



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** September 5, 2023
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: First Reading of Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 43.12 acres of a portion of parcel #016541-003-00.
Zoning Amendment: from: C-2, General Commercial
to: M-2, Heavy Industrial

PROPERTY DESCRIPTION

APPLICANT: David Smith, Louis L Huntley Enterprises **OWNER:** Louis Ward Huntley
PROPERTY LOCATION: 965 Leonard C Taylor Highway
PARCEL NUMBER: 016451-003-00
FILE NUMBER: FLUS-23-005 & ZON-23-0006
CURRENT ZONING: C-2 General Commercial
FUTURE LAND USE DESIGNATION: Mixed Use

SURROUNDING LAND USE

NORTH:	FLU: MIXED USE Z: C-2 Use: Undeveloped	SOUTH:	FLU: INDUSTRIAL (COUNTY) Z: Heavy Industrial Use: Undeveloped
EAST:	FLU: MIXED USE REYNOLDS PARK Z: M-2 Use: Reynolds Airpark	WEST:	FLU: MIXED USE Z: C-2 Use: Undeveloped

BACKGROUND

The applicant has applied for a Future Land Use and Zoning Change for the subject property for the construction of industrial development. The property includes an extension of the CSX Rail line which runs south to north located in the eastern portion of the property. The rail line is owned by the City and is in disrepair. The applicant has expressed an interest in entering an agreement with the City to repair the existing Rail line and add a Railroad spur to serve potential future Industrial users on the property. These actions would require a separate agreement to be approved by the City.

The property is currently undeveloped, The property is sparsely wooded with the exception of the area to the east of the railroad tracks which has a thick tree cover.

The property is surrounded by the HLM property on all sides. Property access to US 17 is available to the west of the subject property which is under the same ownership.

All proposed new development will be required to meet the City's Site Development Plan code requirements and be submitted to the Planning Commission and City Council for approval.

The site is located within the City's Water, Sewer, and Electric Service Boundaries. It will be served by the City's sanitation services.

Additionally, the applicant has submitted the following future land use and rezoning requests:

Application #	Description
FLUS-23-006	Future Land Use Application from Mixed Use to Industrial (subject property)
FLUS-23-005	Future Land Use Application from Mixed Use to Industrial (adjacent property)
ZON-23-006	Rezoning Application from C-2 General Business to M-2 Heavy Industrial (adjacent property)

Aerial



CONSISTENCY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

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.

Objective 1.1. New development and Redevelopment shall directed to appropriate areas of the City.

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

Objective 1.2. The City shall strive to cultivate a sustainable land use pattern by preventing the proliferation of urban sprawl, ensuring the efficient provision of services, and implementing smart growth principles.

Policy 1.2.1. The location and timing of new development and the issuance of permits shall be coordinated with the availability of public facilities through implementation of various smart growth management measures.

Policy 1.2.6. The City shall require new development to connect to the City's centralized potable water and sanitary sewer system.

Policy 1.2.7. The City shall condition development orders upon the provision of essential facilities and services which meet and would not result in the failure of each service's established level of service (LOS).

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

Objective 1.4. The City shall strive to preserve its natural resources.

Policy 1.4.5. Development orders shall not be issued in areas where soils conditions are not adequate for building construction, drainage, roads, and other development-related facilities.

TRANSPORTATION ELEMENT

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*.

*The City is in the process of implementing a mobility plan and fee for new development to ensure that needed transportation improvements are provided to ensure that the City is addressing transportation congestion issues and providing for multimodal improvements.

Policy 2.5.3. The City shall review development applications to ensure that adequate capacity is available to serve the proposed project. The latest version of Trip Generation Manual published by the

Institute of Transportation Engineers (ITE) shall be used to determine the number of trips that the proposed development will produce or attract.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND AQUIFER RECHARGE ELEMENT

Objective 4.2. The City shall continue to provide safe and adequate sanitary sewer service to all existing and future developments located within the City limits. Existing Sanitary Sewer deficiencies shall be scheduled for correction in the Capital Improvements Element.

Policy 4.2.1 All Future Development shall be required to connect to the City's Sanitary Sewer Collection

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Objective 4.6. Future Development shall be required to connect with central water systems and provide stormwater facilities which maximize the use of existing facilities and discourage urban sprawl.

Policy 4.6.1. The City shall annually monitor the condition of level of service standards for solid waste, potable water, wastewater, and stormwater facilities. The Planning and Zoning Department shall be assigned the task of reviewing all development orders to determine their current and future impacts on the capacities of existing public facilities.

Policy 4.6.2. No permit shall be issued for new development which will result in an increase in demand on deficient capacities or if adequate facility capacities for solid waste, potable water, sanitary sewer, and drainage facilities are not available prior to or concurrent with the development's impact.

CONSERVATION ELEMENT

Policy 5.3.2. The City shall ensure that public potable water wellfields will be located in areas where they will be least impacted by development and contamination.

Policy 5.4.3. The City shall prohibit development activities that would potentially endanger lives, and/or harm property, water quality and quantity.

INTERGOVERNMENTAL COORDINATION ELEMENT

Objective 7.1. The City shall act to ensure that all planning and development related activities are coordinated with the comprehensive plan or any other plans of Clay County, the Northeast Florida Regional Council (NEFRC), and the School Board.

Policy 7.1.1. Maintain procedures to review comprehensive plans and comprehensive plan amendments of the County and the plans of the Clay County School Board and the Northeast Florida Regional Council.

ECONOMIC DEVELOPMENT ELEMENT

Policy 9.1.6. Continue collaboration through the Clay County EDC and the Clay County Chamber of Commerce with Florida Chamber of Commerce and Enterprise Florida Inc for sector strategy development, regional incentive updates and statewide attraction and site selection programs.

Objective 9.5. The City shall collaborate economic development efforts with state, regional and local partners to foster a system of enhanced communication and partnerships within the Northeast Florida region.

PRIVATE PROPERTY RIGHTS ELEMENT

Objective 10.1. The City shall recognize that each property owner has constitutionally protected private property rights and shall consider these property rights in local decision making by referring to a set of statement of rights identified in this element.

Policy 10.1.1. The following rights shall be considered in local decision making:

- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- c. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d. The right of a property owner to dispose of his or her property through sale or gift.

LAND DEVELOPMENT REGULATIONS:

The M-2 Heavy Industrial Zoning District is an allowed zoning district in the Industrial Future Land Use Designation as set forth in Section 117-2(c) of Chapter 117 of the City's Land Development Regulations.

Compatibility

The Subject Property in addition to the companion application (FLUS-23-005 and ZON-23-006) are located adjacent to a Mixed Use Land Use District to the north and west, to the south are industrial uses located along Hall Park Road and to the east the property is adjacent the Reynolds AirPark which is zoned Industrial. The property line of the proposed request is within 400' of an existing Runway. The Reynolds Air Park is a private airpark operated by Pegasus Technology, Inc., who is a tenant of the landowner, Clay County Port, Inc. The airpark is not open to the public and therefore is not required to have an Airport Master Plan as is required for a Public use airport pursuant to Chapter 333 of the Florida Statutes. Regardless of the fact that the Airpark is a private airport, proposed development within that area will be reviewed to ensure compatibility with the existing facility. In addition, the subject property included a Railroad line which is conducive for Industrial Development and the adjacent property, the "companion application" had previously been used as a Manufacturing facility. The property along US 17 and SR 16 shall remain as commercial properties in keeping with providing a commercial gateway into the City. As a result, the proposed Future Land Use and Zoning application is suitable for the property and compatible with the surrounding uses.

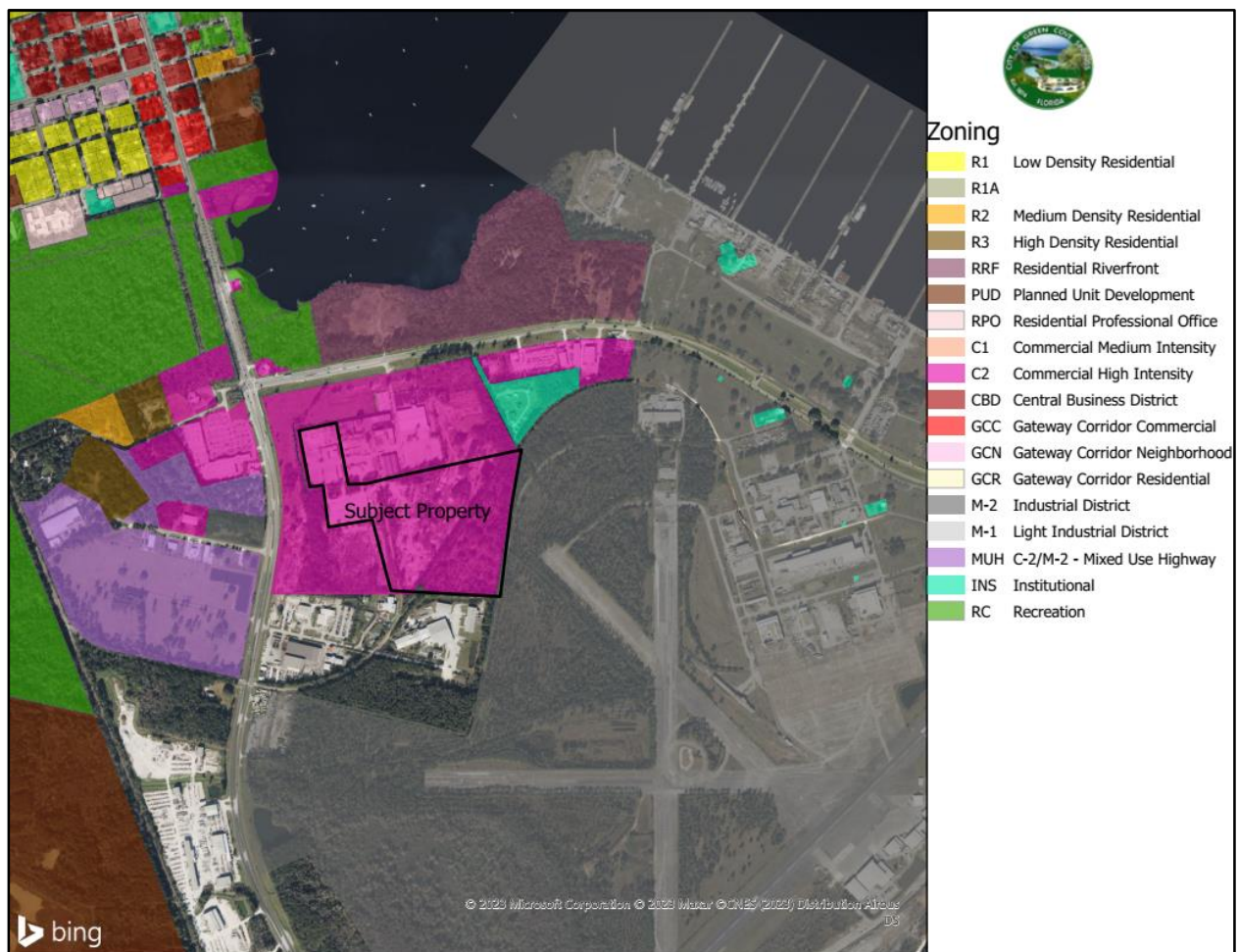
Intent of Existing Zoning District

The commercial high intensity (CHI), C-2 general commercial zoning category district is intended for intensive commercial uses which generally require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

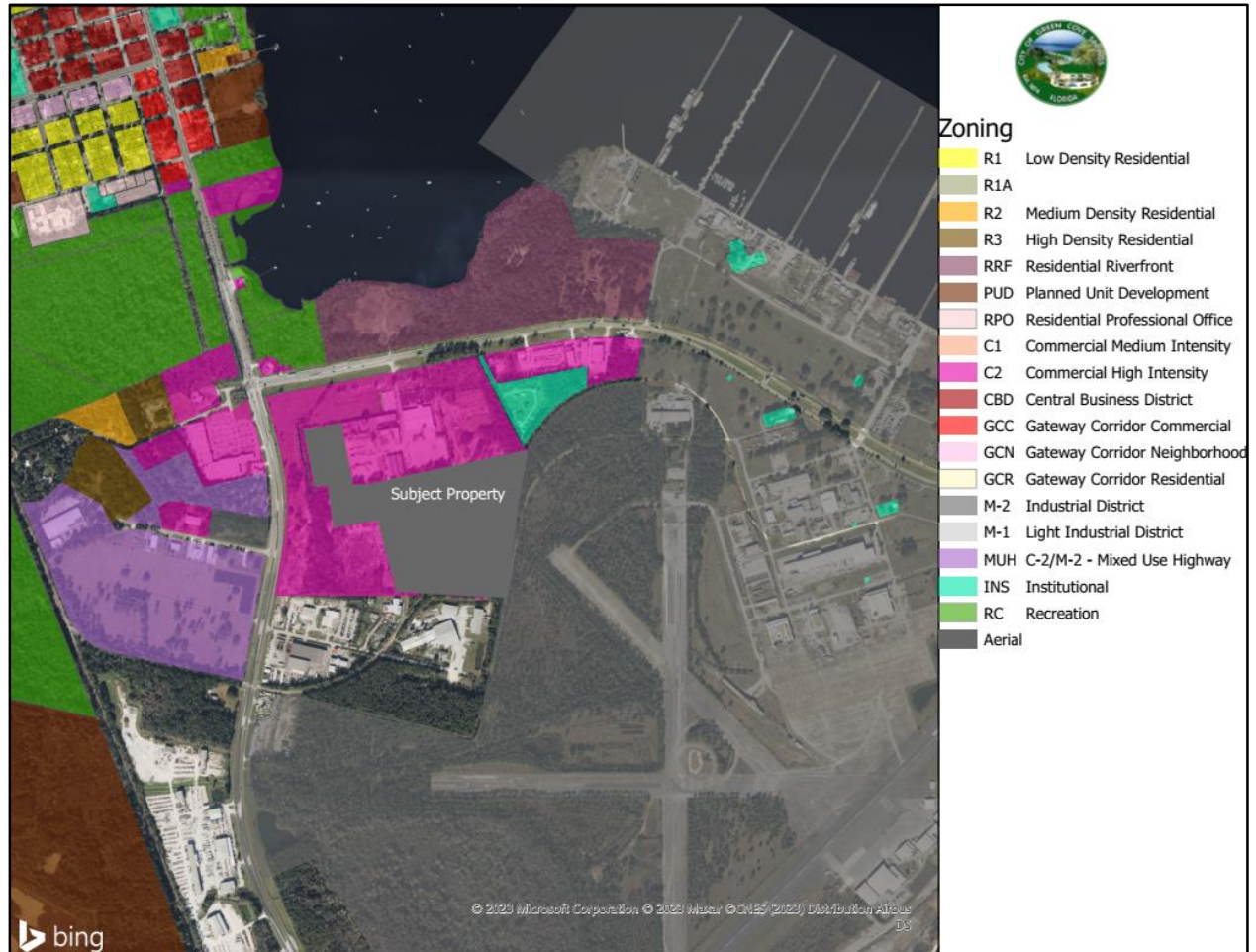
Intent of Proposed Zoning District

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

Existing Zoning



Proposed Zoning



STAFF RECOMMENDATION

Staff recommends approval of the Future Land Use designation from Mixed Use to Industrial and the Zoning Amendment from C-2, General Commercial to M-2 Heavy Industrial.

RECOMMENDED MOTIONS:

Zoning

Recommend approval of first reading of ordinance O-31-2023 to amend the Zoning of the property described therein from C-2, General Commercial to M-2 Heavy Industrial.