



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** May 23, 2023  
**FROM:** Michael Daniels, Planning and Zoning Director  
**SUBJECT:** Reading of Ordinance O-17-2023 for parcel # 016450-001-01 for approximately 1.33 acres located on the northwest corner of US Highway 17 and SR 16 requesting a Zoning Amendment  
From: Residential High Density, R-3  
To: C-2, General Commercial

### PROPERTY DESCRIPTION

**APPLICANT:** Kimley-Horn and Assoc. Inc. **OWNER:** Brightwork Real Estate  
**PROPERTY LOCATION:** Northwest corner of US Highway 17 and SR 16  
**PARCEL NUMBER:** Parcel #016450-001-01  
**FILE NUMBER:** ZON-23-004  
**CURRENT ZONING:** Residential High Density, R-3, Commercial & C-2 General Commercial  
**FUTURE LAND USE DESIGNATION:** Mixed Use

### SURROUNDING LAND USE

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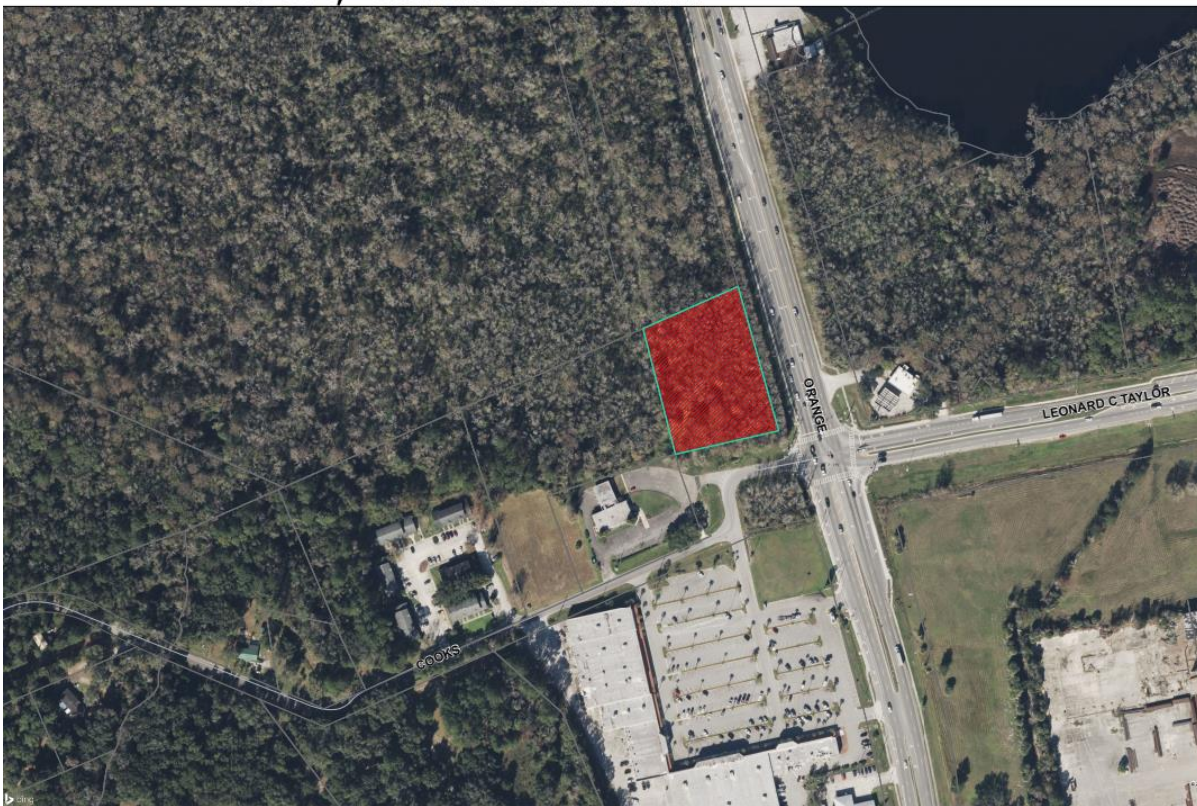
<b>NORTH:</b> <b>FLU:</b> Mixed Use <b>Z:</b> Recreation and Conservation (RC) <b>Use:</b> Undeveloped	<b>SOUTH:</b> <b>FLU:</b> Industrial <b>Z:</b> C-2 General Commercial <b>Use:</b> Shopping Center
<b>EAST:</b> <b>FLU:</b> Mixed Use, Public <b>Z:</b> C-2 General Commercial, RC <b>Use:</b> Convenience Store/Gas Station/Undeveloped	<b>WEST:</b> <b>FLU:</b> Industrial (County) <b>Z:</b> C-2 General Commercial <b>Use:</b> Undeveloped

## BACKGROUND

### **PROPERTY DESCRIPTION:**

The applicant, Mark Shelton, with Kimley-Horn and Assoc, has submitted a rezoning request for 1.33 acres to rezone a portion of the subject property from R-3, High Density Residential to C-2, General Business. The property is north of the Cove Shopping Center and west of the Speedway Service Station. The remaining adjacent properties are undeveloped. as shown on the description sketch, the western 20 feet of the property includes an easement to the City as set forth in 1983 (Ordinance O-6-83). The intent behind the easement was initially for City utility maintenance. The property is located within the AE FEMA Flood zone and is within a Freshwater Forested Shrub wetland.

### Proposed Rezoning from R-3 Multifamily to C-2, General Commercial



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.

### **Compatibility**

The Subject Property is located adjacent to predominantly commercial uses to the south and east and undeveloped property to the north and west. The easement on the western portion of the property is not needed for the City's utility maintenance but will be required to be constructed as the continuation of the Palmetto trail project from the northern edge of the property to Green Cove Avenue as part of the Site Development process. Due to the existence of wetlands on the property, a wetland delineation map shall be required to ensure that any existing wetlands are preserved. Because the property is located within the

AE FEMA floodzone, they will be required to comply with all requirements of the City's floodzone ordinance as well as applicable requirements from State and Federal Agencies.

The C-2 General Business Zoning district is a commercial zoning district which is intended for intensive uses that generate high traffic volumes. The subject property is located on US 17 which is a 4-lane principal arterial roadway and has a Future Land Use Designation of Mixed Use which is compatible with the C-2 Zoning District.

### **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.

## **STAFF RECOMMENDATION**

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

### **RECOMMENDED MOTIONS:**

#### **Rezoning**

Motion to recommend to City Council of **Ordinance O-17-2023**, to amend the zoning of the property described therein from Residential High Density, R-3 to C-2, General Commercial.