



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** August 4, 2026
FROM: Lisa Walsh, Development Services Director
SUBJECT: Request for a zoning amendment for property located at 1325 Energy Cove Court, parcel 016579-001-04.
Zoning Amendment
From: MUH, Mixed Use Highway To: M-2, Heavy Industrial

PROPERTY DESCRIPTION

APPLICANT: Ryan Haney, Title Manager of **OWNER:** BCC Storage, LLC
BCC Storage, LLC

PROPERTY LOCATION: 1325 Energy Cove Ct

PARCEL NUMBER: 016579-001-04

FILE NUMBER: ZN-26-008

CURRENT ZONING: MUH, Mixed Use Highway

FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING LAND USE

NORTH:	FLU: Industrial	SOUTH: FLU: Industrial
	Z: MUH, M-2	Z: MUH (to C-2)
	Use: Light manufacturing, vacant non-residential	Use: Vacant non-residential
EAST:	FLU: Industrial	WEST: FLU: Industrial
	Z: MUH	Z: MUH
	Use: Light manufacturing	Use: Light manufacturing

BACKGROUND

The applicant, Mr. Ryan Haney, the title manager of BCC Storage, LLC, has requested a zoning amendment for 1325 Energy Cove Court. This amendment seeks to revise the zoning category of parcel 016579-001-04 from MUH, Mixed Use Highway, to M-2, Heavy Industrial. Mr. Haney has submitted

this application after receiving a request from the Planning and Zoning Division informing him that the Mixed Use Highway zoning category was removed after the passing of Ordinance O-02-2022.

PROPERTY DESCRIPTION:

The property covers approximately 2.088 acres and is located at 1325 Energy Cove Court, south of Energy Cove Court and west of Orange Avenue or US 17. The lot is vacant but paved and is used commercially for vehicle storage.

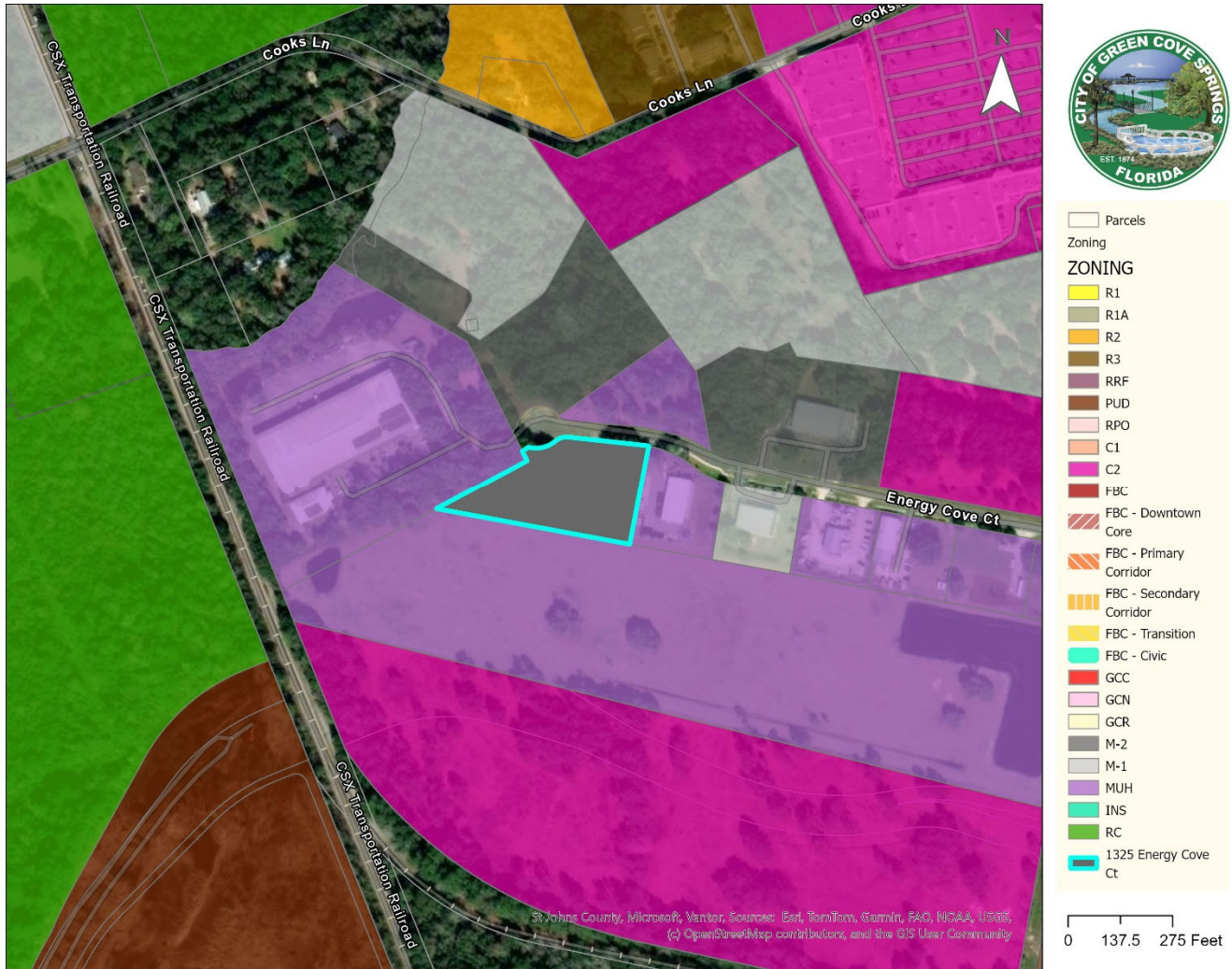
Figure 1. Aerial Map of 1325 Energy Cove Court (#016579-001-04).



Figure 2. Current Zoning of 1325 Energy Cove Court (#016579-001-04).



Figure 3. Proposed Zoning for 1325 Energy Cove Court (#016579-001-04).



EXISTING ZONING & LAND USE INTENT

The MUH Mixed Use Highway zoning category was intended to provide a mix of commercial and industrial uses along major corridors. However, after the passing of Ordinance O-02-2022, this zoning category was removed from the Green Cove Springs Land Development Code.

The current use of this parcel is vacant commercial land used for commercial vehicle storage.

No change to the Future Land Use (FLU) classification is required, as the parcel will remain under the Industrial FLU category.

PROPOSED ZONING INTENT

The M-2 Heavy Industrial zoning category permitted uses are described below:

Sec. 117-331. - Permitted uses.

The following are permitted uses in the M-2 industrial district:

- (1) Any permitted uses in the M-1 zoning district;
- (2) Business and professional offices;
- (3) Storage and distribution facilities;
- (4) Packaging facilities;
- (5) Trucking facilities;
- (6) Material storage;
- (7) Storage trailers for sale or rental;
- (8) Food processing, storage and distribution;
- (9) Aviation and related facilities, storage and production;
- (10) Boat and ship manufacturing, distributions, sales and storage;
- (11) Manufacturing, sales and distribution of concrete products, plastic products, fiberglass products, wood products, gypsum products, and foam products;
- (12) Container manufacturing;
- (13) Metal fabrication shops;
- (14) Fuel sales and services;
- (15) Port and related activities.
- (1) Single-family detached and attached dwellings;
- (2) Home occupations;
- (3) Professional offices.

Sec. 117-297. - Permitted uses.

The following are permitted uses in the M-1 light industrial district:

- (1) Wholesaling, warehousing, mini-warehousing, storage or distribution establishments and similar uses;
- (2) Light manufacturing, processing (includes food processing), packaging or fabricating;
- (3) Printing, lithographing, publishing or similar establishments;
- (4) Bulk storage yards, including bulk storage of flammable liquids and acids;
- (5) Outdoor storage yards and lots; provided such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed by a solid fence or chain-link fence not less than eight feet high with an opacity of at least 85 percent, except for entrance and exit, and such openings shall be equipped with eight-foot high visual barrier gates; and provided, further, that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations or

for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive parts;

- (6) Vocational, technical, trade or industrial schools and similar uses;
- (7) Clinics, in connection with industrial activity;
- (8) Miscellaneous uses, such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal;
- (9) Radio or television broadcasting offices, studios, transmitters or antennas;
- (10) Railroad rights-of way, sidings, yards, etc.;
- (11) Pest control service establishments;
- (12) Research, experimental testing laboratories;
- (13) Offices.

The site is located within the City's Water, Sewer Service, and Electric Boundaries.

The Planning and Zoning Board recommended approval of this item at the July 29th 2026, Planning and Zoning Board meeting.

STAFF RECOMMENDATION

Staff recommend approval of the proposed zoning request.

RECOMMENDED MOTION:

Rezoning

Motion to approve of Ordinance O-16-2026 on first reading as to form only, and set September 1st, 2026 at 6:00 PM as the second and final reading.