



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** March 1, 2022
FROM: Heather Glisson, Planning Technician
SUBJECT: Review of FOUR APPLICATIONS related to parcel number 016499-007-00 on US Highway 17 S: Annexation, Concurrency, Future Land Use Amendment (County's Industrial to City's Mixed Use), and Rezoning (County's Light Industrial to City's Planned Unit Development)

PROPERTY DESCRIPTION

APPLICANT: Ellen Avery-Smith, Esq. of Rogers Tower, PA **OWNER:** CHS LLC, Lyman Hall, and Virginia S Hall

PROPERTY LOCATION: Bounded on the western side by US Highway 17 S and CR 209 S; bounded on the eastern side by Reynolds Park

PARCEL NUMBER: 016499-007-00

FILE NUMBER: AX-22-001, CC-22-001, FLUS-22-003, PUD-22-003

CURRENT ZONING: Light Industrial (County)

FUTURE LAND USE DESIGNATION: Industrial (County)

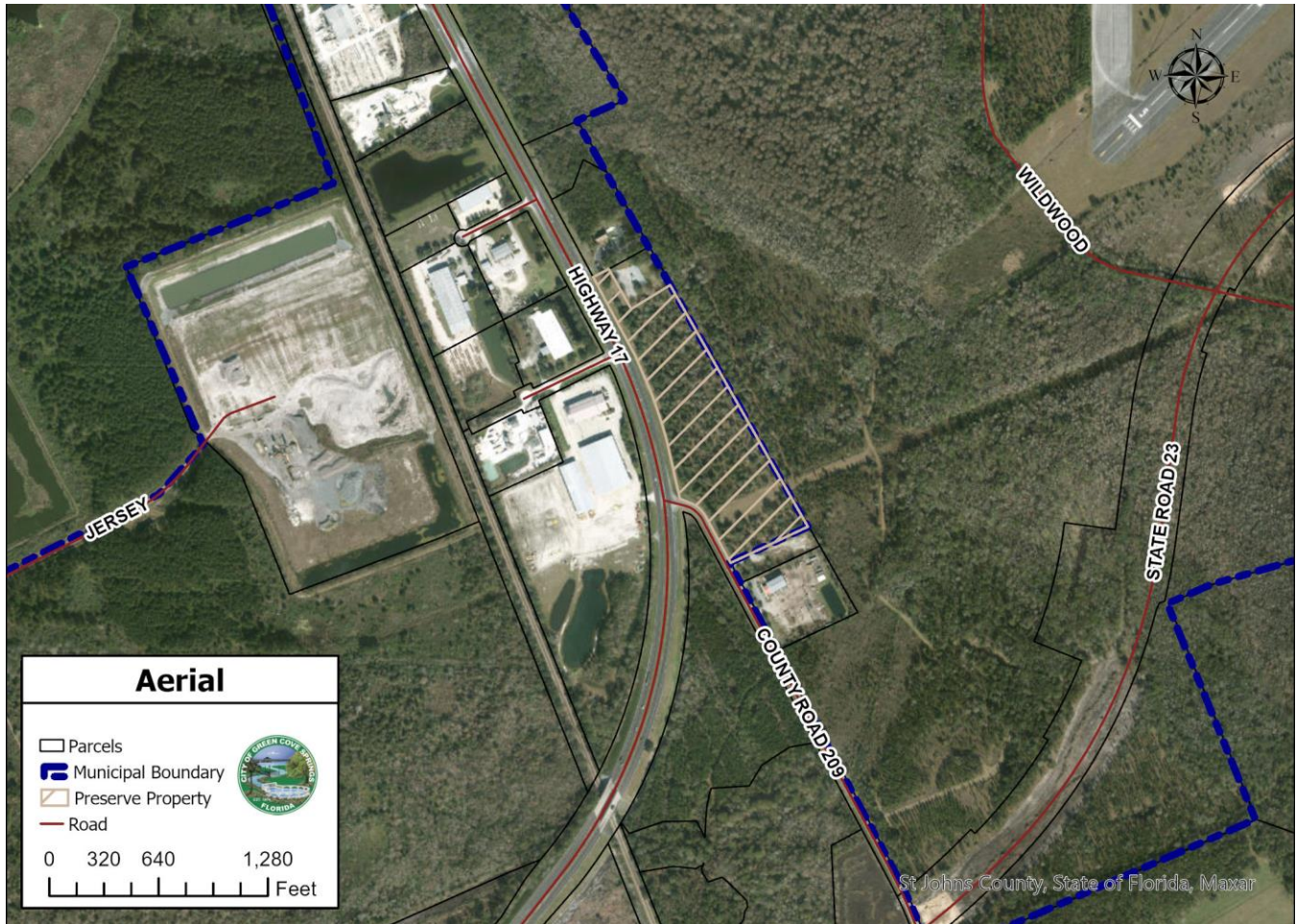
SURROUNDING LAND USE

NORTH: FLU: Industrial (County) Z: Private Services / Public Ownership Use: Cabul Lodge / FL DMV	SOUTH: FLU: Industrial Z: Heavy Industrial Use: Undeveloped / Hammer & Steel
EAST: FLU: MURP Z: Heavy Industrial Use: Reynolds Park / Clay Port	WEST: FLU: Industrial (County) Z: Heavy Industrial (County) Use: Commercial / Industrial

BACKGROUND

DEVELOPMENT DESCRIPTION:

The applicant, Ellen Avery Smith Esq, of Rogers Tower PA, has submitted an application to annex the subject property into City limits. The property is contiguous to the current municipal boundary, as shown the following aerial map. The property is bounded by US Highway 17 S and CR 209 S on its western edge, the city boundary to the south and east as well as Reynolds Park to the east, and County parcels (Cabul Lodge & Florida DMV) to the north. The site historically is undeveloped.



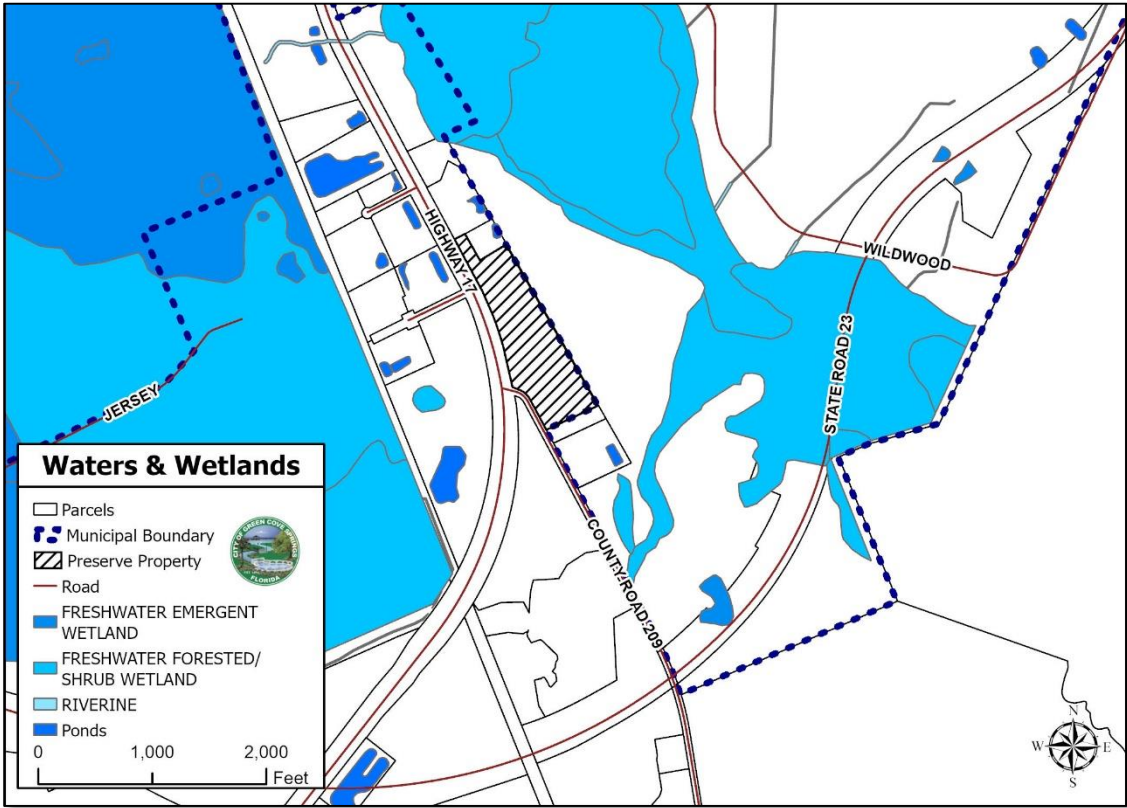
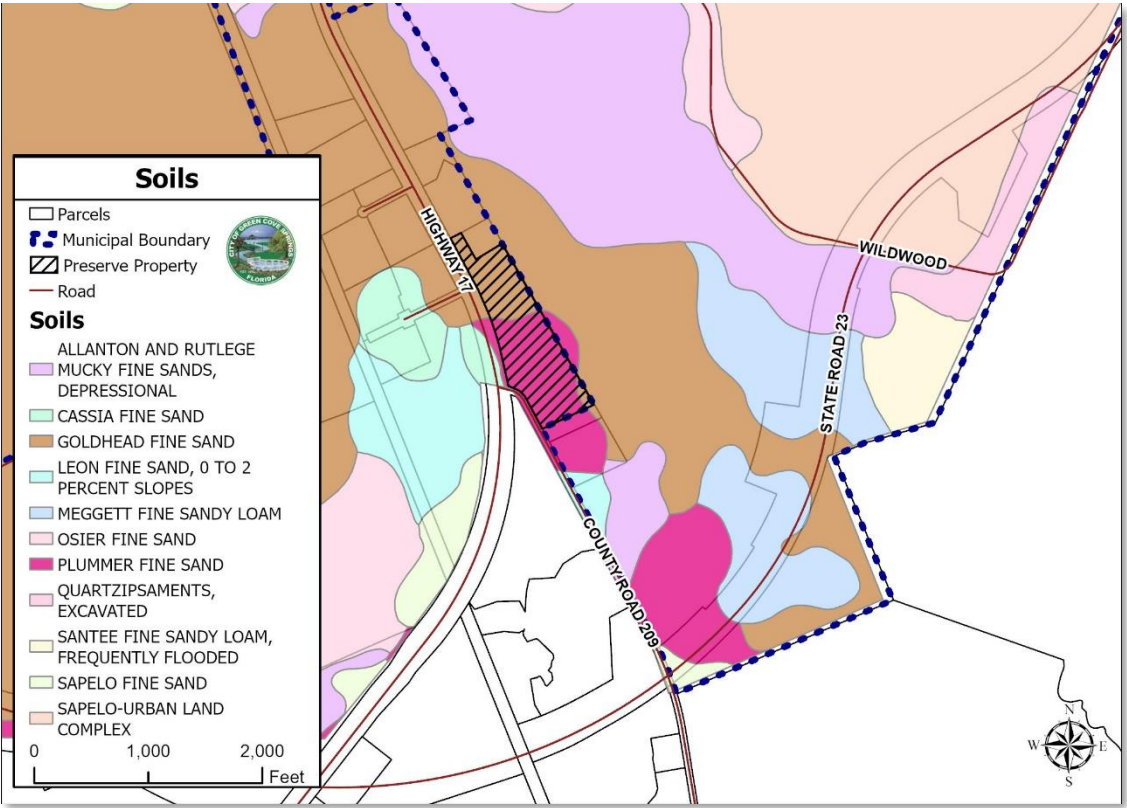
The site is located within the City’s Water, Sewer, and Electric Service Boundaries. It will be served by the City’s utilities and sanitation services.

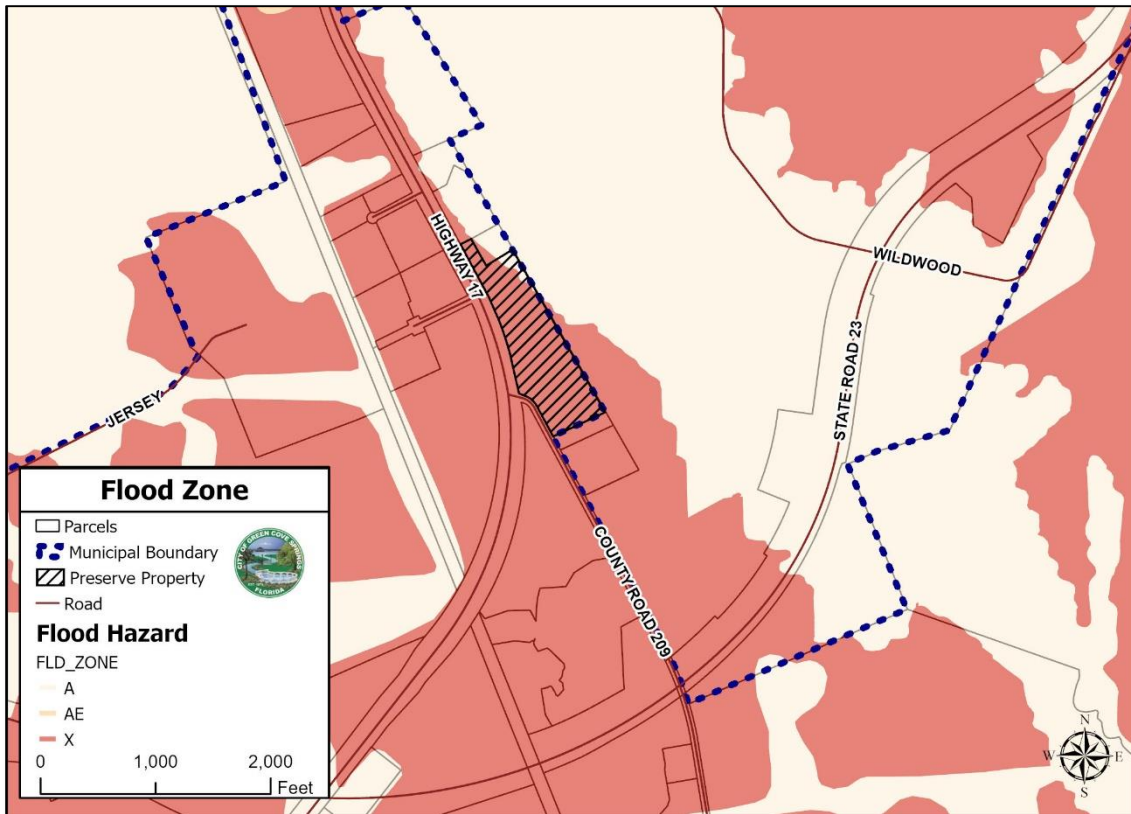
Additionally, she has submitted the following future land use map amendments and rezoning requests:

Application #	Description
AX-22-001	Voluntary Annexation application
CC-22-001	Concurrency Application
FLUS-22-003	Small Scall FLU Map Amendment: Industrial (County) > Mixed Use (City)
PUD-22-003	PUD Rezoning: Light Industrial (County) to Planned Unit Development

Environmental Conditions Analysis

Maps of Environmental Features





Soils

There are currently 2 types of soils located onsite:

- Goldhead Fine Sand is a poorly drained soil;
- Plummer Fine Sand is a gently sloping, poorly drained soil;

All new development shall be required to meet the stormwater management requirements of the St John's Water Management District.

Wetlands

There are no wetlands on the property.

Flood Zones

According to the FEMA Flood Map Service Center, the project site is located primarily within FEMA Flood Zone X, which is outside of the 100-year floodplain.

Wellfield Protection Zone

The project site is not located within or adjacent to a wellfield protection zone.

Historic Structures and Markers

There are no historic structures or markers found on the site.

STAFF RECOMMENDATION

Staff recommendation to be discussed by SDRT.