



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Board **MEETING DATE:** December 3, 2024

FROM: Michael Daniels, Development Services Director

SUBJECT: Special Exception Application to allow for 6.5 acres of the subject property to be used as Front Runner/Vilano Boat Manufacturing

PROPERTY DESCRIPTION

APPLICANT: Kelly Hartwig, Cypress Management and Design **OWNER:** Louis L Huntley Enterprises

PROPERTY LOCATION: 965 Leonard C Taylor Parkway

PARCEL NUMBER: 016451-000-00

FILE NUMBER: SE 24-004

CURRENT ZONING: Planned Unit Development

FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING LAND USE

NORTH:	FLU: MU / Public Z: RC/C2/RRF Use: Commercial / Vacant	SOUTH:	FLU: Industrial (County) Z: Heavy Industrial (County) Use: Manufacturing
EAST:	FLU: MU/Public/MURP Z: INS/C2/M2 Use: Manufacturing/Storage/Vehicle Sales	WEST:	FLU: MU / Industrial Z: GCC / Institutional Use: Food / Vacant Non-Residential

BACKGROUND

Located at the Southeast corner of US17 and FL16. The property is zoned Planned Unit Development. The area adjacent to the US 17 and SR 16 shall include commercial uses consistent with the C-2, General Commercial Zoning District and remainder of the site can be developed as a Light Industrial or M-1 use by right and as an M-2, Industrial Park use per a special exception.

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.

There is an existing building on the site that had been used for manufacturing plant which has been closed in 2010. However industrial businesses such as Woodford Plywood, Meever USA and Front Runner Boatworks have been located at this location as nonconforming industrial uses. Phase 1 of the PUD is intended to renovate the exterior of existing buildings and to rework existing pavement.

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

The property owner initially applied for a Future Land Use and Zoning Change for the subject property to re-landuse and zone the property to industrial in September of 2023. The application was approved by the Planning and Zoning Commission, however due to concerns about the impact of adding industrial uses without conditions, City Council recommended that the request be tabled subject to a requirement that the applicant submit a site-specific Future Land Use text amendment addressing:

- Land uses
- Site Design
- Buffering
- Traffic

The Future Land Use Map and Text Amendment was resubmitted, transmitted to the State for review and ultimately adopted by City Council on July 16, 2024. The PUD rezoning was also approved by City Council on July 16, 2024. The text amendment for the Future Land Use Map and Text Amendment and PUD ordinance are enclosed.

The subject property is located adjacent commercial and conservation zoning districts to the north which is predominantly undeveloped with the gas station at the corner of US 17. Commercial and Industrial zoning districts are to the west and industrial uses are located south along Hall Park Road. East of the property is the Reynolds Park including Reynolds Air Park 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. The property along US 17 and SR 16 shall remain as commercial properties in keeping with providing a commercial gateway into the City.

AERIAL



SPECIAL EXCEPTION/SITE SKETCH

The applicant, Kelly Hartwig, with Cypress Management and Design has submitted a Special Exception application to allow for 6.5 acres of the site to be used by Front Runner Boats/Vilano Boatworks. Front Runner/Vilano is a boat manufacturer. Per City Code Sec. 117-331(11), is a permitted use in the M-2 industrial district:

(10) Boat and ship manufacturing, distributions, sales and storage;

As a result, the applicant is required to secure a Special Exception within the requirements of the Huntley PUD (Ordinance O-10-2024) in order to for this use to be a conforming use within the Huntley Planned Unit Development. The tenant is currently an existing nonconforming use. Approval of the Special Exception would allow the use to be a conforming use.

Existing Development

As shown on the PUD Master Plan sketch below, the proposed development will be located in a portion of the building on the west side of the drive aisle shown as building 3 in the attached PUD master plan see below. The building is currently in disrepair and will have to be renovated prior to occupancy. The applicant is proposing the following development as shown in Figure 4 below:

- 57,000 sq ft of Indoor Manufacturing (building 1)
- 30,200 sq ft of Indoor Manufacturing (building 2)
- 2.62 acres of outdoor storage/lay down yard
- Parking Area consisting of xxx parking spaces.

Figure 2: PUD Master Plan

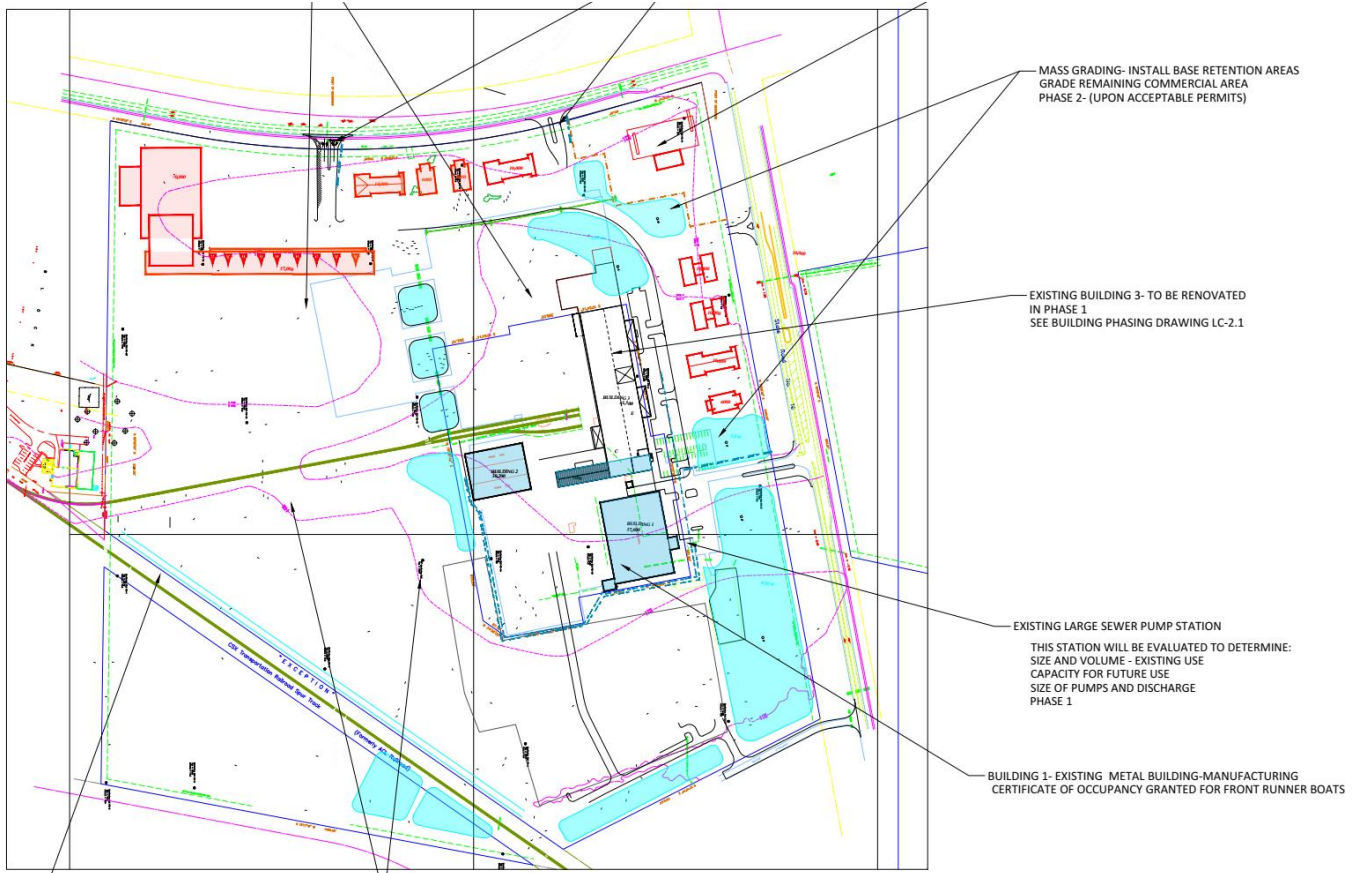


Figure 3: Front Runner / Vilano Overview

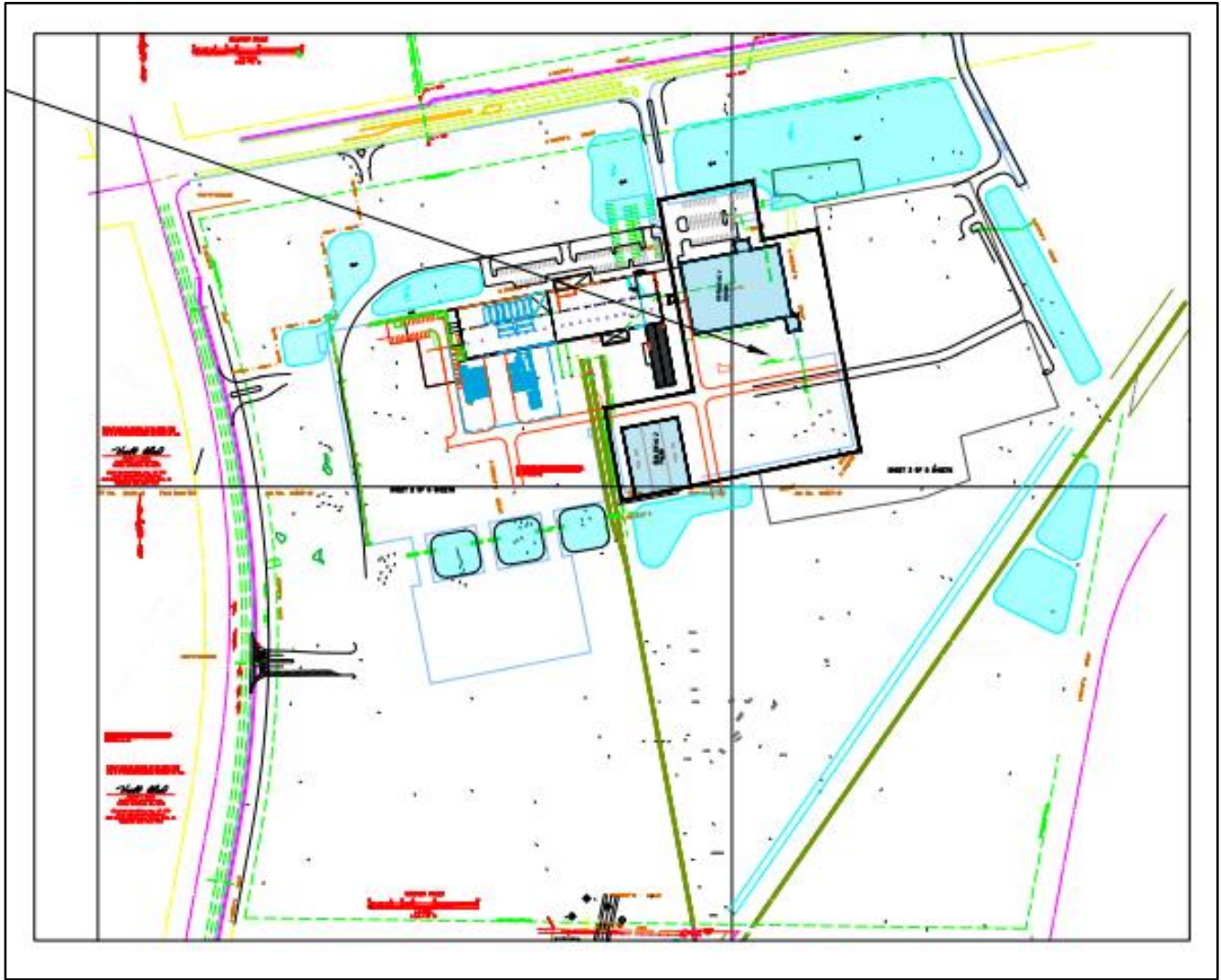
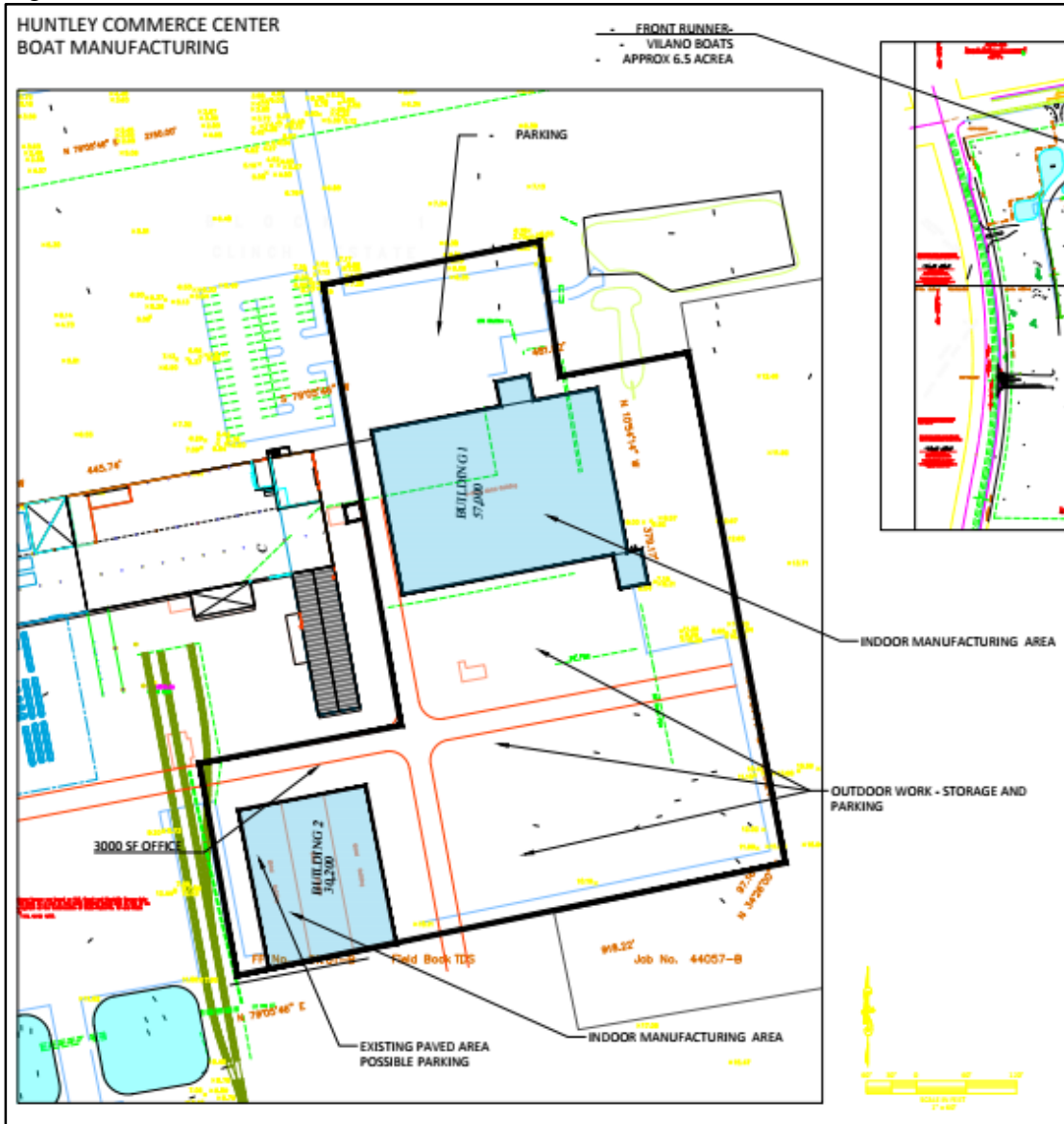


Figure 4: Front Runner/Vilano Inset



Design Standards

M-1 and M-2 use areas must adhere to the agreed design standards in addition to the Land Development Code of Green Cove Springs:

1. No outdoor storage in front of Buildings.
2. All storage areas must be screened from US 17 and SR 16. With:
 - a. A building or
 - b. A vertical masonry screening wall- Must be 100 % opaque and minimum of 12’ tall, or
 - c. A vegetative buffer of 100’ with varying heights of trees and plant material to achieve a 100% screen.
3. No business will be allowed which produces obnoxious odors or noise
4. All buildings which are visible from US 17 and SR 16 will have an architectural facade which will meet associations guidelines.
5. No loading docks shall be allowed in front of Buildings.
6. No roll up doors visible from US 17 or SR 16

7. Pole lighting in Outdoor areas hidden from public areas- owners may use standard 30' poles with LED fixtures. Specified by association.
8. All dumpsters and trash receptacles will be in the rear of buildings and be screened for all public areas.
9. Existing building which faces SR 16 Currently Metal fabricated building housing Front Runner Boats, this building facade will be upgraded to meet association guidelines or screened by 2027.

Special Exception Review Criteria

When deciding on special exception requests, the Site Development Review Team (SDRT) will ensure the following criteria are satisfied:

- (1) Compliance with all elements of the comprehensive plan.
The proposed request is consistent with the Comprehensive Future Land Use Policy 1.1.1(e), which allows the M-2 Industrial Zoning District within the Industrial Future Land Use Designation
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.
The existing development will not negatively impact the area and future development will be required to meet the PUD Ordinance requirements.
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.
Per the PUD requirements the existing building façade shall be required to be upgraded to meet architectural guidelines or be screened by 2027.
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.
The proposed use will be consistent with the existing uses within the PUD.
- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.
The proposed use will not impact the improvement of surrounding properties.
- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.
Water and sewer are available.
- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.
Vehicles will enter the site from the north off Leonard C Taylor Parkway.
- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.
Access is provided off Leonard C Taylor Parkway.
- (9) Adequate screening and buffering of the special exception will be provided, if needed.
Current plans do not mention landscape buffering.
- (10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.
Main signage shall be monument and signage and lighting shall comply with the PUD ordinance the City Site Development Requirements.

- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Goals, Objectives, and Policies (GOPs) support the proposed zoning amendment to Planned Unit Development in the City's 2045 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 be 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

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

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.

STAFF ANALYSIS

Compatibility

As stated in the background, this property is an existing nonconforming use. The request to make this site a conforming use will not add additional development or activity to the site. The location for the use is located in the M-1/M-2 area of the preliminary zoning plan approved as Exhibit A of the approved PUD ordinance and is consistent with the adjacent industrial uses.

This item was tabled from the October 22nd Planning and Zoning Commission meeting.

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception Application to permit the Front Runner Boats/Vilano Boatworks manufacturing use located at 965 Leonard C Taylor Parkway with the following conditions:

1. Special Exception is limited to Front Runner/Vilano Boat Manufacturing. A change of tenant shall require a revision to the Special Exception.
2. Required to upgrade existing metal fabricated building to architectural façade set forth in the association guidelines or screened by January 1, 2027, as set forth in the architectural guidelines in the Huntley PUD Ordinance O-10-2024.

RECOMMENDED MOTION

Motion to approve the Special Exception to permit the Front Runner Boats/Vilano Boatworks manufacturing use located at 965 Leonard C Taylor Parkway with the following conditions:

1. Special Exception is limited to Front Runner/Vilano Boat Manufacturing. A change of tenant shall require a revision to the Special Exception.
2. Required to upgrade existing metal fabricated building to architectural façade set forth in the association guidelines or screened by January 1, 2027, as set forth in the architectural guidelines in the Huntley PUD Ordinance O-10-2024.