



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** June 5, 2025
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: Review of a Site Development Plan for the Rogers Group Industrial development located off Leonard C Taylor Pkwy, portion of parcel 016451-003-00

PROPERTY DESCRIPTION

APPLICANT: Kelly Hartwig, Cypress Management & Design **OWNER:** HLM Investments LLC

PROPERTY LOCATION: US Highway 17 & Leonard C Taylor Pkwy

PARCEL NUMBER: 016451-003-00

FILE NUMBER: SPL-25-005

CURRENT ZONING: PUD

FUTURE LAND USE DESIGNATION: Mixed Use/Industrial

SURROUNDING LAND USE

NORTH: FLU: Mixed Use

Z: RRF/C2

Use: Vacant/Store

SOUTH: FLU: Industrial

Z: IB Heavy Industrial (County)

Use: Manufacturing

EAST: FLU: Mixed-Use/public

Z: INS/C2

Use: Vehicle Sales/Warehouse

WEST: FLU: Mixed Use/Industrial

Z: C2/MUH

Use: Shopping Center/Vehicle Sales

BACKGROUND

The applicant was approved for a PUD for industrial and commercial development by City Council in January of 2024 with the approval of Ordinance O-10-2024. Development within the PUD shall follow the Uses and Restrictions and Design Guidelines set forth in the approved ordinance in addition to the site-specific text amendment set forth in Future Land Use Policy 1.8.1.

The applicant has applied for Site Development approval for the subject property for the storage and conveyance of aggregate materials relating to the Shands Bridge construction.

PROPERTY DESCRIPTION

The site consists of two parcels totaling 23 acres along the eastern side of US 17 at the intersection of Leonard C Taylor Pkwy.

DEVELOPMENT DESCRIPTION

The applicant is proposing the construction of a conveyer hopper along the CSX rail line running through the site. There will be several aggregate storage areas and a drainage retention pond. A scale house will be located adjacent to the entrance at the northern edge of the project site. The site will have one ingress/egress point on Leonard C Taylor Pkwy.

PARKING, LOADING, & STACKING

The plan shows 12 parking spaces and 1 ADA space located on the northern edge of the site.

DRAINAGE RETENTION

The drainage plan shows a retention pond located along the CSX railroad easement.

TRAFFIC AND ACCESS

The site will include an ingress/egress point tying into a driveway owned by the City. An agreement with the City will need to be reached on developing the existing driveway into a road with an easement dedicated to the city. Pursuant to the PUD and Comprehensive Plan text amendment, an approved traffic study and subsequent development agreement must be approved prior to new building permits being issued.

UTILITY CONNECTIONS & SOLID WASTE

The project site is within the City's water and electric district.

LANDSCAPE PLAN

A preliminary landscape plan has been submitted.

AGGREGATE MATERIAL STORAGE

Shall comply with the development restrictions set forth in Exhibit C of Ordinance O-10-2024.

ATTACHMENTS INCLUDE:

- Site Plan Application
- Site Development Plan
- Survey
- Civil Plans, Rail Plans, Equipment Plans, & Scale House Plans
- Ordinance O-10-2024
- Policy 1.8.1 of the Future Land Use Element
- Staff Deficiency Comments

STAFF RECOMMENDATION

Outstanding Staff Comments shall be addressed

