

## **NEEDS ANALYSIS**

The changes sought for the 5.08 acres will allow the property with frontage on Energy Cove Court to be developed with warehouses and protect the residential development along Cook Lane. A warehouse development is compatible with the existing development on Energy Cove Court. The development of warehouses on the site will promote economic development in Green Cove Springs and will increase the property value of the parcel.

### **Comprehensive Text Amendment -**

Policy 1.3.12 – Parcel RE# 016562-000-00 shall not have access onto Cooks Lane and a 15 foot landscaped buffer shall be provided along Cooks Lane. Access for this parcel shall be only on Energy Cove Court with access being provided through parcel RE# 016562-002-00. Any development on both parcels will have cross access easements and such easements shall be recorded in the Official Records of the Clay County Clerk's Office.