



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** Planning and Zoning Commission **MEETING DATE:** June 24, 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.

Additionally, the applicant has previously submitted the following attachments:

Application #	Description
FLUS-25-002	Future Land Use Application from Mixed Use to Industrial
FLUL-25-001	Future Land Use Site Specific Text Amendment

**Figure 1. Aerial Map**



**Figure 2. Current Zoning**



**Figure 3. Proposed Zoning**





Figure 4. Current Future Land Use

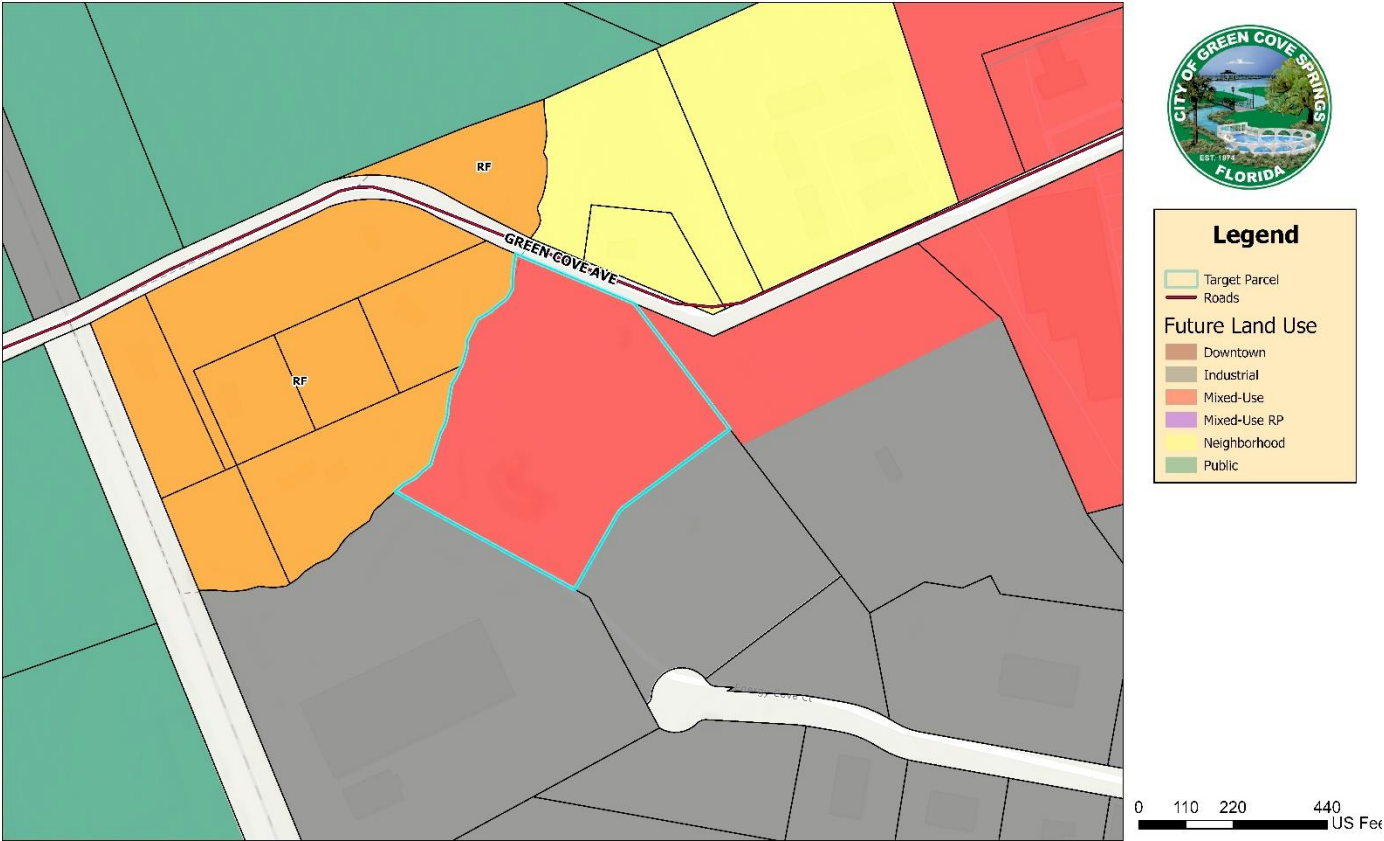


Figure 5. Proposed Future Land Use



### **Existing Zoning 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.

### **Proposed Zoning Intent**

The industrial (IND) land use category district is intended for light manufacturing, processing, storage and warehousing, wholesaling and distribution. Service and commercial activities relating to the character of the district are permitted. Location of this district must consider the provision of adequate public services, such as water, sewer, fire protection and availability to major highways, waterways and railroads. There are two zoning categories: M-1 light industrial, and M-2 heavy industrial.

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.

### **Attachments Include**

- Zoning map (from applicant)
- Aerial Map (from applicant)
- Boundary Survey (from applicant)
- Ordinance O-11-2025
- Application

## **STAFF RECOMMENDATION**

Staff recommends approval of the proposed zoning request.

### **RECOMMENDED MOTIONS:**

#### **Rezoning**

Motion to recommend to City Council the approval of Ordinance O-11-2025, to amend the zoning of Parcel ID 016562-000-00 from R3 to M1.