

STATEMENT OF PROPOSED CHANGE

RE#-016562-000-00 is 5.08 acre parcel, with frontage on Cooks Lane. The Future Land Use Map (FLUM) designation for the property is currently Mixed Use and the zoning category for the property is R-3, High Density. The property was split from the adjacent property in 2022 with the property that fronts on Energy Cove Court. The original intent was to develop the property that fronts Energy Cove Court for warehouses and the property fronting on Cooks Lane for multi-family development. The owner of both properties now intends to develop both parcels for warehouse development. The subject property will have access through the adjacent property to Energy Cove Court. The subject property will only have access to Energy Cove Court and will not be allowed to access on Cooks Lane. A site-specific Comprehensive Plan Text amendment is being applied to ensure the subject property will not have access to Cooks Lane. A companion FLUM amendment to Industrial and a rezoning to M-1 has been applied for.

The changes sought for the 5.08 acres will allow the property with frontage on Energy Cove Court to be developed with warehouses. 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.