



Merrill, John <john.merrill@myoneclay.net>

School Board letter

1 message

Ed Lehman <William.Lehman@claycountygov.com>

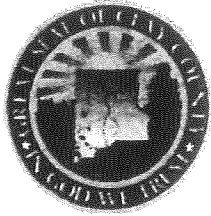
Mon, Nov 28, 2016 at 10:09 AM

To: "Duncan Ross (DRoss@prosserinc.com)" <DRoss@prosserinc.com>, "sam@claylawyers.com" <sam@claylawyers.com>, "Merrill, John (john.merrill@myoneclay.net)" <john.merrill@myoneclay.net>, "charles.sikes@myoneclay.net" <charles.sikes@myoneclay.net>

At the November meeting of the Planning Commission, the Commission voted unanimously to send a letter to the School Board Chairman requesting input on the Two Creeks Parcel and whether the School board has interest in purchase of that parcel. Attached is your copy of that letter.



Scan 1.pdf
2286K



**CLAY COUNTY
FLORIDA**

**Economic & Development
Services**

Planning & Zoning Division

Mailing Address:
P.O. Box 1366
Green Cove Springs, FL
32043

Physical Address:
477 Houston Street
3rd Floor, Admin. Building
Green Cove Springs, FL
32043

Area code: 904
Phone: 278-4705
Fax: 541-3806

County Manager
Stephanie C. Kopelousos

Commissioners:
Mike Cella
District 1

Wayne Bolla
District 2

Diane Hutchings
District 3

Buck Burney
District 4

Gayward Hendry
District 5

Switchboard:
GCS (904) 284-6300
KH (352) 473-3711
KL (904) 533-2111
OP/MBG (904) 269-6300
www.claycountygov.com

November 23, 2016

Ms. Janice Kerekes, Chairman
Clay County School Board
900 Walnut Street
Green Cove Springs, FL 32043

Re: Comprehensive Plan Amendment Application – Two Creeks Site

Dear Chairman Kerekes:

The Clay County Planning Commission, by unanimous vote at its November 1 monthly meeting, hereby requests that the School Board to provide the level of interest in the 22.23 acre parcel located along Tynes Boulevard. If you would like to view the discussion of the amendment and the Planning Commission's motion, you can view it from the County's website, at <http://clayfl.swagit.com/play/11012016-2050>. The discussion and motion are item #5 on the November 1 agenda.

The parcel subject of this hearing is designated as a potential school site in the County's Branan Field Master Plan Map and shown as Priority 3 for acquisition in Years 6-10 by the School District in the School District's Educational Facilities Plan 2016-17. The applicant, Drees Homes, representing United Assets Holdings Commercial, LLC, is requesting a land use change from Branan Field Rural Suburbs to Branan Field Master Planned Community. The Clay County Land Development Code for the Branan Field Master Plan states that school sites are designated on the Master Plan Map, which may be amended as needed by the County Commission with the concurrence of the Clay County School Board.

At the November meeting, we voted to table any action on this amendment until the January 3 meeting of the Planning Commission. We believe that we need your input on your interest in this property in order to assist us in our decision and we request that input no later than December 27, 2016. If you have any questions, please contact our Director of Planning and Zoning at ed.lehman@claycountygov.com or 904-541-3830.

Sincerely,

Joe Anzalone, Chairman
Clay County Planning Commission

Cc: Mr. Duncan Ross
Mr. Sam Garrison
Mr. John Merrill
Mr. Dan Sykes



Merrill, John <john.merrill@myoneclay.net>

TWO CREEKS SCHOOL SITE

1 message

john.merrill@myoneclay.net <john.merrill@myoneclay.net>

Sun, Oct 2, 2016 at 7:30 PM

To: Johnna McKinnon <johnna.mckinnon@myoneclay.net>, Janice Kerekes <janice.kerekes@myoneclay.net>, Ashley Gilhousen <ashley.gilhousen@myoneclay.net>, Elizabeth Condon <elizabeth.condon@myoneclay.net>, Carol Studdard <carol.studdard@myoneclay.net>

Cc: Charlie VanZant <charles.vanzant@myoneclay.net>, Diane Kornegay <diane.kornegay@myoneclay.net>, Sam Garrison <sam@claylawyers.com>

The following information provides some further background to the 3 page PDF I sent you last week showing the area of the subject piece of property and its relation to Tynes Elementary School and Clay Charter Academy. This piece of property is designated as a future school site on the Future Land Use Map (FLUM), but is not owned by the School Board.

The second page showed the Branran Field Master Plan Future Land Use Map, depicting our elementary schools in the area (including Elementary Y), and the subject property (box with ??? in it). The primary future residential areas of development are depicted in yellow and designated as BF MPC (Branran Field Master Planned Community) with a density of 1 dwelling unit per 3 acres to a maximum of 12 dwelling units per acre, so that the average density is 2 – 5 dwelling units per acre. The one area of concern that bears watching is the large blue area just east of the First Coast Expressway. This is a 735 acre area designated as BF MU (Branran Field Mixed Use) and was designed as a primarily retail/industrial area with high density residential (apartments/town houses). It originally was limited to 15% residential, but was changed to 20% residential with a maximum density of 16 dwelling units per acre. My concern is that if the County continues to increase the maximum area that can be used for residential, we may have more families to accommodate than originally planned.

The third page shows the same area with current (yellow) and proposed (white) subdivision designated. The red stars are current elementary schools, and the blue star is the subject site. With the exception of Arbor Mills, which just started building houses, it is estimated that most of the other current subdivisions are approximately 2/3 completed. The white subdivisions have yet to start building, but the designs are going through the approval process at this time. Of particular interest is Wilford Preserve just to the south of Argyle Elementary. This subdivision connects to Cheswick Oaks Blvd and is the first leg in extending Cheswick Oaks Blvd to Oakleaf Plantation Blvd (this is shown on the FLUM on the second page). Once Cheswick Oaks Blvd is connected to Oakleaf Plantation Blvd, I expect that the remaining Master Planned Community section (yellow area southwest of Wilford Preserve) will begin a rapid buildout.

Drees is currently scheduled to present their land use amendment changing the zoning/land use and removing the future school site designation to the County Planning Commission on October 4th.

As I see it, the Board has the following options:

1. Concur with Drees Homes' request to remove the future school site designation – which would essentially indicate that we have adequate elementary facilities in the area to accommodate the expected growth. Assuming the proposed settlement agreement is approved by the Board, this would end Drees' pending inverse condemnation lawsuit against the Board regardless of whether the BCC ultimately approves the Amendment. At this point in time, using a snapshot of the developments that are underway and projected, we could probably make it work with a fair amount of redistricting. However, if the BCC should increase density ratios or permit changing land use from commercial use to residential use, we may not have adequate capacity with the existing facilities (including building Elementary Y). Just as a reminder, the subdivision in the Oakleaf area known as Forest Hammock, was initially zoned as light industrial – it was changed to residential and we had to accommodate an additional 800 homes. Additionally, another subdivision in the Oakleaf area known as Arbor Mills, was originally zoned as an office park. The BCC overrode staff recommendation and allowed the land use to be changed to residential, bringing an additional 236 homes not originally anticipated in the master plan. Just those two instances added over 1,000 homes that weren't in the original occupancy calculations. For new subdivisions, we expect there to be approximately 30 elementary students per 100 homes.

2. Purchase the piece of property – The Property Appraiser's Office shows that this property is currently owned by Hillcrest Properties XII INC, which appears to be the foreclosure arm of CNL Bank, which foreclosed on this property previously owned by Two Creeks Investments LLC. I'm not a real estate professional, but as a comparison, the piece of property that Clay Charter Academy purchased was similarly designated as a future school site and foreclosed on by CNL Bank. That piece of property was just under 30 acres and was sold to Clay Charter Academy for \$1,450,000, or

approximately \$50,000 per acre. At that rate, this piece of property would come in at just over \$1,000,000. I believe that we could use impact fees to purchase this piece of property since it is required due to growth in the area. If this option is chosen, I would suggest hiring the services of a real estate professional/attorney.

3. Continue to oppose Drees Homes' request to remove the future school site designation – Under this scenario, the pending litigation with Drees will continue to move forward through the legal system and the property will continue to be designated a future school site. The only advantage would be that it may buy additional time to determine how fast and how robust the housing developments might progress, which would lead to a more reasoned analysis for that eventual decision. However, "buying time" comes with the risk of significant financial cost to the District in the event Drees ultimately prevails in their inverse condemnation lawsuit against the Board.

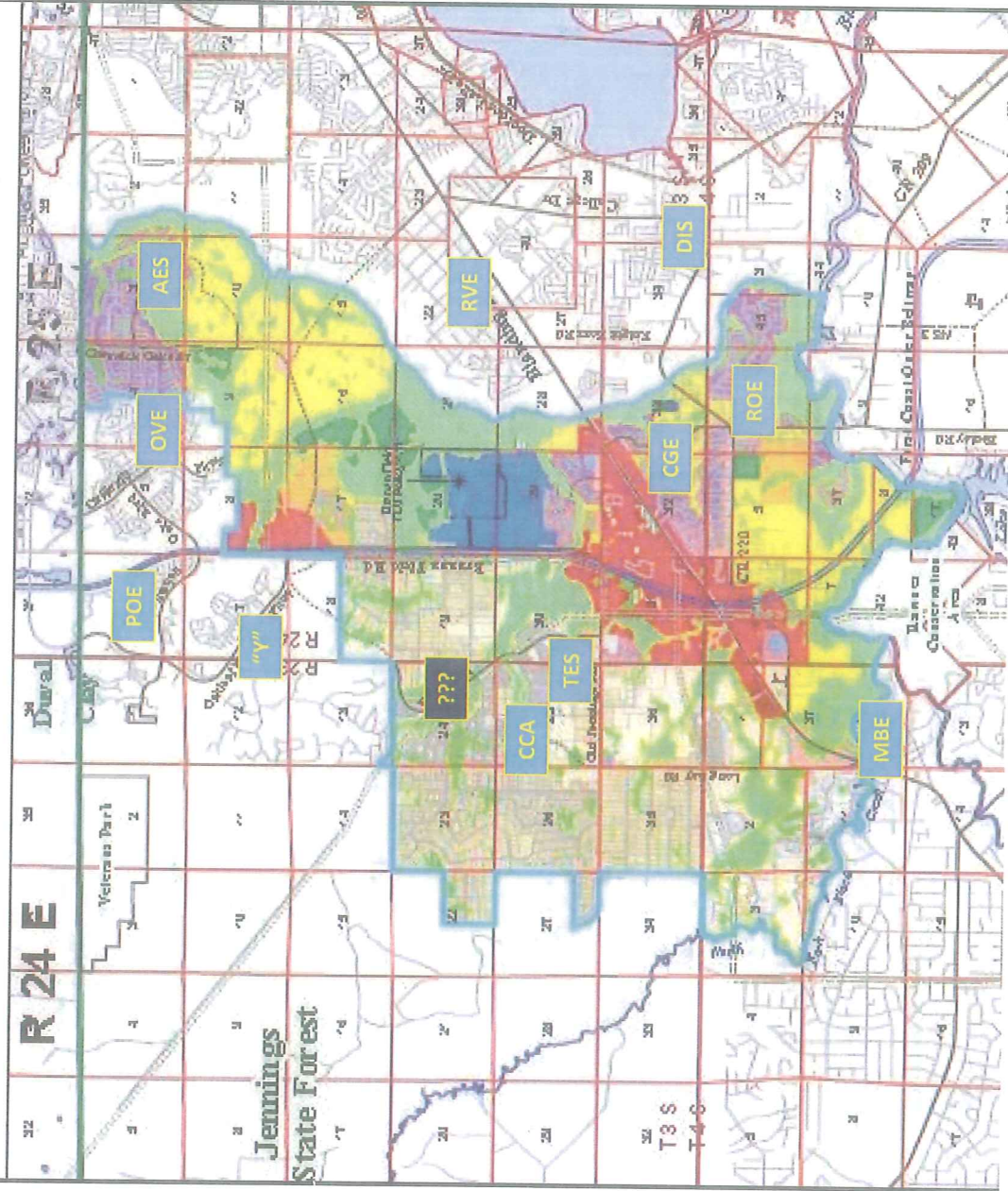
If there is any further information you would like, please don't hesitate to ask.

John.

Sent from Mail for Windows 10



Branan Field Master Plan 2025 FLUM



Branan Field FLU Legend			
AG	BFCC	BFAC	BFMU
BFBS	BFAC	BFAC	BFMU
RR	UF	BFAC	BFMU
BFMPC	BFAC	BFAC	BFMU
BFIND	UC	BFAC	BFMU
BFINST	IND	BFAC	BFMU
BFMU	COM	BFAC	BFMU

BF MPC = Branan Field Master Planned Community – Mixture of residential, recreation and neighborhood commercial. Density 1 du/3 acres to 12 du/1 acre with average of 2 – 5 du/1acre

BF AC = Branan Field Activity Center – Office space, light industrial, commercial services, recreational facilities, and housing. Residential max use of 15%.

BF MU = Branan Field Mixed Use – Retail (big box), offices, light industrial and high density residential development. Residential max use of 20% with 16 du/acre.

