



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** October 15, 2024

FROM: Gabriel Barro, Planning and Zoning

SUBJECT: First Reading of Ordinance O-32-2024 Rezoning of approximately 1.79 acres of property located at 4604 CR 209S (Parcel 016513-001#-00):
From: Heavy Industrial (County)
To: M-2, Industrial Park

PROPERTY DESCRIPTION

APPLICANT: Miller Environmental Holdings LLC **OWNER:** Miller Environmental Holdings LLC

PROPERTY LOCATION: 4604 County Road 209 S

PARCEL NUMBER: 38-06-26-016513-001-00

FILE NUMBER: ZON-24-006

CURRENT ZONING: Heavy Industrial (County)

FUTURE LAND USE DESIGNATION: Industrial (County)

SURROUNDING LAND USE

NORTH: FLU: Industrial (County) Z: Heavy Industrial (County) Use: Warehouse	SOUTH: FLU: Industrial Z: Heavy Industrial Use: Storage
EAST: FLU: Industrial (County) Z: Agricultural (County) Use: Bayard Conservation	WEST: FLU: C2 Z: Mixed Use Use: Vacant

BACKGROUND

The applicant, Robert Miller, has submitted an annexation request for 1.79 acres to annex the subject property into City limits. The property is contiguous to the current municipal boundary, as shown in the following aerial map. The property is bounded by CR 209 S on its eastern edge, the city boundary to the west. The site contains Miller Environmental Holdings. Upon property annexation, it is necessary to amend the future land use and zoning of the annexed property to a city designation.

AERIAL MAP



The site is located within the City’s water and sewer Service Boundaries. The site is not located within the City’s electric service boundary.

Additionally, the applicant has submitted the following annexation and rezoning request:

Application #	Description
AX-24-003	Voluntary Annexation application
FLUS-24-003	Voluntary Future Land Use Application

Environmental Conditions Analysis

Wetlands



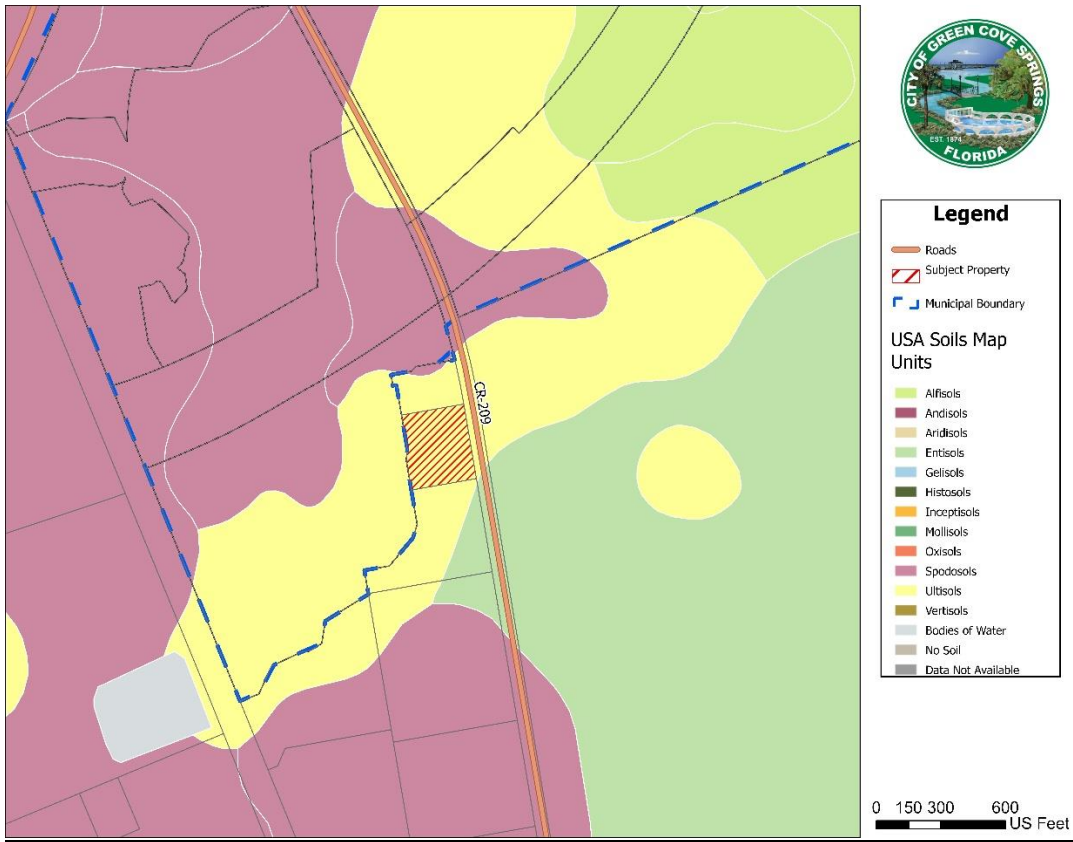
Legend

- Roads
- Subject Property
- Municipal Boundary

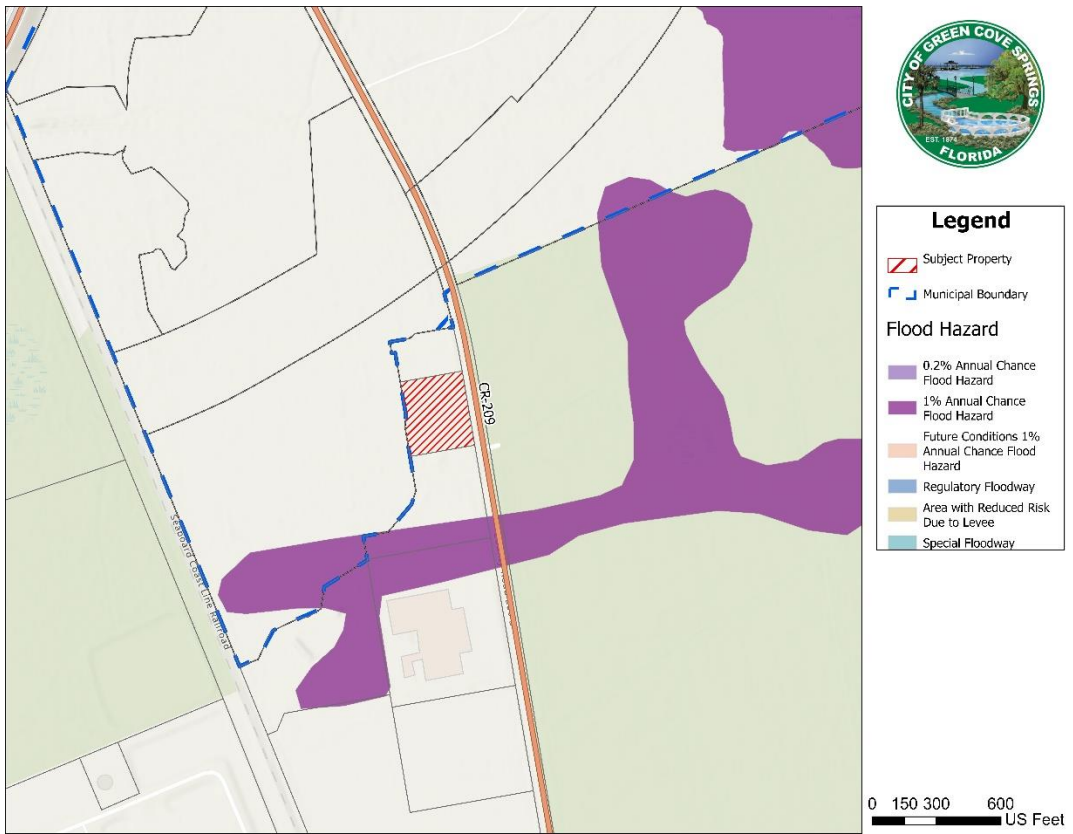
Water & Wetlands

- ESTUARINE AND MARINE DEEPWATER
- ESTUARINE AND MARINE WETLAND
- FRESHWATER EMERGENT WETLAND
- FRESHWATER FORESTED/SHRUB WETLAND
- FRESHWATER POND
- LAKE
- OTHER
- RIVERINE

Soils



Flood Hazard



Soils

There is currently 1 types of soil located onsite:

- Ultisols

Stormwater

All new development shall be required to meet the stormwater management requirements of the St John’s Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

According to the FEMA Flood Map Service Center, no portion of the property has a flood risk.

Wellfield Protection Zone

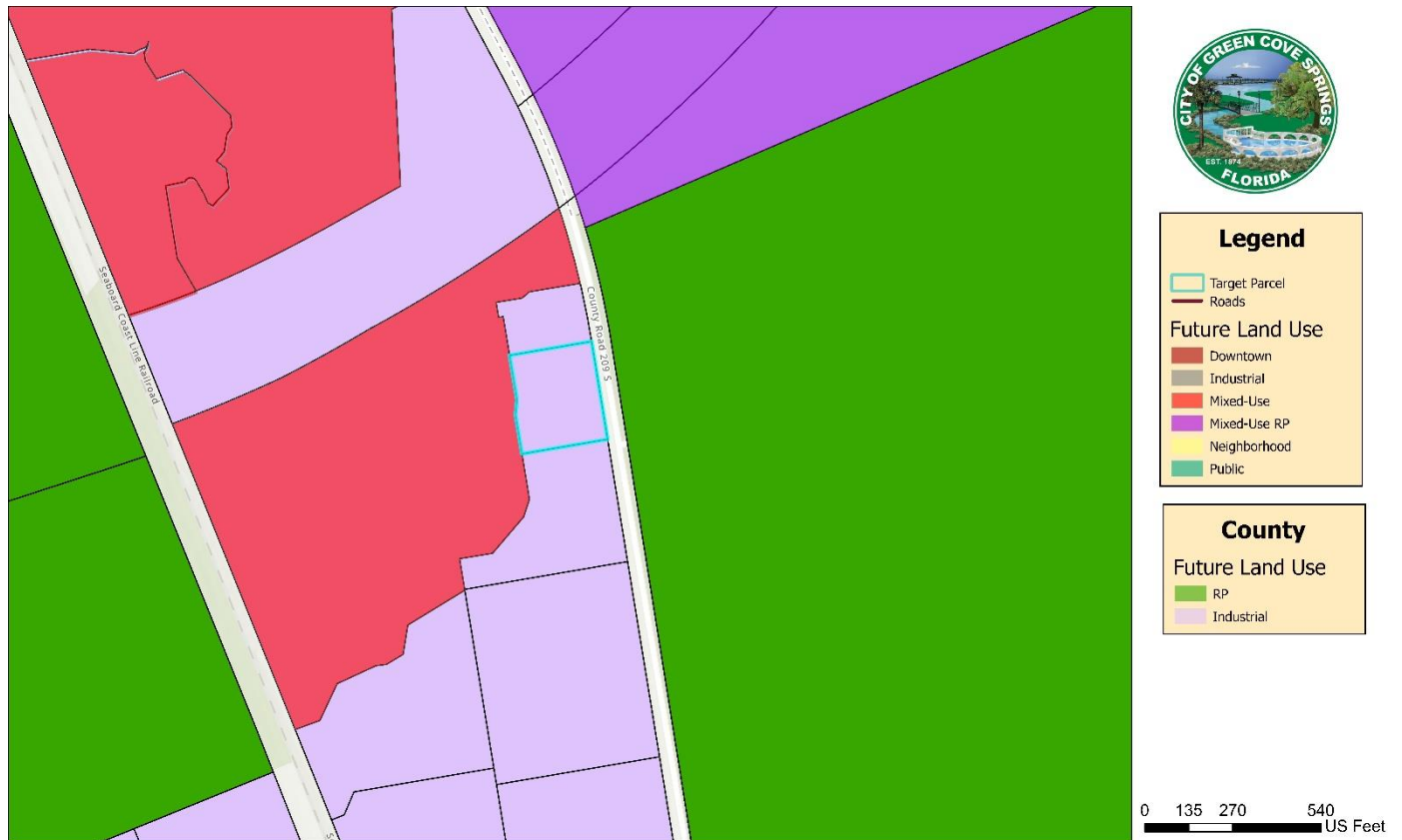
The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

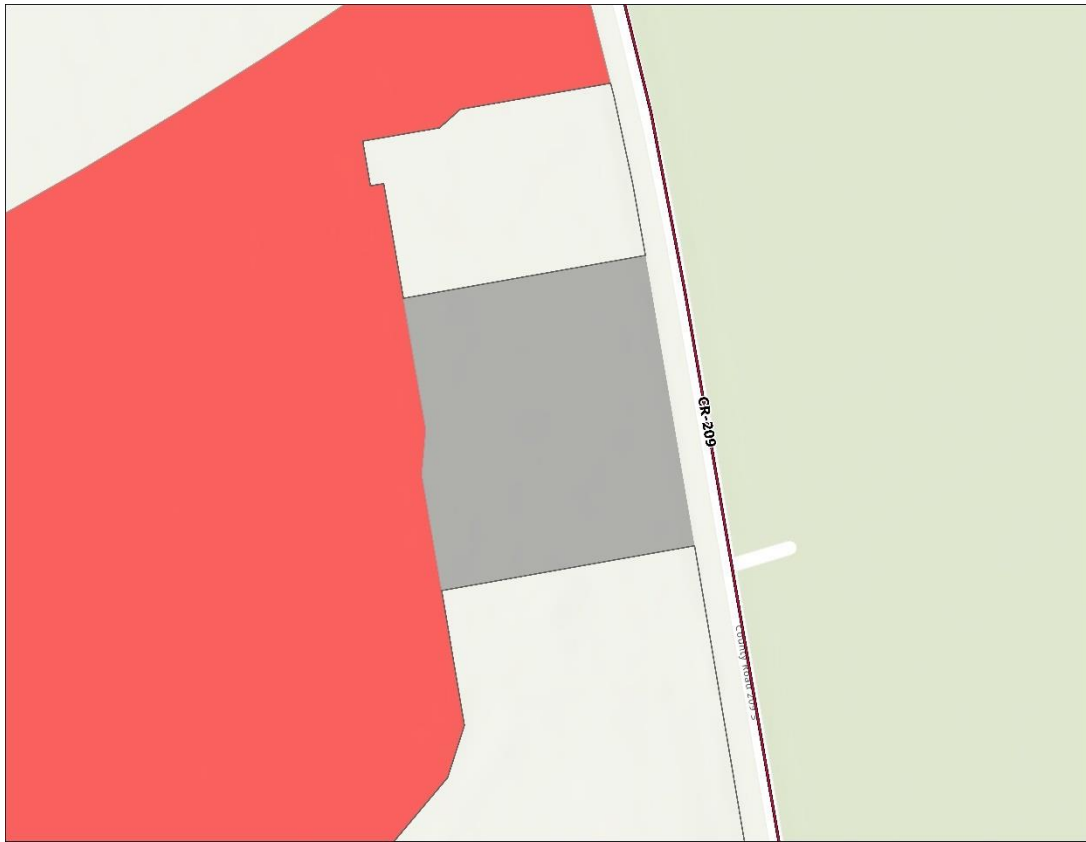
There are no historic structures or markers found on the site.

Proposed Zoning and Future Land Use

Existing Future Land Use



Proposed Future Land Use



Legend

- Target Parcel
- Roads

Future Land Use

- Downtown
- Industrial
- Mixed-Use
- Mixed-Use RP
- Neighborhood
- Public



Existing Zoning



Legend

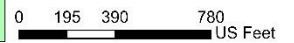
- Target Parcel

ZONING

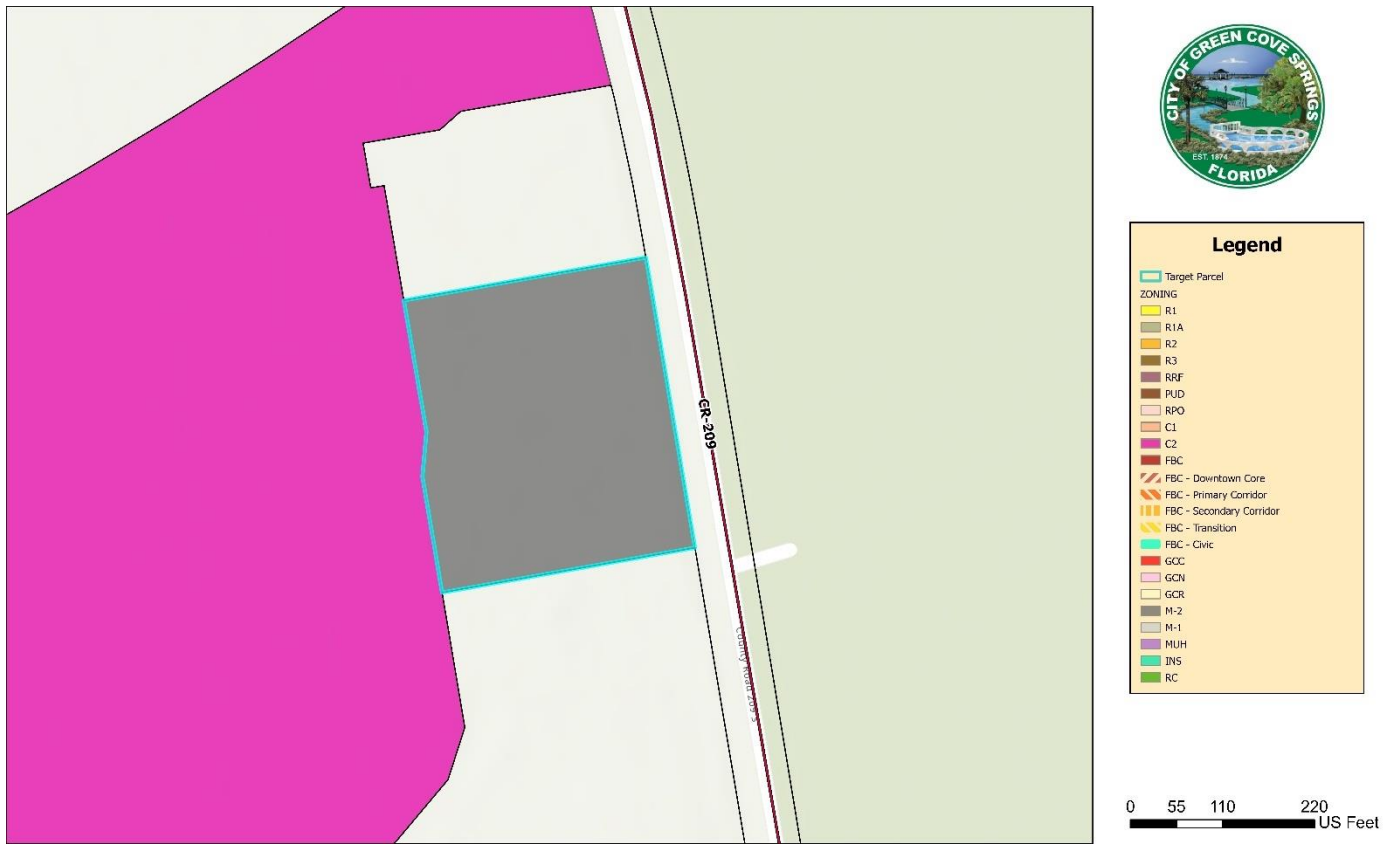
- R1
- R1A
- R2
- R3
- RRF
- PUD
- RPO
- C1
- C2
- FBC
- FBC - Downtown Core
- FBC - Primary Corridor
- FBC - Secondary Corridor
- FBC - Transition
- FBC - Civic
- GCC
- GCN
- GCR
- M-2
- M-1
- MUH
- INS
- RC

County

- AG
- Heavy Industrial



Proposed Zoning



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed amendment to the Future Land Use Map of the City of Green Cove Springs 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 of the public.

Policy 1.2.8. The City shall ensure the availability and protection of lands designated for the future expansion of public infrastructure.

Policy 1.2.9. The City shall promote the annexation of property located within its utility service boundaries.

Policy 1.2.10. The City shall review annexation requests to determine if the site’s maximum development potential may negatively impact the City’s adopted LOS, as governed by its concurrency management system (CMS). Requests that are estimated to negatively impact the City’s ability to maintain its adopted LOS shall be required to enter into an impact mitigation agreement with the City prior to the issuance of a final development order.

Policy 2.3.1. The City shall rely on level of service (LOS) standards adopted in the Capital Improvements Element to ensure that acceptable traffic conditions are maintained.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall

consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed amendment will revise the FLUM designation from the Clay County designation of Industrial to the City of Green Cove Springs designation of Industrial.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The site is already utilized and will promote urban development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The site is already utilized and has an existing industrial land use classification.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The site will comply with the City’s Land Development Regulations regarding tree preservation and protection of natural resources.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The site will not have a negative effect on surrounding agricultural lands.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: The project site is currently utilizing city water and sewer services and is located within the City’s Water and Sewer Service boundary.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: The project site is currently utilizing city water and sewer services and is located within the City’s Water and Sewer Service boundary.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The proposed development will utilize existing public facilities and services and will not increase the time, money, and energy for providing and maintaining these facilities.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The site is located within the City’s Water and Sewer Service boundary and is adjacent to rural zoned property across County Road 209 S.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed application will not discourage infill development and the surrounding properties are currently developed.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The property is currently designated as industrial and requests a similar land use in the City.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: Accessibility to linked or related land uses will not be diminished.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The property is currently designated as industrial and will comply with City landscape and maximum impervious area requirements as set forth in the City Code.

In addition to the preceding urban sprawl indicators, Florida Statutes Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The project site is currently vacant. The property owner intends to construct a metal warehouse on site after annexation

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: This property is located within the City's Water and Sewer services boundary.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: This site is an industrial business and is not likely to affect walkability.

4. Promotes conservation of water and energy.

Evaluation & Findings: This site will comply with all City requirements regarding the efficient use of water and energy resources.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The project site will have no effect on agricultural areas and activities.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The site is currently undeveloped. Development will not affect open lands and natural spaces.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Evaluation & Findings: N/A

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: N/A

PUBLIC FACILITIES IMPACT

Traffic Impacts

Land Use ¹ (ITE)	Square Footage/Dwelling Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Industrial	47,988	6.83	327	.82	37	.85	41

1. Source: Institute of Transportation Engineers: Trip Generation Manual 9th Edition

Conclusion: There are no development plans at this time as a result, the traffic impacts were calculated on the assumption of a general Industrial use at a maximum FAR of 0.6 per the comprehensive plan requirements.

Potable Water Impacts

Industrial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	4,200,000
Less actual Potable Water Flows ¹	1,013,000
Residual Capacity ¹	3,187,000
Projected Potable Water Demand from Proposed Project ²	5,279
Residual Capacity after Proposed Project	3,181,721

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on potential industrial uses. As shown in the table above, there is adequate capacity this use type. The City has existing water lines installed at this location.

Sanitary Sewer Impacts – South Plant WWTP

Industrial

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	350,000
Current Loading ¹	270,000
Committed Loading ¹	65,000
Residual Capacity after Proposed Project	31,000
Projected Sewer Demand from Proposed Project ²	5,279
Residual Capacity after Proposed Project	25,721

1. Source: City of Green Cove Springs Public Works Department

2. Source: City of Green Cove Springs Comprehensive Plan. Formula Used: .11 x sq ft (based on historical data)

Conclusion: The impact was calculated based on potential industrial uses. The project site is served by the South Plant Wastewater Treatment Plant (WWTP). As shown in the table above, there is adequate capacity. The City has existing sewer lines at this location.

Solid Waste Impacts

Commercial

System Category	LBs Per Day / Tons per Year
Solid Waste Generated by Proposed Project ¹	None
Solid Waste Facility Capacity ²	Minimum 3 Years Capacity

1. Source: City of Green Cove Springs does not provide commercial sanitation services, prospective sanitation collection franchisees shall comply with City Code Section 66-10.

Solid Waste Impacts

The City of Green Cove Springs’ solid waste is disposed of at the Rosemary Hill Solid Waste Management Facility operated by Clay County. Per the Clay County Comprehensive Plan, a minimum of three (3) years capacity shall be maintained at the County’s solid waste management facility. For commercial developments, the City does not provide Curbside Service; commercial locations must instead contract with an approved franchisee for containerized collection.

Conclusion: The proposed rezoning shall provide a complete methodology prior to rezoning approval and provide a complete traffic study prior to development approval.

STAFF COMMENTS

The proposed Future Land Use and Zoning is intended for light and heavy industrial manufacturing, distribution, and storage. The current county Future Land Use and Zonings are intended to accommodate similar uses.

Surrounding properties have similar or compatible uses. The parcels to the west and south are designated as industrial uses (county). To the east is a large lot used for agricultural purposes (county). The parcel to the north is within city limits and is designated as commercial high intensity.

LIST OF ATTACHMENTS

- Zoning Application
- Survey
- Deed
- Legal Description
- Ordinance O-32-2024

STAFF RECOMMENDATION

Staff recommends approval of the Rezoning Amendment to M-2, Industrial Park

RECOMMENDED MOTIONS:

Future Land Use

Recommend approval of first reading of ordinance O-32-2024, to amend the Zoning of Parcel ID 016513-001-00 from Heavy Industrial (County) to M-2, Industrial Park for form and legality only.