



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Site Development Review Team **MEETING DATE:** June 5, 2025  
**FROM:** Gabriel Barro, Planning and Zoning  
**SUBJECT:** Review of request for a zoning amendment for property located on Cooks Lane for parcel 016562-000-00.  
Zoning Amendment From: R3, Residential High Density  
To: M1, Light Industrial

### PROPERTY DESCRIPTION

**APPLICANT:** Janis K Fleet, Fleet & Associates  
Architects/Planners, Inc. **OWNER:** A2W GCS LLC

**PROPERTY LOCATION:** Cooks Lane

**PARCEL NUMBER:** Parcel #016562-000-00

**FILE NUMBER:** ZON-25-002

**CURRENT ZONING:** R3, Residential High Density

**FUTURE LAND USE DESIGNATION:** Mixed-Use

### SURROUNDING LAND USE

<b>NORTH:</b> <b>FLU:</b> Neighborhood <b>Z:</b> R2 <b>Use:</b> Residential Single Family	<b>SOUTH:</b> <b>FLU:</b> Industrial <b>Z:</b> M2/MUH <b>Use:</b> Vacant Non-Residential/Manufacturing
<b>EAST:</b> <b>FLU:</b> Mixed-Use <b>Z:</b> C2 <b>Use:</b> Vacant Non-Residential	<b>WEST:</b> <b>FLU:</b> RF (County) <b>Z:</b> AR (County) <b>Use:</b> Single Family Residential

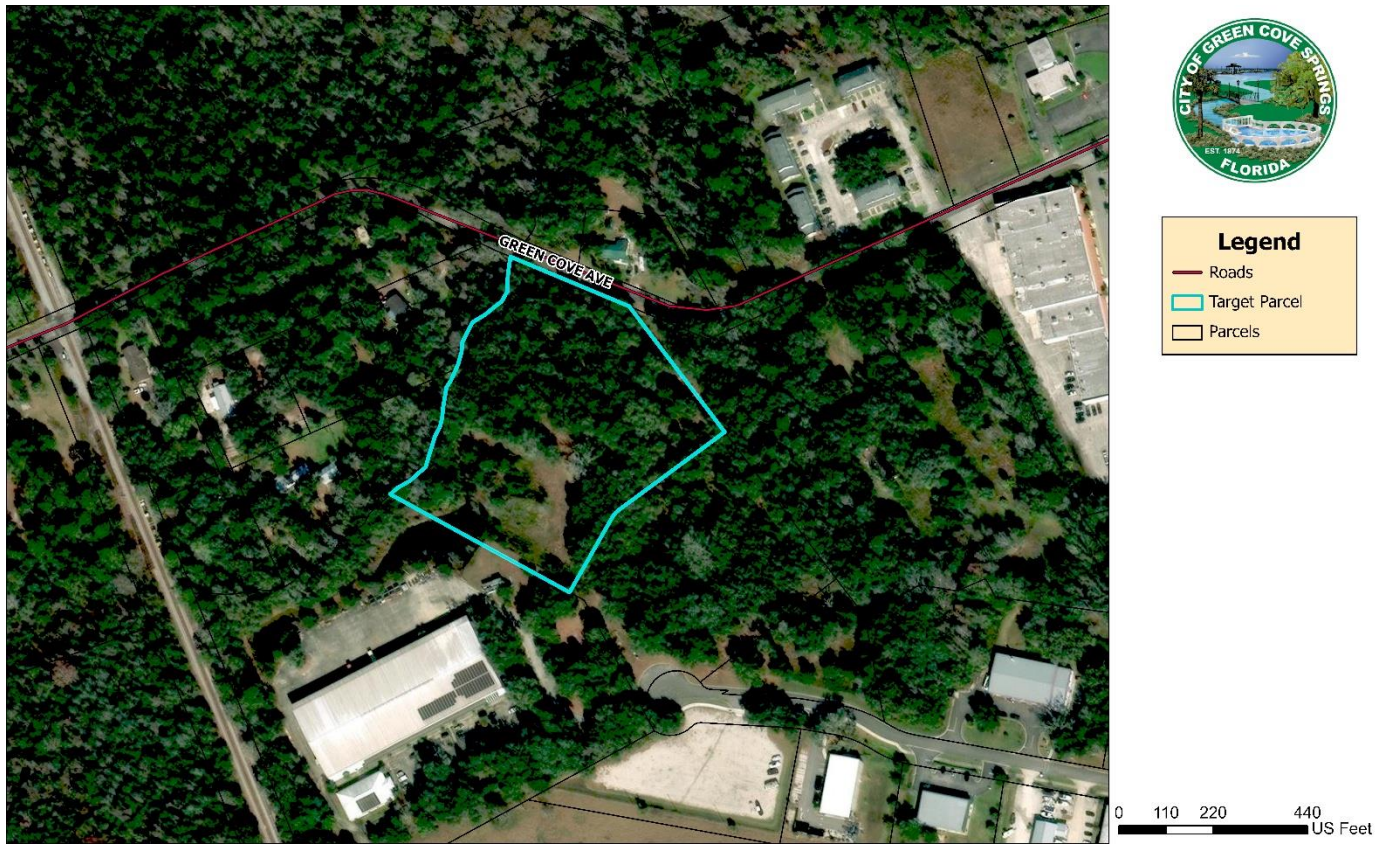
### BACKGROUND

The applicant, Fleet & Associates Architects/Planners, Inc., has requested a zoning amendment for the property located on the southern edge of Green Cove Ave, for all of parcel 016562-000-00, from Mixed-Use to Industrial.

#### **PROPERTY DESCRIPTION:**

The property covers approximately 5.08 acres and is located on Cooks Ln, east of the CSX rail line. Currently the property is vacant with some tree coverage.

Figure 1. Aerial Map



**Figure 2. Current Zoning**



**Figure 3. Proposed Zoning**



Figure 4. Current Future Land Use

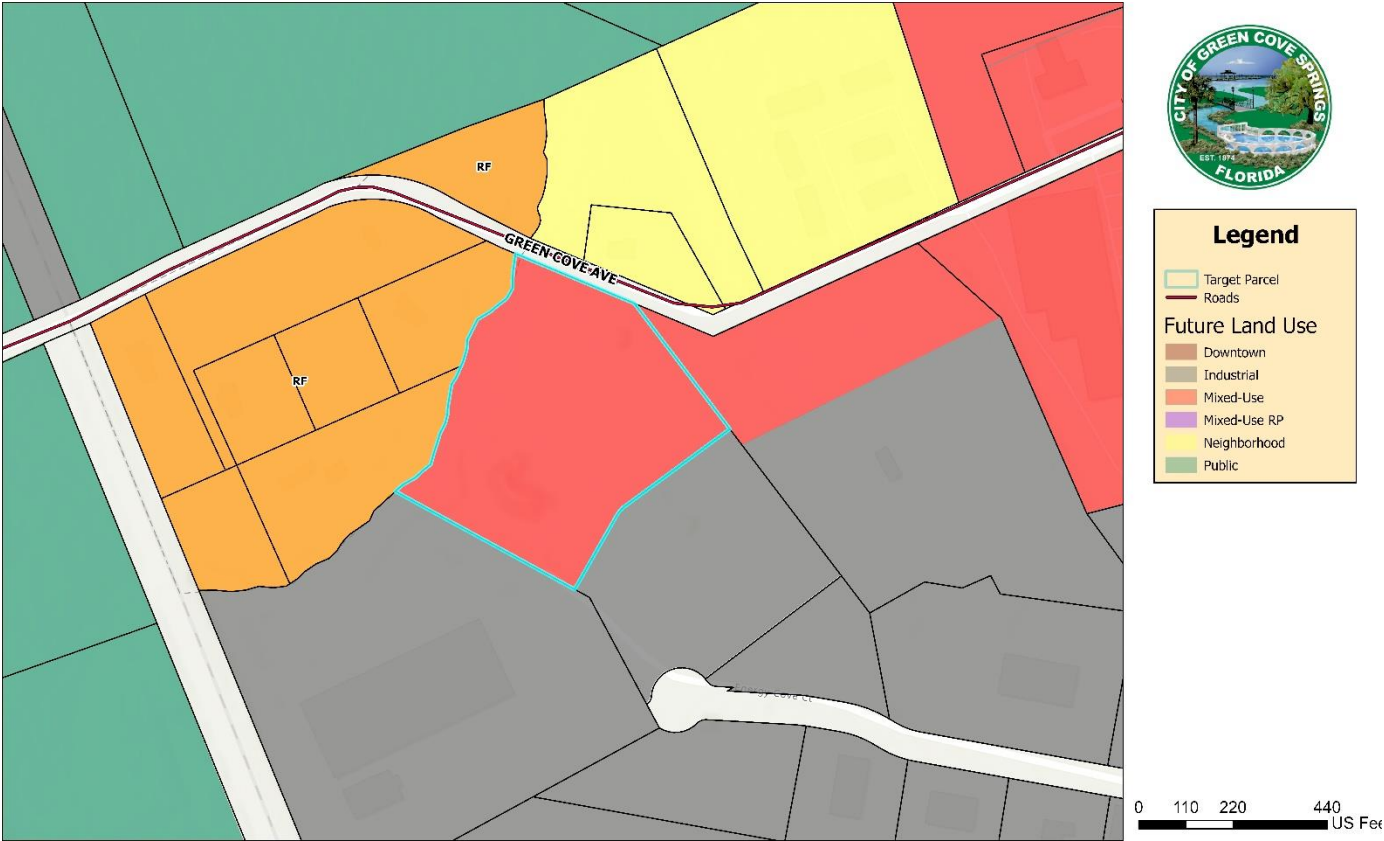


Figure 5. Proposed Future Land Use



The site is located within the City's Water, Sewer Service, and Electric Boundaries. It will be served by the City's utilities and sanitation services.

### **STAFF RECOMMENDATION**

This meeting is to determine staff consensus.