



DUE DILIGENCE REPORT

Black Creek Landing

Blanding Boulevard (SR 21) Properties, Middleburg, FL

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PROJECT LOCATION

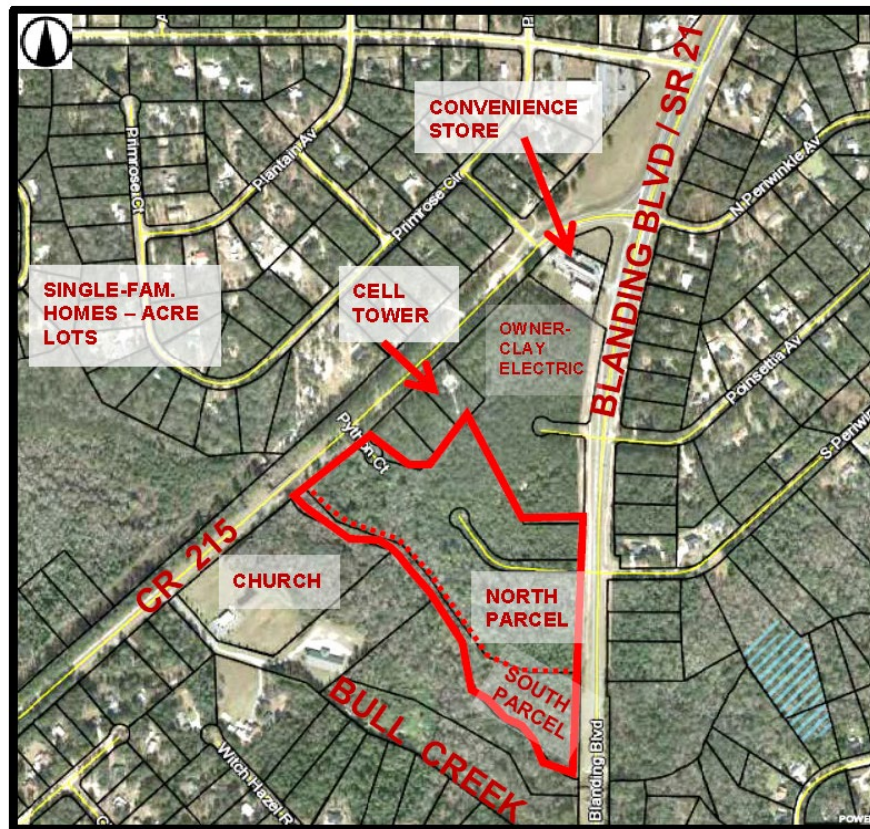
The subject property is located on the west side of Blanding Boulevard (SR 21), approximately 500 feet south of the intersection of SR 21 and CR 215, in the unincorporated Middleburg community of Clay County, FL. Middleburg, a bedroom community of Jacksonville, occupies the central part of the County, and the property is near the southern extent of the community which is characterized by one-acre lots.

Surrounding Uses

A summary of the existing and future land use of the property and surrounding uses is provided below.

Table 1: Existing and Surrounding Land Uses

LOCATION	EXISTING USE	ZONING DESIGNATION / FUTURE LAND USE MAP
North Parcel	Undeveloped	BB (Intermediate Business) / Commercial
South Parcel	Undeveloped	AR (Agriculture Residential) / Rural Residential AR (Agricultural Residential) / Conservation (creekward of 25-foot upland buffer)
North	Convenience store	BB (Intermediate Business) / Commercial
East	Blanding Boulevard (SR 21), residential subdivision east of this road	AR-2 (Rural Estates) / Rural Residential
South	Church (fronting CR 215), Bull Creek, and south of the creek, residential properties along Witch Hazel Road	AR-2 (Rural Estates) / Conservation and Rural Residential
West	CR 215, and 3 residential lots along CR 215	AR-1 (Country Estates) & PS-4 (Private Services) / Rural Residential



Property and Vicinity Map

CURRENT DEVELOPMENT PROPOSAL

It is our understanding that the desired development program for the site is commercial. The Client has expressed interest in developing property as a shopping center with an anchor store and associated stores, including several outparcels along Blanding Boulevard and CR 215r.

PARCEL IDENTIFICATION AND INFORMATION

- Parcel # 35-05-24-006700-119-00 (North Parcel), a 17.24-acre property: zoned BB – Intermediate Business; with a future land use map designation of Commercial.
- Parcel # 35-05-24-006700-174-01 (South Parcel), a 12.04-acre property, located just south of the North Parcel: zoned AR – Agricultural Residential with a future land use map designation of Commercial.

ZONING AND DEVELOPMENT STANDARDS

The BB (Intermediate Business) zoning district assigned to the North Parcel allows commercial strip centers, a wide range of retail, personal and professional services, and office uses, restaurants, auto sales and repair, nightclubs, and alcohol sales, among other similar uses. The South Parcel is zoned for residential purposes and cannot be developed with commercial uses. However this parcel can be used for stormwater retention for the North Parcel. Also as indicated in the table below, this parcel can essentially serve as a buffer to the south.

Table 2: Zoning Dimensional Standards

Standard	Dimension	Notes
Front Building Setback	25'	This is a building setback required in BB zoning.
Rear Building Setback	25'	This is a building setback required in BB zoning.
Side Building Setback/Buffer (north)	10'	While there is a 0'-wide side setback, a minimum 10' perimeter buffer is required, which is essentially a building setback.
Side Building Setback/Buffer (south)	20'	This is the required upland buffer from the wetland jurisdictional line
Creek Mean High Water Line Buffer (south)	25'	This is required when adjacent to residential uses.
Floor Area Ratio	50'	Limited docks and boardwalks are allowed in this area, along with stormwater retention.
Buffer (north)	40%	This is from BB zoning.
Buffer (east and west)	10'	This is from the Tree & Landscape Ordinance Table 5 Perimeter Buffer Screening, proposed General Commercial next to existing Neighborhood Commercial
	10'	ROW buffer includes street trees, low hedge/streetwall [LDC Article VI Sec. 6-7(4)]

Table 3: Parking Standards

Standard		Dimension
Parking space minimums	General commercial	1/200 SF GFA + 1/1000 SF outdoor sales & display
	Shopping center	1/150 SF non-storage GFA
	Office	1/200 SF GFA
	General business & personal services	1/250 SF
	Restaurants	1/60 SF dining area + 1/200 SF of remaining area + 1/75 SF outdoor area
	Medical/Dental Clinic/Office	1/200 SF GFA

Note that minimum parking spaces can be reduced by up to 50% for projects where uses operate in different timeframe categories (weekday peak, evening peak, & weekend). [Sec. 8-12(3)(c)]



Site Description

The property is heavily wooded and slopes in a southerly direction to Bull Creek, which is located just south of the South Parcel. The South Parcel is completely within the creek's floodplain, and a portion of the southern fringe of the North Parcel is also in the floodplain. A preferred low impact development technique would be to work with the natural contours of the site to provide for required stormwater, and limit the use of fill except where needed for building pads and driveways.

Platting and Utilities

The property is a single platted lot and would be served by individual well and septic tank(s). Potential outparcels can be created by a replatting of the property resulting in two or more new lots, or the outparcels can be unplatted. There is no minimum lot size set and the only limitations on building and lot area are the previously referenced setbacks, buffers, floor area ratio, and height limit. If the current parcel is developed with multiple uses and no replatting, for practical and Code purposes it shall be necessary to provide for common and accessible parking, internal driveway, and pedestrian/bicycle facilities. LDC Section 8-5(3) requires that development provide for access to surrounding development (averaging every 2,000 feet along the lot periphery), with an exemption provided by the County in the case of adjacent wetlands or existing residential development. It will be better determined at the time of Development Review Committee (DRC) review, but a driveway connection to the convenience store to the north and/or to CR 215 to the west may be required (no connection to the south will be required due to the presence of the creek and wetlands). DRC review will also identify the location of utilities and possible right-of-way commitments.

Wellfield Protection Zone

The area is not within a wellfield protection zone.

Flood Zone

As previously noted, the South Parcel is in Flood Zone AE, defined by FEMA as an area inundated by 1% of annual chance flooding, for which BFEs (Base Flood Elevations) have been determined. It is likely that the southern part of the North Parcel is also in Flood Zone AE, according the FEMA flood maps provided by County Staff.

Neighborhood Groups

The mission of the Middleburg Civic Association (MCA) is to "further community interests, provide wholesome family entertainment, a community gathering place, and promote local business." The MCA offers a year-round calendar of events for the community as well as marketing opportunities for businesses. The MCA meets on the last Wednesday of the month, at 12:30 PM at the Middleburg Community Center, 2102 Palmetto St. The MCA typically does not get involved with development projects unless they are controversial, but it would be appropriate to introduce the project and developer to the MCA at one of their monthly meetings.

ENTITLEMENT PROCESS

Site Plan Review Process

Development is approved by Staff through site plan review process. However as identified in Table 1, the South Parcel and possibly part of the North parcel is in the Conservation future land use map category, which includes the creek floodway, adjacent flood zone, and a 25-foot wide upland buffer adjacent to the jurisdictional boundary. Assuming no development intrusions are made into the Conservation future land use map area, and a street vacation is not sought, Planning Commission or City Commission review will not be required.

Under LDC Sec. 2-2 (Development Review Categories) a site plan for a commercial project exceeding



\$25,000 in value would be considered major (site plan) development. A Preliminary Plan requires the following:

- cover sheet;
- geometry plan;
- paving, grading, and drainage plan;
- erosion control plan;
- landscape plan;
- utility plan;
- specifications and construction details; and
- drainage calculations.

Concurrency review is “highly recommended.” Upon receiving comments, appropriately revised plans are then submitted as the Final Plan.

Plans are reviewed by the DRC, a staff committee that meets every Thursday at 10 AM. Submittals are required 10 days prior to a DRC meeting, and require 3 paper copies and 1 digital copy of a project written statement, which must include owner’s name, name of the project, number of acres, density or intensity of use, zoning, number of parking spaces, utility service, etc. While a concept plan is not required, it should be submitted to get Staff comments.

Fees

The following fees apply:

- \$250 DRC review fee
- \$1,000 Plan review fee
- \$50 Final Plan Public Safety Fee

Table 4: Major Development Flow Chart



Platting Process

Replats are approved by the County Commission, usually on the consent agenda, after DRC technical review.

Street Vacation Process

Should the Applicant decide to close the existing platted cul-de-sac entrance, it will require application directly to the County Commission. If the County determines that no public purpose is served by retaining the street, as Staff indicated they might, then the street shall be vacated by ordinance.



CONCLUSION

The property's strategic location on SR 21 serves the still-growing Middleburg community, as well as the Lake Region to the south. SR 21 also receives a steady flow of Tampa-Gainesville-Jacksonville through-traffic to help support businesses. The property has the appropriate zoning to allow for a commercial shopping center with outparcels to occupy most of the North Parcel. The location of the existing entrance road will serve the property as a main driveway. The accompanying site plan provides a development layout that meets applicable land development regulations and can be approved by Staff.

