

## LAND FOR SALE

# 8 AC HIGH DENSITY RESIDENTIAL LAND

00 Oakridge Ave, Green Cove Springs, FL 32043



- 8 Acres
- Zoned R-3 High Density Residential
- 12 Units/Acre
- 35' Max Height
- Water & Sewer on Oakridge
- City of GCS Future Recreation area at South end of Sunset Ave
- Near Future First Coast Expressway
- 38-06-26-018376-001-00 - .5 Acre - \$200,000
- 38-06-26-018375-000-00 - 7.5 Acre - \$1,000,000
- Family properties must be sold together & simultaneously \$1,200,000



**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
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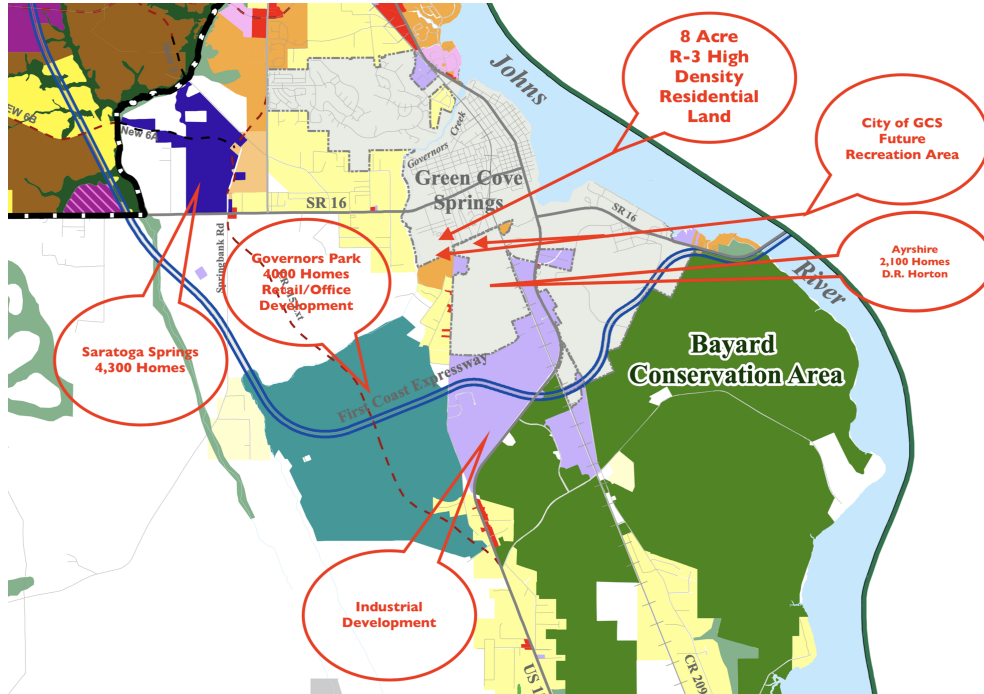
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## LAND FOR SALE

# 0 OAKRIDGE AVE

00 Oakridge Ave, Green Cove Springs, FL 32043



## BTI Partners plans 4,000-home community in Clay County

The 3,300-acre project at Governors Park will include homes, apartments, retail, light industrial space and more.

By Dan Macdonald | 6:11 p.m. December 20, 2022 | 5 Free Articles Remaining!



Governors Park is west of U.S. 17 and north and south of the First Coast Expressway.

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## OBJECTIVE 1.1. Future Land Use Map.

**New development and redevelopment activities shall be directed in appropriate areas of the City as depicted on the Future Land Use Map (FLUM).**

**Policy 1.1.1.** The following Future Land Use categories (FLUC), along with their intended uses, densities, and intensities, are established as follows (FAR only applies to non-residential uses):

- a. *Neighborhood (NBD)*: This FLUC is intended to accommodate primarily low-to-medium density residential uses. Support/secondary uses include professional offices, and public/semi-public facilities.
  - i. Density Range: Up to 12 dwelling units (du) per (/) acre (ac)
  - ii. Maximum Intensity: 0.2 Floor Area Ratio (FAR)
- b. *Downtown (DT)*: This FLUC encompasses the City's historic downtown area and is intended to include a mix of medium-to-high density residential activities and nonresidential development including commercial uses, lodging, professional offices and public/semi-public facilities.
  - i. Maximum Density: 30 du/ac
  - ii. Maximum Intensity: 2.0 FAR
- c. *Mixed Use (MU)*: This FLUC encompasses lands along major transportation corridors and is intended to accommodate primarily nonresidential uses including light and heavy commercial uses, lodging, and professional offices, interspersed with medium density residential uses and public/semi-public facilities.
  - i. Maximum Density: 20 du/ac
  - ii. Maximum Intensity: 1.0 FAR

*Neighborhood*



*Downtown*



*Mixed-Use*







St. Johns River

### Zoning Map Legend

- Parcel
- Road
- R1 Low Density Residential
- R2 Medium Density Residential
- R3 High Density Residential
- RRF Residential Riverfront
- PUD Planned Unit Development
- RPO Residential Professional Office
- C1 Commercial Medium Intensity
- C2 Commercial High Intensity
- CBD Central Business District
- GCC Gateway Corridor Commercial
- GCN Gateway Corridor Neighborhood
- GCR Gateway Corridor Residential
- M-2 Industrial District
- M-1 Light Industrial District
- MUH C-2/M-2 - Mixed Use Highway
- INS Institutional
- RC Recreation

Map generated: February 7, 2022  
By: Development Services Dept

0 500 1,000 2,000 Feet



#### DIVISION 4. - RESIDENTIAL HIGH DENSITY, R-3 ZONING CATEGORY

##### Sec. 117-120. - Intent.

The residential high density, R-3 zoning category district is intended to provide for multiple-family housing areas with densities of eight to 12 dwelling units per acre. This district should be situated so that it is well served by public services and have direct access to collector street or major thoroughfares. Careful attention must be given to traffic generation from this district to minimize impact on single-family districts.

(Code 2001, § 102-86; Ord. No. O-01-2000, § 3.02.02(I)(C)(1), 6-6-2000; Ord. No. O-08-2011, § 6, 12-6-2011)

##### Sec. 117-121. - Permitted uses.

The following are permitted uses in the residential high density, R-3 zoning category:

- (1) Any use permitted in the residential medium density category (R-2 zoning category) meeting the density requirements;
- (2) Two-family dwellings;
- (3) Multiple-family residential structures, including apartments, cooperatives and condominiums having no commercial businesses connected therewith.

(Code 2001, § 102-87; Ord. No. O-01-2000, § 3.02.02(I)(C)(2), 6-6-2000; Ord. No. O-08-2011, § 6, 12-6-2011)

##### Sec. 117-122. - Special exceptions

The following are special exceptions in the residential medium density land use, R-3 zoning category:

- (1) Special exceptions permitted in the residential medium density category, R-2 zoning;
- (2) Off-street parking lots;
- (3) Nursing homes and convalescence facilities;
- (4) Mobile home parks or subdivisions, provided:
  - a. Piers with adequate foundations shall be located a minimum of ten feet on center under the chassis of each unit;
  - b. Organic material shall be removed from under each unit;
  - c. Appropriate skirting shall be used around all coaches;
  - d. A minimum of three tie-downs shall be provided for each unit with adequate anchoring, however, all tie-downs shall be provided on the unit shall be anchored;

- e. Each street shall be paved surface of a minimum of 22 feet in width curb-to-curb;
- f. Engineering design of all construction shall be approved by the city public works director;
- g. Individual laundry facilities shall be located within the main unit or within an approved utility structure;
- h. All utilities shall be provided underground;
- i. For a mobile or modular home subdivision, the design standard set forth in the city's subdivision regulations shall apply;
- j. The park or subdivision complies with all state and federal laws.

(5) Group care homes.

(6) Multifamily dwelling units without garages.

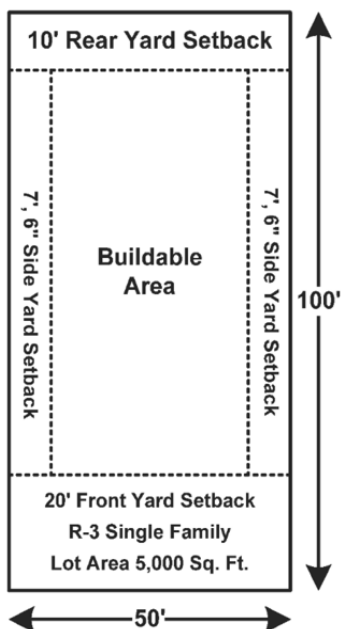
(7) Single-family residential development on a flag lot as defined in section 101-5 and subject to the conditions set forth in section 101-60.

(Code 2001, § 102-88; Ord. No. O-01-2000, § 3.02.02(I)(C)(3), 6-6-2000; Ord. No. O-08-2011, § 6, 12-6-2011; Ord. No. O-06-2016, § 3, 6-7-2016; Ord. No. O-15-2020, § 3, 1-5-2021; Ord. No. O-16-2020, § 6, 2-16-2021)

Sec. 117-123. - Density controls.

Density controls in the residential high density, R-3 zoning category shall be as follows:

(1) For single-family dwellings in the residential medium density, R-2 zoning category:

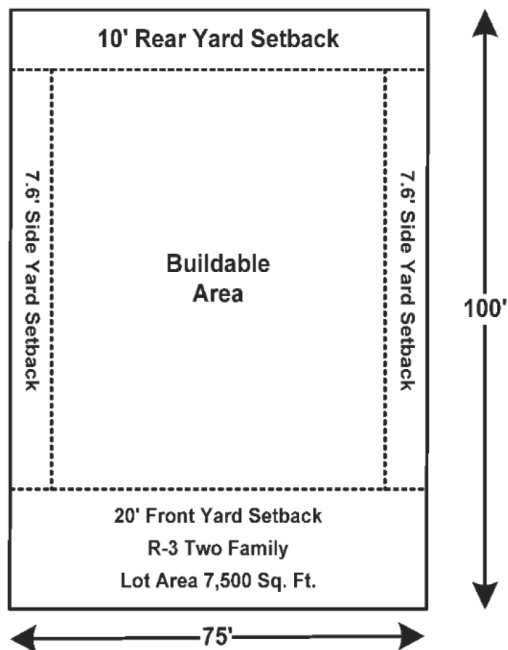


- a. Minimum required lot area: 5,000 square feet;
- b. Minimum required lot width: 50 feet;



- c. Minimum required front yard: 20 feet;
- d. Minimum required rear yard: Ten feet;
- e. Minimum required side yard: Seven feet, six inches;
- f. Minimum required living area: 1,000 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- g. Maximum lot coverage: 35 percent;
- h. Maximum structure height: 35 feet.

(2) For two-family dwellings:



- a. Minimum required lot area: 7,500 square feet;
- b. Minimum required lot width: 70 feet;
- c. Minimum required front yard: 20 feet;
- d. Minimum required rear yard: Ten feet;
- e. Minimum required side yard: Seven feet, six inches; or ten percent of the lot width, whichever is greater;
- f. Minimum required living area: 700 square feet per family;
- g. Maximum lot coverage: 35 percent;
- h. Maximum structure height: 35 feet.

(3) For multiple-family dwellings:

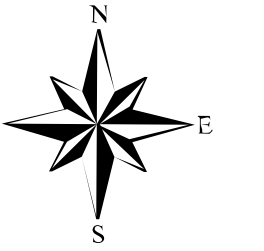
- a. Minimum required lot area: 7,500 square feet for the first two dwelling units and 2,700 square feet for each additional unit that is added;

- b. Minimum required lot width: 100 feet;
  - c. Minimum required front yard: 30 feet;
  - d. Minimum required rear yard: 20 feet for the first two stories. For each story in excess of two, the required rear yards shall be increased by five feet for each story so added;
  - e. Minimum required side yard on each side of the structure: Not less than ten feet for the first two stories. For each story in excess of two, the required side yards shall be increased by five feet for each story so added;
  - f. Minimum required living areas:
    - 1. Efficiency apartment: 800 square feet;
    - 2. One bedroom apartment: 800 square feet;
    - 3. Two bedroom apartment: 900 square feet;
    - 4. Three or more bedroom apartment: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;
  - g. Maximum lot coverage: 40 percent;
  - h. Maximum structure height: 35 feet.
- (4) For mobile home parks and mobile home subdivisions:
- a. Minimum site area: Ten acres;
  - b. Maximum gross density: Six units per acre;
  - c. Minimum required site width: 100 feet on a public street;
  - d. Minimum yard requirements: Front, 15 feet; side, 7.5 feet; rear, ten feet;
  - e. Maximum site coverage: 40 percent;
  - f. Maximum structure height: 35 feet.
- (5) All residential dwelling units shall have an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected.

(Code 2001, § 102-89; Ord. No. O-01-2000, § 3.02.02(I)(C)(4), 6-6-2000; Ord. No. O-06-2007, § 1, 5-1-2007; Ord. No. O-38-2007, § 4, 12-18-2007; Ord. No. O-08-2011, § 6, 12-6-2011; Ord. No. O-15-2020, § 3, 1-5-2021)

Secs. 117-124—117-144. - Reserved.





St. Johns River

### Zoning Map Legend

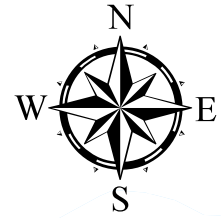
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Map generated: February 7, 2022  
By: Development Services Dept

0 500 1,000 2,000 Feet



Branan Field Master Plan



Lake Asbury Master Plan

8 Acre  
R-3 High  
Density  
Residential  
Land

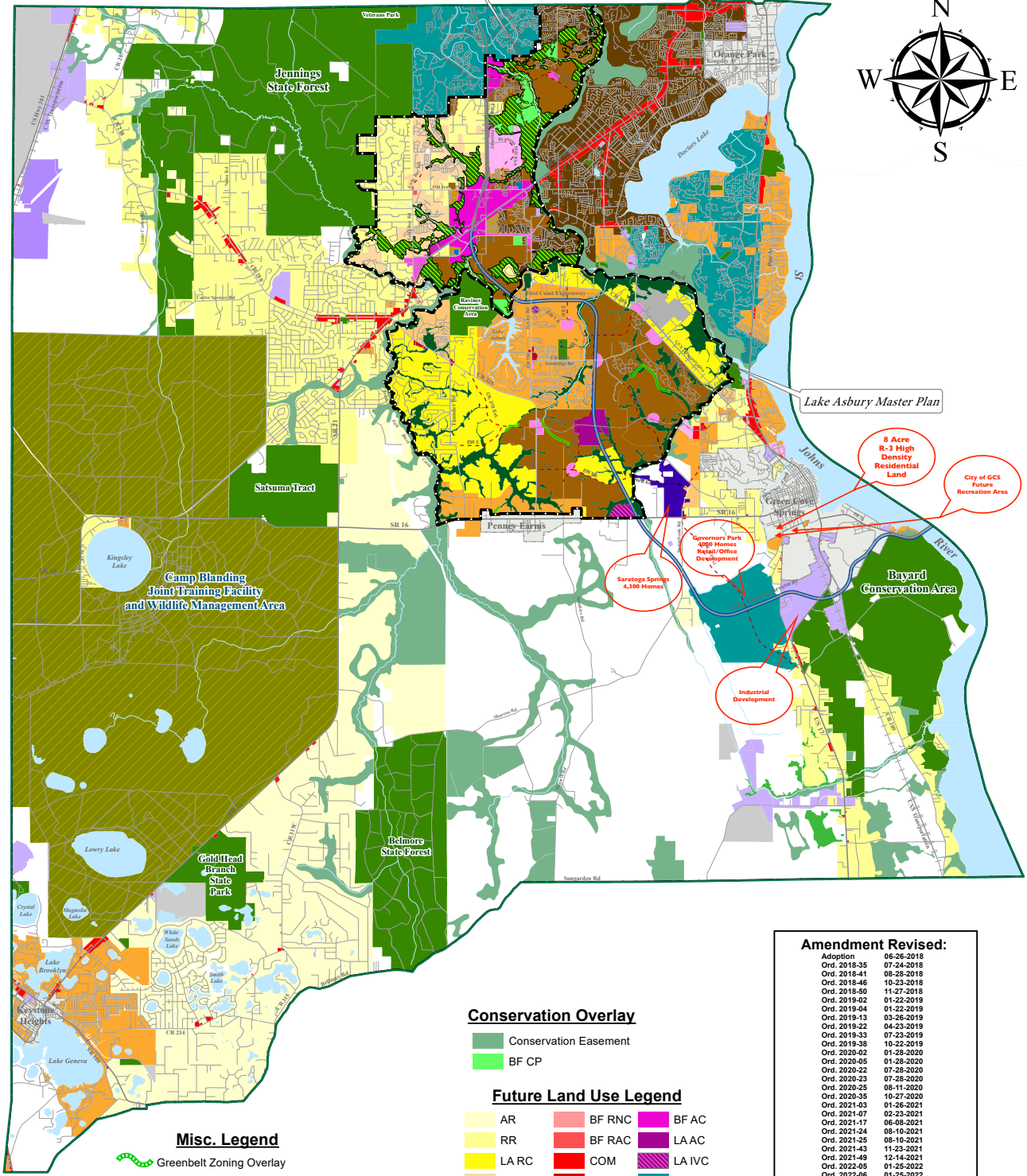
City of GCS  
Future  
Recreation Area

Governor's Park  
4000 Homes  
Retail/Office  
Development

Saratoga Springs  
4,000 Homes

Industrial  
Development

Bayard  
Conservation Area



### Misc. Legend

- Greenbelt Zoning Overlay
- Future Roads
- First Coast Expressway
- Local Roads
- Collector Roads
- Arterial Roads
- Rail Road
- County Boundary
- Peter's Creek Business Park Improvements
- Municipal Boundary
- Masterplan Boundary
- Water

### Conservation Overlay

- Conservation Easement
- BF CP

### Future Land Use Legend

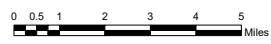
- |         |        |         |
|---------|--------|---------|
| AR      | BF RNC | BF AC   |
| RR      | BF RAC | LA AC   |
| LA RC   | COM    | LA IVC  |
| BF RS   | LA COM | PC      |
| RRSV    | IND    | CO      |
| LA RRSV | IP     | BF PCN  |
| RF      | BP     | LA GW   |
| LA RF   | MIN    | RP      |
| UF      | LA SOL | BF INST |
| LA MPC  | MIX    | MIL     |
| BF MPC  | BF MU  | AG      |
| UC-10   | LA VC  |         |
| UC-16   | BF CC  |         |

Note: Master Plan Future Land Use designations include "LA" for Lake Asbury and "BF" for Branan Field.

### Amendment Revised:

Adoption	06-26-2018
Ord. 2018-35	07-24-2018
Ord. 2018-41	08-28-2018
Ord. 2018-46	10-23-2018
Ord. 2018-50	11-27-2018
Ord. 2019-02	01-22-2019
Ord. 2019-04	01-22-2019
Ord. 2019-13	03-26-2019
Ord. 2019-22	04-23-2019
Ord. 2019-33	07-23-2019
Ord. 2019-38	10-22-2019
Ord. 2020-02	01-28-2020
Ord. 2020-05	01-28-2020
Ord. 2020-22	07-28-2020
Ord. 2020-23	07-28-2020
Ord. 2020-25	08-11-2020
Ord. 2020-35	10-27-2020
Ord. 2021-03	01-26-2021
Ord. 2021-07	02-23-2021
Ord. 2021-17	06-09-2021
Ord. 2021-24	08-10-2021
Ord. 2021-25	08-10-2021
Ord. 2021-43	11-23-2021
Ord. 2021-49	12-14-2021
Ord. 2022-05	01-25-2022
Ord. 2022-06	01-25-2022
Ord. 2022-10	02-08-2022
Ord. 2022-18	03-22-2022
Ord. 2022-25	03-22-2022
Ord. 2022-37	07-26-2022
Ord. 2022-39	07-26-2022
Ord. 2022-57	12-13-2022
Ord. 2022-61	12-13-2022
Ord. 2023-01	01-10-2023
Ord. 2023-05	01-24-2023
Ord. 2023-08	01-24-2023
Ord. 2023-10	01-24-2023
Ord. 2023-16	02-28-2023
Ord. 2023-20	05-23-2023
Ord. 2023-28	06-22-2023
Ord. 2023-30	08-22-2023
Ord. 2023-39	11-28-2023
Ord. 2023-41	11-28-2023
Ord. 2023-44	12-12-2023
Ord. 2023-47	12-12-2023
Ord. 2024-03	01-23-2024

Map Adoption: June 26, 2018



This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

# 2040 Future Land Use Map



Created By: GIS Department  
Map Prepared: 2/5/2024