



Wolfe 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 PARK

Property and Applicant Information

SUBJECT:	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
APPLICANT/AGENT:	Tim Howells, Wolfe Bros Storage Co
PROPERTY OWNER:	Wolfe Bros Storage Co
LOCATION:	4608 CR Rd 209 S
ACREAGE:	±3 total acres (Per application and Clay County Property Appraiser)



Legend

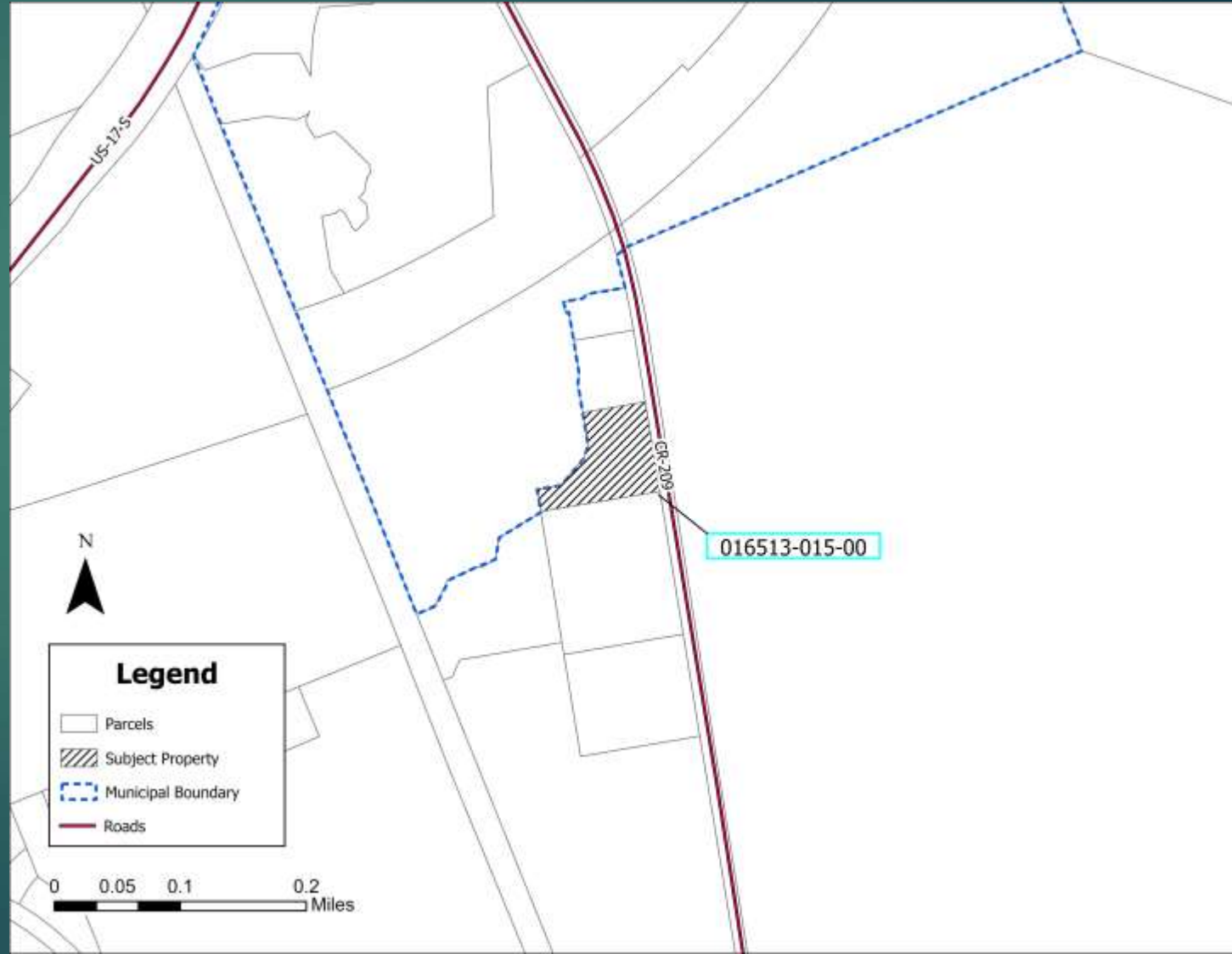
- Roads
- Target Parcel
- Parcels



Property Location

Statutory Requirements for Voluntary Annexation

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



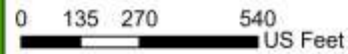


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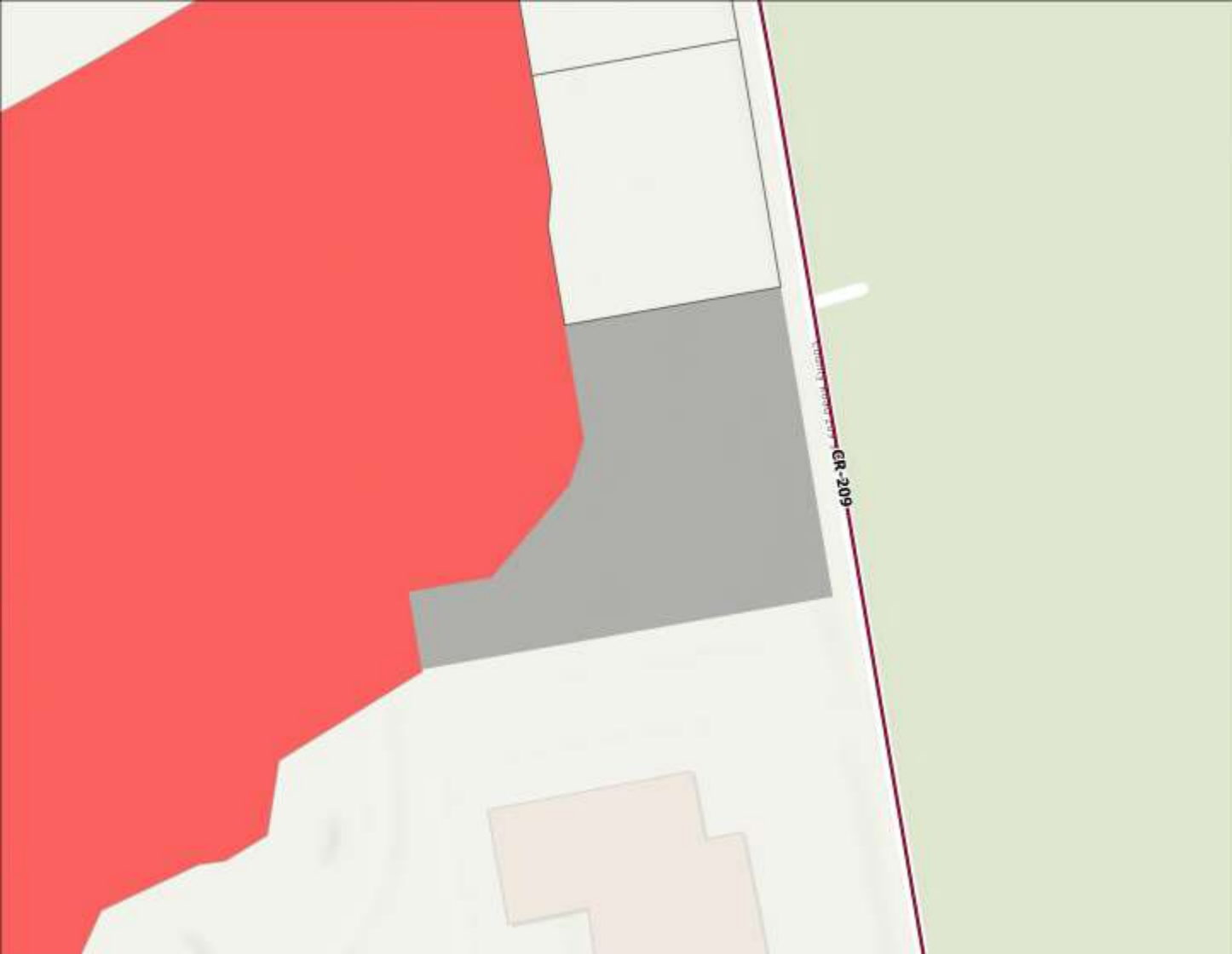
- Target Parcel
 - Roads
- Future Land Use**
- Downtown
 - Industrial
 - Mixed-Use
 - Mixed-Use RP
 - Neighborhood
 - Public

County

- Future Land Use**
- RP
 - Industrial



Current
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

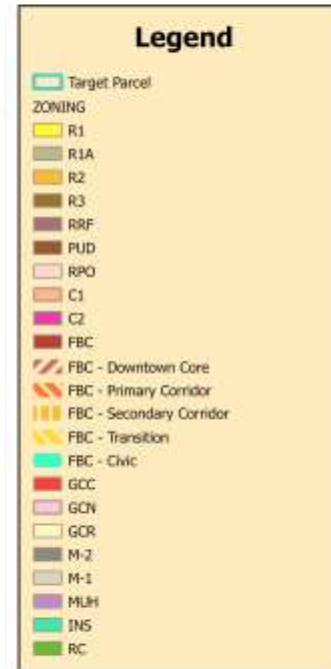
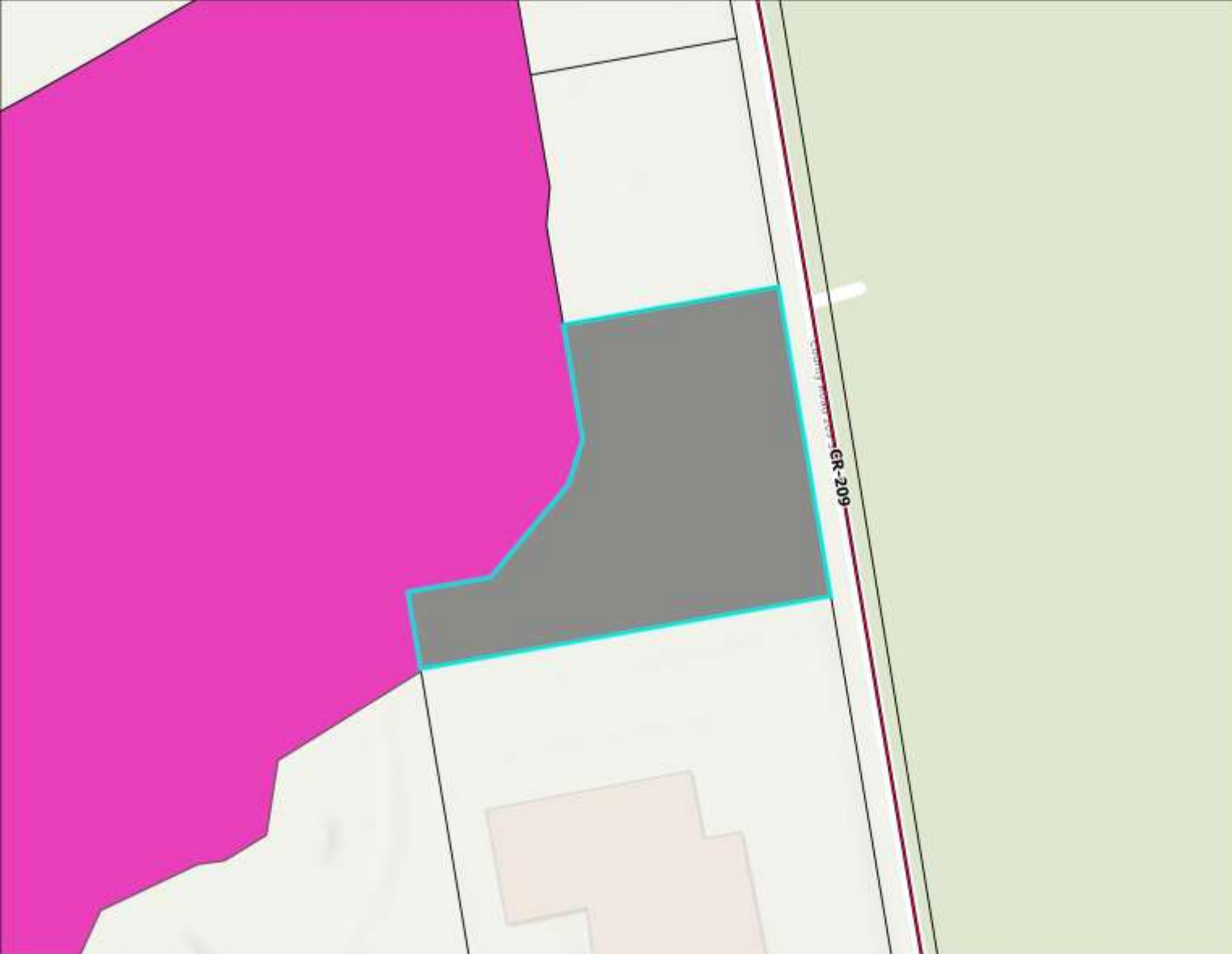
- R1
- R1A
- R2
- R3
- RRF
- PUD
- RPO
- C1
- C2
- FBC
- FBC - Downtown Core
- FBC - Primary Corridor
- FBC - Secondary Corridor
- FBC - Transition
- FBC - Civic
- GCC
- GON
- GCR
- M-2
- M-1
- MLH
- INS
- RC

County

- AG
- Heavy Industrial



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-27-2024 for the voluntary annexation of 3 acres located on CR 209 S (parcel #016513-015-00) for form and legality only.

Future Land Use:

- ▶ Motion to recommend approval of first reading of Ordinance O-28-2024, to amend the Future Land Use of Parcel ID 016513-015-00 from Industrial (County) to Industrial for form and legality only

Zoning:

- ▶ Motion to recommend approval of first reading of Ordinance O-29-2024, to amend the Zoning of Parcel ID 016513-015-00 from Heavy Industrial (County) to M-2 Industrial Park for form and legality only.