



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** June 5, 2025
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: Review of request for a future land use amendment for property located on Cooks Lane for parcel 016562-000-00.
Future Land Use Amendment From: Mixed-Use
To: 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: FLUS-25-002

CURRENT ZONING: R3, Residential High Density

FUTURE LAND USE DESIGNATION: Mixed-Use

SURROUNDING LAND USE

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

BACKGROUND

The applicant, Fleet & Associates Architects/Planners, Inc., has requested a future land use 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

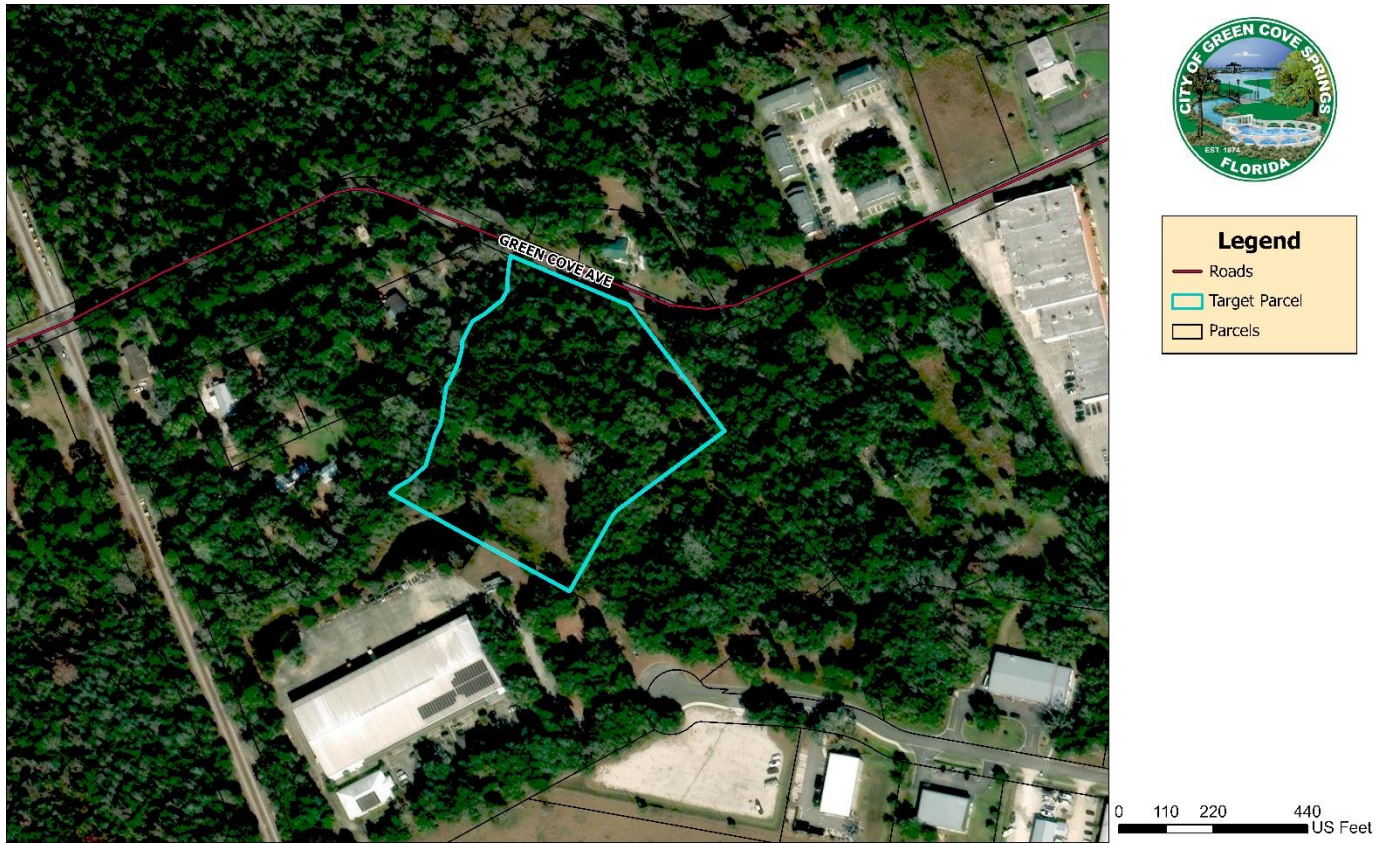


Figure 2. Current FLU

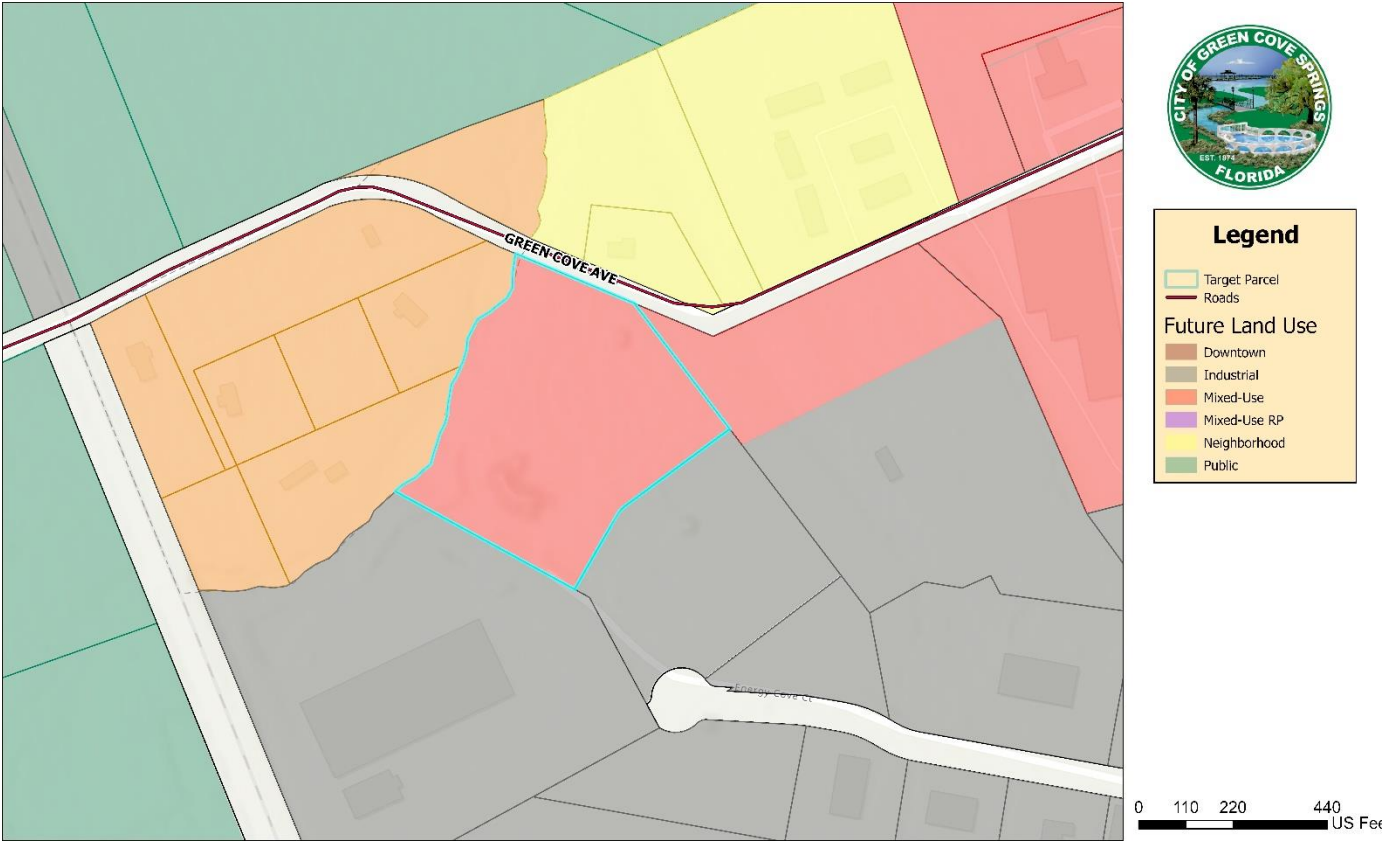
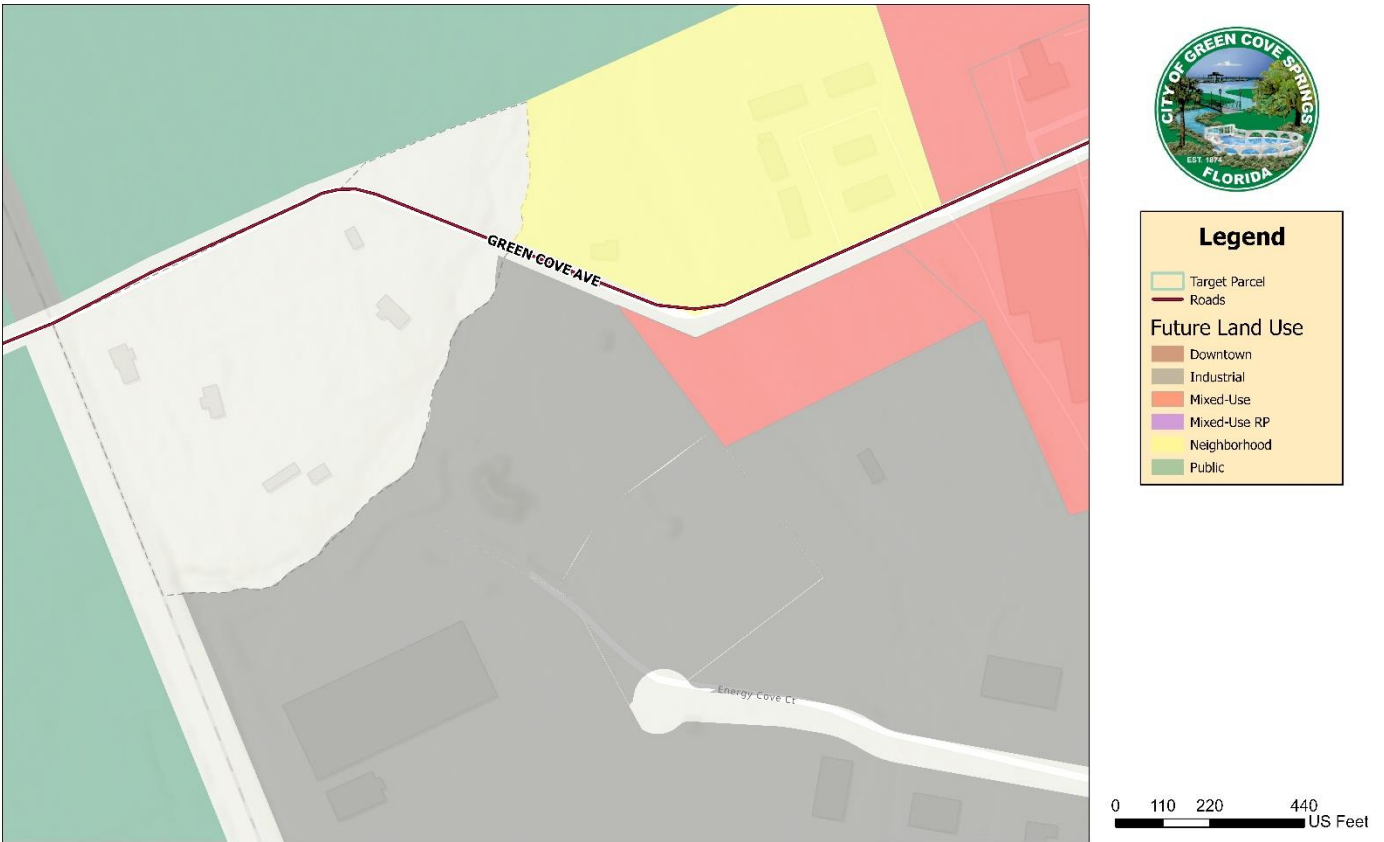


Figure 3. Proposed FLU



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.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Goal 1: To develop and maintain land use programs and activities to provide for the most appropriate use of the land and direct growth to suitable areas while protecting the public, health, safety and welfare.

Policy 1.1.1 e: Public (PUB): This FLUC is intended to accommodate primarily light and heavy manufacturing, distribution, and storage, in addition to heavy commercial and professional office uses. iii. Density: NA iv. Maximum Intensity: 0.6 FAR

Policy 1.2.6 The City shall require new development to connect to the City's centralized potable water and sanitary sewer system.

Policy 1.3.6 The City shall prohibit future encroachment of nonresidential development into established neighborhoods which are incompatible with the character of the area.

CONSERVATION ELEMENT

Goal 1: The city shall conserve, utilize, and protect its natural resources to ensure that adequate resources are available for future generations.

Policy 5.2.1 The city shall ensure the preservation of native and significant vegetative communities through the implementation of its Landscape and Tree Protection Ordinance

STAFF RECOMMENDATION

This meeting is to determine staff consensus.