

# **Attachment**

**“A”**

**COMP 0323-00002**

**PUD 0323-00003**



# PLANNING COMMISSION

COMP 0323-00002

PCN 0323-00003

Public Hearing

May 2, 2023

# APPLICATION INFORMATION

Applicants: Charles R. Taylor  
BFMS, LLC.

Agent: Frank Miller & Rick Wood

Request: Small-scale land use amendment from (RR) Rural Residential to (COM) Commercial  
Zoning map amendment from (AR) Agricultural/Residential to (PCD) Planned Commercial Development

Planning Dist. Green Cove Springs  
Comm. Dist. 5 Commissioner Burke

BOCC Hearing May 23, 2023 @ 5:00 pm

# BACKGROUND

Two adjacent parcels totaling 7.5(+/-) acres.

Parcels have approx. 450 frontage on C.R. 315

C.R. 315 is process of being widened under the bonded transportation program renamed Cathedral Oaks Parkway

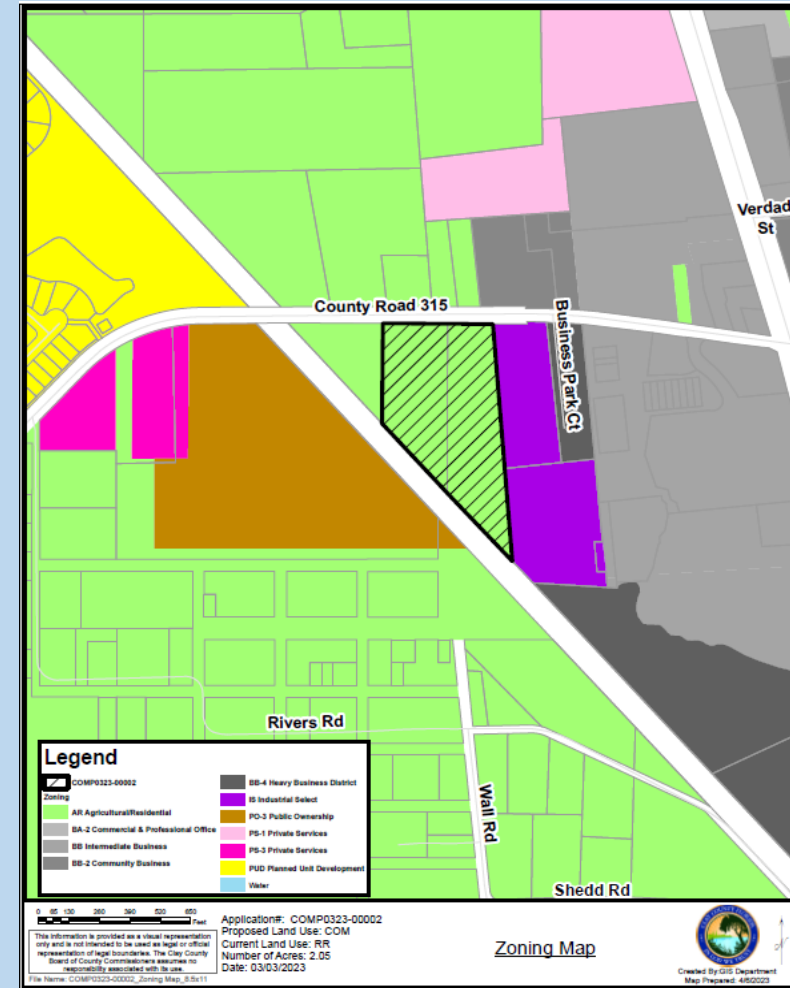
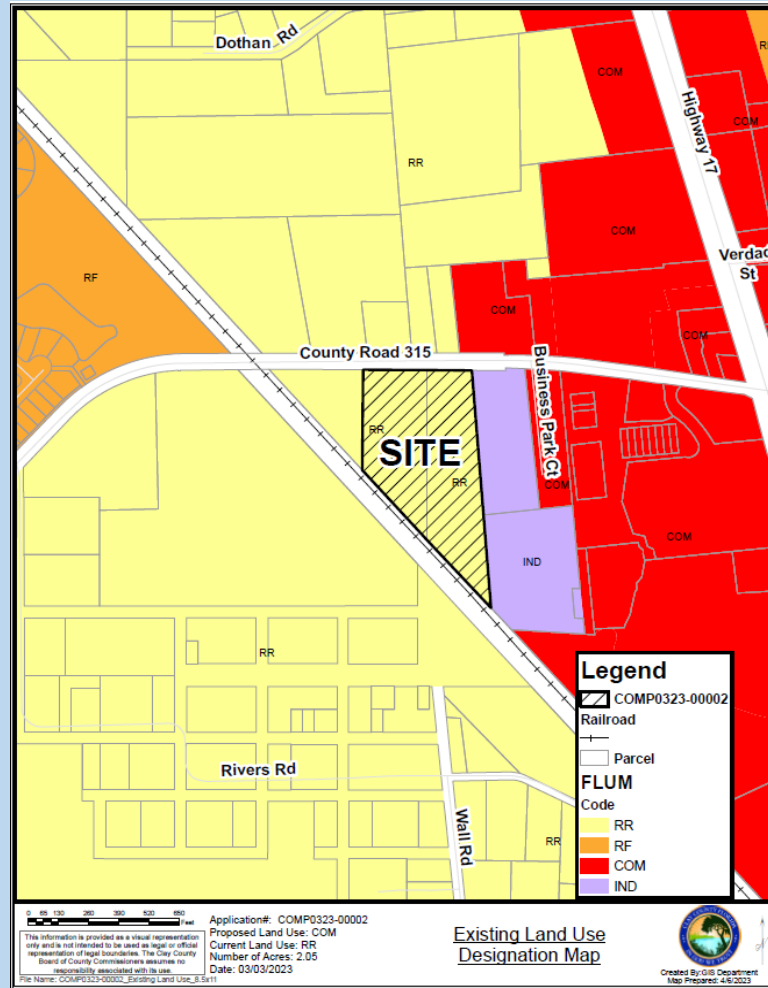
East of parcels is property zoned for industrial uses.

The parcels are bordered by CSX rail line to the west and south.

West of the parcels, fronting CR 315 there will remain an parcel zoned AR which has an existing residential dwelling.

The stated intent of the proposed land use amendment and companion zoning change is to facilitate development of commercial/flex-space warehouse project.

# LAND USE & ZONING



# Analysis

Max. intensity of 40% FAR = 130,680 sf. commercial & flex warehouse space

Trip generation: Ind. Park (ITE 130) = 111 PM Peak Hour trips

Central water & sewer from Green Cove Springs has available capacity.

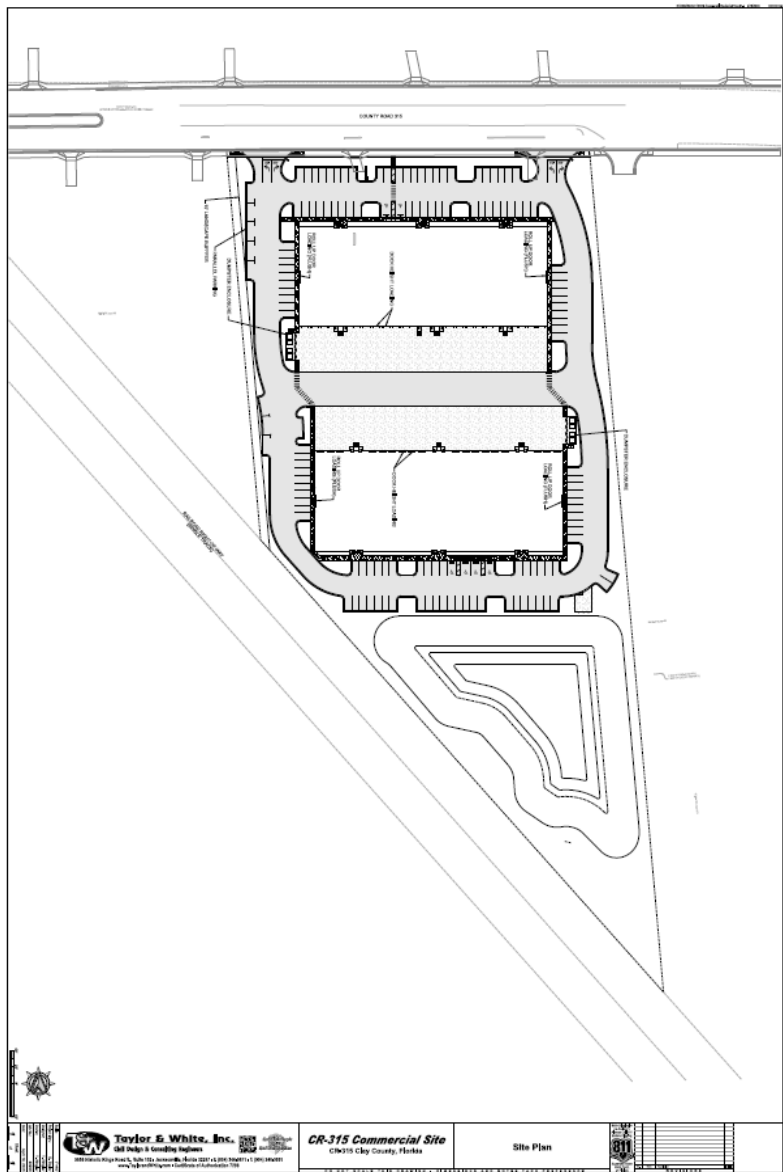
Solid waste from Clay County has available capacity

Schools no impact

No impact to regional significant habitats

Parcels are not located in the Noise Land Use Impact Area associated with Camp Blanding

# Site Plan



# Landscape Requirements Amendment

## i) Landscaping and Buffers:

The PCD shall be considered a Regional Business abutting a Regional Business District Zoning under Article VI of the LDC along the eastern boundary of the PCD for purposes of the perimeter buffer screening requirements along that boundary.

All improvements within the Property shall adhere to the requirements in Article VI of the LDC as of the date of approval of this PCD concerning landscaping except for the following:

1. no perimeter buffer shall be required along the southeastern boundary of the PCD adjacent to the railroad right of way and there shall be no requirement of trees or vegetation along the southeastern boundary of the Property adjacent to the railroad right of way;
2. there shall be no requirement of landscaping or landscape islands in the rear of any building containing roll up doors to allow access by trucks and delivery vehicles;
3. the perimeter buffer along the western boundary of the PCD shall be ten (10) feet wide and shall consist of any of the following: (i) vegetation, which at the time of planting shall be 8 feet in height and provide overall screening opacity of 80% **within two years**; (ii) a masonry wall, chain-link fence with privacy slats **providing a minimum 80% opacity**, vinyl fence or solid wooden fence 8 feet in height; or (iii) a berm in combination with (i) or (ii) to achieve a minimum height of 8 feet and 80 % opacity at the time of installation;
4. The PCD may be fenced but no barbed wire or razor wire shall be allowed on any fencing; and the foregoing required perimeter buffer shall be provided as development of the Property progresses. **The perimeter buffer adjacent to residential zoned property to the west of the project will be in place prior to any Building CO.**



# FINDINGS and RECOMMENDATION

The applicant is requesting a change in land use from RR to COM and a change in zoning from AR to PCD for 7.5(+/-) acres.

Adequate utilities provided by Green Cove Springs

Direct access to C.R. 315 which is being widened by the County.

Logical extension of the existing industrial and commercial development to the east and is border on the west and south by CSX rail line.

Staff has reviewed the application and determined that the request is compatible with the surrounding area.

The requested PCD zoning is allowed in the proposed COM future land use designation.

Staff recommend approval of COMP 0323-00002 to amend FLUM of 7.5 acres from RR to COM

Staff recommends approval of ZON-0323-00003 to amend zoning map of 7.5 acres from AR to PCD contingent on approval of the land use change COMP 0323-00002 and with the adoption of the amendments to the PCD Written Statement for the Landscape Standards.

# QUESTIONS

**Attachment**  
**“B”**  
**ZON 0223-00008**



# PLANNING COMMISSION

ZON 0223-00008

Public Hearing

May 2, 2023

# APPLICATION INFORMATION

Applicant: Your Cream Properties

Agent: Troy Carter

Request: Zoning change of 0.64 acres from (BB-2) Community Business to (BB-3) Specialty Business

Location: 1747 Verdad Street

Planning Dist. Green Cove Spring

Comm. Dist. 1 Commissioner Burke

BOCC Hearing May 23, 2023 @ 5:00 pm

# BACKGROUND

The parcel is designated Commercial on the FLUM

Located within the Green Cove North commercial development area.

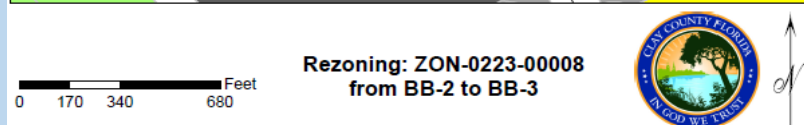
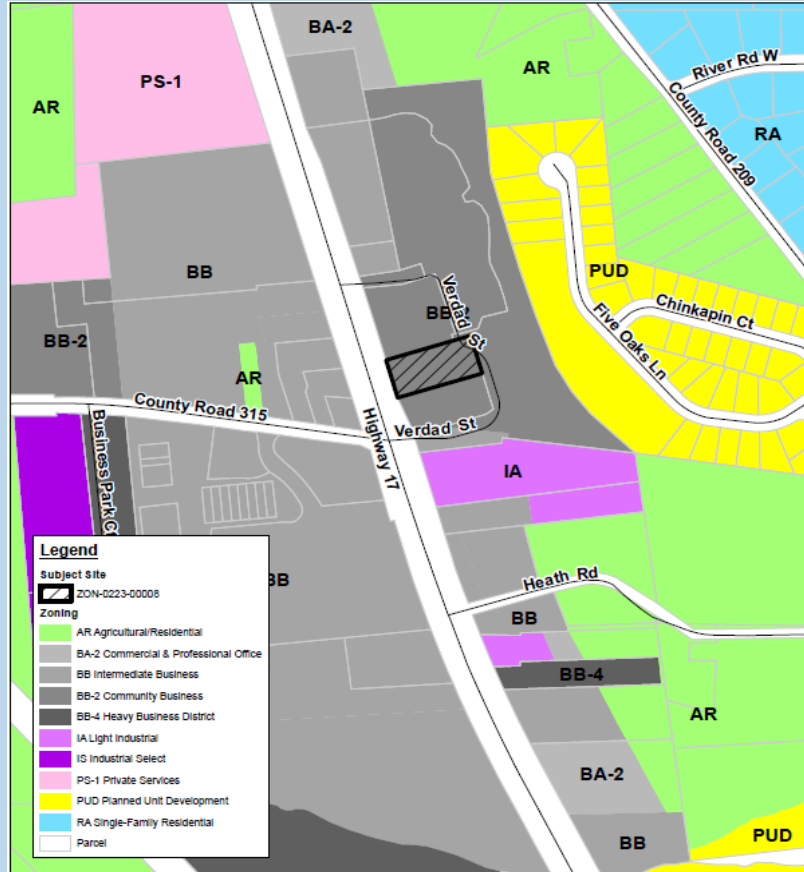
The properties immediately north, east and south of the property are zoned BB-2 (w/in Green Cove Springs North commercial area.

West across US. Hwy. 17 are commercially zoned properties

Utilities for Green Cove Springs.

Facilitate the development of a quick lube service station which the existing BB-2 zoning will not allow

# ZONING & AERIAL



# FINDINGS and RECOMMENDATION

The applicant is requesting a change in zoning from BB-2 to BB-3 for 0.64 acres.

Staff has reviewed the application and determined that the request is compatible with the surrounding area.

The requested BB-3 zoning is allowed in Commercial future land use designation.

Staff recommends approval of application ZON 0223-00008.



# QUESTIONS