



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** March 7, 2023  
**FROM:** Michael Daniels, Planning and Zoning Director  
**SUBJECT:** First Reading of Ordinance O-9-2023, Hall Property Zoning Application for approximately 39.23 acres located on South US Highway 17 and CR 209  
Zoning Amendment From: Heavy Industrial (County)  
To: C-2, General Commercial

### PROPERTY DESCRIPTION

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

**PROPERTY LOCATION:** CR 209 S; just south of US Hwy 17; bounded on the eastern side by Reynolds Park

**PARCEL NUMBER:** #016513-013-00

**FILE NUMBER:** ZON-23-002

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

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

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### SURROUNDING LAND USE

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**NORTH:** **FLU:** Industrial (County)  
**Z:** Light Industrial  
**Use:** Industrial

**SOUTH:** **FLU:** Industrial  
**Z:** Light Industrial  
**Use:** Industrial

**EAST:** **FLU:** MURP, Conservation (County)  
**Z:** M-2 Industrial, Agriculture (County)  
**Use:** Undeveloped

**WEST:** **FLU:** Industrial (County)  
**Z:** Light Industrial (County)  
**Use:** First Coast Expressway

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### BACKGROUND

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**DEVELOPMENT DESCRIPTION:**

The applicant, Mark H. Scruby Esq, of Rogers Tower PA, has submitted an annexation request for 39.23 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 eastern edge, and is across CR 209 from the city boundary, predominantly Reynolds Park. The site is undeveloped. The southern portion of the property would extend south of the First Coast Expressway and to the east of the First Coast Expressway Interchange. The site is heavily wooded with a combination of hardwood and pine trees.



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

Additionally, the applicant has submitted the following annexation future land use map amendment requests:

Application #	Description
AX-22-003	Voluntary Annexation application
FLUS-23-002	Small Scale FLU Map Amendment: 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**

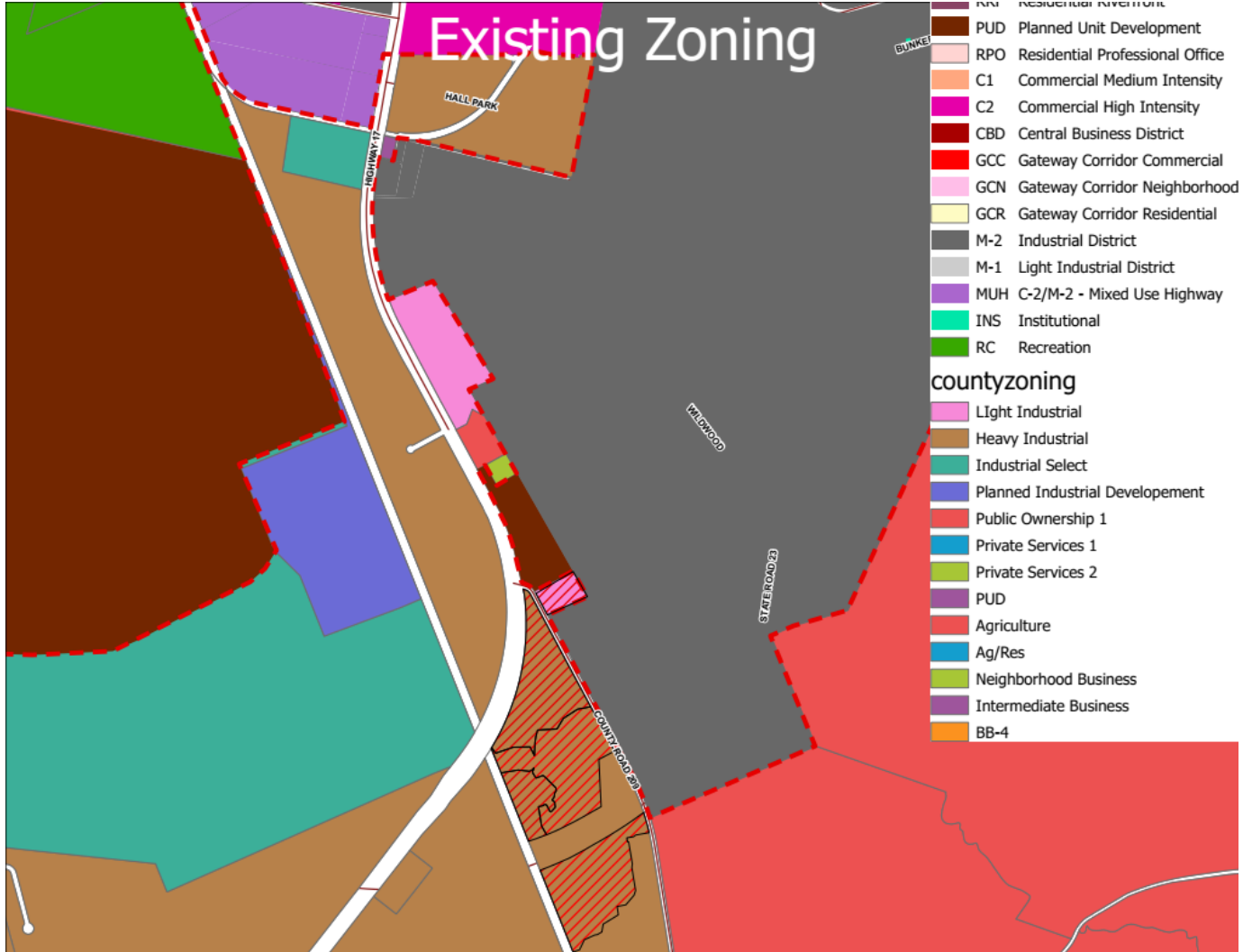
Heavy Industrial (County)

All land designated as Zone IB is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established in order to provide adequate areas for activities of a heavy industrial nature. A site plan conforming to the requirements of this chapter 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.

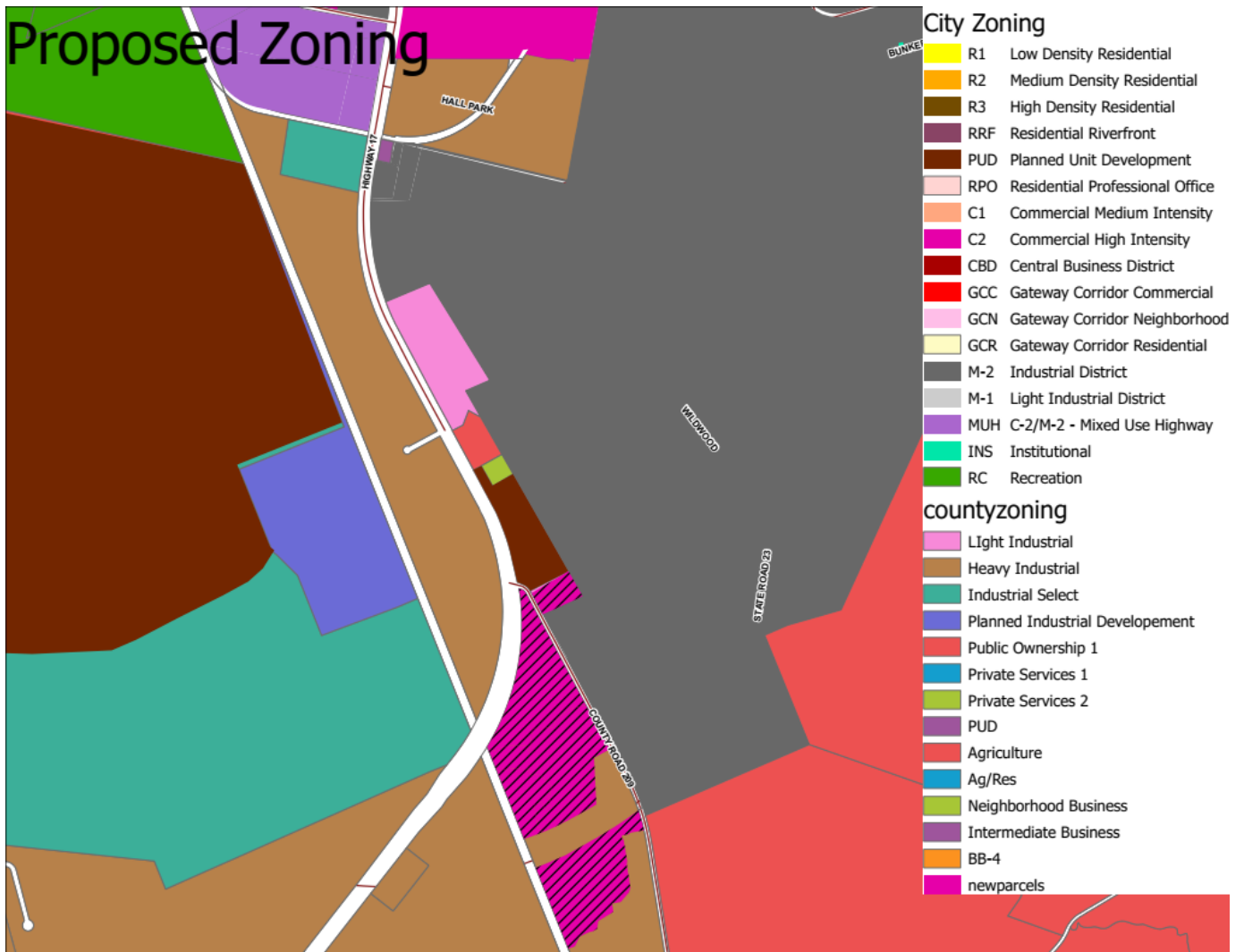
### **Intent of Proposed Zoning District**

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.

# Existing Zoning



- RR Residential Rverfront
  - PUD Planned Unit Development
  - RPO Residential Professional Office
  - C1 Commercial Medium Intensity
  - C2 Commercial High Intensity
  - CBD Central Business District
  - GCC Gateway Corridor Commercial
  - GCN Gateway Corridor Neighborhood
  - GCR Gateway Corridor Residential
  - M-2 Industrial District
  - M-1 Light Industrial District
  - MUH C-2/M-2 - Mixed Use Highway
  - INS Institutional
  - RC Recreation
- county zoning**
- Light Industrial
  - Heavy Industrial
  - Industrial Select
  - Planned Industrial Development
  - Public Ownership 1
  - Private Services 1
  - Private Services 2
  - PUD
  - Agriculture
  - Ag/Res
  - Neighborhood Business
  - Intermediate Business
  - BB-4



**STAFF RECOMMENDATION**

Staff recommends approval of the Rezoning request to C-2, General Business.

**RECOMMENDED MOTIONS:**

**Rezoning**

Motion to recommend approval of the first reading of **Ordinance O-09-2023**, to amend the Zoning of the property described therein from Heavy Industrial (County) to C-2, General Commercial for form and legality.

