

**CLAY COUNTY  
PLANNED UNIT DEVELOPMENT WRITTEN STATEMENT  
THE CROSSINGS AT EAGLE HARBOR DRI  
PARCEL 37**

## **Background**

### Proposed PUD Amendment

This application to amend The Crossings PUD will add the option for multi-family use to Parcel 37 as a permitted alternative to the currently permitted Light Industrial use, modify the development standards for multi-family development within the DRI in general and specifically for development of Parcel 37, and approve a PUD Site Plan for multi-family residential use on Parcel 37. A companion rezoning on Parcel 04-05-26-014177-001-00, which lies immediately to the south of Parcel 37 and within the Fleming Island Plantation PUD (comprised of 0.65 acres of land located north of Radar Road) has been concurrently submitted with this PUD application. This companion rezoning, if approved, will permit, signage and required landscape improvements for the multi-family development proposed herein.

### PUD History

The Crossings DRI was rezoned to PUD pursuant to Clay County Ordinance 88-76, on October 11, 1988. This original rezoning to PUD applied to 2,576.84 acres that comprised The Crossings Development of Regional Impact.

An Addendum to the 1988 PUD was approved in January 1993 and updated in May 1994. The Addendum is an outline of development criteria and standards intended to clarify certain aspects of the PUD approved pursuant to Ordinance 88-76. The Addendum establishes standards for the following listed uses within the DRI:

1. Entry Park;
2. Project Parkway and Road Systems;
3. Commercial Parcels;
4. Swim and Racquet Club - P 19A and 22A
5. Residential Single Family & Patio Homes
6. Residential Multi-family;
7. Golf Course and Clubhouse; and the
8. Waterfront Park.

Subsequent rezonings to amend the Crossings PUD occurred as follows:

Z-96-23 Added 287.71 acres to the PUD boundary (Neilhurst, Holmes, Agresti South and Agresti North) and established LDR and MDR use on each.

Z-96-24 Rezone Parcel D – Town Center, consisting of Map H Parcels in the southwest quadrant of the US 17 and CR 220 intersection (414.3 acres)

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*Established commercial and office uses with an average density permitted at 11,000 sf/ac; and light industrial uses at 14,000 sf/acre and MDR at 3-10 units per acre.*

Z-03-05 Rezone Parcels 48, 50, and 52 (95.68 acres) to RMD and RLD. Amend Parcels 25, 28b, 36 and 36 a designation from Office to O/C.

Z-03-30 Amend the designation on 3.94 acres (Parcels 40 and 41) for consistency with accompanying DO Amendment.

Z-04-51 Add 7.10 acres along Lakeshore Drive to the DRI (RB to PUD) for RLD uses.

Z-04-61 Amend the designation on Parcels 14, 15, 24a, 24b, 28, 28a, 36 and 36b for consistency with the accompanying DO Amendment. 81.89 acres.

*Parcel 28 is designated O/C. Conditions related to development of an additional big-box, an entertainment center on Parcel 28, Island Walk development standards, etc. are incorporated into the PUD.*

Z-04-62 Add 28.51 acres to the PUD (White Owl and others) to permit RLD use (28.51 acres)

PUD-12-04 Adding conditions for Parcels 29, 35, 39, 40, 43, and 44. (122.61 acres.)

PUD-14-03 Establishing conditions for Parcels 27, 29, 28b, 35N, 35S, 39, 40, 43 and a 6.6 acre parcel in S9 & 16, T5S, R 26E: commercial, light industrial or multi-family use east of US 17 are described; establishing lighting standards; limiting amplified music or announcements; limiting multi-family development to 7.5 DU/acre; limiting light industrial uses on Parcel 28b and 29 to IS and BP uses and Commercial uses to BB-2 and BP uses; limiting uses on Parcel 44 to BB-2 uses and limiting hours of gas stations/convenience stores on same.

PUD- 14-32 Modifying the uses permitted on Parcel 28 and 28b established in the Addendum to the 1988 PUD and under PUD-14-13; adding assisted living facility and multi-story mini-warehouse use to Parcels 28 and 28b; and establishing development standards for assisted living and multi-story mini-warehouse use on Parcels 28 and 28b.

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**Written Statement**

**PROPOSED DEVELOPMENT:**           **MULTI-FAMILY RESIDENTIAL**

**PROPERTY OWNER:**               **FLEMING ISLAND BUSINESS PARK III LLP  
1845 TOWN CENTER BLVD  
FLEMING ISLAND, FL 32003**

**AGENT:**                               **SUSAN L. FRASER  
SLF CONSULTING, INC.  
3517 PARK STREET  
JACKSONVILLE, FL 32205  
904-591-8942**

**CURRENT ZONING:**                 **PUD**  
**REQUESTED ZONING:**           **PUD**

**Parcel Number:**                 **05-05-26-014190-050-00**

**Total Area:**                       **11.36 acres**

**Area in Companion  
FI Plantation DRI PUD:**       **0.65 acres**

Proposed PUD Amendment

This application to amend The Crossings PUD adds multi-family residential use as permitted on Parcel 37 and amends the development standards for multi-family residential development on Parcel 37 and in the DRI generally. Development on Parcel 37 shall be consistent with the PUD Site Plan approved hereunder.

The Addendum to Ordinance 88-86 is amended to revise the standards applicable to the multi-family uses in general within the DRI and standards for multi-family use on Parcel 37 are established by amendment to PUD-14-32 as follows:

**Support for Proposed PUD Amendments**

*Future Land Use Category:* Planned Community – The Crossings DRI

*Existing Zoning:* Planned Unit Development

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*Proposed Zoning:* Planned Unit Development

*Adjacent Land Use:* North- PC - The Crossings DRI  
 South- PC – Fleming Island Plantation DRI  
 East - US 17 / Rural Fringe  
 West - PC - The Crossings DRI

*Adjacent Zoning:* North- PUD - The Crossings DRI  
 South- PUD – Fleming Island Plantation DRI  
 East - US 17 Right of Way/ PUD – The Crossings  
 West - PUD - The Crossings DRI

*Proposed Development:* 180 Multi-family Dwelling Units with recreation /amenities

*Site Description:* *Development Parcel* 11.36 acres – The Crossings PUD  
0.65 acres – The FI Plantation PUD (*see companion zoning*)  
 Combined  
 DEVELOPABLE **12.01 acres**

*Vegetation:*

The site has been cleared of vegetation except for that 40 feet along the easterly boundary established for the US 17 Buffer in the Crossings DRI.

*Soils:*

**8- Sapelo fine sand:** nearly level with a high water table within 12 inches of the surface for 1 to 4 month during most years.

*Floodplain and Floodway:*

Flood Zone AE encroaches on the property at its northerly boundary.

*Drainage:*

Drainage is to the east, to the St Johns River.

*Utilities:* Central water and wastewater service – CCUA

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*PUD Site Development Plan*

Development shall substantially conform to the PUD Site Plan attached as Exhibit A. The area of future development depicted on the PUD Site Plan shall be approved pursuant to a PUD Zoning Application. No development within the PUD may occur prior to approval of the future development portion of the PUD Site Plan; however the relocation of utilities or planting of vegetation shall not constitute development within the PUD. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change, subject to the approval of the Planning and Zoning Department.

**The area of future development depicted on the PUD Site Plan shall require further review and approval, said review to be the submittal of a PUD Zoning Application that depicts the design of improvements within the area designated for future development and all details required to support its consideration by Clay County as a PUD Zoning Application. Said application shall be processed pursuant to the requirements for a PUD zoning application including public hearings and notice.**

The use of Parcel 37 for multi-family residential use shall be conditioned upon approval of a conversion under the DRI Development Order by Clay County.

*PUD Access*

Access is provided from Radar Road. Radar Road is an improved access connecting to US 17 to the east and terminating at the westerly limit of Parcel 014177-001-00 (approx. 881 feet west of the US 17 right of way). Radar Road serves the New Grace Church on the south and has a driveway stub to the subject property. Improvements to the median on US 17 were previously undertaken pursuant to a permit issued to Fleming Island Business Park III LLP to support the development of Parcel 37 for light industrial development.

*PUD Open Space and Recreation*

Open Space for the Crossings DRI PUD is provided throughout the DRI development at a rate that is far in excess of the minimum required for a PUD. While PUD Open Space requirements are not applicable to this development on an individual basis active recreation will be provided on site. Without allowed reductions in area, net developable area (Parcel 37 plus FI Plantation parcel) within the development is 12.01 acres (Parcel 37 plus FI PUD lands). Active recreation will be provided to serve the residents of the development; the area of these active recreation uses shall be a minimum of 10% of the required 10% open space, or 1200 square feet in area

The ten foot multi-use trail located on the easterly boundary of the property adjacent to the US 17 right of way shall be extended along the southern boundary of the property prior to the issuance of a Certificate of Occupancy for multi-family use on Parcel 37.

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Requirements and standards for maximum density, uses, lot and building requirements, landscaping and buffers, and architectural standard for the development of Parcel 37 if developed for multi-family use are set forth in the text amendments below. Also see the companion application to amend The Crossings Development Order and the rezoning from PUD to Re-PUD for the Fleming Island Plantation DRI PUD.

Specific Changes to The Crossings PUD

**Amend the ADDENDUM to Ordinance 88-86, as amended**

Amend the intent statement to clarify applicability on the basis of use, not location within the DRI:

**Intent**

The following outline is intended to clarify certain aspects of the approved P.U.D. Ordinance #88-86. These items are also in addition to the previously approved Development of Regional Impact Ordinance #88-77 granted by the Clay County Board of County Commissioners in Special Session on October 11, 1988 (amended September 9, 1991). The "Developer" herein refers to East West Partners of Jacksonville and reserves the right to transfer these commitments upon sale of development. These clarifications and standards address specific parcels and uses within the Master Plan Exhibit "A" and shall apply to specific parcels when a parcel number is specified and when not specified, to proposed development / uses whether permitted by Map H or by conversion under the DRI Development Order. and are outlined as follows:

Amend paragraph 9. Residential Multi- Family as follows:

1. Uses Permitted
  - a. Single –family detached dwellings, single family attached dwellings or multi-family dwellings.
  - b. On-premises consumption of alcoholic beverages within clubhouse type facilities developed as part of a unified plan of development and only for use by the members or guests of residents that is under 11-C licenses of the Florida Division of Alcoholic Beverage and Tobacco (~~Ordinance 84-66~~).
  - c. Satellite dish receiver facilities, limited to specific development in which it is located. (~~Ordinance 84-66~~)
2. Lot and Building Requirements

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Unless otherwise approved pursuant to a PUD Site Plan and Written Statement for a specific plan of development, the following standards shall apply:

A. Principal Building

Living Units	24
Minimum Front Yard	20 ft.
Minimum Rear Yard	20 ft.
Maximum Building Height	45 ft. (3 story)
Maximum Percent of Lot Coverage (including Building Walks and Paving)	35%

B. Building Spacing

Front/Front 60 ft.	Front/Side 20 ft.	Front/Rear 40 ft.	Rear/Rear 40 ft.
Rear/Side 20 ft.	Side/Side 20 ft.		

C. Landscape and Buffers: Landscaping will be provided in accordance with Clay County Landscape Ordinance Article VI. Tree Protection and Landscape Standards #85-22 at minimum and may be enhanced by the developer subject to visual clearance criteria required by the County. Buffers between multi-family and residential districts will be provided as follows: A minimum 6' high wood or masonry fence, or approved alternative, and a 20' minimum natural buffer in locations where natural vegetation exists that would create a visual buffer or a 10' minimum natural buffer in locations where natural vegetation is scarce and additional landscaping is provided adjacent to the common property line. These buffers shall be subject to the review and approval of the Clay County Zoning Department prior to final plan approval.

D. Parking and Road Requirements: Off-street parking shall be provided at a rate of two (2) spaces per living unit. Parking lots, driveways and streets within the project shall be designed to discourage through traffic.

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**Amend PUD-12-04 as amended by PUD 14-03 and PUD 14-32 as follows to add new paragraph 13:**

13. Parcel Specific Uses and Standards – Parcel 37

- A. Parcel 37, if developed with Light Industrial uses, shall be limited to those permitted in the IS and BP Zoning Districts.
- B. Parcel 37, if developed with multi-family residential use, shall be permitted to develop with a maximum of 180 multi-family units, subject to an approved conversion under the Development Order and subject to approval of a site plan and written statement that defines the future development area of the property. Development shall substantially conform to the PUD Site Plan attached as Exhibit A with regard to the area of the plan not designated for future development in Sept 2016 and in compliance with the PUD Site Plan approved for the area designated as future development upon approval by Clay County of the plan for the area so designated. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change, subject to the approval of the Planning and Zoning Department. Use of Parcel 37 for light industrial uses shall be reviewed by staff and shall not require further PUD Zoning approval.
- C. Signage for multi-family development on Parcel 37 may be constructed on Parcel 014177-001-00, subject to approval of an amendment permitting same to the Planned Unit Development for the Fleming Island Plantation Development of Regional Impact, and subject to single ownership of the multi-family residential use parcel and any sign /landscape tract(s) on which a sign is constructed and that are approved as a use within the FI Plantation DRI PUD Parcel 19.
- D. Parcel 37, if developed with multi-family residential uses shall be subject to the approved PUD Site Plan for same and the following standards in lieu of those otherwise applicable under the ADDENDUM to Ordinance # 88-86 Written Statement and the Clay County Land Development Regulations. Development on Parcel 37 shall not commence prior to the approval by PUD Zoning of the design of the site within the area labeled “Future Development” on the PUD Site Plan.
- a. Uses Permitted
- i. Multi-family dwellings
  - ii. Recreational amenities to serve residents and their guests
  - iii. Car wash facilities for use by residents
  - iv. Maintenance facilities (structure) to serve the grounds and buildings
- b. Conditional Uses

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- i. On-premises consumption of alcoholic beverages within clubhouse type facilities developed as part of a unified plan of development and only for use by the residents or their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
- ii. Satellite dish receiver facilities, limited to specific development in which it is located.
- iii. Keeping of domestic cats and dogs with a limit of 3 total per household over 6 months in age.

c. Lot and Building Requirements

Minimum Front Yard 20 ft.  
Minimum Rear Yard 20 ft. when not adjacent to a  
Conservation Easement and 0 feet when so located.  
Maximum Percent of Lot  
Coverage (including  
Building Walks and Paving) 80%

- d. Building Spacing shall be as depicted on the approved PUD Site Plan within that are labeled "Future Development" at such time PUD approval is granted for uses within this area.
- e. Landscape and Buffers: Landscaping will be provided in accordance with Article VI. Tree Protection and Landscape Standards unless specifically superseded herein:

Paragraph 4 of Section 6-5. VUA Landscaping shall not apply with regard to the southern property line; landscaping adjacent to Radar Road shall be provided as follows, within that area depicted on the PUD Site Plan for Landscaping Adjacent to Radar Road:

- i. The landscaped area between the VUA and the southern property line of the PUD Parcel [Parcel 014190-050-00 (2015)] shall be a minimum of 10 feet in width.
- ii. The developer of said Parcel 014190-050-00 shall acquire an easement over or by fee that land between the northern travel lane of Radar Road and the southern property line of said parcel and shall provide the following landscaping/buffer between the travel lane of Radar Road and said southerly property line within the limits of Parcel 014177-001-00 (New Grace Church parcel): The area described in sub-subparagraph i above and this subparagraph ii

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when combined shall constitute the Landscaping Adjacent to Radar Road and shall contain the following:

- A berm or hedge (or combination thereof) that is maintained between thirty and 48 inches in height above grade. If a berm is provided, planting shall be provided such that a minimum of 25% of the berm is stabilized with ground cover other than sod that shall have a minimum height of 12 inches within 12 months of planting. The remainder of the area shall be stabilized with sod.
- Sufficient canopy trees to receive at least six tree points per 100 lineal feet or fraction thereof, arranged so that the trees are distributed along the distance. The relocation underground of the existing overhead power lines within the Landscaping Adjacent to Radar Road shall be completed prior to planting of required canopy trees within same.

All landscape improvements shall be maintained by the Developer.

Paragraph 4 of Section 6-5. VUA Landscaping shall not apply with regard to the easterly property line; landscaping adjacent to US 17 shall be provided as follows:

- i. That 40 foot buffer included within the development that is required pursuant to Development Order Condition 16.f. shall be supplemented with native plant material, understory and canopy trees as required to provide a substantially opaque buffer to a height of ten feet and a continuous canopy above ten feet.

Section 6-8. Perimeter Buffers shall not apply; buffers to the north and west boundaries shall not be required as adjacent use is Conservation Easement. Buffer to the County Library parcel's easterly boundary shall consist of two shade trees and a hedge that is a minimum of 24 inches at the time of planting and 36 inches within 12 months of planting.

- f. Parking and Road Requirements: Off-street parking shall be provided at a minimum rate of two (2) spaces per living unit. Parking lots, driveways and streets within the project shall be designed to discourage through traffic.

Interior landscape areas shall be provided such that they are dispersed so as to define aisles and limit unbroken rows of parking to a maximum spacing of one per one hundred and thirty five feet (one every 15 spaces). Interior

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landscape areas shall not be less than three hundred square feet in area. This standard shall apply in lieu of the requirements of paragraph 5(b) of Section 6-5 of Article VI.

- g. A ten foot multi-use trail consistent with the cross section and materials employed on the US 17 Recreation Trail shall be constructed by the Developer between the US 17 Recreation Trail and the westerly PUD boundary, as depicted on the PUD Site Plan unless Clay County secures grant funds for the construction of same, in which case Clay County shall construct the trail as described..
  
- i. The following architectural techniques shall be employed to reduce the building mass of multi-family structures:
  - i. Variation in the roof lines and forms;
  - ii. Use of protected and recessed entries with awnings and/or canopies.
  - iii. Use of vertical elements to interrupt facades into modules of less than sixty (60) feet (including architectural features such as pilasters, columns, porticos, arcades, colonnades and/or parapets) on the East West Parkway façade and for all portions of the westerly façade visible from the East West Parkway;
  - iv. Use of pronounced wall plane offsets and projections;
  - v. Use of vertical accents;
  - vi. Provide a clear distinction between roof, body and base of the building;
  - vii. Provide a pitched or gabled roofline. HVAC and other rooftop equipment shall be fully screened from view.
  - viii. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, colored sand blasted or stained textured masonry, scored concrete masonry units, textured tilt up concrete panels, wood, or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block, corrugated or other metal finishes, untextured tilt up concrete panels, pre-fabricated steel panels and the like shall not be permitted.
  - ix. Roofs shall be constructed of metal, concrete or clay tile or architectural shingles.
  
- j. Garbage or refuse shall be containerized and such containers shall be enclosed or screened so as not to be readily visible from off-site. A commercial trash compactor shall be permitted in the location depicted on the PUD Site Plan.

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