

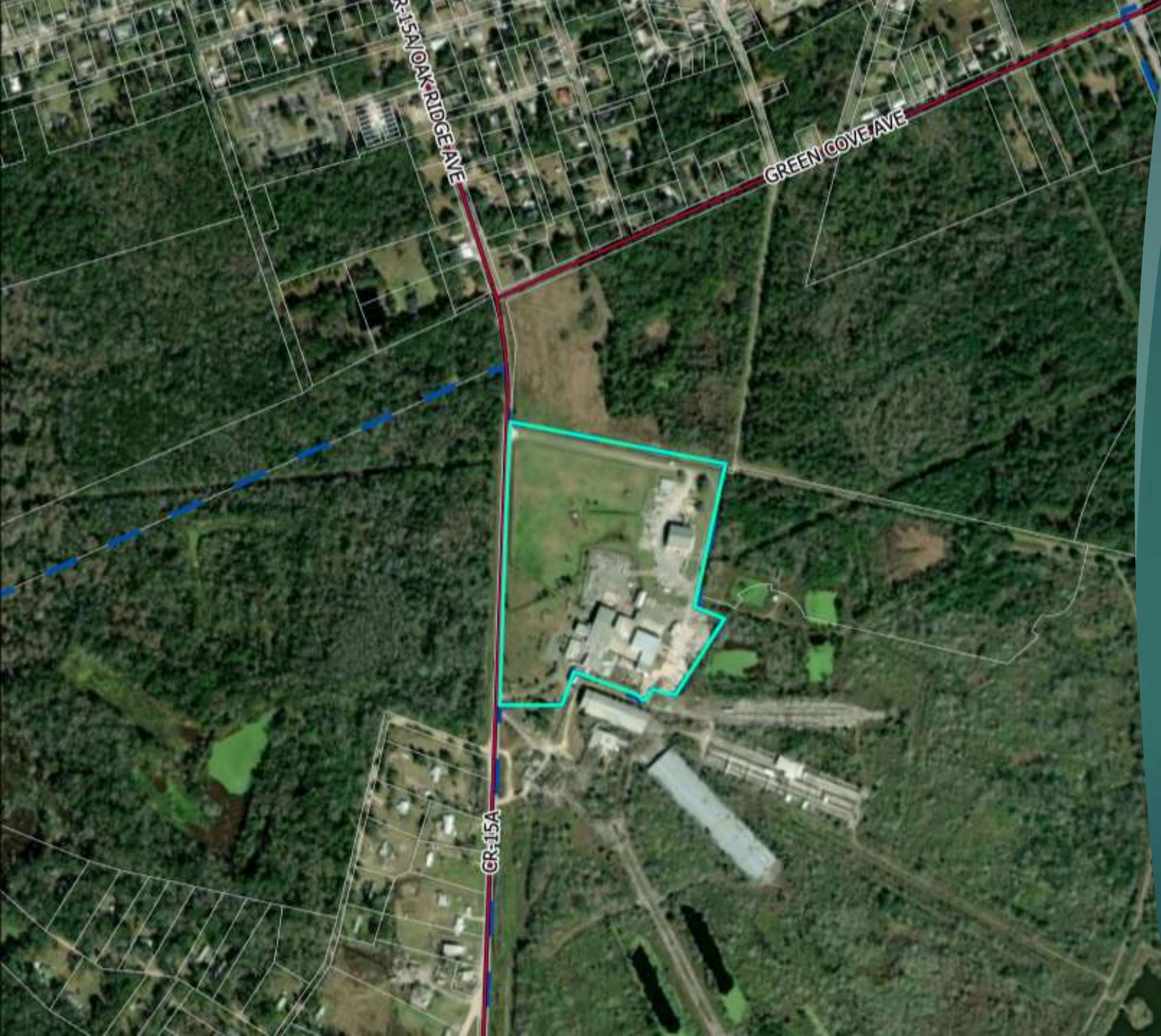


# Truemont Annexation, Future Land Use and Zoning Amendment

PROPOSED REQUEST FOR ANNEXATION AND  
FUTURE LAND USE CHANGE FROM INDUSTRIAL (COUNTY) TO INDUSTRIAL  
ZONING AMENDMENT FROM LIGHT INDUSTRIAL (COUNTY) TO M-2 INDUSTRIAL DISTRICT

# Property and Applicant Information

<b>SUBJECT:</b>	<b>A request to annex into the City and to amend the Future Land Use Map (FLUM) and Zoning to Industrial and M-2 Industrial District</b>
<b>APPLICANT/AGENT:</b>	Aster Brands 3890 Charlevoix Ave, Suite 310
<b>PROPERTY OWNER:</b>	Jacob Manthei, AB Truemont LLC
<b>LOCATION:</b>	4169 CR 15A
<b>ACREAGE:</b>	±23.37 total acres (Per application and Clay County Property Appraiser)



# Property Location

# Statutory Requirements for Voluntary Annexation

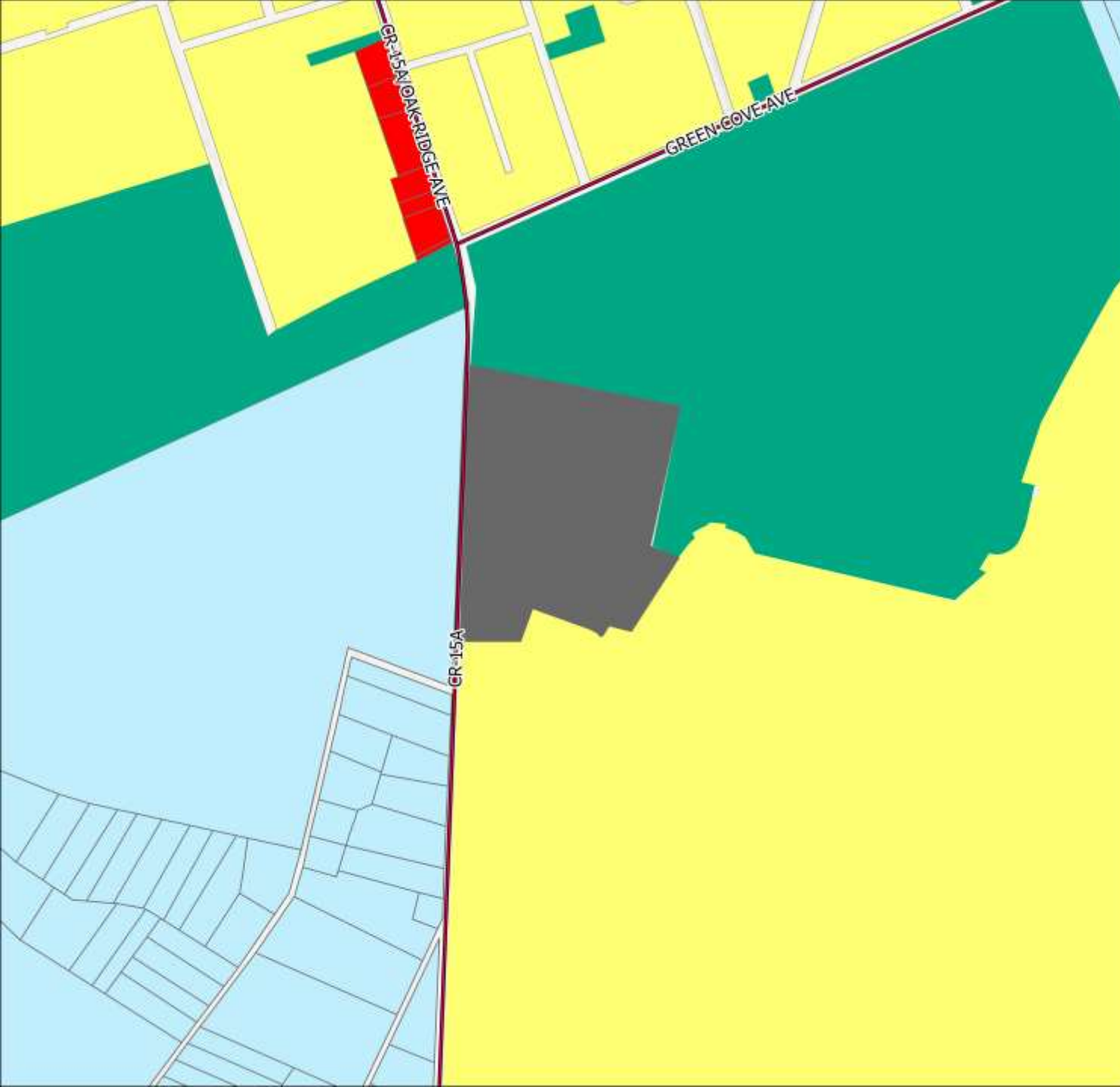
- ▶ Contiguous to the Municipality
- ▶ Compact
- ▶ Does not create an enclave
- ▶ Notification



## Legend

### Future Land Use

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



Proposed  
Future Land  
Use



- Zoning**
- R1 Low Density Residential
  - R2 Medium Density Residential
  - R3 High Density Residential
  - RRF Residential Riverfront
  - PUD Planned Unit Development
  - RPO Residential Professional Office
  - C1 Commercial Medium Intensity
  - C2 Commercial High Intensity
  - CBD Central Business District
  - GCC Gateway Corridor Commercial
  - GCN Gateway Corridor Neighborhood
  - GCR Gateway Corridor Residential
  - M-2 Industrial District
  - M-1 Light Industrial District
  - MUH C-2/M-2 - Mixed Use
  - INS Institutional
  - RC Recreation

# 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

# 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.



# Impacts on Utilities

- ▶ Transportation: No development plans at this time, however new development will be required to pay the applicable mobility fees
- ▶ Water/Sewer to be serviced by Clay County Utility Authority
- ▶ Stormwater: shall comply with City and St John's Water Management District requirements
- ▶ Electric: Sufficient capacity for electric service
- ▶ Sanitation: Commercial development shall contract with an approved franchisee for the containerized collection.

# Intergovernmental Coordination & Economic Development

- ▶ Met with County to discuss proposed annexation, future land use and zoning pursuant to Comprehensive Plan Obj 7.1 and Policy 7.1.1
- ▶ Compliance with all notification requirements regarding annexation notification
- ▶ Provided notice to County and School Board regarding the PZB meeting.
- ▶ Obj 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

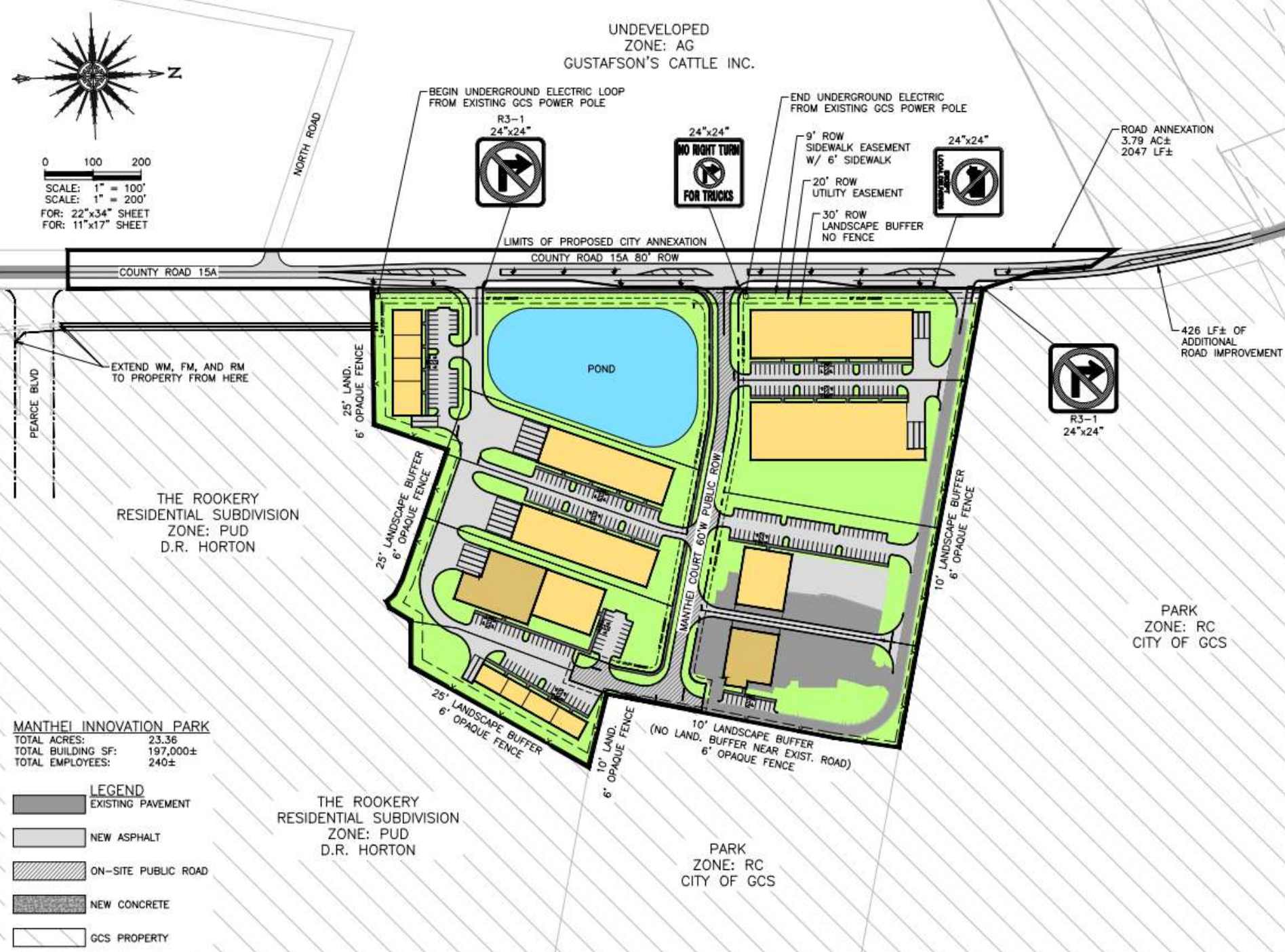
# Compatibility Analysis

- ▶ Currently Land Used Industrial (County) with a Heavy Industrial Zoning Classification.
- ▶ The Subject Property is located adjacent to a Residential Planned Unit Development to the east and south (Rookery) and Gustafson Park, shall provide the required landscape buffering requirements between residential and industrial development.
- ▶ The site shall be constructed to limit truck traffic to enter from and exit to the south so as not to impact Oakridge Avenue to the north and Green Cove Avenue to the northeast.
- ▶ The applicant is proposing to create approximately 250 new jobs at this location and is coordinating with the City to apply for a CDBG Economic Development Grant to upgrade CR 15A.

UNDEVELOPED  
ZONE: AG  
GUSTAFSON'S CATTLE INC.



0 100 200  
SCALE: 1" = 100'  
SCALE: 1" = 200'  
FOR: 22"x34" SHEET  
FOR: 11"x17" SHEET

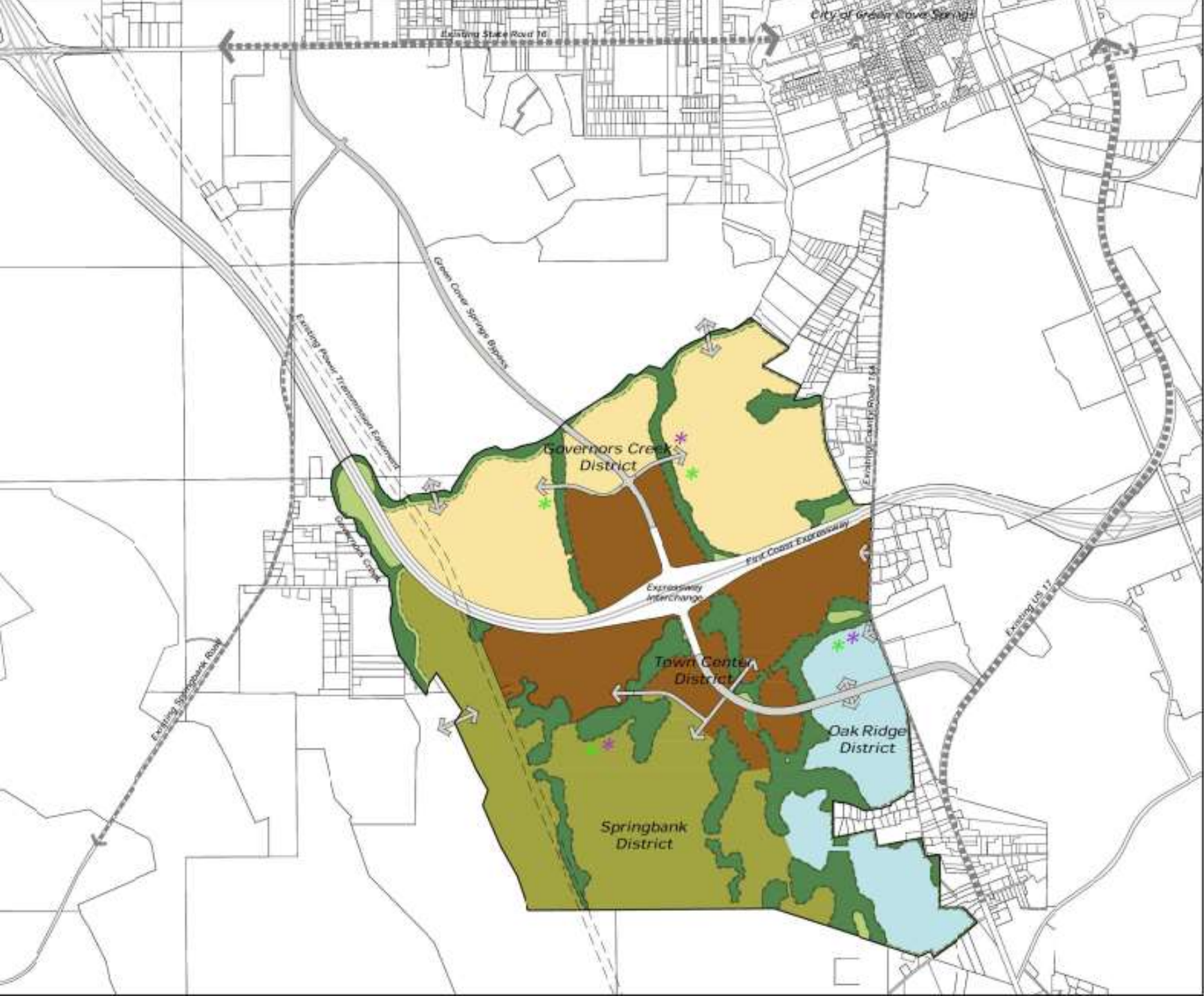


**MANTHEL INNOVATION PARK**  
TOTAL ACRES: 23.36  
TOTAL BUILDING SF: 197,000±  
TOTAL EMPLOYEES: 240±

- LEGEND**
- EXISTING PAVEMENT
  - NEW ASPHALT
  - ON-SITE PUBLIC ROAD
  - NEW CONCRETE
  - GCS PROPERTY

THE ROOKERY  
RESIDENTIAL SUBDIVISION  
ZONE: PUD  
D.R. HORTON

PARK  
ZONE: RC  
CITY OF GCS

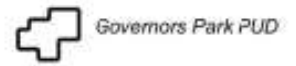


# GOVERNORS PARK

## PROPOSED MASTER DEVELOPMENT MAP

JULY 20, 2021

### LEGEND



- Town Center District**  
 -Retail  
 -Office  
 -Light Industrial  
 -Residential
- Governors Park District**  
 -Retail  
 -Office  
 -Residential
- Springbank District**  
 -Residential  
 -Office  
 -Retail
- Oak Ridge District**  
 -Residential  
 -Office  
 -Retail
- Open Space / Wetlands**
- Open Space / Uplands**
- Proposed School Site**
- Potential Community Park**

*Note: the location, configuration, acreages and use on development parcels, roads, lakes, etc., are conceptual in nature and subject to further refinement upon submission of final development plans.*



# Staff Recommendation

- ▶ Recommend Approval of the following Truemont Annexation request:

Ordinance O-07-2024

- ▶ Recommend Approval of the following Truemont Future Land Use request:

Ordinance O-08-2024

- ▶ Recommend Approval of the following Truemont Zoning request:

Ordinance O-09-2024