



Department of Economic and Development Services  
Planning and Zoning Division

Owner/Agent Information

Owner/Petitioner                      Fleming Island Industrial Park.  
   1635 Eagle Harbor Parkway  
   Fleming Island, FL 32003

Agent:                                      Susan L. Fraser  
   SLF Consulting  
   3517 Park Street  
   Jacksonville, FL 32205

Planning Commission                  April 3, 2018

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**CODE Change 2018-03 Amend PID Uses**

Staff Report and Recommendation

Sec. 3-32 Clay County Land Development Code, Planning Industrial Development District (Zone PID). "It is the intent of this district [PID] to encourage the development of land as planned industrial sites; encourage flexible and creative concepts of site planning; accomplish a more desirable environment that would be possible though the strict application of the minimum requirements of conventional industrial zoning districts and to provide a stable environment and use which is compatible with the character of surrounding areas."

The proposed amendment would add a commercial use, Enclosed Storage for Recreation Vehicles, Boats and Automobiles to the list of permitted uses, with provisions to limit the use of the space to dead storage and also proposes adding the following commercial uses as conditional uses: Mini-Warehouses, Multi-story Mini-warehouses, Recreational Vehicle and Boat Storage (not enclosed) and Residential Dwellings as accessory to a conditional use for security.

In addition to the use changes, the amendment would alter the access required for mini-storage and multi-story mini-warehouse from the current arterial road requirement to major collector roadways when such uses are proposed within a PID.

Finally the application would amend the visual barrier requirement from residential development to “specific buffer standards approved as a PID.”

*Discussion:*

The uses proposed to be added to the PID are considered commercial uses in Clay County, however other adjacent counties do include mini-warehouses and multi-story mini-warehouses in industrial zoning districts. The County has carefully created Planned Use Districts (PUD) for residential and mixed use development, a category for Planned Commercial Districts (PCD), and another category for Planned Industrial Districts. The County also has created three separate zoning categories for industrial development. The PID currently allows the intermingling of those industrial uses as a specific proposed set of uses on a particular site with an industrial land use designation. The County has an economic interest in protecting parcels designated for industrial land use as a fundamental aspect of economic development. This amendment potentially could open any or all industrial sites to non-industrial uses by simply rezoning to PID.

An alternate method of achieving these specific storage uses is to amend the land use of a specific site to Commercial and seek a zoning category that includes the storage uses or a PCD zoning written to include the storage uses on a specific site.

Or, if the County finds that Mini-warehouses/Multi-story mini-warehouse and/or recreational vehicle parking to be industrial in nature, then the County should consider placing these uses within an industrial zoning district, such as Industrial Select. In this scenario, the location of most industrial sites is along arterial roadways, so the access issue would be less of a problem. Also the Mini-warehouse and Multi-Story Mini Warehouse conditional use category also allows open storage of materials and equipment, including storage of recreational vehicles and boats, so there is no need to individually list boat and recreational vehicle storage in the Industrial District, as it is already provided in the Commercial zoning districts.

Mini warehouses/Multi-story Mini-warehouses require access from an arterial roadway. Finally, the method presented to amend the access requirements for mini-warehouse uses gives a benefit to an entity seeking PID zoning that is not available to an entity seeking the storage uses based on a regular zoning district. Planning staff has received many inquiries over the last several years regarding potential locations for mini-warehouse/multi-story mini-warehouse by potential developers. Those potential location are restricted by the arterial road requirement. Staff

believes that the land development code should function as fairly as possible to like uses. An even greater number of people have hoped to develop recreational vehicle and boat storage, but find a lack of commercial properties with appropriate access. Adding this use to industrial locations may help meet that perceived market for both mini-warehouse and recreational and boat storage.

Finally the application would amend the visual barrier standard, where adjacent to residential development, from a 30 foot “C” level buffer that includes evergreen canopy tree plantings 30 feet on center and a six foot masonry wall, or a 75 foot undisturbed wooded area providing an opacity of 85% to “specific buffer standards approved in a PID.” This is consistent with the text that has been adopted in PUDs and currently inferred to apply to PIDs and PCDs.

Staff recommends approval of the proposed amendment to the PID Zoning District, Code Change 2018-03.