#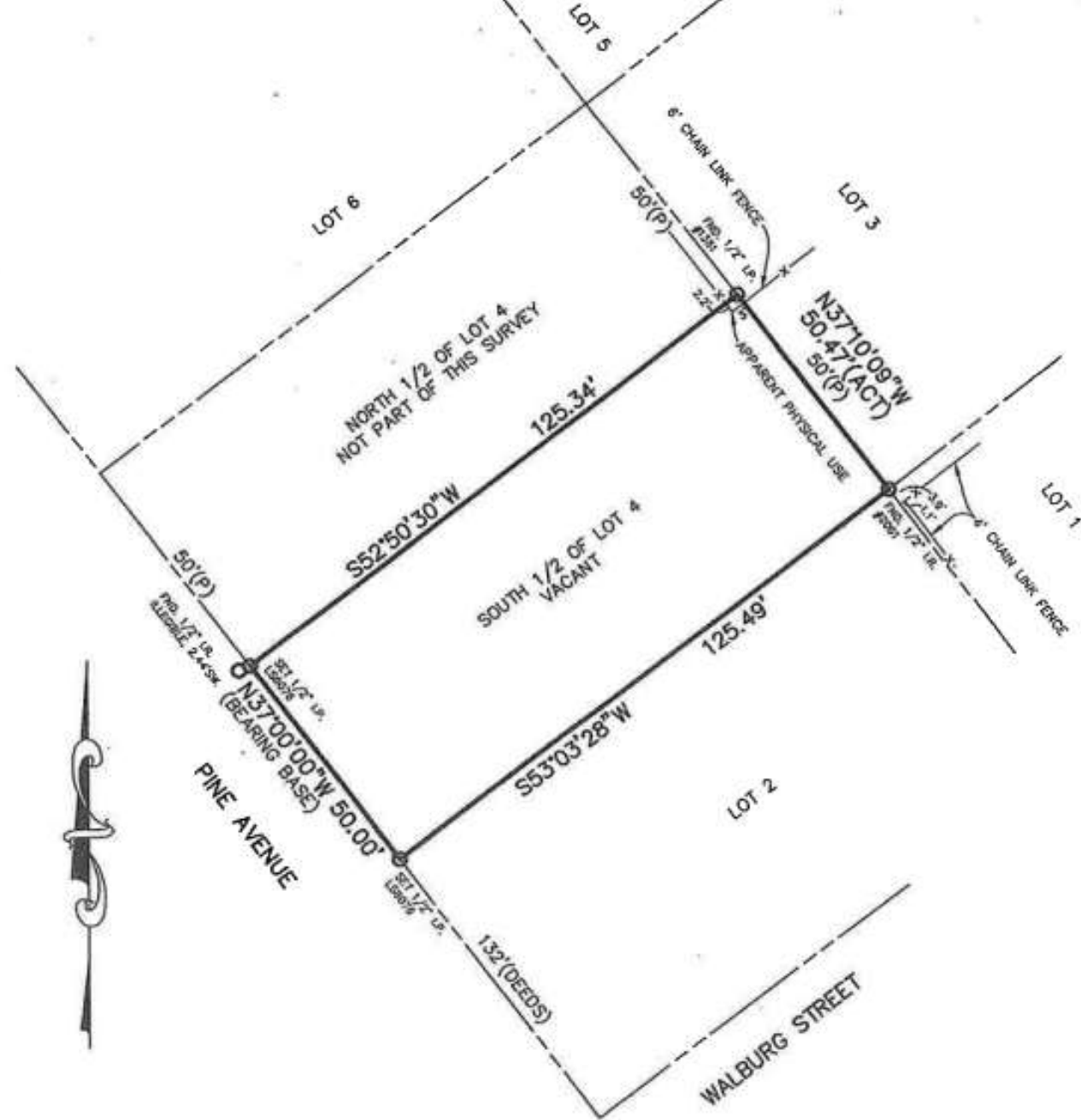 Small-Scale Future Land use map amendment and rezoning for parcel 017678-000-00 consisting of 0.14 acres for property located in the 600 block of N Pine Ave

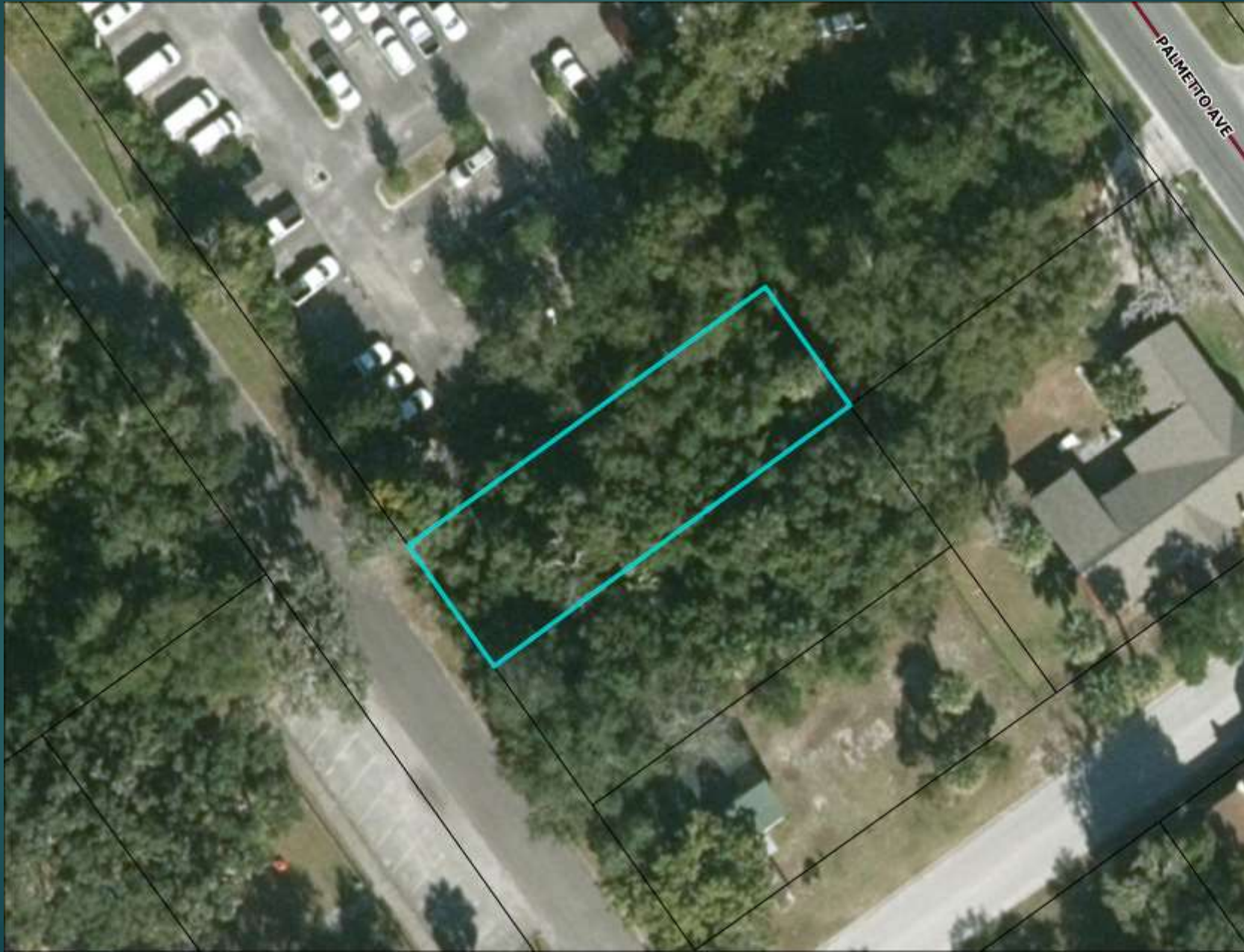# Property and Applicant Information

SUBJECT:	Request for a small-scall future land use amendment: From: Neighborhood To: and rezoning of parcel 017678-000-00 consisting of 0.14 acres for property located on N Pine Ave
APPLICANT/AGENT:	Clay County Board of County Commissioners
PROPERTY OWNER:	John Fagan
LOCATION:	N Pine Ave
ACREAGE:	±0.14 acres (Per boundary survey and legal description)

Boundary Survey

Property Location

Legend
- Roads
- Target Parcel
- Parcels

Future Land Use

Proposed Future Land Use

Zoning

Proposed Zoning

Compatibility

- Located adjacent to a parcel with the same FLU and Zoning.

- Property to the south is undeveloped.

- Augusta Savage Park is located across Pine Ave.

- The property will be used as an extension to the existing parking lot for Clay County.

Compatibility

- Screening and landscape buffering will be required along portions of amendment parcel abutting neighboring parcels and along Pine Ave.

- Access to the subject property shall be provided through the interior of the existing parking lot. Not along Pine Ave.
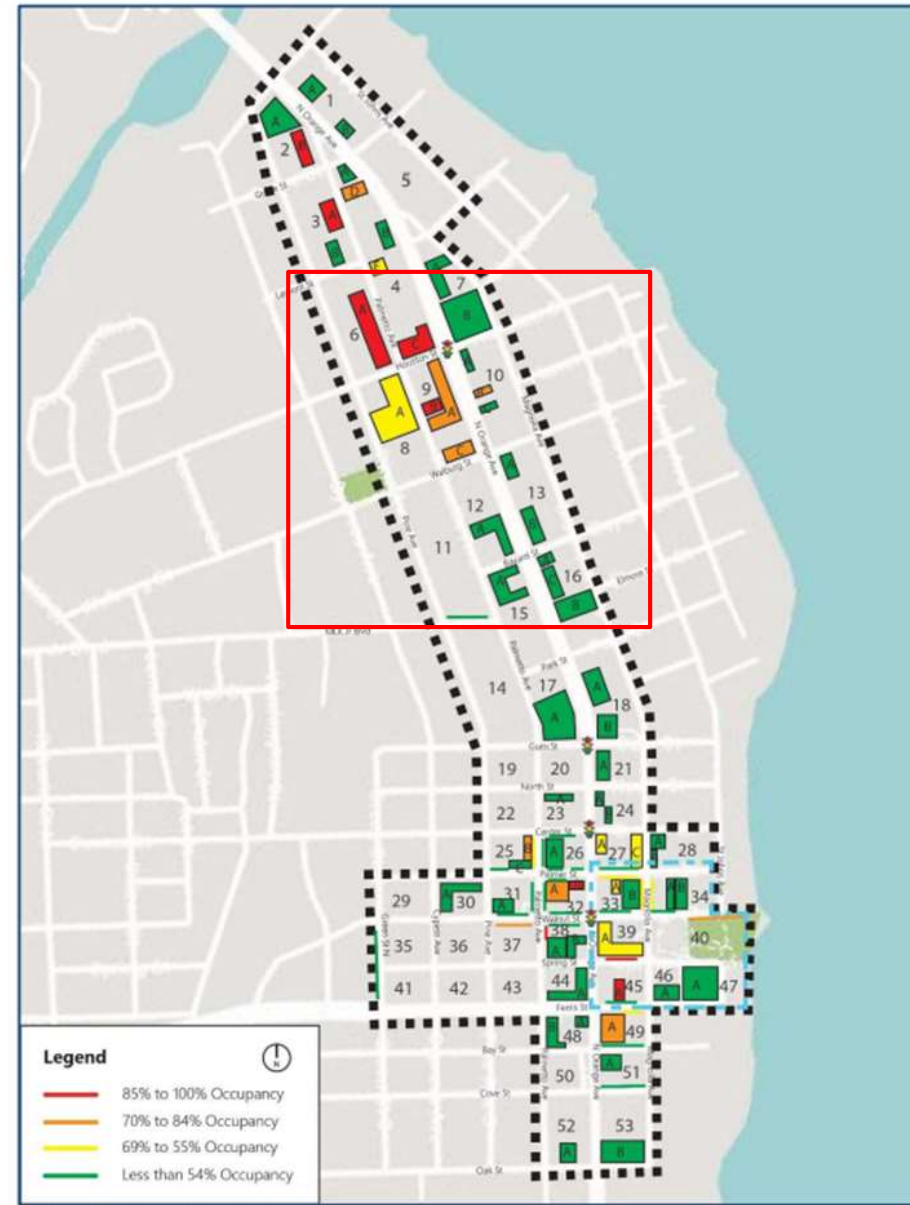
Transportation Impacts

Land Use[1]	Square Footage/ Dwelling Units	Daily		PM Peak	
(ITE)		Rate	Trips	Rate	Trips
General Office	1,875	1.9	21	1.9	2

Parking Impacts

Figure 5: Weekday Peak Hour Occupancy Heat Map by Location (1PM-3PM)

Legend

- 85% to 100% Occupancy
- 70% to 84% Occupancy
- 69% to 55% Occupancy
- Less than 54% Occupancy

Source: THA Consulting, Inc. and Google Maps, 2022

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Staff Recommendation

- Recommend approval of first reading of ordinance O-03-2025, to amend the Future Land Use from Neighborhood to Public for approximately 0.14 acres of parcel 017678-000-00 for form and legality.

- Recommend approval of first reading of ordinance O-04-2025, to amend the Zoning from Residential Professional Office to Institutional for approximately 0.14 acres of parcel 017678-000-00 for form and legality.