

Zoning Application
Cabul
Clay Parcel # 016499-007-00 (portion) – 3.44 acres

Existing Zoning:	Light Industrial (Clay County)	
Proposed Zoning:	General Commercial -2 C-2	
Adjacent Zoning Districts:	North	PUD (multi-family)
	South	M-2
	East	M-2
	West	IB (pending C-2)

With the annexation of the Subject Property into the City of Green Cove Springs, the City must approve a City future land use category and zoning district to identify the standards that are consistent with the City’s comprehensive plan and land development regulations appropriate to regulate its future development.

Existing Zoning District

Clay County Industrial Land Use permits light and heavy industrial uses; the current zoning of the Subject Property is Light Industrial (IA) with the following permitted uses:

- light manufacturing and assembly;
- wholesaling;
- warehouse and offices;
- boatyard;
- incinerators, as accessory use;
- communications towers and antennae;

As to height of structures, in the industrial zoning districts (and generally in the County) structures must demonstrate compliance with the Fire Code for the structure type and are not otherwise limited in height. Communications Towers (permitted use in the existing IA Zoning District) are specifically limited to 250 feet in height.

Requested Zoning District

The Mixed Use land use category permits retail commercial, heavy commercial, lodging, office, high density residential, recreation, schools and public/semi-public uses. The requested C-2 Zoning District permits all of the uses in the RPO and C-1 Districts in addition to those only permitted in the C-2 District. The City’s LDRs describes the C-2 Zoning District as “the general commercial category district” that is “intended for intensive commercial uses which generally require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.”

Permitted Uses

The C-2 Zoning District permits a mix of uses, consistent with the Mixed Use land use designation for the Subject Property:

Commercial High Intensive

C-2 Residential, limited general retail, convenience, professional office, shopping center, auto sales, restaurant including drive thru, hotel/motel, and medical clinic.

Uses by Special Exception

Additional uses are permitted in the C-2 Zoning District by Special Exception (SE); the City considers applications for SE in a manner similar to a rezoning, requiring two public hearings after posted sign notice and advertising. The potential SE uses can be grouped as shown below:

- Heavy Commercial
 - Alcoholic Beverages for on-site consumption
- Outdoor Recreation
 - Athletic Complex
 - Race Track
- Health Care
 - Nursing Home
 - Hospital
- Transportation
 - Bus Terminal
- Light Industrial
 - Mini Warehouse
 - Building Trades incl Heavy Equipment
 - Bulk Storage
 - Warehouse
 - Wholesale
 - Fabricators

The listed uses by Special Exception may be approved by the Planning & Zoning Board under the C-2 Zoning District after public hearing. If approved, the majority are less intense than those permitted by the current Heavy Industrial (IB) Zoning applicable to the Subject Property.

Intensity of Use

While the Mixed Use land use permits an FAR of up to 1.0, the potential zoning districts within the City that are compatible with the Mixed Use land use restrict the floor area ratio to 0.35; the City could permit a higher FAR (up to the maximum permitted in the land use designation) under a Planned Unit Development Zoning District. By right, the Clay County Industrial land use and existing IB Zoning District permits an FAR up to 0.5.

The Mixed Use land use permits residential use up to 20 units per acre. The RPO Zoning District permits single family attached and detached units; uses permitted in the RPO District are permitted in the requested C-2 Zoning District. Single family attached development, if proposed

Rezoning Application

Cabul

3.44 acres to C-2 Zoning District

for the Subject Property, is generally limited to a density of 8 units per acre. Multi-family residential use is not permitted in the requested C-2 Zoning District.

Height Restrictions

The City limits the FAR and height of structures by zoning district; structures within the C-2 Zoning District are limited to 35 feet in height.

Compatibility with Adjacent Zoning

The character of this area of the County and the City is changing in response to the projected opening in late 2024 of the First Coast Expressway and its interchange at US 17 approximately 2,000 feet south of the Subject Property. Lands to the east of the Subject Property are currently vacant and are anticipated to develop in the future with uses permitted in the MURP land use that are reflective of the changing access brought about by the FCE access.

Land to the northeast of the US 17 / CR 209 South intersection have recently been approved by the City for multi-family apartments under a PUD.

Lands to the west, across the US Highway 17 right of way are developed with distribution/ industrial uses. These uses are low intensity industrial uses and are buffered from the US 17 right of way by vegetated buffers in excess of 75 feet in width.

The geometry of the Subject Property is such that the southern boundary is adjacent to the right of way for the FCE and is interlaced with the North Tract of a parcel under review by the City for land use amendment and zoning approval to the same land use and zoning requested from the Subject Property. If both are approved, the combined parcel north of the FCE will be located in the C-2 Zoning District.

This area of the City and County is projected to develop with commercial/ service uses to serve the expanding residential development in the area or the visitors to the City/ County brought about by increased access to the region from the FCE, consistent with the permitted uses in the C-2 Zoning District.