect this conservation area, as well as continuing to provide for appropriate public use.

Definitions

(Lake Asbury) Adequate Public Facilities identified the method for each new development to donate land, land and road improvements or pay a fee equal to 1.35 percent of the value of the developable land, for which there is an active development approval, to Clay County for right of way and ultimate construction of the local collector network of proposed roads, known as “dashed line roads.”

County shall be Clay County, Florida

Electric Substation means an electric substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or lower voltage so it can be distributed to customers through one or more lines.

First Coast Expressway (FCE), previously identified as the First Coast Outer Beltway, being a limited access divided highway from Interstate 10 in Duval County through Clay County, particularly passing through the Clay County’s Lake Asbury Master Plan Area and Branan Field Master Plan Area to Interstate 95 in St. Johns County. Construction of the FCE is expected to begin in 2019.

Gross Density is that density that can be attributed to an entire property, regardless of the amount of upland, however that density may only be applied within the upland areas, and must meet all other development requirements.

Housing is considered affordable if a household pays no more than 30 percent of its gross income for all housing related costs. Rental housing is considered affordable if a household pays no more than 30 percent of its gross income for all housing related costs: rent, electric, gas and water and sewer. Homeownership is affordable if mortgage payment (principal, interest, taxes, insurance, condo fees/mobile home park fees) electric, gas, water and sewer. Household Income is another factor, defined as a percentage of the area median income (AMI) and adjusted for household size. Household income is discussed using following income levels: moderate income 80-120% AMI; lower income, 60-80% AMI, low income, 50-60% AMI; very low income, 30-50% AMI; and extremely low income, less than 30% AMI. Source: Hillsborough County, 2005.

LAMP is the Lake Asbury Master Plan

LAMPA is the Lake Asbury Master Plan Area

Net Density is that density that may be achieved when only upland areas of the property are considered, and all other development requirements are met.

Village shall be the residential areas that surround a designated Village Center. Villages are generally shaped by natural features such as wetland and creeks. Villages may be a single development or a collection of residential developments that would likely come together in the closest designated Village Center for community functions, local shopping and services.

Village Center are those areas in the Lake Asbury Master Plan Area that have a Village Center land use designation. There are 10 designated Village Centers within LAMPA.

Walking distance shall be within $\frac{1}{4}$ to $\frac{1}{2}$ miles of destination or service.

Appendix

FIGURES

Figure 1. 2045 Lake Asbury Future Land Use Map

Figure 1 – 2045 Lake Asbury Future Land Use Map

