

**Request for rezoning of parcel 016579-000-00
located to the West of US 17 and South of
Energy Cove Lane from MUH, Mixed Use
Highway to C-2, General Commercial**

Property and Applicant Information

SUBJECT:	Request for rezoning of parcel 016579-000-00 located to the West of US 17 and South of Energy Cove Lane from MUH to C-2
APPLICANT/AGENT:	Ellen Avery-Smith, Rogers Towers, P.A.
PROPERTY OWNER:	D.R. Horton, Inc.
LOCATION:	West of US 17 and South of Energy Cove Lane
ACREAGE:	±24.4 acres (Per boundary survey and legal description)

Property Location



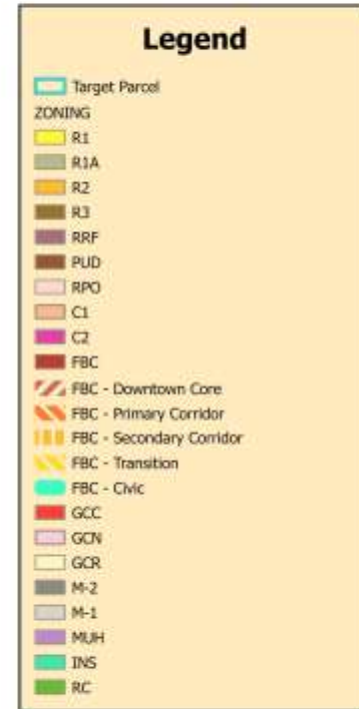
Legend

- Roads
- ▭ Target Parcel
- ▭ Parcels





Proposed Zoning



C-2 (Commercial High Intensity)

- ▶ C-2 is intended for high intensity commercial establishments requiring adequate road connections due to higher traffic flow

ROOKERY PHASE 2A

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

Pearce Blvd



- LEGEND**
- DENOTES SET P.P.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.P.M., 4"x4" C.M. STAMPED P.F.# L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED P.C.P. L.B.#3824, UNLESS OTHERWISE NOTED
 - CT TABULATED CURVE DATA
 - CD CHORD BEARING
 - CD DISTANCE
 - CD CENTERLINE
 - CM CONCRETE MONUMENT
 - CEC CLAY ELECTRIC COOPERATIVE
 - CCUA CLAY COUNTY UTILITY AUTHORITY
 - ESMT EASEMENT
 - LF TABULATED LINE DATA
 - L ARC LENGTH
 - LB LICENSED BUSINESS
 - NRD NON-RADIAL LOT LINE
 - NAD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - P.G. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - RADIUS
 - R/W RIGHT OF WAY
 - CA CENTRAL ANGLE
 - SA SHEET REFERENCE NUMBER
 - ML MATCHLINE

VICINITY MAP
(NOT TO SCALE)

UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST

PRELIMINARY PLAN

- NOTES:**
- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will, in no circumstance be supplanting in authority by any other graphic or digital form of this plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of this county.
 - 2) Bearings based on the _____ as being _____.
 - 3) Section lines depicted on this plat are graphic representations only, and do not reflect field measure unless otherwise noted.
 - 4) Except drainage easements specifically dedicated to Cross Creek North Community Development District, all easements shown hereon shall also be for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
 - 5) Whether depicted on the plat or not, the "Owner" hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10 foot perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat or roads, streets, or other rights-of-way.
 - 6) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas as so to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
 - 7) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc. Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority facilities.
 - 8) All easements for the water and sewer systems marked CCUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (CCUA), its successors and assigns.
 - 9) All easements for the underground electric distribution system, marked CEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC), its successors and assigns.
 - 10) CCS Utility Easements are dedicated to the City of Green Cove Springs, its successors and assigns.



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

Trip Calculations

Traffic Impacts							
Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Shopping Center**	633,000	42.70	27,030	.96	608	3.71	2,348
Existing ²	633,000	NA	11,135	NA	546	NA	1,081
Adjusted for Pearce Blvd	370,869	42.70	15,836	.96	356	3.71	1,376

- ▶ Square footage includes entire property. Actual buildable square footage will be lower once Pierce Blvd is constructed.
- ▶ Existing trip calculations is based on what is allowed by the current MUH zoning (70% industrial/30% commercial). This includes 70% of trips estimated by the ITE Trip Generation Manual 9th edition, added to 30% of trips calculated for a shopping center.

Compatibility

- ▶ The C-2 General Business Zoning district is a commercial zoning district which is intended for intensive uses that generate high traffic volumes. The subject property is located on US 17 which is a 4-lane principal arterial roadway and has a Future Land Use Designation of Industrial.
- ▶ Pearce Blvd shall be constructed connecting US 17 to CR 15A which is planned as part of the Rookery development.
- ▶ A traffic signal shall be installed at US 17 / Pearce Blvd—across from Hall Park Road

Staff Recommendation

- ▶ Recommend approval of the first reading of ordinance O-16-2024, to amend the Zoning from MUH to C-2 for 24.22 acres of property located just West of US 17 and South of Energy Cove Lane