



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** September 19, 2023

**FROM:** Michael Daniels, AICP, Planning & Zoning Director

**SUBJECT:** Second Reading of Rezoning for property located at the Southeast corner of US 17 and SR 16 for approximately 43.12 acres of parcel #016541-003-00.

Future Land Use Amendment: from: Mixed Use  
to: Industrial

### BACKGROUND

Pursuant to the discussion at the first reading of the public hearing on September 5, 2023, a site specific future land use text amendment will be submitted that addresses but is not limited to:

- Land uses
- Site Design
- Buffering
- Traffic

The text amendment will be taken to the Planning and Zoning Commission prior to being returned to the City Council for action.

## STAFF RECOMMENDATION

Staff recommends tabling the request to rezone the property from C-2, General Commercial to M-2, Heavy Industrial

### **RECOMMENDED MOTIONS:**

#### **Zoning**

Recommend tabling the final reading of ordinance O-31-2023, to rezone the property from C-2, General Commercial to M-2, Heavy Industrial