



# Miller Annexation, Future Land Use and Zoning Amendment

PROPOSED REQUEST FOR ANNEXATION AND  
FUTURE LAND USE CHANGE FROM INDUSTRIAL (COUNTY) TO INDUSTRIAL  
ZONING AMENDMENT FROM HEAVY INDUSTRIAL (COUNTY) TO M-2 INDUSTRIAL DISTRICT

# Property and Applicant Information

<b>SUBJECT:</b>	<b>A request to annex into the City and to amend the Future Land Use Map (FLUM) to Industrial and Zoning to M-2, Heavy Industrial</b>
<b>APPLICANT/AGENT:</b>	Robert Miller, Miller Environmental Holdings
<b>PROPERTY OWNER:</b>	Miller Environmental Holdings LLC
<b>LOCATION:</b>	4604 CR Rd 209 S
<b>ACREAGE:</b>	±1.79 total acres (Per application and Clay County Property Appraiser)



**Legend**

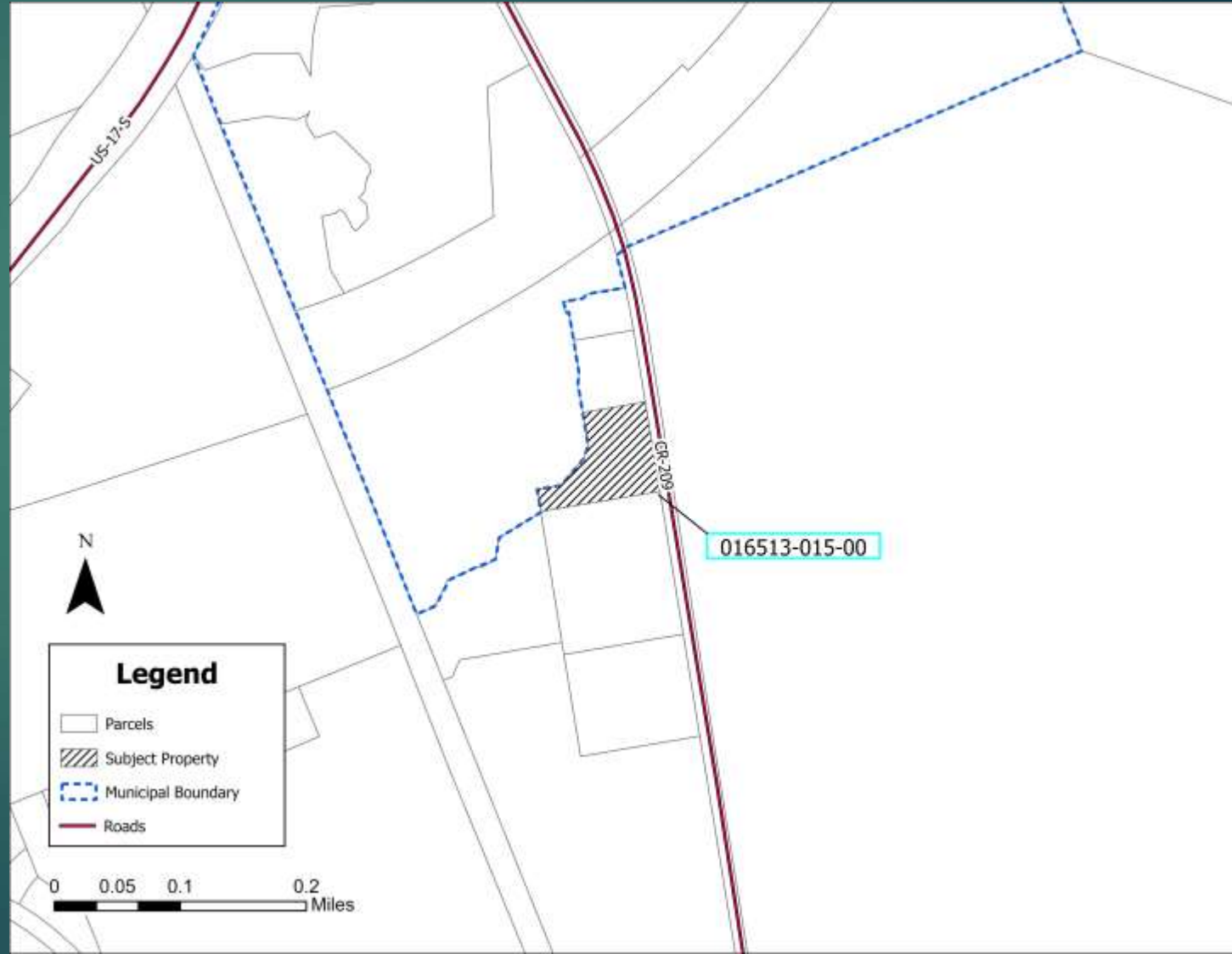
- Roads
- Target Parcel
- Parcels

0 55 110 220  
US Feet

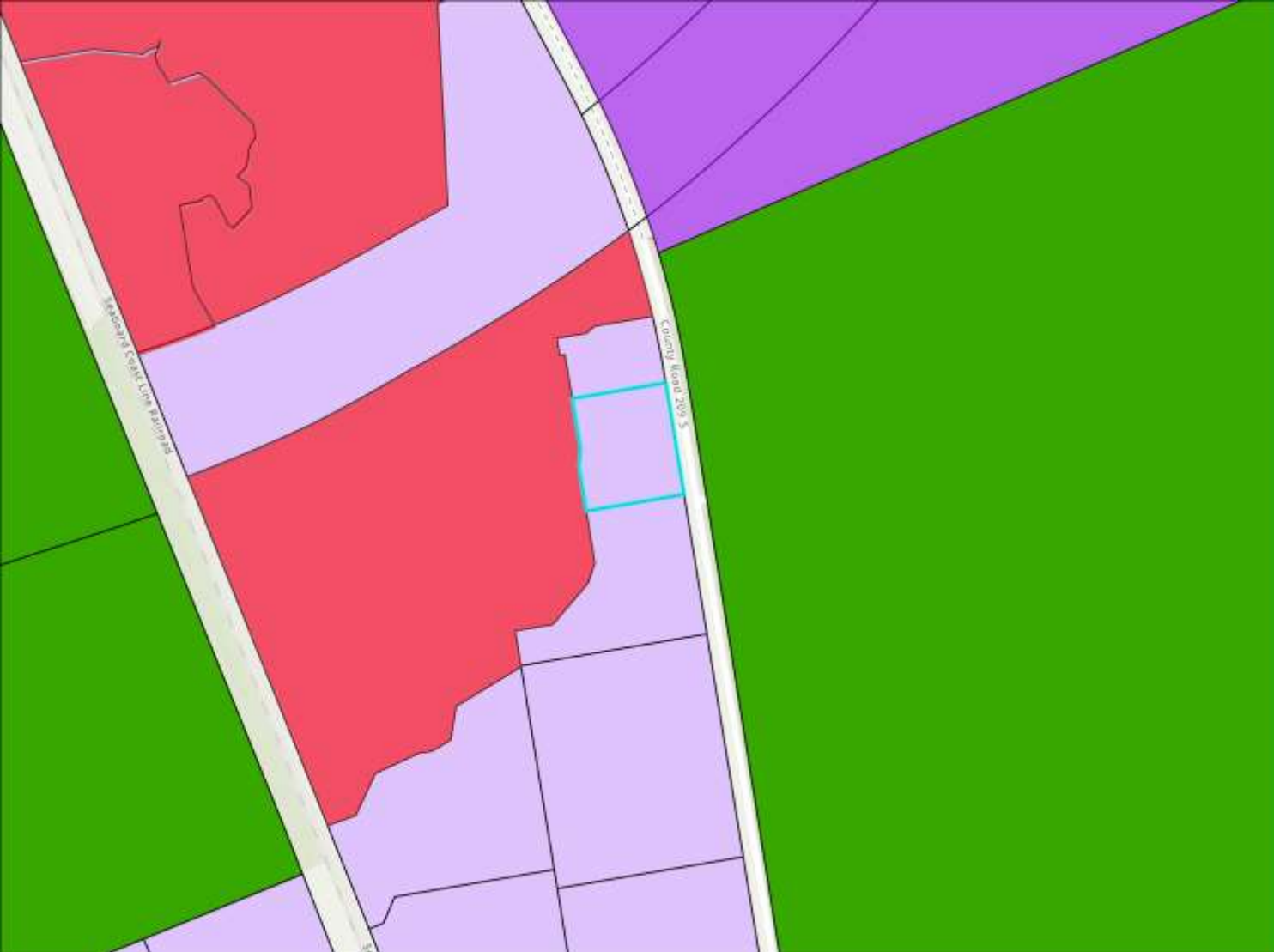
# Property Location

# Statutory Requirements for Voluntary Annexation

- ▶ Contiguous to the Municipality
- ▶ Compact
- ▶ Does not create an enclave
- ▶ Notification







**Legend**

- Target Parcel
- Roads

**Future Land Use**

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

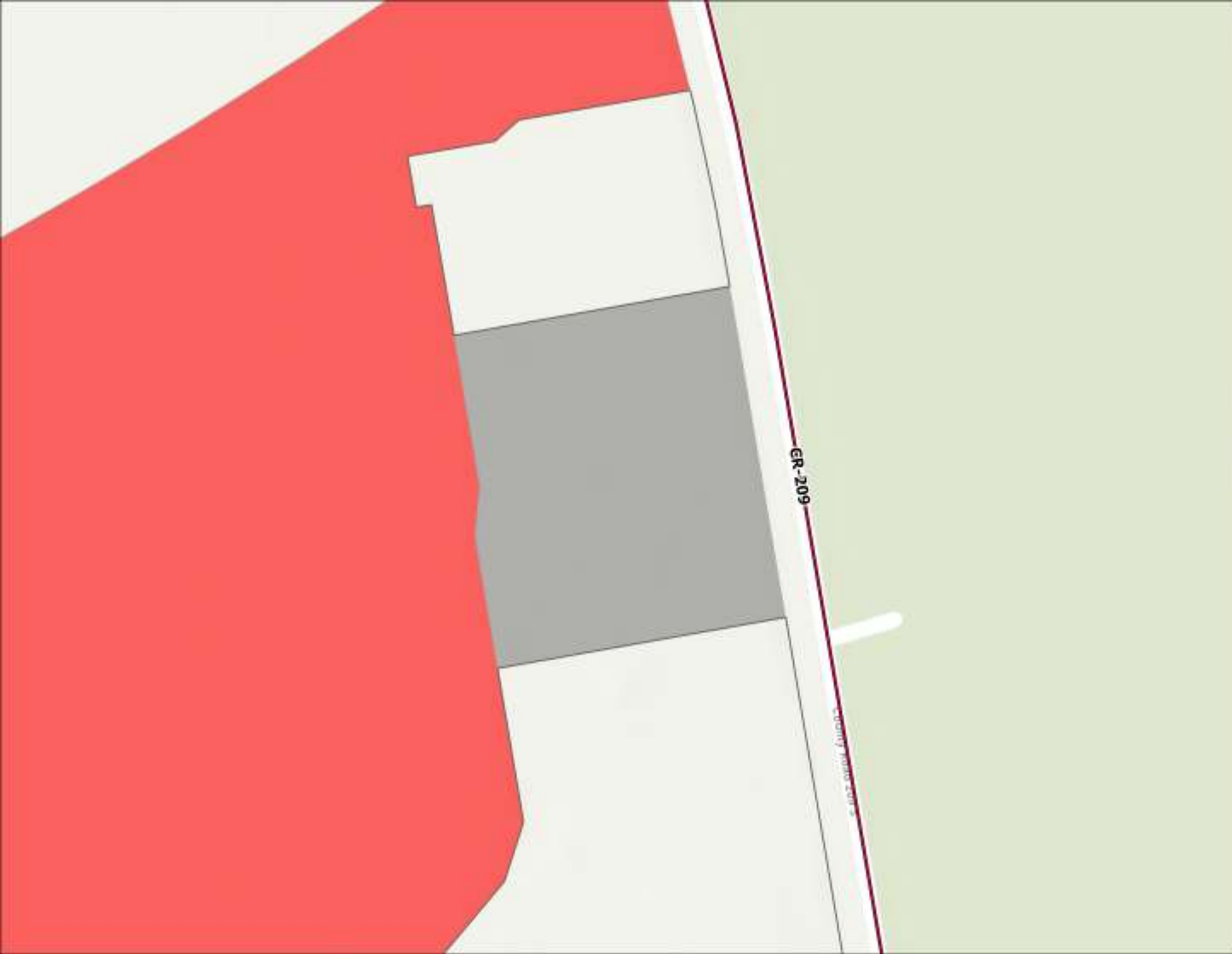
**County**

**Future Land Use**

- RP
- Industrial



Existing  
Future Land  
Use



**Legend**

- Target Parcel
- Roads
- Future Land Use**
- Downtown
- Industrial
- Mixed-Use
- Mixed-Use RP
- Neighborhood
- Public



# Proposed Future Land Use



### Legend

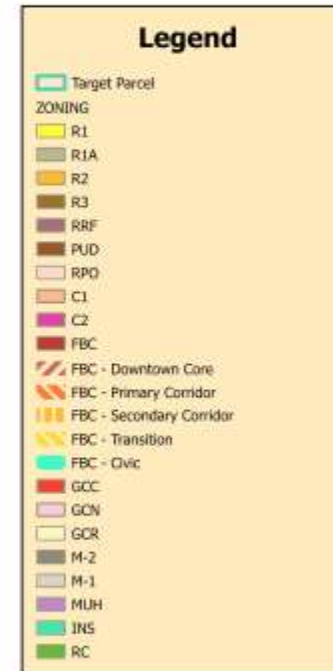
- Target Parcel
- ZONING
- R1
- RLA
- R2
- R3
- RRF
- PUD
- RPO
- C1
- C2
- FBC
- FBC - Downtown Core
- FBC - Primary Corridor
- FBC - Secondary Corridor
- FBC - Transition
- FBC - Civic
- GCC
- GCN
- GCR
- M-2
- M-1
- MUH
- INS
- RC

### County

- AG
- Heavy Industrial

0 195 390 780 US Feet

# Existing Zoning



# Proposed Zoning



# Industrial

- ▶ e. Industrial (IND): 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

## Industrial (county)

- ▶ Industrial – “IND”: This designation accommodates the full range of industrial activities. The specific range and intensity for uses appropriate in a particular industrial area varies by location as a function of the availability of public services and access, and compatibility with surrounding uses shown on the Future Land Use Map.

# M-2 Industrial District

- ▶ The M-2 industrial district is intended to be for an industrial park. A variety of industrial and supported uses are allowed

# IB Heavy Industrial (county)

- ▶ Such areas (IB Heavy Industrial) are established in order to provide adequate areas for activities of a heavy industrial nature.
- ▶ Recreational Vehicle and Boat Storage is allowed as a conditional use.

# Compatibility Analysis

- ▶ The Subject Property is surrounded by parcels zoned for industrial and high intensity commercial by both City and County
- ▶ Land uses to the north and south include manufacturing and storage
- ▶ Proximity to the First Coast Expressway will have an impact on the industrial traffic upon completion

# Staff Recommendation

## Annexation:

- ▶ Motion to recommend approval of first reading of Ordinance O-30-2024 for the voluntary annexation of approximately 1.79 acres located on CR 209 S (parcel #016513-001-00) for form and legality only.

## Future Land Use:

- ▶ Motion to recommend approval of first reading of Ordinance O-31-2024, to amend the Future Land Use of Parcel ID 016513-001-00 from Industrial (County) to Industrial for form and legality only.

## Zoning:

- ▶ Motion to recommend approval of first reading of Ordinance O-32-2024, to amend the Zoning of Parcel ID 016513-001-00 from Industrial (County) to M-2 Industrial for form and legality only.