



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** April 16, 2024

**FROM:** Gabriel Barro, Planning and Zoning

Second and Final Reading of Ordinance O-09-2024 regarding the Amendment of the Rezoning of Parcel 016515-001-00, Truemont Property (ZON-24-002) – *Michael Daniels*

**SUBJECT:** Zoning Amendment From: Heavy Industrial (County)  
To: M-2 Industrial District

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### PROPERTY DESCRIPTION

**APPLICANT:** Aster Brands

**OWNER:** AB Truemont LLC, Jacob Manthei

**PROPERTY LOCATION:** 4169 CR 15A

**PARCEL NUMBER:** 016515-001-00

**FILE NUMBER:** ZON-24-002

**CURRENT ZONING:** Heavy Industrial (County)

**FUTURE LAND USE DESIGNATION:** Industrial (County)

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### SURROUNDING LAND USE

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**NORTH:** **FLU:** Public  
**Z:** Recreation and Conservation (RC)  
**Use:** Swamp/Timber

**SOUTH:** **FLU:** Neighborhood  
**Z:** Planned Unit Development  
**Use:** Swamp/Timber

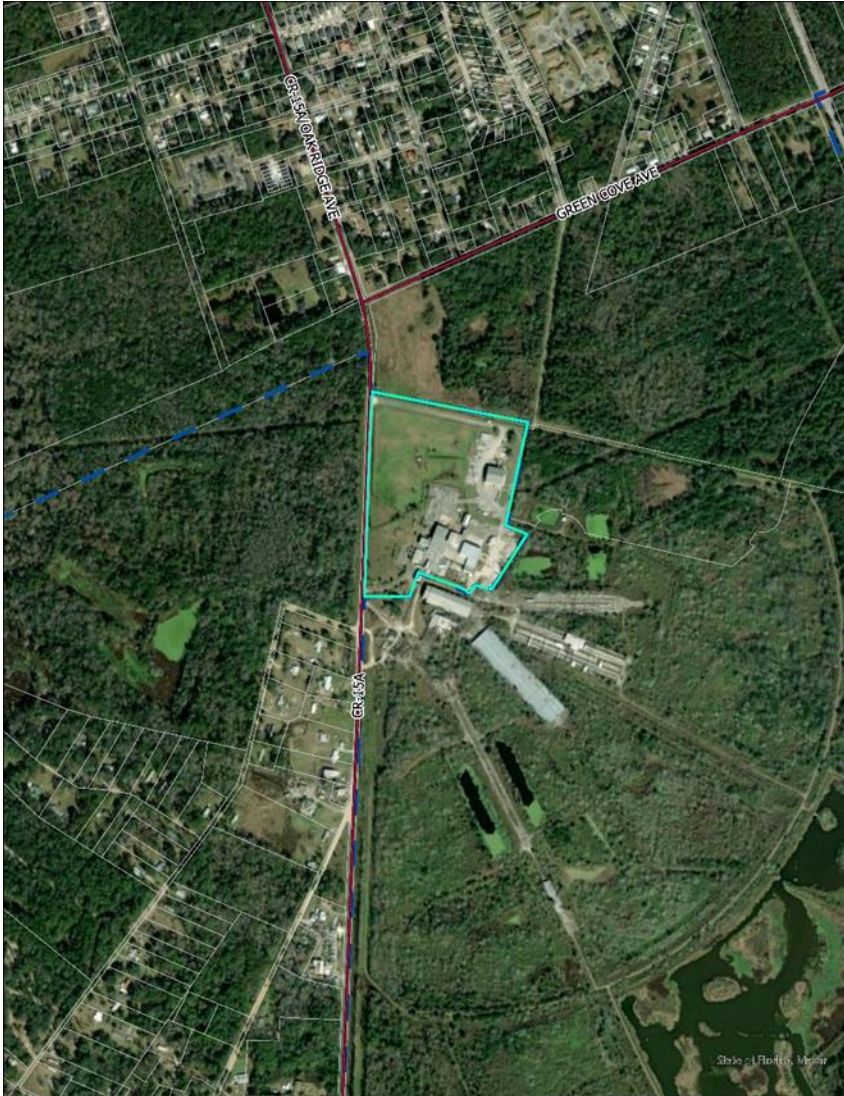
**EAST:** **FLU:** Public/Neighborhood  
**Z:** Planned Unit Development/RC  
**Use:** Swamp/Timber

**WEST:** **FLU:** RF (County)  
**Z:** Agricultural (County)  
**Use:** Timber (County)

## BACKGROUND

The applicant, Aster Brands, has submitted an annexation request for 23.37 acres to annex the subject property into City limits. The property is contiguous to the current municipal boundary, as shown in the following aerial map. The property is bounded by CR 15A on its western edge, the city boundary to the south, east, and west. The site contains Truemont LLC, a company specializing in production of concrete barriers.

### AERIAL MAP

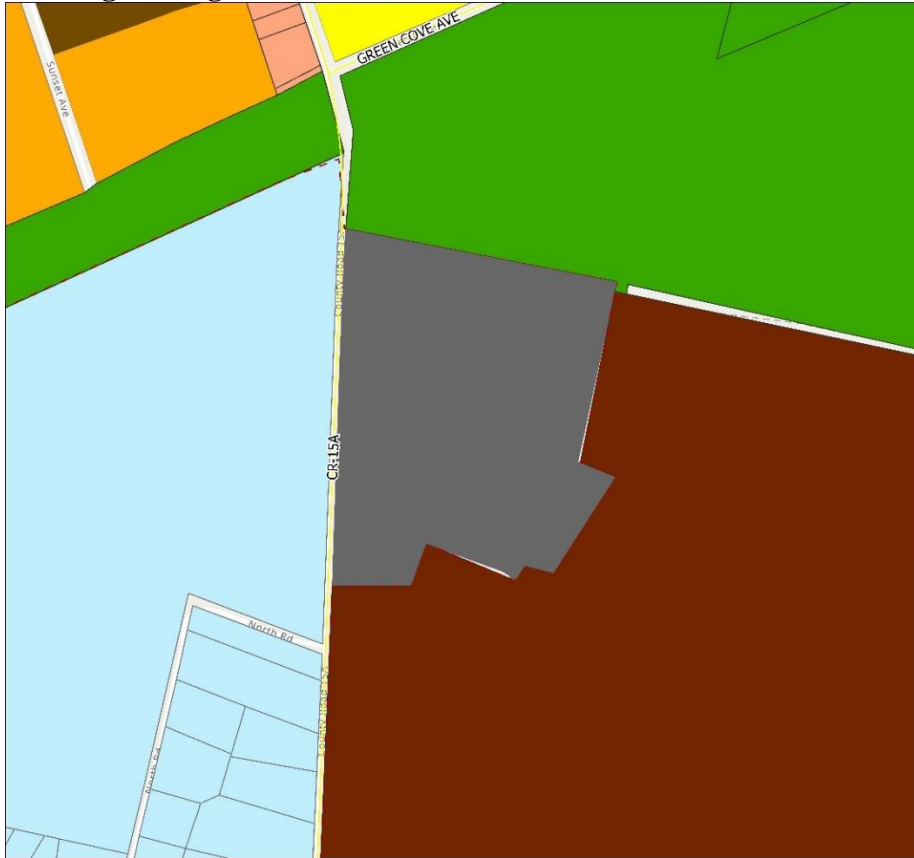


The site is located within the City's Electric Service Boundaries. The site is not located within the City's water and sewer service boundary.

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

Application #	Description
AX-24-001	Voluntary Annexation application
FLUS-24-001	Future Land Use Amendment – Small Scale application

## Existing Zoning



Zoning	
<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span>	R1 Low Density Residential
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	R2 Medium Density Residential
<span style="display:inline-block; width:10px; height:10px; background-color:brown;"></span>	R3 High Density Residential
<span style="display:inline-block; width:10px; height:10px; background-color:darkbrown;"></span>	RRF Roadcorridor Riverfront
<span style="display:inline-block; width:10px; height:10px; background-color:lightbrown;"></span>	PLD Planned Unit Development
<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral;"></span>	RPO Residential Professional Office
<span style="display:inline-block; width:10px; height:10px; background-color:lightorange;"></span>	C1 Commercial Medium Intensity
<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span>	C2 Commercial High Intensity
<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	CBD Central Business District
<span style="display:inline-block; width:10px; height:10px; background-color:red; border:1px solid white;"></span>	GCC Gateway Corridor Commercial
<span style="display:inline-block; width:10px; height:10px; background-color:pink; border:1px solid white;"></span>	GCN Gateway Corridor Neighborhood
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid white;"></span>	GCR Gateway Corridor Residential
<span style="display:inline-block; width:10px; height:10px; background-color:grey;"></span>	M-2 Industrial District
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey;"></span>	M-1 Light Industrial District
<span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span>	MUH C-7/M-2 - Mixed Use
<span style="display:inline-block; width:10px; height:10px; background-color:green;"></span>	INS Institutional
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span>	RC Recreation
County Zoning	
<span style="display:inline-block; width:10px; height:10px; background-color:grey;"></span>	IR Heavy Industrial
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	AG Agricultural

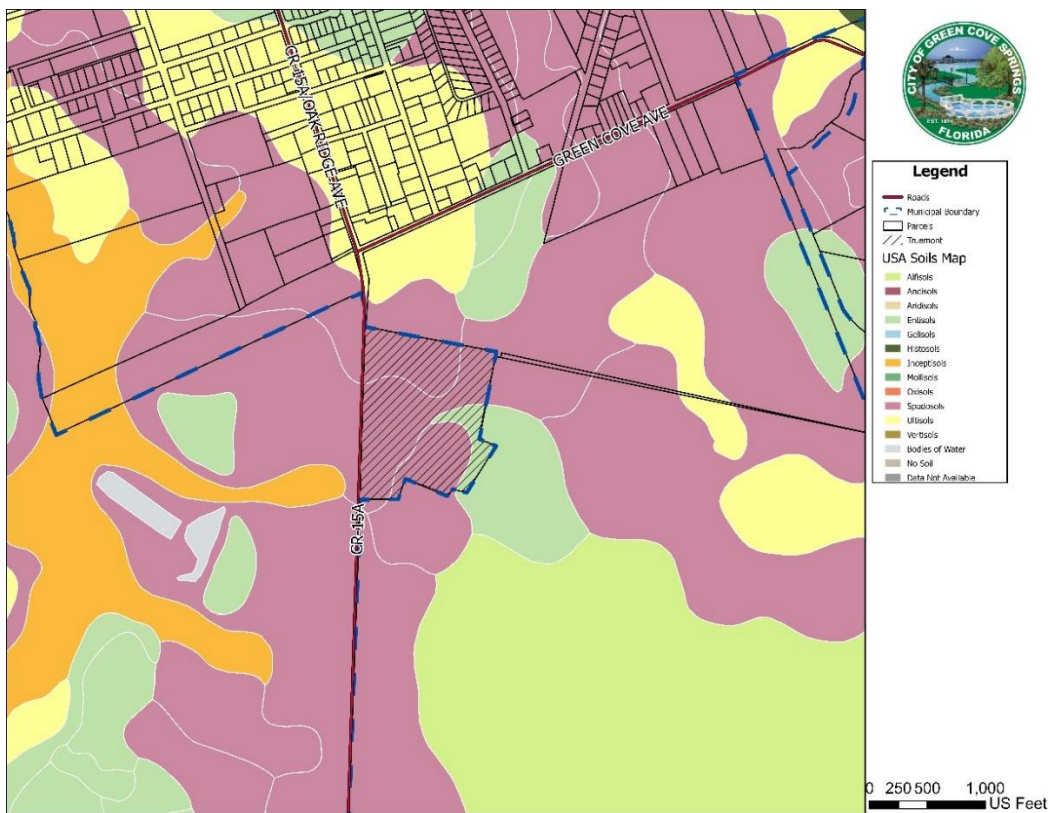
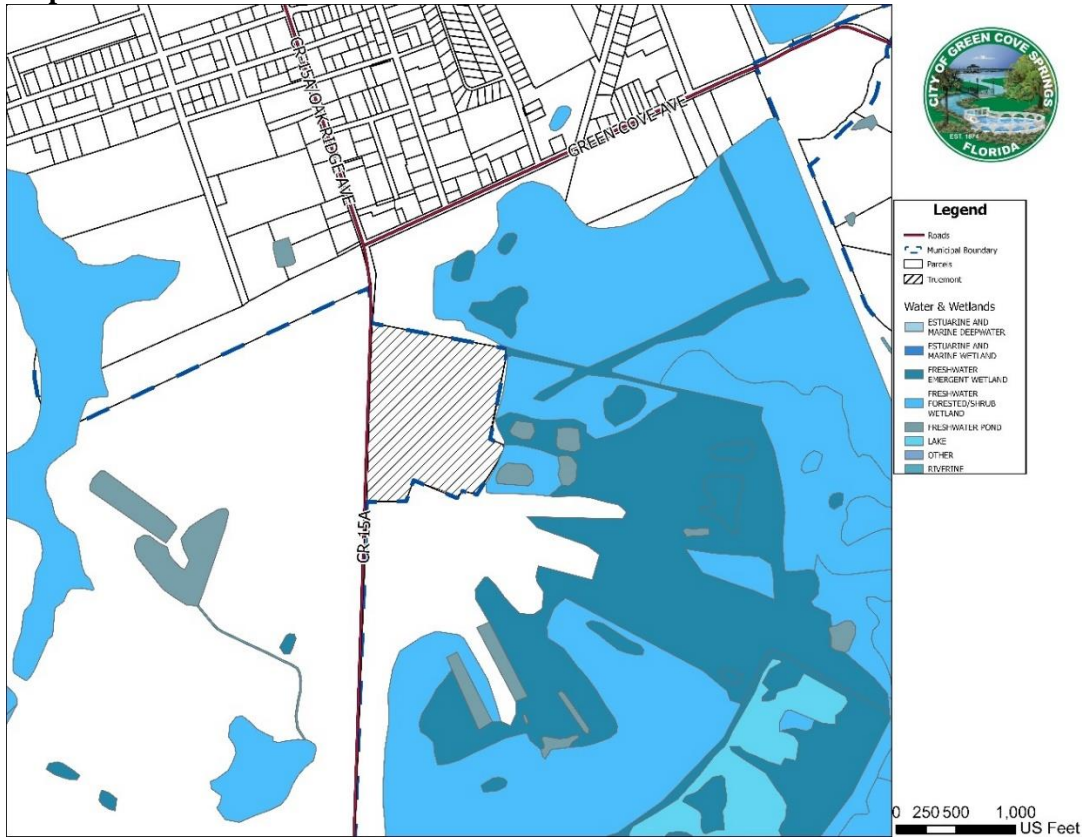
## Proposed Zoning

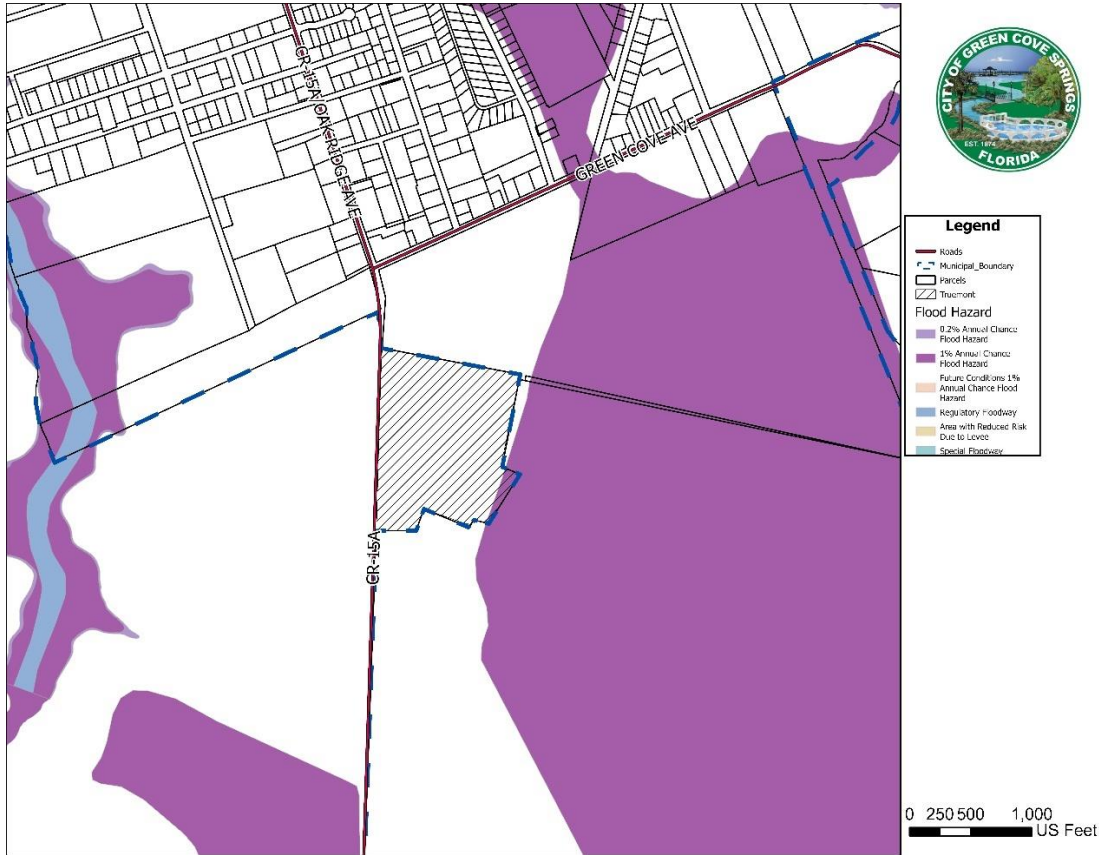


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<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span>	RC Recreation

# Environmental Conditions Analysis

## Maps of Environmental Features





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, a small portion of the project site 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.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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.

**Policy 1.2.9.** The City shall promote the annexation of property located within its utility service boundaries.

**Policy 1.2.10.** The City shall review annexation requests to determine if the site's maximum development potential may negatively impact the City's adopted LOS, as governed by its concurrency management system (CMS). Requests that are estimated to negatively impact the City's ability to maintain its adopted LOS shall be required to enter into an impact mitigation agreement with the City prior to the issuance of a final development order.

### URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**Evaluation & Findings:** The proposed amendment will revise the FLUM designation from the Clay County designation of Industrial to the City of Green Cove Springs designation of Industrial.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

**Evaluation & Findings:** The site is already utilized and will promote urban development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**Evaluation & Findings:** The site is already utilized and has an existing industrial land use classification.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**Evaluation & Findings:** The site will comply with the City's Land Development Regulations regarding tree preservation and protection of natural resources.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**Evaluation & Findings:** The site will not have a negative effect on surrounding agricultural lands.

(VI) Fails to maximize use of existing public facilities and services.

**Evaluation & Findings:** The project site is currently utilizing city water and sewer services and is located within the City's Water and Sewer Service boundary.

(VII) Fails to maximize use of future public facilities and services.

**Evaluation & Findings:** The project site is currently utilizing city water and sewer services and is located within the City's Water and Sewer Service boundary.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**Evaluation & Findings:** The proposed development will utilize existing public facilities and services and will not increase the time, money, and energy for providing and maintaining these facilities.

(IX) Fails to provide a clear separation between rural and urban uses.

**Evaluation & Findings:** The site is located within the City's Water and Sewer Service boundary and is adjacent to rural zoned property across County Road 15A.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**Evaluation & Findings:** The proposed application will not discourage infill development and the surrounding properties are currently under development.

(XI) Fails to encourage a functional mix of uses.

**Evaluation & Findings:** The property is currently designated as industrial and requests a similar land use in the City.

(XII) Results in poor accessibility among linked or related land uses.

**Evaluation & Findings:** Accessibility to linked or related land uses will not be diminished.

(XIII) Results in the loss of significant amounts of functional open space.

**Evaluation & Findings:** The property is currently designated as industrial and will comply with City landscape and maximum impervious area requirements as set forth in the City Code.

In addition to the preceding urban sprawl indicators, Florida Statutes Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. The applicant has provided an analysis of the application's consistency with Section 163.3177 within the application materials and contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**Evaluation & Findings:** The project site is already developed and currently in use.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**Evaluation & Findings:** This property is located within the City's Water and Sewer services boundary.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**Evaluation & Findings:** This site is an industrial business and is not likely to affect walkability, however pedestrian access will be provided along CR 15A.

4. Promotes conservation of water and energy.

**Evaluation & Findings:** This site will comply with all City requirements regarding the efficient use of water and energy resources.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

**Evaluation & Findings:** The project site will have no effect on agricultural areas and activities.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

**Evaluation & Findings:** The site is already developed and will have no effect on natural lands and open spaces.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**Evaluation & Findings:** N/A

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

**Evaluation & Findings:** N/A

## **SITE DEVELOPMENT**

1. New development shall comply with buffering requirements as set forth in Sec. 113-244

(f) Landscape buffer between incompatible uses:

(1) *General requirements.* Wherever a higher intensity property adjoins or abuts a lower intensity zoning district, a landscaped buffer area will be required along the total length of that adjoining or abutting property boundary to provide an attractive land use transition and reduce sight, glare, light and noise intrusion excluding properties located in the CRA (community redevelopment area). This landscaped buffer area as set out in this section will be reviewed and approved during the site plan process.

(3) A heavy industrial use abutting a residential district shall have a 40-foot-deep landscaped buffer area or a 25-foot-deep landscaped buffer area combined with a six-foot high brick, stone or concrete block wall. Alternatives to the wall requirement such as wood or vinyl fencing can be approved by the site development committee.

2. The subject property is located to the north of the Rookery development (zoned PUD) and to the south of the Gustafson development (zoned RC). The applicant will be required to create a 25-foot buffer as well as a 6 ft high wall or fence on all sections of the property abutting the previously mentioned developments.

3. No trucks are permitted to use Green Cove Ave. or S Oakridge Ave past the northernmost section of the property. Applicant will be required to revise site roadway design to implement designs that prevent truck traffic from turning right onto S Oakridge Ave.

4. Applicant is currently seeking grant options in the form of the Small Cities CDBG Economic Development fund and the ED grant to assist in construction of acceleration and deceleration lanes along sections of S Oakridge Ave.



## STAFF RECOMMENDATION

Staff recommends approval of the Rezoning.

### **RECOMMENDED MOTIONS:**

#### **Rezoning**

Motion to recommend approval of Second and Final Reading of Ordinance O-09-2024, to amend the Zoning of Parcel ID 016515-001-00 from Heavy Industrial (County) to M-2 Industrial.