

BACKGROUND

The applicant has submitted a request for a zoning designation for 6.03 acres of the property located on Cooks Lane, identified as a portion of tax ID number 016564-002-00, from un-zoned to M-1 Light Industrial.

The property is a portion of parcel # 016564-002-00 which has access on Green Cove Avenue.

The property was originally annexed into the City in 2008 as part of the annexation of 68.6 acres of property that would become the Energy Cove Industrial Park.

The property was never given a Future Land Use or Zoning Designation however as part of the Evaluation and Appraisal Report update to the Comprehensive Plan it was given a Future Land Use designation of Mixed Use Highway which was a predominantly industrial land use classification which is consistent all of the Energy Cove Industrial Park. As part of the Comprehensive Plan update in 2022, the future land use for this parcel was changed to Industrial. A zoning for this property was never provided and as a result, in order for the project to be developed, the property needs to secure a zoning designation.


On January 23, 2024, the portion of parcel #016564-002-00 consisting of approximately 2.85 acres that is adjacent was approved for a special exception by the Planning and Zoning Commission subject to the property being rezoned and in compliance with the following conditions:

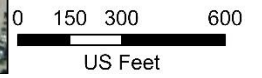
1. Provide a 40' landscape buffer consisting of landscaping as required by City LDC Sec. 113-244(d)(3).
2. Provide signage to limit truck traffic to ingress and egress from US 17 by requiring access limitation.
3. All outdoor storage must be completely screened from public view.
4. Buildings fronting Cooks Lane shall have a brick façade.
5. Signal timing improvements as set forth in the Traffic Study Report shall be implemented prior to development approval.
6. Additional Right of Way as shown on the attached draft site plan shall be dedicated to the City prior to development approval.

In addition, a companion site plan application (SPL22-06) has been submitted for approval as part of a separate agenda item.

AERIAL MAP



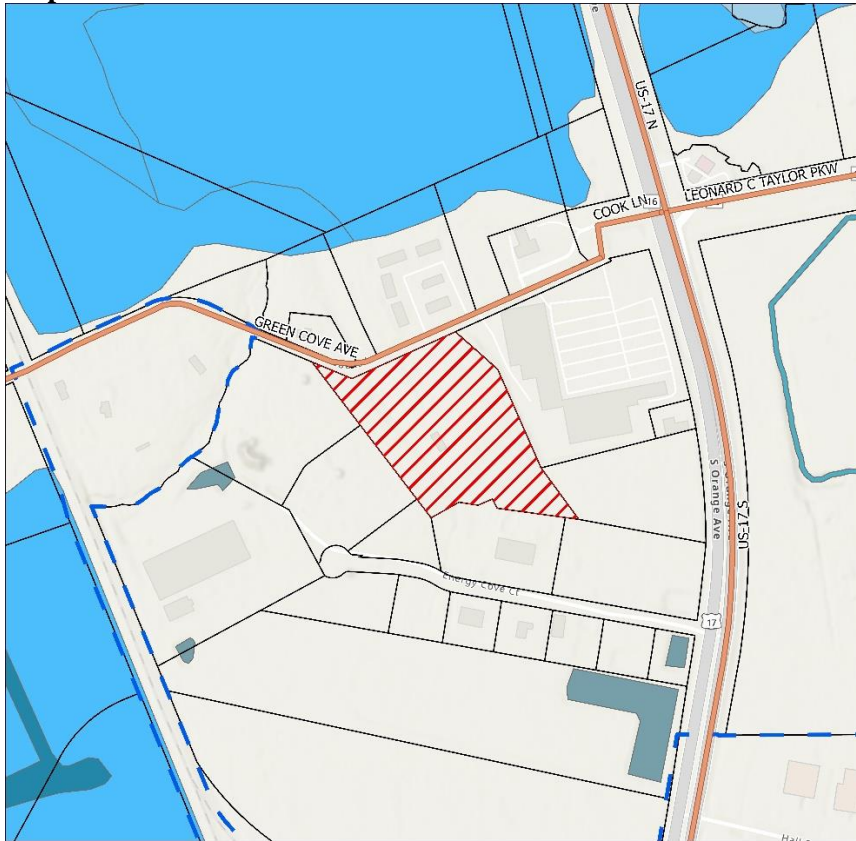
 Subject Property



The site is located within the City's Electric Service and Water and Sewer Service Boundaries.

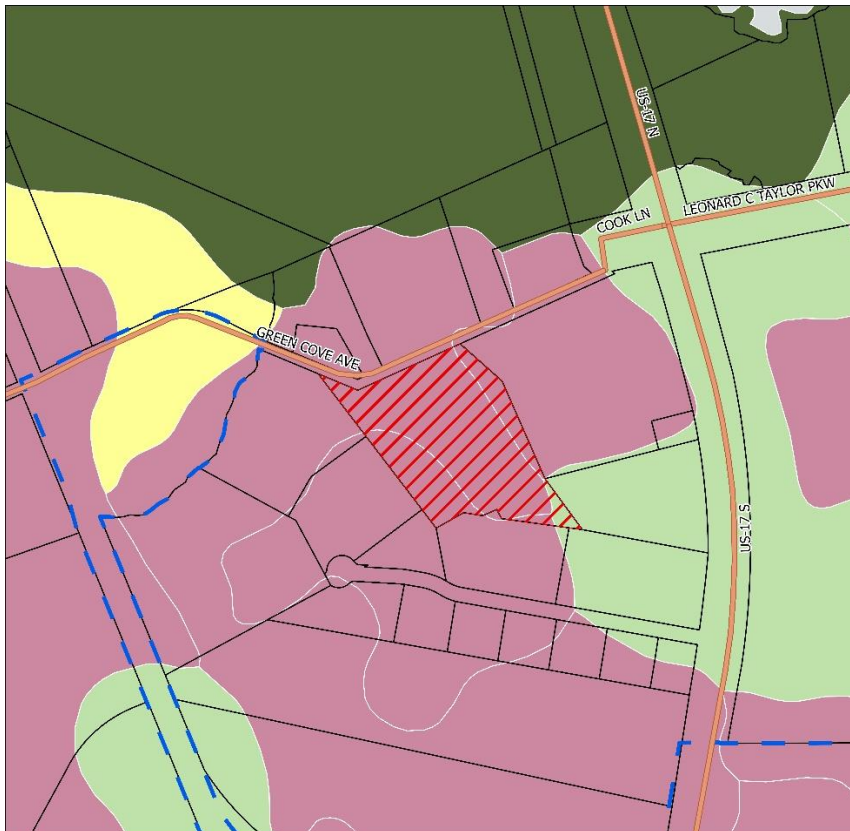
Environmental Conditions Analysis

Maps of Environmental Features



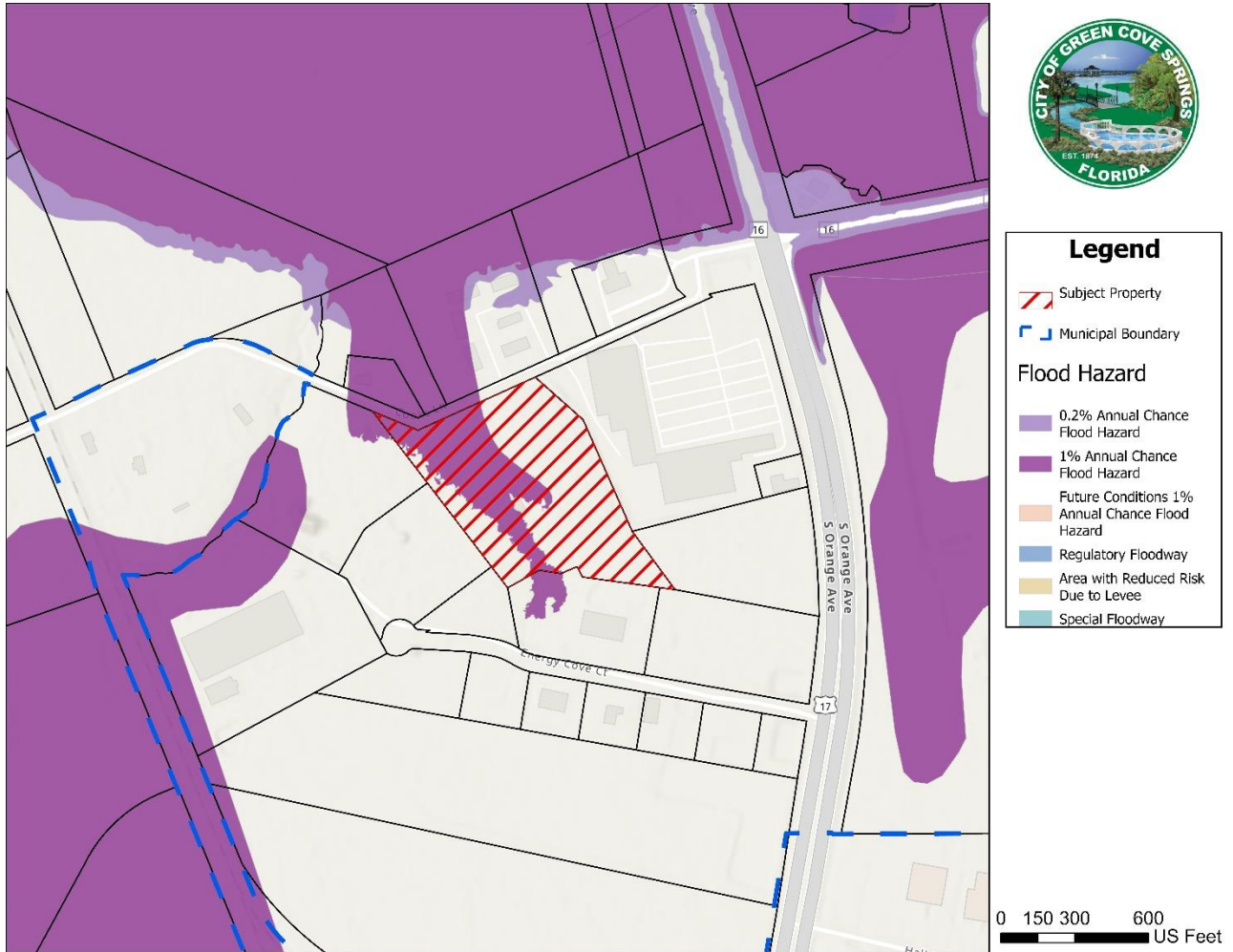
Legend	
	Roads
	Subject Property
	Municipal Boundary
Water & Wetlands	
	ESTUARINE AND MARINE DEEPWATER
	ESTUARINE AND MARINE WETLAND
	FRESHWATER EMERGENT WETLAND
	FRESHWATER FORESTED/SHRUB WETLAND
	FRESHWATER POND
	LAKE
	OTHER
	RIVERINE

0 150 300 600 US Feet



Legend	
	Roads
	Subject Property
	Municipal Boundary
USA Soils Map Units	
	Alfisols
	Andisols
	Aridisols
	Entisols
	Gelisols
	Histosols
	Inceptisols
	Mollisols
	Oxisols
	Spodosols
	Ultisols
	Vertisols
	Bodies of Water
	No Soil
	Data Not Available

0 150 300 600 US Feet



Soils

There are currently 2 types of soils located onsite:

- Spodosols
- Alfisols

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, approximately 40% of the project site currently has a 1% annual flood chance.

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.

Compatibility

The Subject Property is located adjacent to industrial and commercial uses to the south and west within the Energy Cove Industrial Park. The property to the north is zoned C-2 and received approval for a special exception to allow a warehouse with specific conditions to allow for compatibility with the non-industrial uses along Green Cove Avenue.

The Future Land Use for this property is Industrial. The M-1 Light Industrial Zoning District is a compatible zoning district within the Industrial Future Land Use Designation.

This property should have been rezoned at the time it was annexed into the City, This rezoning is being completed to correct an error from 15 years ago when this property was originally annexed into the City.

Intent of the Existing Future Land Use Designation

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.

Intent of Proposed Zoning District

Light Industrial, M-1

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.

STAFF RECOMMENDATION

Staff is recommending approval of the proposed zoning request.

RECOMMENDED MOTIONS:

Rezoning

Motion to recommend to City Council the approval of Ordinance O-14-2024, to amend the zoning of a portion of Parcel ID 016564-002-00 from Un-zoned to M-1, Light Industrial.