



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Planning and Zoning Board **MEETING DATE:** November 17, 2025  
**FROM:** Gabriel Barro, Planning & Zoning  
**SUBJECT:** Special Exception Application for an accessory structure exceeding 12 feet in height located at 622 N Magnolia Ave

### PROPERTY DESCRIPTION

**APPLICANT:** Rick Ecker **OWNER:** Rick Ecker  
**PROPERTY LOCATION:** 622 N Magnolia Avenue  
**PARCEL NUMBER:** 017576-001-01  
**FILE NUMBER:** SE-25-002  
**CURRENT ZONING:** R1  
**FUTURE LAND USE DESIGNATION:** Neighborhood

### SURROUNDING LAND USE

<b>NORTH:</b> FLU: Neighborhood Z: R1 Use: Residential (Single Family)	<b>SOUTH:</b> FLU: Neighborhood Z: R1 Use: Residential (Single Family)
<b>EAST:</b> FLU: Neighborhood Z: R1 Use: Residential (Single Family)	<b>WEST:</b> FLU: Neighborhood Z: Gateway Corridor Residential (GCR) Use: Residential (Single Family)

### BACKGROUND

Rick Ecker is requesting special exception to allow an accessory structure exceeding 12' in height at 622 N Magnolia Avenue. The proposed structure is 12' at the roof drip line and 14' 6" at peak.

#### 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 Special Exception is compliant with all elements of the Comprehensive Plan.*
- (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 proposed development will not negatively impact the area.*
- (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.  
*The proposed building is an allowed accessory use and will be painted to match the primary structure on the property.*
- (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 accessory uses allowed within residential zoned areas and will not negatively impact the area.*
- (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.  
*Vehicular access and parking are not required for this type of use.*
- (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.  
*The primary use of the property is a single-family home and has a driveway accessing N Magnolia Ave*
- (9) Adequate screening and buffering of the special exception will be provided, if needed.  
*Screening is not required for this use.*
- (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.  
*The proposed structure plans show no exterior lighting. If exterior lighting is planned, it must meet all requirements of the City's LDC.*
- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.  
*The proposed structure will meet all requirements of the City's LDC.*

## STAFF RECOMMENDATION

Staff recommends approval of the Special Exception to allow an accessory structure over 12' in height (not to exceed 14'6" feet).

## RECOMMENDED MOTION

Motion to approve the Special Exception to allow an accessory structure over 12' in height (not to exceed 14'6" feet).