



**Rezoning Application PCD-0323-00003
Staff Report**

**Copies of the application are available at the Clay County
Administration Office, 3rd floor, located at 477 Houston Street Green Cove Springs, FL 32043**

Owner / Agent Information

Owner: Ronald T. Hall **Address:** 1534 County Road 315
Phone: (904) 625-5445 Green Cove Springs, Fl. 32043
Email: N/A

Owner: BFMS LLC **Address:** 5581 Dianthus Street
Phone: (904) 545-6979 Green Cove Springs, Fl. 32043
Email: fsalvonil@gmail.com

Agent: Frank Miller & James Ricky Wood **Address:** 1 Independent Drive, Ste 2300
Jacksonville, Fl. 32202
Phone: (904) 354-1980
Email: fmiller@gunster.com

Property Information

Parcel ID: 33-05-26-014471-002-00 **Address:** 1534 C.R. 315
39-05-26-015162-000-00 1533 C.R. 315
Current Zoning: AR (Agricultural/Residential **Land Use:** Rural Residential
Zoning Proposed: PCD (Planned Commercial Development) **Land Use Propose:** Commercial
Acres Total: 7.5

Commission District: 5 (Commissioner Burke) **Planning District:** Green Cove Springs

Background

This is a request to rezone two parcels totaling 7.5(+/-) acres from AR (Agricultural/Residential) to PCD (Planned Commercial Development). The parcels are designated Rural Residential on the adopted Future Land Use map. There is a companion application to amend the future land use for both parcels to Commercial. The parcels are adjacent to each other and are located at 1533 and 1534 County Road 315.

The parcels have approximately 450 ft of frontage in total on C.R. 315. C.R. 315 is in the process of being widened under the County Bonded Transportation program and will be renamed Cathedral Oaks Parkway.

Immediately east of the subject properties is land zoned Industrial Select. East of the industrial zoned property is the commercial development in and around the intersection of C.R. 315 and U.S. Hwy 17. The subject properties are bordered by CSX rail line to the west and south. Immediately west of the rail line is

34 property owned by Clay County which and is zoned PO-3 and is used by Building Maintenance and Parks
35 & Recreation. The proposed zoning change and companion land use amendment are being requested to
36 facilitate the development of a commercial/warehouse flex space project.

37
38 As proposed in the PCD Written Statement the overall intensity of development will not exceed 40 percent
39 F.A.R. which is consistent with the proposed Commercial Land Use Category. Development will be setback
40 25 feet from the front side and rear property lines, with maximum building height limited to 40 ft.

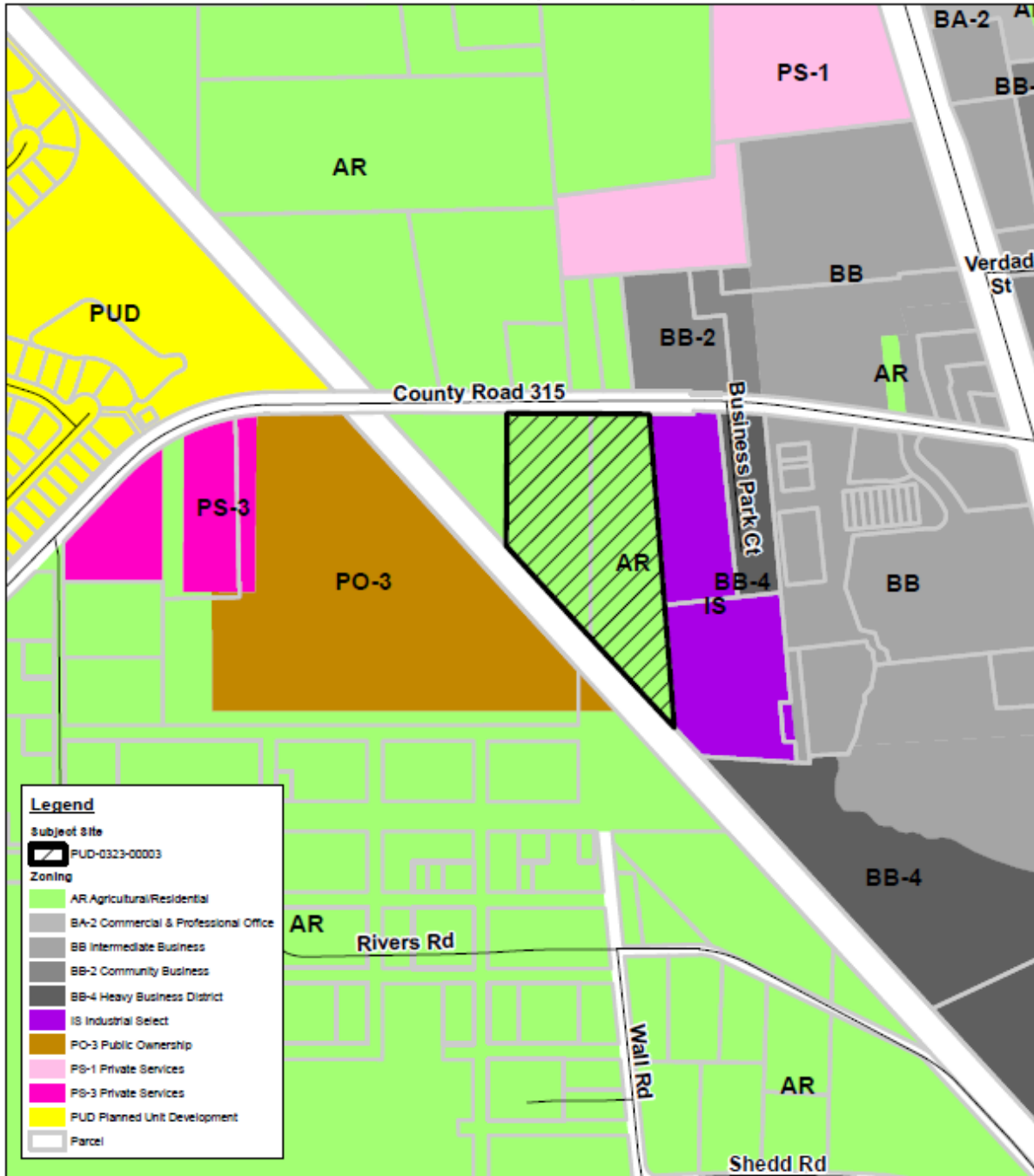
41
42

Surrounding Zoning & Land Use

	ZONING	FUTURE LAND USE
North (across C.R. 315)	AR (Agricultural/Residential)	RR (Rural Residential)
East	IS (Industrial Select)	IN (Industrial)
West	AR (Agricultural/Residential)	RR (Rural Residential)
South (across CSX rail line)	PO-3 (Public Ownership) AR (Agricultural/Residential)	RR (Rural Residential)

43
44

Surrounding Zonings

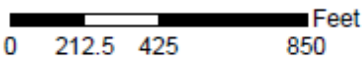


Legend

Subject Site
PUD-0323-00003

Zoning

- AR Agricultural/Residential
- BA-2 Commercial & Professional Office
- BB Intermediate Business
- BB-2 Community Business
- BB-4 Heavy Business District
- IS Industrial Select
- PO-3 Public Ownership
- PS-1 Private Services
- PS-3 Private Services
- PUD Planned Unit Development
- Parcel

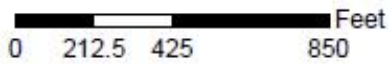


Rezoning: PUD-0323-00003
from AR and PCD



45
46

Aerial of Site



Rezoning: PUD-0323-00003
from AR and PCD



49 **Proposed PCD Zoning District**

50

51 The application for the proposed PCD provides a written statement describing the allowable uses
52 and development standards. Please refer to applicant’s written statement and site plan as attached
53 for uses, development standards and restrictions.

54 **Staff Recommendation**

55

56 The applicant is requesting a change in zoning from AR to PCD on two parcels totaling 7.5(+/-)
57 acres. The proposed PCD zoning is consistent with the proposed future land use category of
58 Commercial.

59

60 Staff has reviewed the application and determined that the request is consistent with the
61 surrounding zoning districts and uses and is compatible with the surrounding area. Staff
62 recommends approval of application PCD 0323-00003 with the inclusion of the attached Written
63 Statement and Site Plan contingent on adoption of the companion comprehensive plan amendment
64 COMP 0323-00002.

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137

Cathedral Oak Commercial Center
Planned Commercial Development
Written Statement

1. Property Owners: Ronald T. Wall
1534 County Road 315
Green Cove Springs, FL 32043
904-625-5445
- BFMS, LLC
Attn: Frank Salvonik
5581 Dianthus Street
Green Cove Springs, FL 32043
904 545-6979
fsalvonik@gmail.com
2. Applicant: The Wood Development Company of Jacksonville
Attention: James Ricky Wood
414 Old Hard Road, Suite 502
Fleming Island, FL 32003
(904) 264-6553
rwood@wooddev.net
3. Agent: Gunster, Yoakley & Stewart, P.A.
Frank E. Miller
1 Independent Drive, Suite 2300
Jacksonville, FL 32202
(904) 354-1980
fmiller@gunster.com
4. Name of Development: Cathedral Oak Commercial Center
5. Parcel ID Number: 39-05-26-015162-000-00 and
33-05-26-014471-002-00 as described in Exhibit A (the
"Property")
6. Future Land Use Category:
The existing Future Land Use category applicable to the Property is Rural Residential (RR). However, the Applicant has submitted an application for a Comprehensive Plan amendment to change the Future Land Use category of the Property to Commercial (COM), which is being processed concurrently with this PCD rezoning

138 7. Current Zoning: Agriculture/Residential (AR)
139 8. Requested Zoning: Planned Commercial Development (PCD)

140
141 9. Proposed Development:

142
143 The Property shall be developed as a high quality flex-space commercial and warehouse
144 development with aesthetically pleasing and cost-effective architectural design intended to
145 achieve an attractive functional development and efficient use of the Property. The Property is
146 situated in Clay County with frontage on CR 315 (to become Cathedral Oak Parkway) just west of
147 the intersection with U.S. 17. The Property will be developed generally as shown on the
148 preliminary Site Plan prepared by Taylor & White, a copy of which is attached hereto as Exhibit B
149 ("Site Plan"). The points of access onto CR 315 as generally depicted on the Site Plan are
150 descriptive and may be modified by the Applicant. This PCD will utilize architecture, signage, and
151 landscape design to create an attractive and unified development. The flexible and creative site
152 planning concepts contained in this PCD allow for control of the quality, scale and type of
153 development and accomplish a more desirable development than could be accomplished
154 through traditional zoning. The proposed development of the Property through an integrated
155 development plan allowing for flex-space commercial, retail and warehouse uses will
156 complement the existing industrial, retail and commercial uses in the area.

157
158 a) Total Acres of Property:

159
160 The Property consists of 7.5 +/- acres. The Property consists of two parcels. The eastern parcel
161 consists of approximately 4.62 acres by deed and the western parcel consists of approximately
162 2.05 acres by deed. Each of the parcels abut the right of way of Duval Avenue according to the
163 plat of Fellowship Park recorded in Plat Book 3, page 2 of the public records of Clay County,
164 Florida. Duval Avenue was closed by resolution of the Board of County Commissioners dated
165 September 30, 1975 and recorded in Official Records Book 354, page 252 of the public records of
166 Clay County, Florida. By operation of Section 177.085 Fla. Stat., the ownership of the right of way
167 reverted to the current owners of the adjoining property. Accordingly, although the deeds to the
168 current owners reflect an acreage amount of approximately 6.67 acres, the total property owned
169 by the current owners is approximately 7.5 acres.

170
171 b) Allowable Uses:

172
173 i. Permitted Uses. The following uses are permitted as a right on the
174 Property:

175
176 Retail, general business, light manufacturing, office, hospitality and personal services; grocery
177 store, pharmacy, banks, medical and professional offices; veterinary offices without boarding;
178 personal services such as beauty shops, barbers, and day spas; daily neighborhood business
179 services; mail and package services; florist; cigar; locksmith; gun repair; shoe repair; restaurants
180 with or without drive-thru facilities; bars, and pubs; deli, catering, billiards and pool parlors;
181 specialty food, liquor and wine stores; video, print and copy shop; urgent care facilities (not

182 hospitals); health clubs and gyms; government branch services and facilities; school for
183 performing or cultural arts; indoor recreation (e.g. basketball, volleyball, soccer, parkour); movie
184 theater or live theatre; alcoholic beverages sales in restaurants and the source of outdoor
185 amplified music is allowed within 50 feet of existing residentially zoned properties; outdoor sit
186 down cafes outdoor seating; art galleries, pottery shops, apparel, vintage clothing, gift shops,
187 home décor and garden stores, bookstore, kite shop, surf shop, bike shop and specialty
188 electronics; drycleaners (mail and package only); travel agencies; real estate offices; car wash;
189 financial advisor offices; vegetable food processing, production, packaging and assembly plants;
190 wholesale business and warehouses; shops performing custom work in: electrical, plumbing,
191 sheet metal, heating, ventilating and air conditioning; pest control services and supplies;
192 assembly and fabrication of goods using components manufactured elsewhere and brought to
193 site; warehousing, with or without distribution centers; large-scale printing plants, newspaper
194 printing operations and distribution centers; business and commerce parks; office showrooms;
195 extermination and pest control services; storage yards for material, equipment and machinery;
196 supplies for building and trades contractors, landscaping services, outdoor plant and garden
197 supply centers with outdoor storage; appliance repair shops, machine shops; all types of vehicle
198 repair and storage, including body shops, repair and service centers, vehicle sales and rentals;
199 animal groomers; vocational, technical and trades school; microbreweries; brewpubs;
200 crematoriums; commercial recreation; light industries, with related offices and showrooms,
201 which manufacture, assemble, process, package, store, and distribute small unit products such
202 as optical devices, precision instruments, electronic equipment, toys, fishing tackle, research
203 facilities and laboratories; bottling beverages; cabinet making; carpentry; cold storage
204 warehouses and precooling plants; engines - gas, gasoline, steam, and oil - sales and service; farm
205 machinery sales and service and storage; fruit packing and preserving; ice plants; leather goods
206 manufacturing, excluding tanning; sharpening and grinding shops; manufacturing and assembly
207 of clothing and garments; scientific, electrical, and optical equipment; souvenirs and novelties;
208 testing laboratories; fabrication of materials used in the building trades; canning factories for
209 fruits and vegetables; furniture manufacture; machine shops; mattress and bedding manufacture
210 and sales; metalizing processes; novelty works; ornamental metal workshops; and the like and
211 other substantially similar facilities and uses.

212
213 ii. Conditional Uses. The following uses are permitted on the Property,
214 subject to the conditions provided in LDC Section 20.3-5 as of the date of
215 approval of this PCD:

- 216
- 217 • RV and Boat Storage;
- 218 • Animal Clinics;
- 219 • Mini-warehouses;
- 220 • Animal Control Facilities and Commercial Kennels;
- 221 • Communication Antennas and Communication Towers;
- 222 • Residential Dwelling incidental to a Permitted Use;
- 223 • Public and/or Private Sewer Facilities;
- 224

225 ii. Prohibited Uses. The following uses shall be prohibited uses on the
226 Property:

- 227
- 228 • Adult entertainment establishments and sexually oriented businesses.
- 229 • Recycling Centers
- 230 • Silos.
- 231 • Junkyards or demolition material storage yards.
- 232 • Cement, concrete, or asphalt plants.
- 233 • Rock crushing.
- 234 • Any use that generates excessive noise, dust, odors, vibrations or other activity
235 that would constitute a continuing nuisance under Florida law.

236

237 c) Floor Area Ratio:

238

239 The maximum Floor Area Ratio (FAR) for lands within this PCD is 40%, consistent with the
240 maximum FAR for the Commercial Land Use Category under the Comprehensive Plan.
241 Compliance with the maximum FAR shall be determined based on the PCD as a whole.

242

243 d) Building Setbacks:

244

245 Principal building(s) and accessory structures on the Property shall comply with the following
246 requirements:

- 247
- | | | |
|---------|----------------------------------|---------|
| 248 (1) | Side and rear building set back: | 25 feet |
| 249 (2) | Front yard: | 25 feet |

250

251 All setbacks shall be measured from the boundary lines of the Property.

252

253 e) Building Height:

254

255 The maximum height for all buildings located on the Property shall be 40 feet.

256

257 f) Phasing:

258

259 Development is anticipated to occur in not less than two (2) phases. The number, timing, size and
260 location of each phase of the development will be determined as market conditions warrant.
261 However, in any event, all development will be completed on or before 10 years from the date
262 of approval of this PCD.

263

264 The Applicant shall submit a final site plan for approval within thirty (30) months from the date
265 of approval of this PCD.

266

267

268 g) Off-Street Parking:

269

270 All off-street parking and loading spaces within the Property shall comply with the requirements
271 in Section 8-12 of the LDC as of the date of approval of this PCD. The number of spaces shall be
272 determined based on the use of the Property or use of the individual spaces within the Property,
273 as applicable.

274

275 h) Vehicular Access:

276

277 The Property shall be accessed via two entrances onto CR 315 as generally depicted on the Site
278 Plan. The exact locations of said access points to the internal driveways shall be finalized prior to
279 construction plan review. All internal driveways shall be privately owned and maintained by the
280 owner of the Property.

281

282 i) Landscaping and Buffers:

283

284 The PCD shall be considered a Regional Business abutting a Regional Business District Zoning
285 under Article VI of the LDC along the eastern boundary of the PCD for purposes of the perimeter
286 buffer screening requirements along that boundary. All improvements within the Property shall
287 adhere to the requirements in Article VI of the LDC as of the date of approval of this PCD
288 concerning landscaping except for the following:

289

290 (a) no perimeter buffer shall be required along the southeastern boundary of the PCD
291 adjacent to the railroad right of way and there shall be no requirement of trees or
292 vegetation along the southeastern boundary of the Property adjacent to the railroad
293 right of way;

294

295 (b) there shall be no requirement of landscaping or landscape islands in the rear of any
296 building containing roll up doors to allow access by trucks and delivery vehicles;

297

298 (c) the perimeter buffer along the western boundary of the PCD shall be ten (10) feet
299 wide and shall consist of any of the following: (i) vegetation, which at the time of
300 planting shall be 8 feet in height and provide overall screening opacity of 80%; (ii) a
301 masonry wall, chain-link fence with privacy slats, vinyl fence or solid wooden fence 8
302 feet in height; or (iii) a berm in combination with (i) or (ii) to achieve a minimum height
303 of 8 feet and 80 % opacity at the time of installation;

304

305 (d) The PCD may be fenced but no barbed wire or razor wire shall be allowed on any
306 fencing; and

307

308 (e) the foregoing required perimeter buffer shall be provided as development of the
309 Property progresses.

310

311 j) Garbage or refuse disposal facilities:

312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355

All garbage or refuse disposal facilities shall be located as depicted on the Site Plan and screened from view.

k) Stormwater/Drainage:

Stormwater will be handled onsite in accordance with a permit issued by the St. Johns River Water Management District ("SJRWMD Permit"). All drainage structures and facilities will be designed and constructed in accordance with Clay County design standards and the SJRWMD Permit. All stormwater management facilities and structures shall be operated and maintained by the owner of the Property. Development of the stormwater management facility on the Property will comply with the rules and regulations of the County, SJRWMD and Florida Department of Environmental Protection, as applicable.

l) Utilities:

The Property is located within the Urban Service Area and will be served by public water and waste water systems. Electricity will be provided via the existing transmission lines in the vicinity of the Property. All utilities within the Property, including but not limited to water, sewer, electric, telephone and cable, shall be installed underground. Any necessary improvements will comply with the rules and regulations of Clay County, St. Johns River Water Management District, and Florida Department of Environmental Protection, as applicable.

m) Signs:

There shall be one (1) freestanding sign to provide identification for the PCD development located along CR 315 as generally depicted on the Site Plan. The sign may be doubled faced and may contain the name of the development and the names and logos of the tenants and/or uses located within the development. The sign may be a monument sign or pole sign that shall have a maximum of 500 square feet in sign area per face, shall have a maximum height of 40 feet above ground level, and shall be located a minimum of 5 feet from the right-of-way line.

Each unit within the Property may also have one permanent attached sign. The sign area of each permanent attached sign shall a maximum of 250 square feet. Permanent attached signs shall be located below the lowest roofline of the building.

Additionally, the signs allowed in all districts under the LDC shall be allowed within the Property pursuant to LDC Section 7-27.

No digital signs shall be utilized in the PCD.

- n) Applicant shall submit a lighting plan prior to commencement of development indicating the location, intensity and method of shielding lighting from adjacent properties and CR 315.

356 o) Design Criteria

357

358 The design criteria for development of the Property and architectural guidelines for the buildings
359 and improvements to be constructed thereon will be established by the Applicant to inspire a
360 unified, cohesive and attractive project. Such criteria and guidelines will encourage the following:

- 361 (1) prominent access drives with clear visibility at entrances;
- 362 (2) controlled site access;
- 363 (3) orientation of buildings to promote attractive views from CR 315;
- 364 (4) landscaped parking areas;
- 365 (5) service and storage areas screened from public view or located such that
366 they are not visible from CR 315;
- 367 (6) a variety of architectural design treatments to promote architectural
368 definition, diversity and interest; and
- 369 (7) promotion of functionality of improvements.

370

371 Such criteria will discourage the following:

372

- 373 (1) poorly designed access;
- 374 (2) confusing or unsafe circulation patterns;
- 375 (3) trash receptacles, mechanical equipment and outdoor storage of unsightly
376 materials visible from CR 315;
- 377 (4) signage which is out of scale or inconsistent with building architecture;
- 378 (5) glossy and highly reflective exterior building finishes; and
- 379 (6) use of highly water dependent landscaping.

380

381 10. Governing Provisions:

382

383 To the extent that any of the provisions contained herein conflict with any provision set forth in
384 or which may otherwise be implied from any regulation, policy, ordinance, or land development
385 regulation enacted by Clay County, the terms, conditions and specifications contained in the Site
386 Plan and in this written description of the PCD shall govern and shall be deemed an exception or
387 variance from such regulation, policy, ordinance or land development regulation. Minor changes
388 that do not affect the intent or character of the development may be approved by the Planning
389 and Zoning Director.

390

391

392

393

394

395

396

397

398

399

SITE PLAN

