



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** February 28, 2023
FROM: Michael Daniels, Planning and Zoning Director
SUBJECT: Hall Property, located on CR 209
Zoning Amendment From: Light Industrial (County)
To: C-2, General Commercial

PROPERTY DESCRIPTION

APPLICANT: Mark H. Scruby, Esq. of Rogers Tower, PA **OWNER:** CHS LLC, Lyman Hall, and Virginia S Hall

PROPERTY LOCATION: Bounded on the western side by CR 209 S; bounded on the eastern side by Reynolds Park

PARCEL NUMBER: Portion of 016499-007-00

FILE NUMBER: ZON-23-001

CURRENT ZONING: Light Industrial (County)

FUTURE LAND USE DESIGNATION: Industrial (County)

SURROUNDING LAND USE

NORTH: **FLU:** Mixed Use* **SOUTH:** **FLU:** Industrial
Z: Planned Unit Development* **Z:** M-2
Use: Undeveloped **Use:** Undeveloped

EAST: **FLU:** MURP **WEST:** **FLU:** Industrial (County)
Z: M-2 Industrial **Z:** Light Industrial (County)
Use: Reynolds Park / Clay Port **Use:** Undeveloped

*pending current lawsuit

BACKGROUND

PROPERTY DESCRIPTION:

The applicant, Mark H Scruby, Esq, of Rogers Tower PA, has submitted an annexation request for 3.44 acres to annex the subject property into City limits. The property is contiguous to the current municipal boundary, as shown on the following aerial map. The property is bounded by CR 209 S on its western edge, the city boundary to the north, south and east as well as Reynolds Park to the east, and County parcels to the west. The site is undeveloped. On the northern 75' of the subject property there is a temporary and permanent gas easement to Teco People's gas for the construction of a gas pipeline. The remainder of the parcel is heavily wooded with a combination of hardwood and Pine trees.



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

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

| Application # | Description |
|---------------|--|
| AX-22-002 | Voluntary Annexation application |
| FLUS-23-001 | Future Land Use Application request from Industrial (County) to Mixed Use (City) |

Compatibility

The Subject Property is located adjacent to an Industrial Zoning District to the east with a mix use Land Use designation and the zoning to the north has been approved for a PUD for the development of multifamily residential, which is currently being appealed by a tenant (Pegasus) in the Clay Port, Inc. property. The existing zoning of Light Industrial (County) will need to be rezoned upon annexation into the City Limits and adoption of a City Future Land Use designation. The completion of the First Coast Expressway will have an impact on the Land Use pattern of the area particularly in terms of driving additional commercial, retail and lodging uses around the interchange. The C-2 General Business Zoning district is predominantly a commercial Land Use Designation but also allows for Light Industrial which is compatible with the surrounding Industrial County Land Use Designations. The C-2 Zoning is compatible with the proposed Mixed Use Land Use District as set forth in City Code Section 117-3.

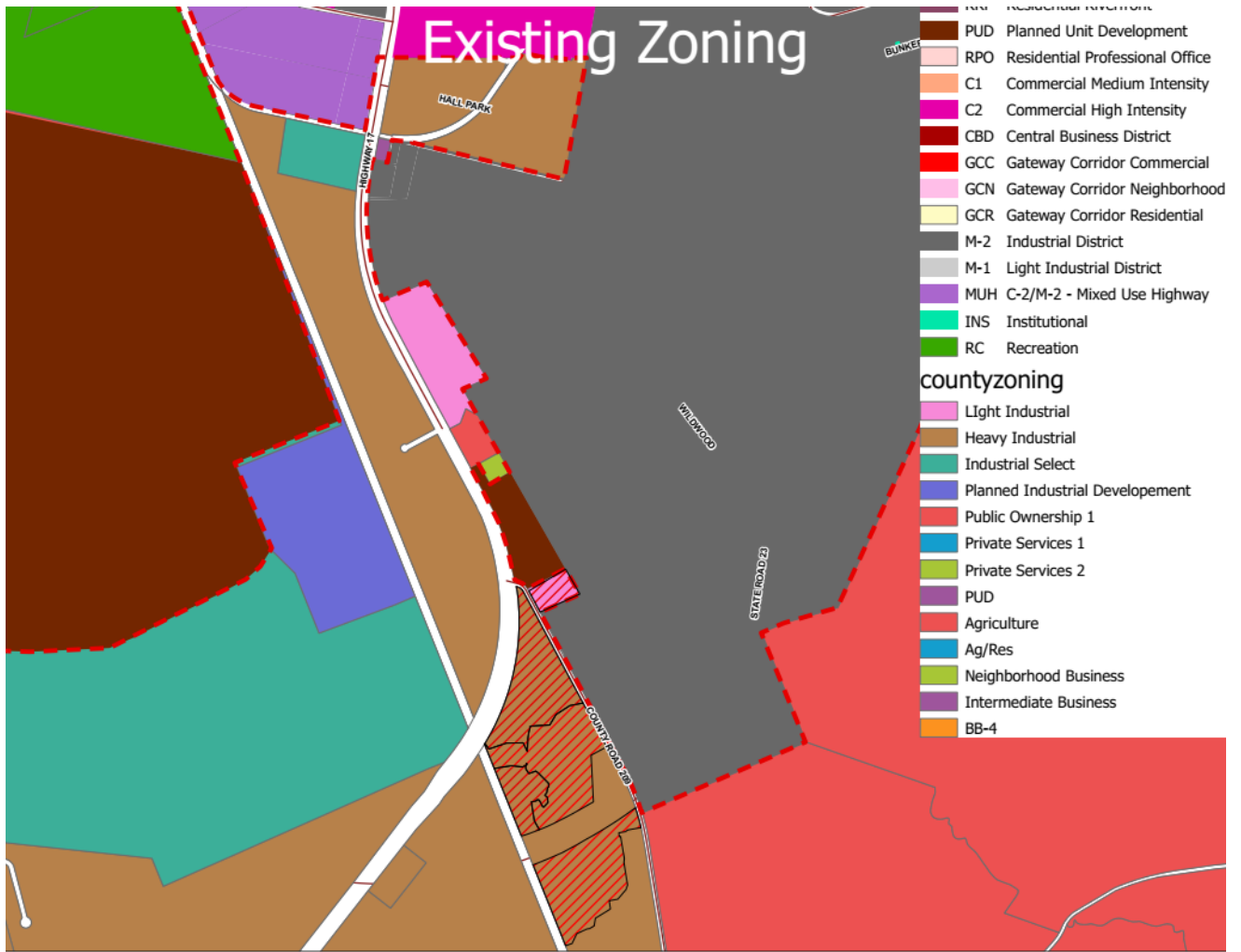
Intent of Existing Zoning District

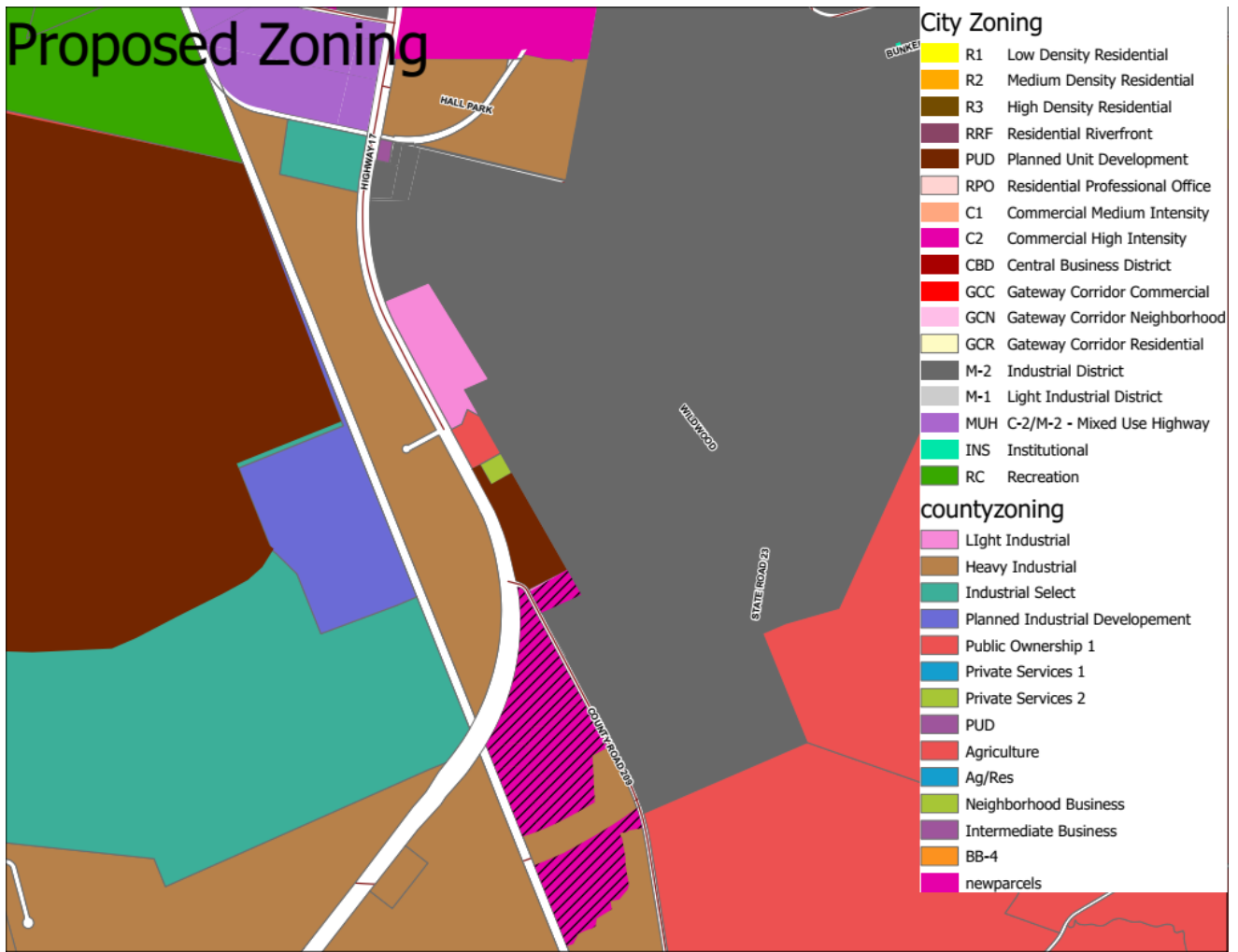
Light Industrial (County)

All land designated as Zone IA is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide for the development of industrial activities of a light manufacturing and wholesaling nature. A site plan conforming to the requirements of this section shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit for all uses within this District.

Intent of Proposed 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.





STAFF RECOMMENDATION

Staff recommends approval of the requested Rezoning from Light Industrial (County) to C-2, General Business.

RECOMMENDED MOTIONS:

Rezoning

Motion to recommend to City Council the approval of Ordinance O-03-2023, to amend the Zoning of the property described therein from Light Industrial to C-2 General Commercial