



**Request for a future land use map and large scale future land use text amendment and rezoning for parcel 016562-000-00 consisting of 5.08 acres for property located on Cooks Ln, north of Energy Cove Ct**

# Property and Applicant Information

<b>SUBJECT:</b>	<b>Request for a future land use amendment of parcel 016562-000-00 consisting of 5.08 acres for property located on Cooks Ln</b>
<b>APPLICANT/AGENT:</b>	Janis K Fleet, Fleet & Associates Architects/Planners, Inc.
<b>PROPERTY OWNER:</b>	A2W GCS LLC
<b>LOCATION:</b>	Cooks Lane
<b>ACREAGE:</b>	±5.08 acres (Per boundary survey and legal description)

# Background

- ▶ In 2021, the parcel was approved for a FLU change from MUH to HDR (later updated to Mixed-Use) and a Zoning change from MUH to R3.
- ▶ A multi-family development was planned but never started
- ▶ The property adjacent to the south, was approved for a site development plan for a warehouse and cleared but not completed
- ▶ The applicant is requesting the following three agenda items:
  - ▶ a FLU Map Amendment from Mixed Use to Industrial
  - ▶ The FLU Map Amendment is subject to a site-specific future land use text amendment which identify specific development restrictions for the property
  - ▶ A Zoning change to from R-3 Multifamily to M-1 Light Industrial

# Property Location



## Legend

- Roads
- Target Parcel
- Parcels

0 110 220 440 US Feet

# Future Land Use



## Legend

- Target Parcel
- Roads

## Future Land Use

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

0 110 220 440 US Feet

# Proposed Future Land Use



## Legend

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

0 110 220 440  
US Feet

# Zoning

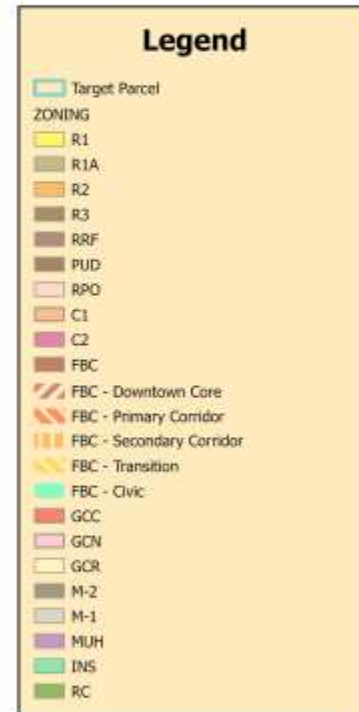


## Legend

- 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
- GCV
- GCR
- M-2
- M-1
- MUH
- INS
- RC

0 110 220 440 US Feet

# Proposed Zoning



# Comprehensive Text Amendment

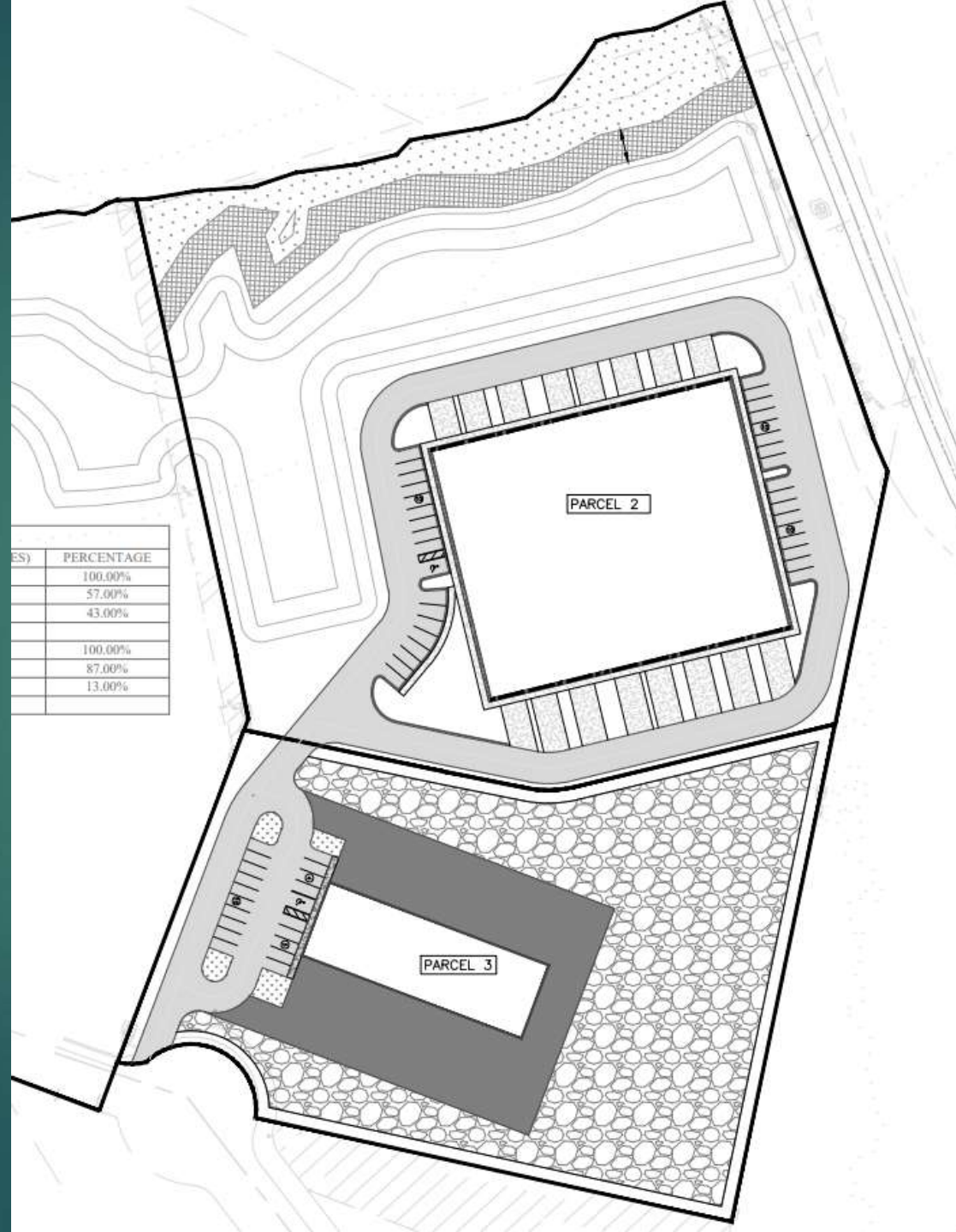
**Policy 1.8.2:** Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-9-2025 on September 16, 2025 changes the future land use on the amendment area from Mixed-Use to Industrial. Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O-09-2025 is hereby limited based on the following:

- ▶ A 20' Tree preservation/landscape buffer shall be provided along Cooks Lane. The tree preservation/landscape buffer shall be a combination of preservation of existing tree preservation and landscape planting, including a continuous hedge row and small trees pursuant to the landscape buffer specifications set forth in Sec. 113-244(f)(8) of the City Land Development Regulations, combined with a 6' high brick, stone or concrete block wall. sufficient to screen the proposed development activity from public view along Cooks Lane. Alternatives to the wall requirement such as wood or vinyl fencing can be approved by the site development committee. The tree preservation /landscape buffer shall be approved as part of the site development plan for the development.
- ▶ A 25' landscape buffer / tree preservation buffer pursuant to the landscape buffer specifications set forth in Sec. 113-244(f)(8) of the City Land Development Regulations, shall be provided along the western boundary of the site adjacent to the residentially zoned properties.

# Comprehensive Text Amendment (continued)

- ▶ Tree preservation mitigation shall be met for both parcel # 016562-000-00 and 016562-002-00 at time of site development approval.
- ▶ Access for this parcel shall be only on Energy Cove Court with access being provided through parcel # 016562-002-00. Any development on both parcels will have cross access easements and such easements shall be recorded in the Official Records of the Clay County Clerk's Office prior to site development approval.
- ▶ Record easement for existing water main across property prior to site development approval.
- ▶ Construction access shall be limited to Energy Cove Court.

# Concept Plan



Digitally signed by Jay C. Devine, LA  
Date: 2024.01.18 20:56:37 -05'00'

Date: 2024.01.18  
20:56:37 -05'00'

# Staff Recommendation

- ▶ Motion to approve for form and legality the first reading of ordinance O-09-2025, and approve transmittal to the Florida Department of Commerce to amend the Future Land Use Designation from Mixed-Use to Industrial for approximately 5.08 acres for parcel # 016562-000-00
- ▶ Motion to approve for form and legality the first reading of ordinance O-10-2025 and approve transmittal to the Florida Department of Commerce to add development restrictions regarding a site-specific text amendment relating to the Future Land Use Map amendment set forth in Ordinance O-10-2025, for approximately 5.08 acres for parcel # 016562-000-00
- ▶ Motion to approve for form and legality the first reading of ordinance O-11-2025, to amend the Zoning from R-3, Residential High Density to M-1, Light Industrial for approximately 5.08 acres of parcel # 016562-000-00